426 - 448 Albemarle Rd | Troy, NC 27371

Troy Shopping Center

Shopping Center Investment Opportunity

Offering Memorandum

Multi-tenant Investment Opportunity

MATTHEWS™

Exclusively Listed By

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$2,160,000	**70.35%**	**$58.36**	**$110,752**	**±37,100 SF**
List Price	Occupancy	Price Per SF	NOI	GLA

Executive Overview

Matthews REIS is pleased to exclusively offer the opportunity to acquire the fee simple interest in the Troy Shopping Center located at 426-448 Albemarle Rd Troy, NC 27371. This is a 37,100 square foot unanchored retail center with a strong value-add component.

Troy Shopping Center located along Albemarle Rd the primary retail corridor in Troy, which sees nearly 15,000 vehicles per day. Positioned in the commercial heart of Montgomery County, the property benefits from excellent visibility, multiple points of access, and proximity to national retailers, local businesses, and the area's primary transportation corridor. Troy also serves as the gateway to the Uwharrie National Forest, Badin Lake, and Lake Tillery, creating additional year-round consumer demand from outdoor recreation and tourism.

The property is a 70.35% occupied neighborhood strip center consisting of nine tenants with a 1.3-year WALT. This creates a rare opportunity for investors to capture near-term upside. Current rents are significantly below market, allowing new ownership to increase rents to market, re-tenant the property, lease-up remaining vacancy, or reposition the asset entirely.

Investment Highlights

Property Highlights

- **Value-Add Opportunity:** The property's 1.3-year WALT provides near-term flexibility to increase rents, restructure leases, and re-tenant spaces.
- **Significant Lease-Up Opportunity:** Approximately 11,000 square feet of vacancy provides investors the opportunity to substantially increase occupancy, enhance cash flow, and create long term value.
- **Below Market Rents:** Tenants are paying below-market rents, presenting a pathway to near-term upside, highlighted by the largest tenant, occupying 41.6% of GLA, with its lease expiring in June 2027.
- **Flexible Exit Strategy:** Ability to stabilize cash flow, execute lease-up strategy, or redevelop the property.
- **Attractive Price Per SF:** Low cost per square foot equates to potential lower risk and higher upside in the future.

Location Highlights

- **Established Retail Corridor:** Located directly on Albemarle Rd, Troy's primary commercial corridor.
- **Ideal Frontage, Access, and Visibility:** Excellent frontage with two access points in a well-trafficked area.
- **Growing Tourism Economy:** Montgomery County continues to invest in recreation infrastructure and tourism.
- **Dense Population Base:** Strong residential density, which supports neighborhood retail demand.
- **Population Growth:** Consistent year over year population growth.
- **Affluent Suburb:** The average household income in a 2-mile radius is north of $73,000


NE
Uwharrie Lumber Co
Saw Mill
±75 Employees
FirstHealth
FirstHealth Montgomery Memorial Hospital
±25 Beds | ±250 Employees
Troy Elementary School
±290 Students
UNITED STATES POSTAL SERVICE
FOOD LION
Ford
TownStage
AMPHITHEATER
Amphitheater
±10,000 Annual Visitors
Fidelity Bank
Right By You
Better BURGER
bp
Bojangles
FAMILY DOLLAR
Subject Property
Albemarle Rd ± 14,000 VPD

Troy Shopping Center

Asset Overview

Asset Overview

Name	Troy Shopping Center
Address	426 - 448 Albemarle Rd
City, State, Zip Code	Troy, NC 27371
APN	7538 09 05 9364
Land Area	3.05 AC

Year Built/Renovated	1973
Gross Leasable Area (SF)	37,100 SF
Total Tenants	9
Total Buildings	2
Current Occupancy	70.35%

