



AMERICAN HERO

ROXBORO, NC

Offering Memorandum
1 Story | Restaurant and Commercial Retail Space



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ARC
REAL ESTATE LLC



on EXECUTIVE SUMMARY PROPERTY DETAILS FINANCIALS ABOUT ARC REAL ESTATE LLC. DISCLAIMER ©2024 ARC Real Estate LLC. All rights reserved. The information contained in this document is proprietary to ARC Real Estate LLC. and shall be used solely for the purpose of evaluating this proposal. All such documentation and information remains in the property of ARC Real Estate LLC. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of ARC Real Estate LLC. All information contained herein is from sources deemed reliable; however, no representative or warranty is made as to the accuracy thereof. The Property is being offered free of management and debt encumbrances. The terms of the sale are all cash to the Seller at closing. The Property is offered in an “as is, where is” condition on fee simple land.



CONFIDENTIALITY INFO & DISCLAIMER

ARC Real Estate LLC. has been engaged by Ownership as the exclusive agent for the sale of the King's Haven Worship Center in Fort Worth, TX. The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with ARC Real Estate LLC. as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient (s) to ARC Real Estate LLC. Seller will be responsible for any commission due to Agent in connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

**ARC Real Estate LLC. Andre Robert Cobbs | Principal 4800 Express Dr #19769 Charlotte, NC 28208
ph 336-210-6291
arcrestatebrokerage@gmail.com**

The information contained herein was obtained from sources believed to be reliable; however, ARC Real Estate LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



EXECUTIVE SUMMARY



Restaurant and Retail Commercial Building | Zoned C2
625 N Madison Roxboro, NC

American Hero Restaurant
30 Parking Spaces

Stand-Alone Building in Desirable Area
Rent is \$4100 Monthly with Long-Term Tenants in Place





Restaurant and Commercial Building in Roxboro, NC

ARC Real Estate LLC., as exclusive agent for the Seller, is pleased to present for your consideration the Roxboro, NC. The property is being sold fully unencumbered of management and debt and presents investors with the opportunity to acquire an economy hotels with existing in-place cash flow. The property is in the Roxboro, NC Area. Please contact broker for more details on this opportunity.

INDEPENDENT ECONOMY PROPERTY

The Property is an independently branded Restaurant and Commercial Building and Mixed-Use Stand-Alone building in Roxboro, NC

UNENCUMBERED OF DEBT & MANAGEMENT

The property is being offered fully unencumbered of existing management or debt, allowing for a new owner to come in with fresh capital and an opportunity to retool the property-level operations.

DISCOUNT TO REPLACEMENT COST

Over the last several years as the economy has continued to grow, both labor and materials have reached all-time peaks leading to soaring construction costs for new build projects.. Conversely, this property is being offered at a substantial discount compared to the price to replicate the same assets today, offering a new investor immediate value from day one.

