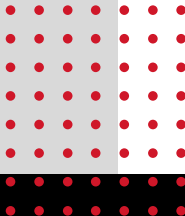




PICTURE STUDIOS

PROPERTY RESEARCH

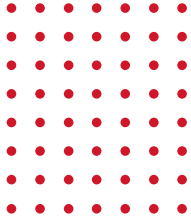


www.picturestudios.com

February 18, 2024

Prepared for:
Seth Jernigan

Presented by:
Evan Rogers



PICTURE STUDIOS



Picture Studios is the place where photographers earn their stripes, businesses build their brands and moments get turned into memories. We rent our photography studio for as low as \$30 per hour for content creation, interviews and photoshoots. We also provide one-stop makeup services that save clients time and money. Our Greensboro studio is located near Four Seasons Mall and Koury Convention Center at Meadowview Crossing.

The studio has plenty of natural light and is equipped with backdrops, furniture, lights and vanity stations in a professional office setting. Learn more at www.picturestudios.com.



Picture Studios

3 Centerview Drive #155
Greensboro, NC 27407
(336) 676-6209
www.picturestudios.com

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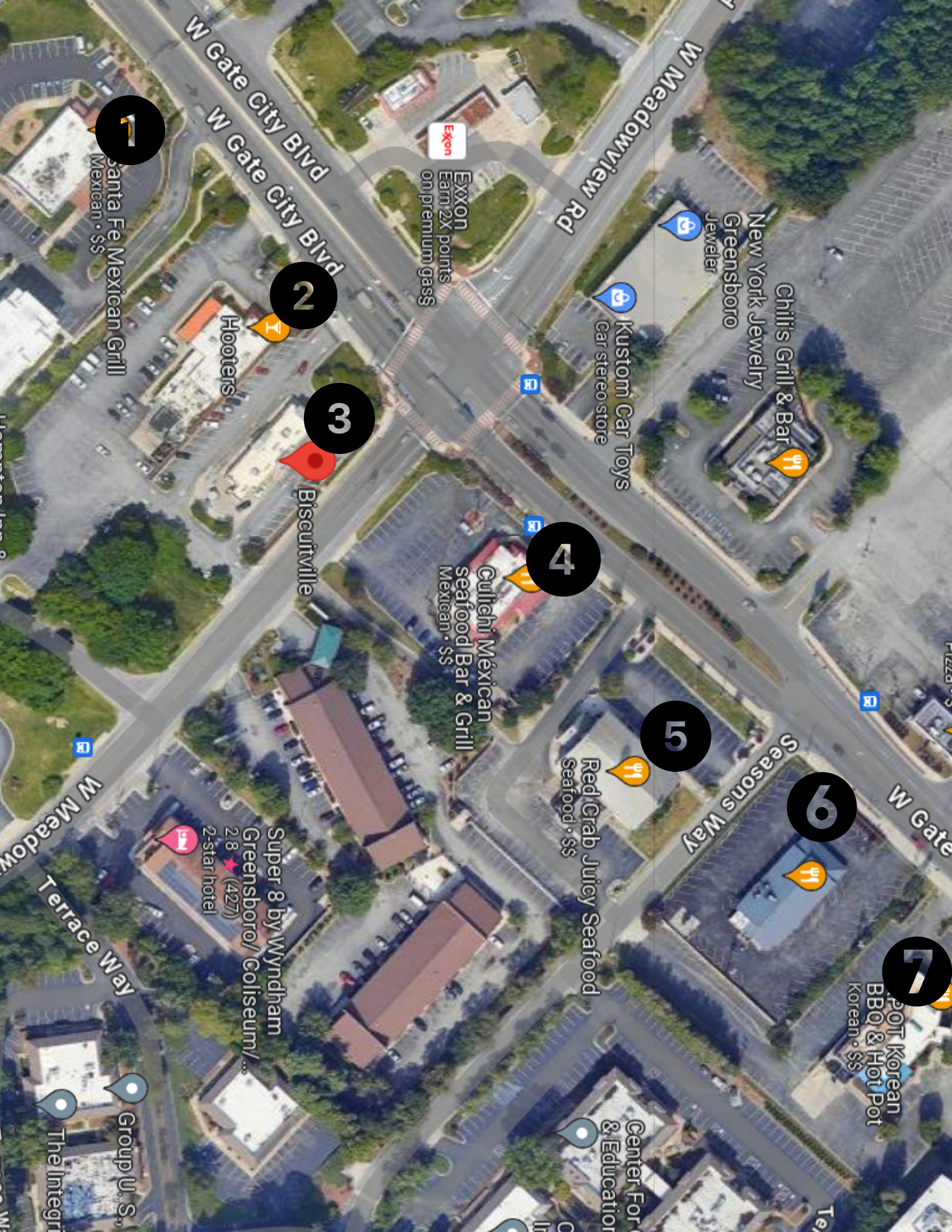


NET LEASED PROPERTIES

Note - >> Some of the properties below are owner occupied and do not have a lease.