Rent Roll

											Rent Increases			
Ref #	Suite	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Term Remaining	Annual Rent ($)	Monthly Rent ($)	Rent PSF	Date	% Increase	Option (s) Remaining	Lease Structure
1	430	Lakeside home furniture	15,450	41.64%	7/1/2026	6/30/2027	0.8 Years	$46,116	$3,843	$2.98	n/a	0%	None	NNN
2	436	Troy Pharmacy (Store)	4,386	11.82%	1/1/2021	6/30/2029	2.8 Years	$31,800	$2,650	$7.25	n/a	0%	None	NNN
3	436 - Storage	Troy Pharmacy (Storage)	900	2.43%	1/1/2021	6/30/2027	0.8 Years	$6,600	$550	$7.33	07/01/27	0%	2, 1-year	NNN
4	440	Subway	1,200	3.23%	3/1/1995	5/31/2030	3.8 Years	$11,400	$950	$9.50	06/01/30	2.63%	2, 5-year	NNN
5	442	China King	2,100	5.66%	5/1/2023	2/28/2029	2.5 Years	$12,600	$1,050	$6.00	03/01/29	0%	1, 5-year	NNN
6	444	Vacant	6,000	16.17%	vacant	vacant	0.0 Years	$0	$0	$0.00	n/a	n/a	n/a	n/a
7	446-A	Diana Nail Salon	1,000	2.70%	8/1/2023	7/31/2029	2.9 Years	$10,500	$875	$10.50	n/a	0%	None	NNN
8	446-B	Vacant	5,000	13.48%	Vacant	Vacant	0.0 Years	$0	$0	$0.00	n/a	n/a	n/a	n/a
9	426	Mahij Inc	414	1.12%	10/11/2017	10/31/2027	1.2 Years	$5,400	$450	$13.04	n/a	0%	None	NNN
10	Ground lease	Jerrys Ice Inc	650	1.75%	3/1/2025	12/31/2026	0.3 Years	$4,800	$400	$7.38	01/01/27	0%	1, 5-year	Ground Lease
		8 Suites	**26,100**	**70.35%**				**$129,216**	**$10,768**	**$4.95**				
		2 Suites	**11,000**	**29.65%**				**$0**	**$0**	**$0.00**				
		10 Suites	**37,100**	**100.00%**				**$129,216**	**$10,768**	**$4.95**				

Tenant Overview

Subway is a quick-service restaurant specializing in made-to-order sandwiches, wraps, salads, and bowls. The concept is known for customizable menu options, convenient service, and broad appeal across lunch and dinner occasions. The restaurant provides an accessible dining option for shoppers and nearby residents, while also generating consistent traffic throughout the day.

Rentable SF	±1,200
% of GLA	3.23%
Lease Structure	NNN
CAM	5% per year cap on the increase in tenant's share of operating costs
Locations	±35,000 Worldwide

Lakeside Hom Furniture is a home furnishings retailer offering furniture and décor for living rooms, bedrooms, dining areas, and other spaces throughout the home. The store provides customers with a convenient destination for both everyday furniture needs and larger home furnishing purchases. Its broad product assortment and showroom-oriented format complement the center’s service and dining tenants while helping draw destination-oriented shoppers from the surrounding trade area.

Rentable SF	±15,450
% of GLA	41.64%
Lease Structure	NNN
CAM	Reimburses Pro-Rata Share of CAM
Locations	3

Troy Shopping Center

Financial Overview

Financial Overview

	YEAR 1	
INCOME	Total	PSF/Yr
Potential Base Rent (+)	$184,216	$5.05
Gross Potential Rent	**$129,216**	**$3.55**
Expense Reimbursements		
CAM	$19,140	$0.53
Insurance	$8,281	$0.23
Real Estate Taxes	$12,133	$0.33
Management Fee	$4,533	$0.12
Total Expense Reimbursements	**$44,087**	**$1.21**
Gross Potential Income	**$173,303**	**$4.75**
Vacancy Factor (4.0% of GPI)	$0	$0.00
Effective Gross Revenue	**$173,303**	**$4.75**
EXPENSES		
CAM	$26,380	$0.72
Insurance	$11,860	$0.33
Real Estate Taxes	$17,378	$0.48
Management Fee (4.0% of EGR)	$6,932	$0.19
Total Operating Expenses	**$62,551**	**$1.72**
Net Operating Income	**$110,752**	**$3.04**