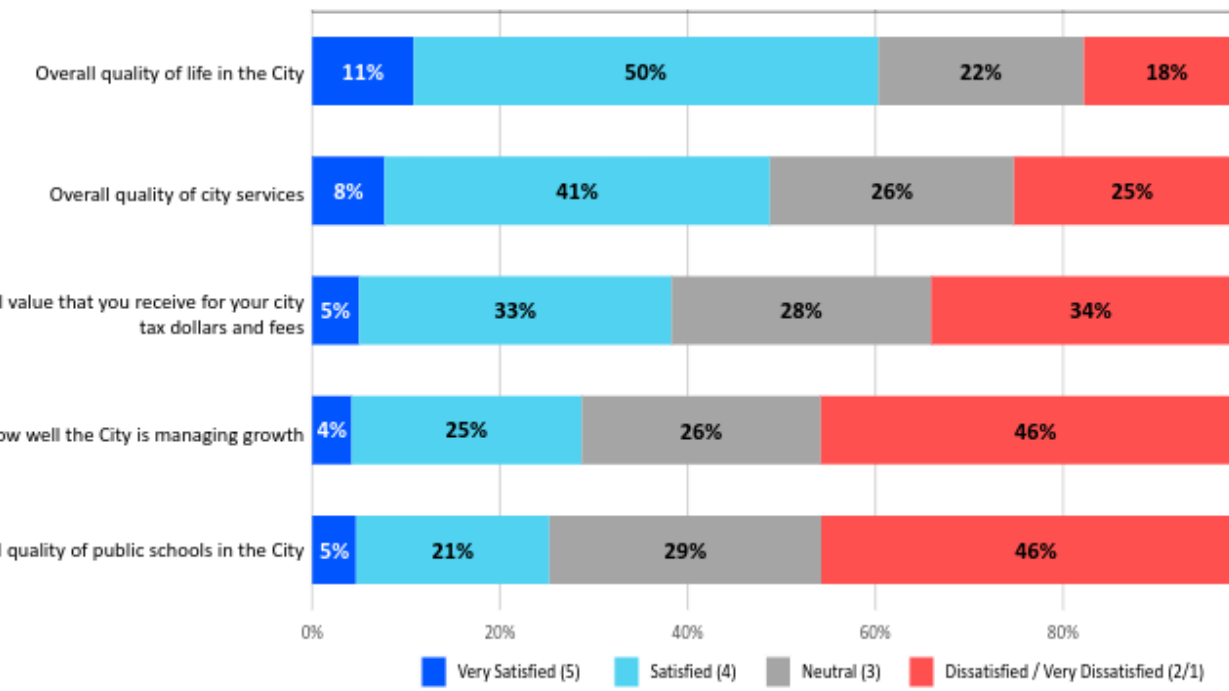
SIGNIFICANT IN-PLACE CASH FLOW

The property is currently providing strong existing cash flow. This property is in a desired location with room to grow with .25 acres of land to expand. owner will have the opportunity to further drive revenue through a variety of strategies



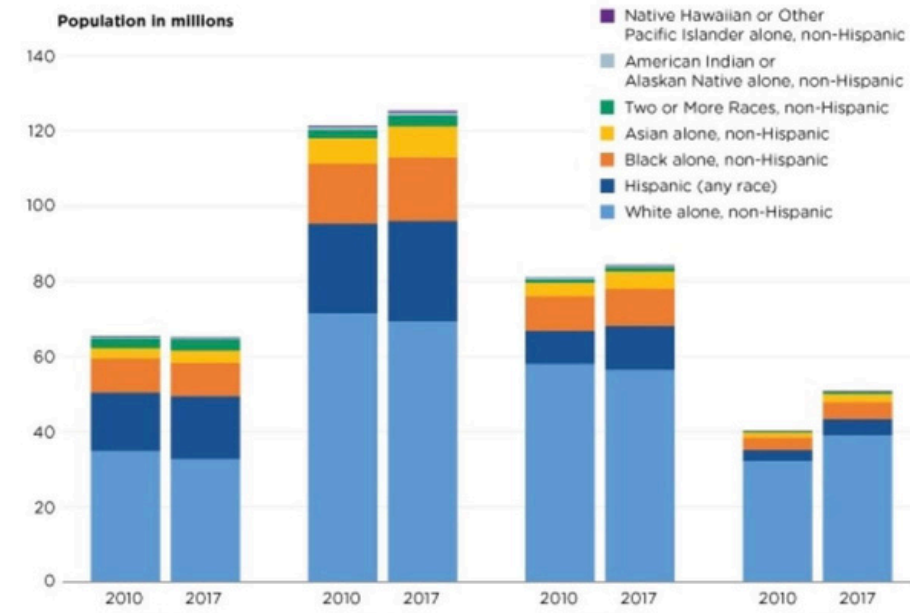
PROPERTY DETAILS

Q1. Perceptions of the City by percentage of respondents (excluding don't know)