NNN Lease – Tenant Pays For Taxes, Maintenance & Insurance

Address	Name	Size (SF)	Sale Date	Sale Price	Tax Value
3035 W Gate City Blvd	Santa Fe Mexican	1.24ac 6326 SF	6/3/2014 No DOT	\$750,000 Arturo L & Victor L	\$1,769,800 O Occupied
3035 W Gate City Blvd	Hooters	1.37ac 6502 SF	8/22/2013 \$2.2M DOT	\$2,800,000 Andrew Li Realty	\$2,680,800 Net Leased
3029 W Gate City Blvd	Biscuitville	0.9ac 3330 SF	12/31/2007 \$15.5M DOT	\$937,500 (CL) BV 132 LLC	\$1,273,000 O Occupied
3025 Gate City Blvd	Culichi Mexican	0.91ac 5815 SF	8/27/2014 ??? DOT	\$800,000 (-\$1.3M) BASCOM NC #1	\$1,147,300 Net Leased
3017 W Gate City Blvd	Red Crab Seafood	1.28ac 15,720 SF	11/18/2020 \$1M CDOT'22	\$1,300,000 Red Crab Holdings	\$1,879,100 O Occupied
3015 W Gate City Blvd	Mr Tokyo Japanese	0.84ac 3330 SF	5/82/2023 \$1M PM DOT	\$1,500,000 MR TOKYO...LLC	\$1,366,500 O Occupied
3011 W Gate City Blvd	K POT .Korean BBQ	1.79ac 7454 SF	12/14/2023 \$775k DOT	\$1,500,00 GCB INVESTMENTS	\$1,254,900 Net Leased



Santa Fe Mexican Grill
Mexican • \$\$

Hooters

Biscuitville

Culichi Mexican
seafood Bar & Grill
Mexican • \$\$

Red Crab Juicy Seafood
Seafood • \$\$

Super 8 by Wyndham
Greensboro/Coliseum/
2.8 ★ (427)
2-star hotel

Exxon
Earn 2X points
on premium gas\$

Kustom Car Toys
Car stereo store

Greensboro
Jeweler

Chil's Grill & Bar

POT Korean
BBQ & Hot Pot
Korean • \$\$


Center For
& Education

Group U.S.

The Integr



EVAN ROGERS

 (336) 676-6209

 evan@picturestudios.com

 www.picturestudios.com

Education

2002 - 2006
NC State University
BA Political Science

2006 -2007
Duke University
Paralegal Studies

Expertise

- Drafting / Editing
- Financial Analysis
- Lease Negotiation
- Market Research
- Still Photography
- Video Production

Portfolio

Picture Studios LP
Managing Partner
August 2020 - Present
www.picturestudios.com

INSIDE Monthly
Magazine Publisher
April 2022 - Present
www.insidemonthly.com

Experience

Real Estate Specialist

United States Postal Service (2015 - 2023)

- Managed a lease portfolio that consists of flex, office, retail and industrial locations along the East Coast
- Secured appraisals and interfaced with local brokers
- Was promoted twice and elevated to a Level 23 senior designation within 3 years of joining the Postal Service

Corporate Paralegal

Victra dba Verizon Wireless (2014 - 2015)

- Managed vendor service agreements and other contracts
- Performed due diligence in connection with M&A activity
- Was the primary lease negotiator for new store openings and renegotiations for Verizon stores owned by Victra

Lease Negotiator

TMX Finance LLC (2012 - 2014)

- Helped the company expand quickly across the Sunbelt Region via store acquisitions and new store rollouts
- Successfully redlined and negotiated 25-30 NNN leases each month with an average turnaround of ~45 days

Leasing Associate

Subway Restaurants (2007 - 2011)

- Negotiated leases and letters of intent for new locations, relocations and non-traditional locations in North Carolina
- Represented the company annually at trade show events like ICSC Charlotte and the Petro Expo in Myrtle Beach

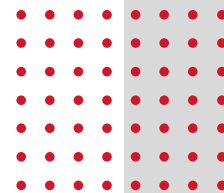
Licenses

- **NC Real Estate Broker #244205**
North Carolina Real Estate Commission
- **Title Insurance Producer #18291768**



WE HOPE TO HEAR FROM YOU SOON!

FOR MORE INFORMATION



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