Market Leasing Assumptions

	Anchor	$1.00 PSF	$2.00 PSF	$3.00 PSF	$4.00 PSF	$5.00 PSF	$6.00 PSF	$7.00 PSF	$8.00 PSF	$1.40psf NNN
Renewal Probability	85%	75%	75%	75%	75%	75%	75%	75%	75%	80%
Term	10 Years	5 Years	5 Years	5 Years	5 Years	5 Years	5 Years	5 Years	5 Years	3yrs/2mo
Market Rent PSF	-	$1.00	$2.00	$3.00	$4.00	$5.00	$6.00	$7.00	$8.00	$1.40
Rental Escalations	10% | 5 Years	3% Annually	3% Annually	3% Annually	3% Annually	3% Annually	3% Annually	3% Annually	3% Annually	4% Annually
Expense Recovery Method	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN
Tenant Improvements										
New	$50.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$25.00 PSF	$7.50 PSF
Renewal	$25.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$2.50 PSF
Weighted Average	$28.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$13.75 PSF	$3.50 PSF
Leasing Commissions										
New	4.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Renewal	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	6.00%
Weighted Average	2.30%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	6.00%
Free Rent										
New	0.04 mos	0.06 mos	0.06 mos	0.06 mos	0.06 mos	0.06 mos	0.06 mos	0.06 mos	0.06 mos	2.00 mos
Renewal	0.02 mos	0.03 mos	0.03 mos	0.03 mos	0.03 mos	0.03 mos	0.03 mos	0.03 mos	0.03 mos	1.00 mos
Weighted Average	0.02 mos	0.04 mos	0.04 mos	0.04 mos	0.04 mos	0.04 mos	0.04 mos	0.04 mos	0.04 mos	1.20 mos
Downtime	9 Months	6 Months	6 Months	6 Months	6 Months	6 Months	6 Months	6 Months	6 Months	4 Months

Property Assumptions

Analysis Period	
Commencement Date	October 1, 2026
End Date	September 30, 2036
Term	10 Years
Vacancy & Credit Loss	4.00%
General Inflation	3.00%
Management Fee (% of EGR)	4.00%
Capital Reserves	$0.25 PSF
Operating Expense Source	Provided Assumptions
Property Tax Source	Provided Assumptions