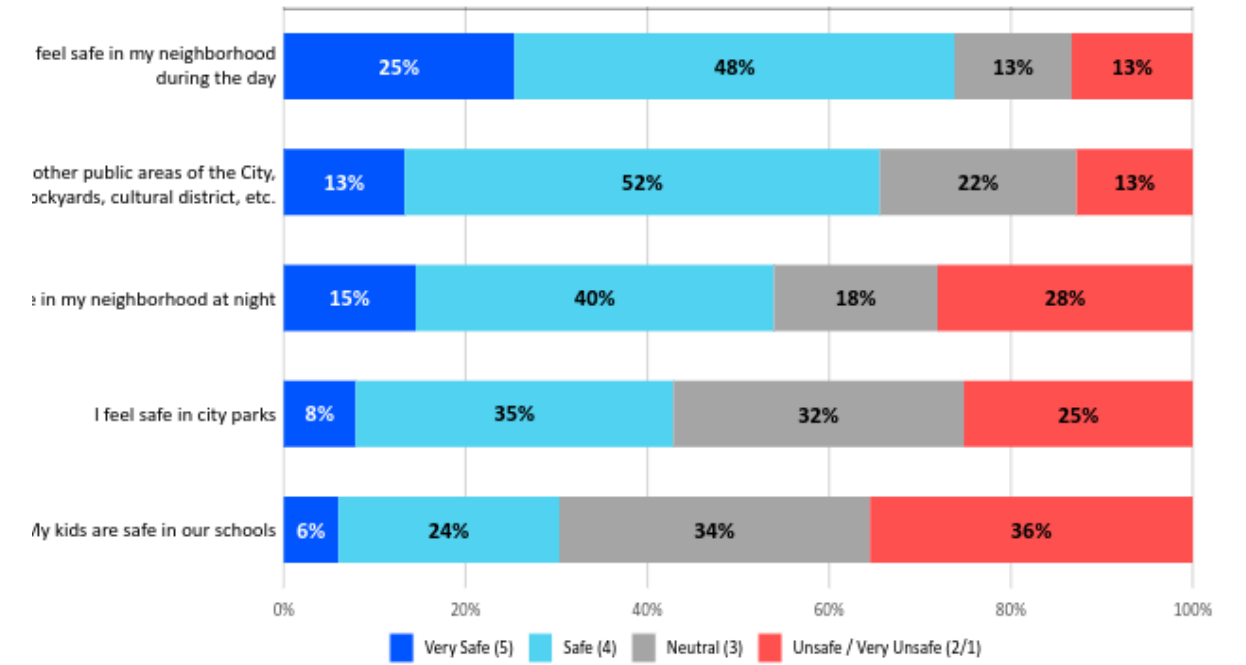


A More Diverse Nation

Hispanic Origin and Race Distributions by Age Groups



Q3. Feelings of Safety by percentage of respondents (excluding don't know)



- Persons under 5 years, percent**
Thomasville city, North Carolina: ⚠️ 4.8%
- Persons under 18 years, percent**
Thomasville city, North Carolina: ⚠️ 22.5%
- Persons 65 years and over, percent**
Thomasville city, North Carolina: ⚠️ 17.1%
- Female persons, percent**
Thomasville city, North Carolina: ⚠️ 52.2%

Population

- Population estimates, July 1, 2025, (V2025)**
Thomasville city, North Carolina: ⚠️ NA
- Population estimates, July 1, 2024, (V2024)**
Thomasville city, North Carolina: ⚠️ 27,605
- Population estimates base, April 1, 2020, (V2025)**
Thomasville city, North Carolina: ⚠️ NA
- Population estimates base, April 1, 2020, (V2024)**
Thomasville city, North Carolina: ⚠️ 27,126
- Population, percent change - April 1, 2020 (estimates base) to July 1, 2025, (V2025)**
Thomasville city, North Carolina: ⚠️ NA
- Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)**
Thomasville city, North Carolina: ⚠️ 1.8%
- Population, Census, April 1, 2020**
Thomasville city, North Carolina: 27,183
- Population, Census, April 1, 2010**
Thomasville city, North Carolina: 24,100

