

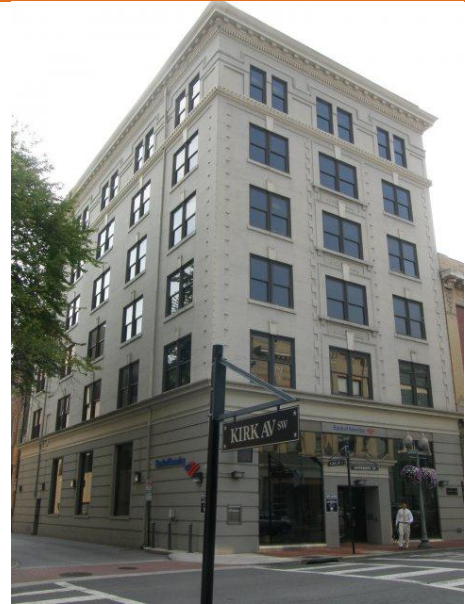
# BANK OF AMERICA BUILDING

## DOWNTOWN INVESTMENT OPPORTUNITY

### GENERAL INFORMATION

#### 302 South Jefferson Street

<b>Downtown District:</b>	JEFFERSON ST COORIDOR
<b>Property Address:</b>	302 S JEFFERSON ST SE
<b>Tax Parcel:</b>	#4011301
<b>Current Use:</b>	OFFICE BUILDING
<b>Total Acreage:</b>	.115
<b>Enterprise Zone:</b>	YES: ZONE ONE A
<b>Primary Contact:</b>	B. BOYD JOHNSON OR STAURT MEREDITH
<b>Primary Phone:</b>	540-982-0011
<b>Primary E-mail:</b>	BJOHNSON@HALLASSOCIATESINC.COM SMEREDITH@HALLASSOCIATESINC.COM



An asterick (\*) denotes explanation in note section

### ZONING INFORMATION

<b>Property Area SF:</b>	5,009	<b>Base Zoning:</b>	DOWNTOWN DISTRICT (D)
<b>Property Frontage:</b>	50 FEET	<b>Overlay Zoning:</b>	NONE
<b>Average Depth:</b>	100 FEET	<b>Special District:</b>	CONSERVATION DISTRICT

### STRUCTURE INFORMATION

<b>Year Built:</b>	1907	<b>Size SF:</b>	28,626
<b>Number of Stories:</b>	6	<b>Structure:</b>	N/A

### FLOOD ZONE INFORMATION

% of Property in 100 Year Flood Plain:	0
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### ASSESSMENT INFORMATION

<b>Assessment Date:</b>	1/1/2011
<b>Land Assessment:</b>	\$ 174,000
<b>Improvements:</b>	\$1,930,000
<b>Total:</b>	\$2,104,000

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### UTILITIES

<b>Gas Line Provider/Line Size:</b>	N/A
<b>Water Line Provider/Line Size:</b>	N/A
<b>Sewer Line Provider/Line Size:</b>	N/A

### ENTERPRISE ZONE ONE A INCENTIVES

This site's location in state-designated Enterprise Zone One A makes available a number of developer assistance tools from the Commonwealth of Virginia and from the City of Roanoke. Available incentives include:

### REAL PROPERTY INVESTMENT GRANTS

The Commonwealth of Virginia offers eligible businesses located in an Enterprise Zone for a grant up to 20% of qualified zone improvements. New construction projects require a minimum investment of \$500,000, calculating the grant on funds expended over and above the minimum investment. Real property improvement grants for projects costing less than \$5 million is limited to \$100,000 over five years; projects costing \$5 million or more may be eligible to collect grants up to \$200,000 over a five year period.

### JOB CREATION AND TRAINING GRANTS

Qualifying businesses located within an Enterprise Zone are eligible for grants of \$500-800 per year for a period of five years for each job create above four. Retail, local service and restaurant/beverage service businesses are not eligible. Grants are issued as part of the state Enterprise Zone program and are limited to a maximum of 350 eligible jobs per year. The City of Roanoke may make local job training grants available at the discretion of the City's Economic Development Department.

### UTILITY HOOKUP AND DEVELOPMENT FEES REBATES

Water, Fire and Sewer hookup fee rebates may be made available by the City of Roanoke to businesses, building firms or building owners located in Enterprise Zone One A. Rebates are offered on a sliding scale commensurate with the level of investment.

Development fees (building permit and comprehensive development plan review) rebates may also be made available by the City for properties located in Enterprise Zone One A. Rebates are similarly offered on a sliding scale based on level of investment.

### OWNERSHIP

<b>Ownership Type:</b>	PRIVATE	<b>Sales Price</b>	\$2,350,000
<b>Available for Lease:</b>	8,000 S.F.	<b>Lease Price</b>	CONTACT BROKER
<b>Owner:</b>	THREE HUNDRED TWO CAVALIER LLC	<b>Owner Phone:</b>	
<b>Primary Contact:</b>	B. BOYD JOHNSON OR STAURT MEREDITH	<b>Primary Phone:</b>	540-982-0011
<b>Primary E-mail:</b>	BJOHNSON@HALLASSOCIATESINC.COM SMEREDITH@HALLASSOCIATESINC.COM	<b>Submit Date:</b>	

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### NOTES

This class A office building is 70% occupied by Bank of America with over five years remaining on their current term. Bank of America has a branch as well as their Western Virginia headquarters and serves as the local office for U.S. Trust. The top two floors (5 and 6) totaling 8,000 square feet are available to lease or for an owner occupant.

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DOWNTOWN INVESTMENT OPPORTUNITY

## SITE MAP