10 Year Cash Flow

Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Reversion Year
Year Ending		**Sep-27**	**Sep-28**	**Sep-29**	**Sep-30**	**Sep-31**	**Sep-32**	**Sep-33**	**Sep-34**	**Sep-35**	**Sep-36**	**Sep-37**
Gross Rental Income Per SF		$4.75	$6.97	$7.60	$8.25	$8.56	$8.73	$7.93	$9.11	$9.34	$9.94	$10.13
Effective Gross Revenue Per SF		$4.75	$6.66	$7.36	$7.89	$8.13	$8.32	$7.64	$8.76	$9.00	$9.44	$9.66
Total Operating Expense Per SF		$1.72	$1.85	$1.91	$1.98	$2.04	$2.09	$2.11	$2.20	$2.26	$2.34	$2.40
Average Occupancy		69.82%	92.75%	96.17%	99.45%	100.00%	100.00%	87.72%	97.83%	97.79%	100.00%	100.00%
Gross Revenue		Total										
Potential Base Rent (+)		$184,216	$218,276	$223,400	$231,478	$236,958	$243,218	$255,537	$261,448	$271,357	$277,666	$283,444
Absorption and Turnover Vacancy (-)		($55,000)	($13,972)	($11,387)	($2,185)	$0	($1,159)	($27,143)	($7,082)	($8,836)	$0	($1,344)
Free Rent (-)		$0	($12,935)	($2,405)	($1,002)	$0	($290)	($6,786)	($753)	($2,623)	($652)	($336)
Scheduled Base Rent (+)		$129,216	$191,369	$209,608	$228,291	$236,958	$241,769	$221,608	$253,613	$259,898	$277,014	$281,764
Reimbursement Revenue												
CAM		$19,140	$25,888	$27,597	$29,353	$30,375	$30,753	$27,630	$31,741	$32,678	$34,420	$35,453
Insurance		$8,281	$11,330	$12,100	$12,889	$13,349	$13,750	$12,422	$14,271	$14,692	$15,475	$15,939
Real Estate Taxes		$12,133	$16,440	$17,386	$18,340	$18,810	$19,186	$17,166	$19,529	$19,910	$20,768	$21,183
Management Fee Recovery		$4,533	$9,083	$10,290	$11,693	$12,479	$12,727	$10,139	$12,998	$13,318	$14,487	$14,764
Reimbursement Revenue (+)		$44,087	$62,741	$67,373	$72,275	$75,013	$76,416	$67,357	$78,539	$80,598	$85,150	$87,339
Gross Rental Income		**$173,303**	**$254,110**	**$276,981**	**$300,566**	**$311,971**	**$318,185**	**$288,965**	**$332,152**	**$340,496**	**$362,164**	**$369,103**
Other Income		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
General Vacancy - 4.00%		$0	($11,376)	($8,728)	($12,952)	($15,599)	($14,808)	($10,502)	($12,746)	($12,474)	($18,108)	($17,178)
Effective Gross Revenue		$173,303	$242,734	$268,253	$287,614	$296,372	$303,377	$278,463	$319,406	$328,022	$344,056	$351,925
Operating Expenses	$PSF											
CAM	$0.72	$26,380	$27,172	$27,987	$28,826	$29,691	$30,582	$31,499	$32,444	$33,418	$34,420	$35,453
Insurance	$0.33	$11,860	$12,216	$12,583	$12,960	$13,349	$13,750	$14,162	$14,587	$15,024	$15,475	$15,939
Real Estate Taxes	$0.48	$17,378	$17,725	$18,080	$18,441	$18,810	$19,186	$19,570	$19,961	$20,361	$20,768	$21,183
Management Fee (4.0% of EGR)	$0.19	$6,932	$10,164	$11,079	$12,023	$12,479	$12,727	$11,559	$13,286	$13,620	$14,487	$14,764
Total Operating Expense	**$1.72**	**$62,550**	**$67,277**	**$69,729**	**$72,250**	**$74,329**	**$76,245**	**$76,790**	**$80,278**	**$82,423**	**$85,150**	**$87,339**
Per SF Monthly	$0.14											
Net Operating Income		**$110,753**	**$175,457**	**$198,524**	**$215,364**	**$222,043**	**$227,132**	**$201,673**	**$239,128**	**$245,599**	**$258,906**	**$264,586**
NOI Growth (CAGR)		**-**	**58.42%**	**33.88%**	**24.82%**	**18.99%**	**15.45%**	**10.51%**	**11.62%**	**10.47%**	**9.89%**	**-**
Capital Expenditures												
Tenant Improvements		$0	$90,343	$34,282	$10,517	$0	$0	$65,328	$11,299	$34,838	$6,850	$0
Leasing Commissions		$0	$33,351	$11,173	$4,654	$0	$1,347	$31,527	$3,500	$12,189	$3,031	$1,561
Capital Reserves - $0.25 PSF		$9,113	$9,386	$9,667	$9,957	$10,256	$10,564	$10,881	$11,207	$11,543	$11,890	$12,246
Total Capital Expenditures		**$9,113**	**$133,080**	**$55,122**	**$25,128**	**$10,256**	**$11,911**	**$107,736**	**$26,006**	**$58,570**	**$21,771**	**-**
Cash Flow		**$101,640**	**$42,377**	**$143,402**	**$190,236**	**$211,787**	**$215,221**	**$93,937**	**$213,122**	**$187,029**	**$237,135**	**-**

Troy Shopping Center

Market Overview

Troy, NC

Troy serves as the county seat of Montgomery County and is centrally located in North Carolina Uwharrie region. The town combines a small-town environment with access to the broader Piedmont and Sandhills regions, including connections to Asheboro, Southern Pines, and the Charlotte and Triad markets. With a population of approximately 2,850, Troy functions as an important center for government, education, healthcare, and commerce within Montgomery County.

The local economy has longstanding ties to manufacturing, wood products, furniture, and related industries, while healthcare, education, government, and financial services also provide an important employment base. Major employers in the broader Montgomery County area include Montgomery Community College, FirstHealth Montgomery Memorial Hospital, Montgomery County Schools, Unilin, Capel, First Bank, Troy Lumber, and other manufacturing and industrial businesses. Troy's central location and role as the county seat provide a stable base for commercial and employment activity serving communities throughout Montgomery County.