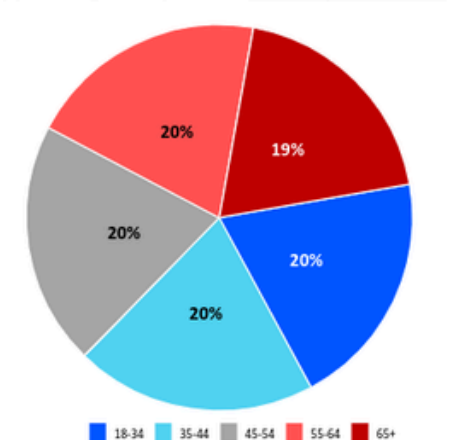
POPULATION

\$9K

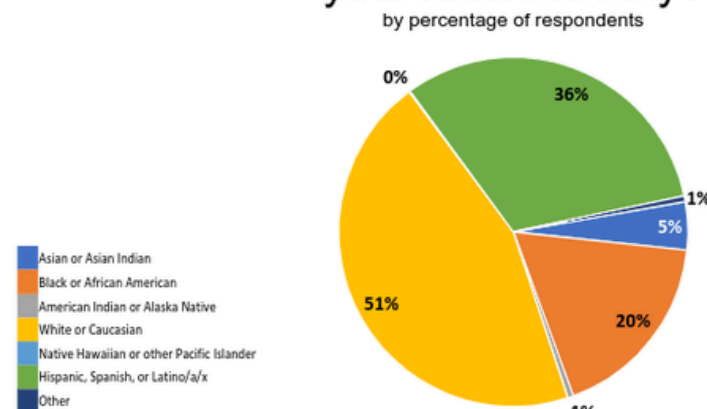
AVERAGE HOUSEHOLD INCOME

\$45K

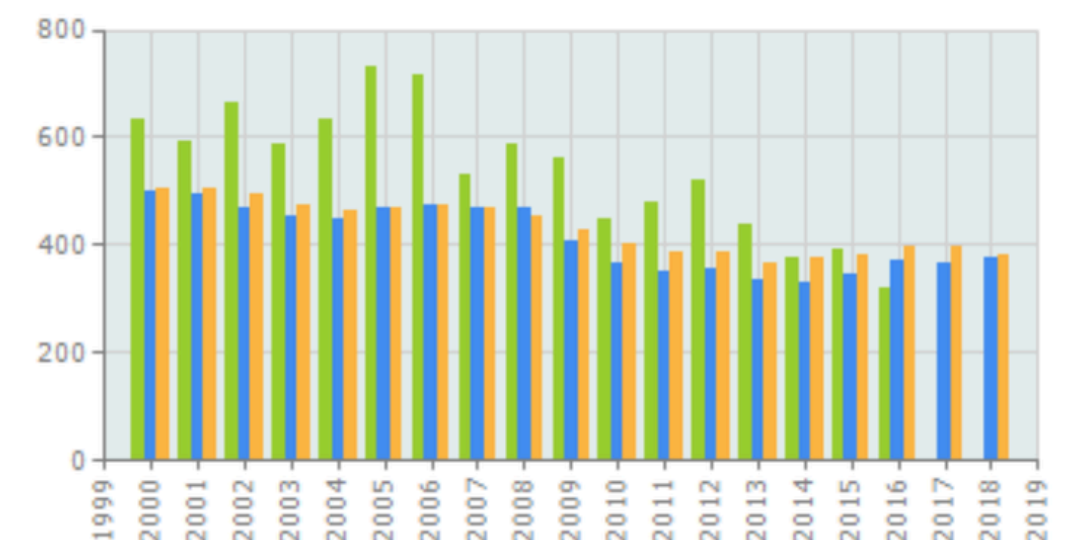
Q32. What is your Age?



Q33. Which of the following best describes your race/ethnicity?



Thomasville Violent Crime Index

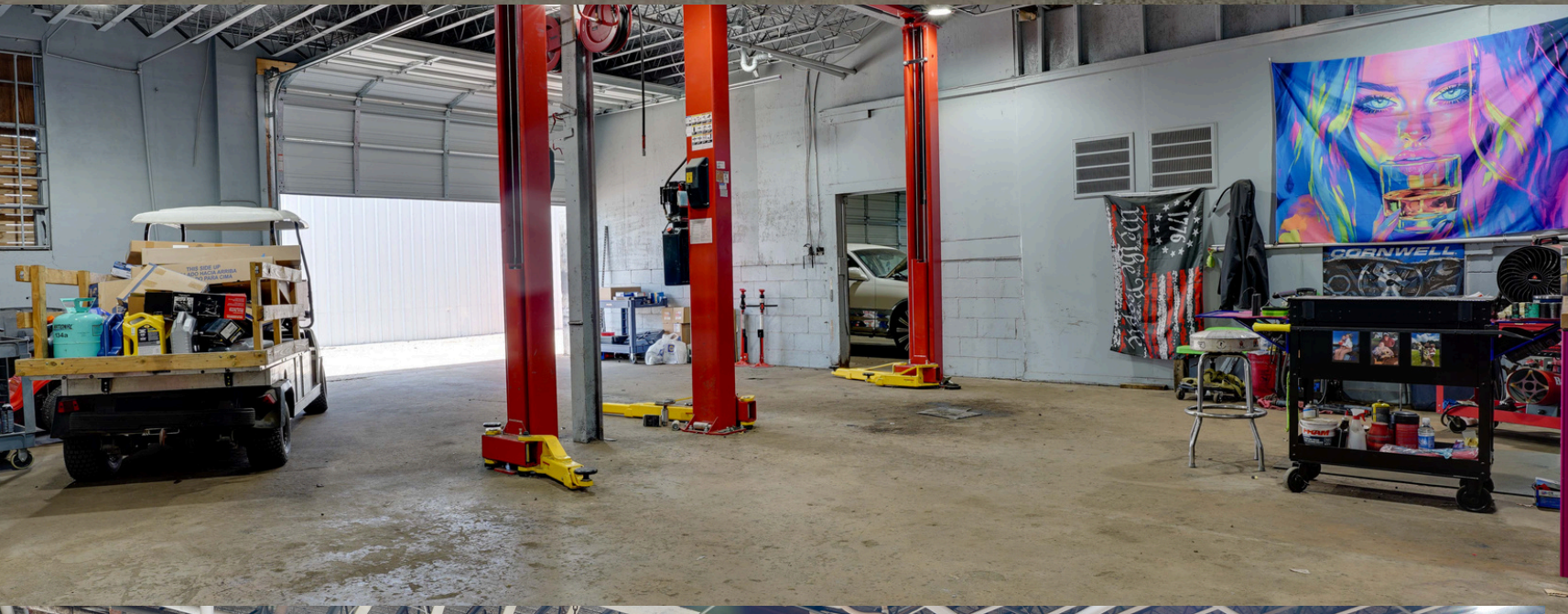


Is this page helpful? ✕

Enjoy the life of Roxboro, NC
ARC
REAL ESTATE LLC

Roxboro, NC offers a variety of attractions, including outdoor parks, local breweries, historical sites, and unique dining experiences.





PROPERTY HIGHLIGHTS

Address

625 N Madison Blvd Roxboro, NC

Expenses

\$60,000 Includes Taxes, Staff, Insurance, Food

Net Income

\$1250, Monthly on Basement/Garage Plus \$3000 on Commercial Units.. \$60,00 NET from Restaurant

NOI
Pro-Forma

\$111K Yearly

Stories

2

Ownership Interest

Fee Simple

Rooms

AMERICAN HERO Restaurant with Garage and Commercial Retail Space

PROPERTY AERIAL

.57 Acre

625 N Madison Blvd
Roxboro, NC



Andre Robert Cobbs
Broker/Owner
336-210-6291 Mobile
arcrealestatebrokerage@gmail.com

FOLLOW US ONLINE
www.arcrealestatellc.com



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