2,900+
Total Population

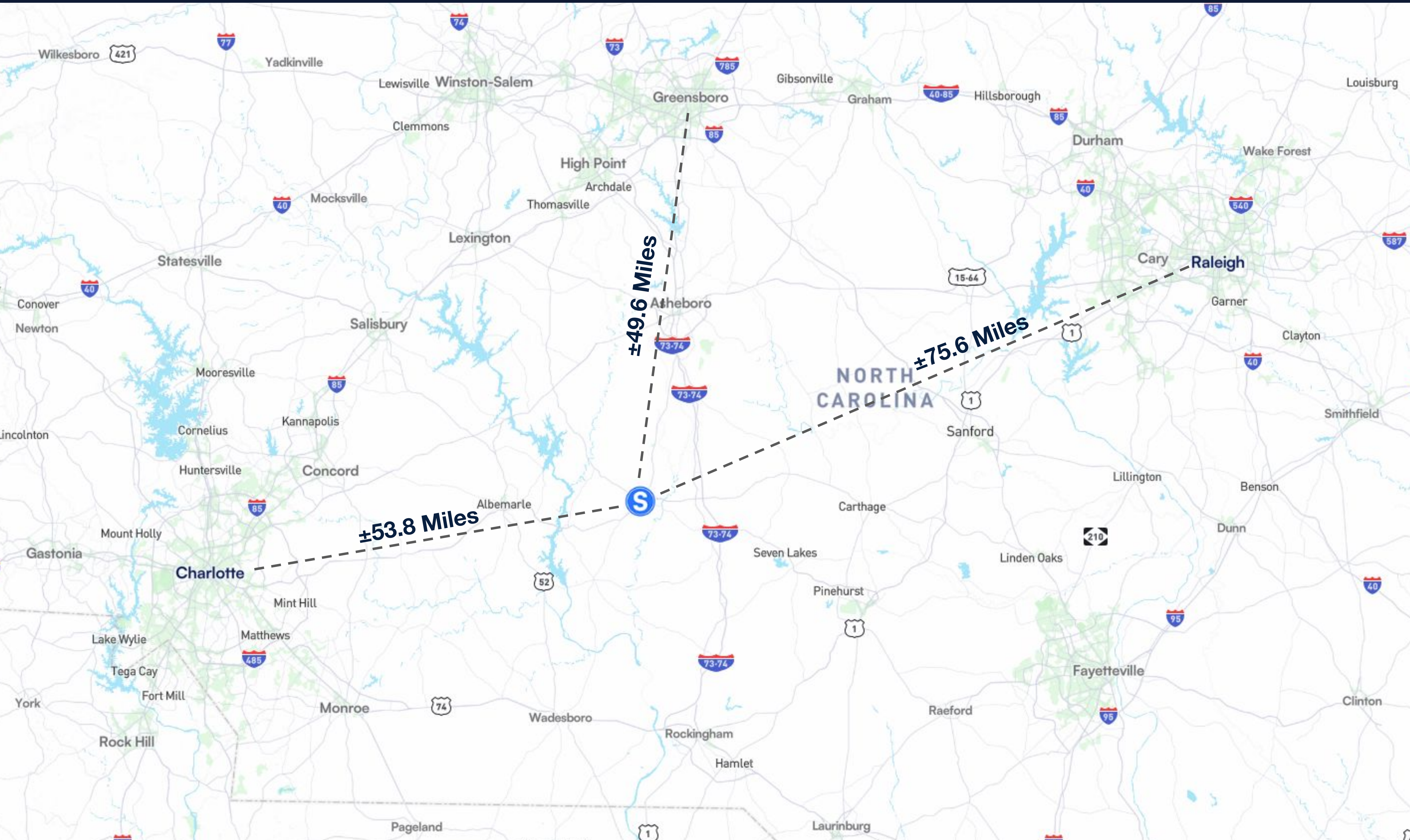
#1 Most Populous City
in Montgomery County

26,400+
Montgomery County Population

Source: U.S. Census Bureau; Montgomery Community College / Montgomery County employer data

Major Employers

Regional Map



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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