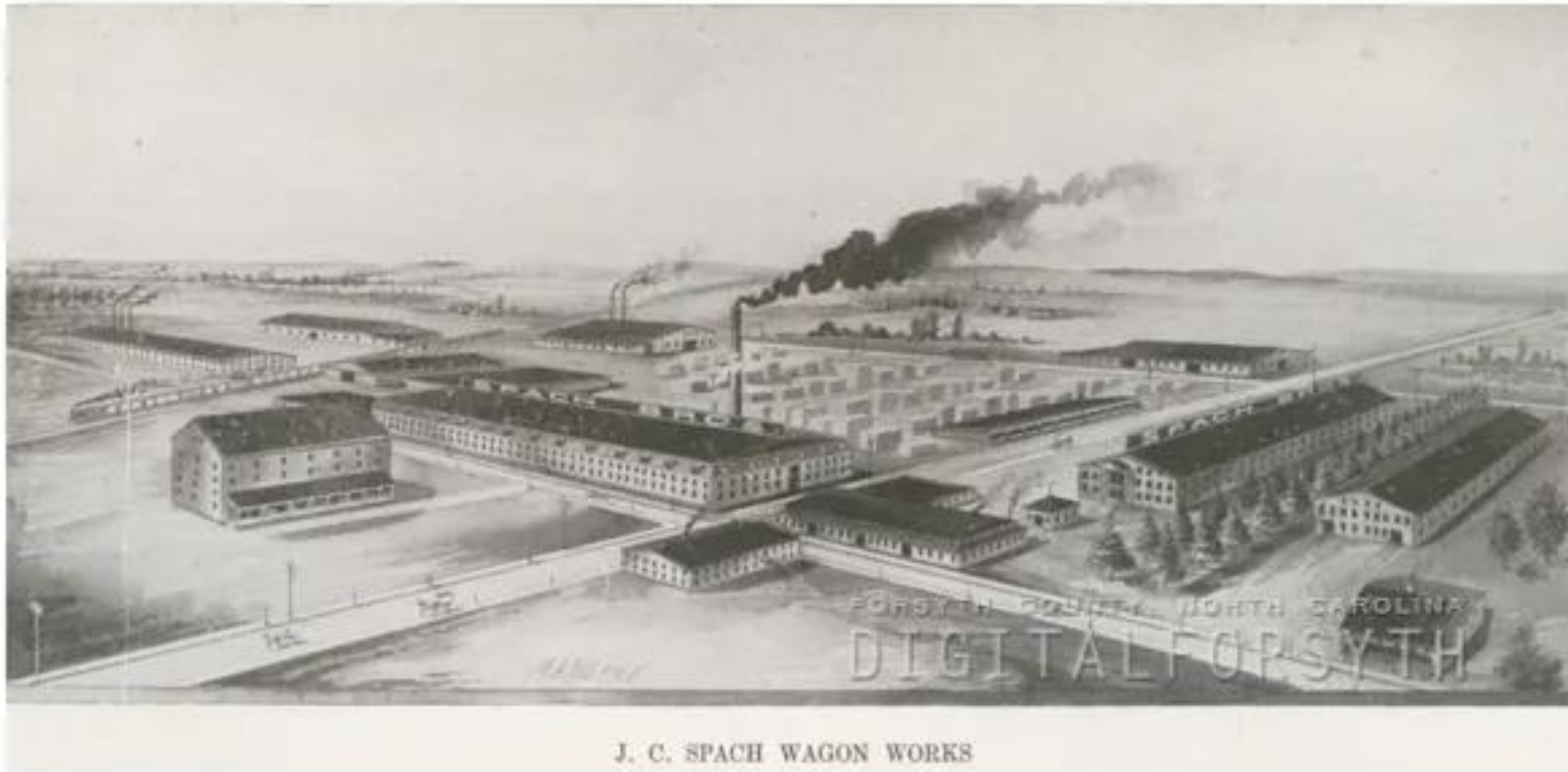




Nissen Wagon Works Adaptive Reuse Plan

1539 Waughtown Street





LEGEND

- SITE
- U CURRENT/FORMER UST
- 1225 CURRENT ADDRESS



| | |
|------------|-------------|
| DATE | DESCRIPTION |
| JUN 2012 | REVISED |
| JUL 2012 | REVISED |
| 12/20/2012 | REVISED |
| 1/20/2013 | REVISED |
| Page 2.187 | |

Progress
ENVIRONMENTAL, INC.

P.O. Box 998
WINSTON-SALEM, NORTH CAROLINA 27113
PHONE: 336.732.8998 FAX: 336.732.9998

FIGURE 2
SITE AND SURROUNDING AREA MAP
FORMER NISSEN WAGON WORKS
1517 AND 1539 WAGON ST
WINSTON-SALEM, NORTH CAROLINA

Pleasant Street

SV-3

SV-1

TW-1

SV-2

SV-5

SV-4

SV-6

TW-3

SV-7





Property Summary

Print

Tax Year: 2022

| | | | | | |
|------------------|-------------------|----------------------|-----------------------------|-------------------------|---------------------------------|
| REID | 6844368589000 | PIN | 6844-36-8589 | Property Owner | MM BUGGY FACTORY LLC |
| Location Address | 1539 Waughtown ST | Property Description | LUCIA INC LO200B BL1750 BU1 | Owner's Mailing Address | PO BOX 61 JAMESTOWN NC 27282 |

Administrative Data

| | |
|-----------------------|------------------|
| Plat Book & Page | |
| Old Map # | 642846 |
| Market Area | 70 |
| Township | WINSTON-SALEM |
| Planning Jurisdiction | COUNTY WIDE |
| City | WINSTON-SALEM |
| Fire District | |
| Spec District | |
| Land Class | 3.90-Vacant Inst |
| History REID 1 | |
| History REID 2 | |
| Acreage | 9.06 |
| Permit Date | |
| Permit # | |

Transfer Information

| | |
|--------------------|-----------|
| Deed Date | 8/9/2021 |
| Deed Book | 003631 |
| Deed Page | 03965 |
| Revenue Stamps | \$1,410 |
| Package Sale Date | 8/9/2021 |
| Package Sale Price | \$705,000 |
| Land Sale Date | |
| Land Sale Price | |

Improvement Summary

| | |
|---------------------------|---------|
| Total Buildings | 7 |
| Total Units | 0 |
| Total Living Area | 0 |
| Total Gross Leasable Area | 174,054 |

Property Value

| | |
|---|-----------|
| Total Appraised Land Value | \$530,300 |
| Total Appraised Building Value | \$63,100 |
| Total Appraised Misc Improvements Value | \$200 |
| Total Cost Value | \$593,600 |
| Total Appraised Value - Valued By Cost | \$593,600 |
| Other Exemptions | |
| Exemption Desc | |
| Use Value Deferred | |
| Historic Value Deferred | |
| Total Deferred Value | |
| Total Taxable Value | \$593,600 |

















NORTWOOD
 ARCHITECTURE & DESIGN, INC.
 1000 W. 10TH ST.
 WINSTON-SALEM, NC 27103
 TEL: 703-761-8888 FAX: 703-761-8889

Waughtown Property
Preliminary Site Layout
 1329 Waughtown Street
 Winston-Salem, NC 27107

SHEET NO. 1
 DATE: 06/20/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

Preliminary Site Layout

SL-1

Warehouse square footage

Buildings

- B – 9,750 sf pre-engineered metal building
- L - 25,100 sf warehouse 1980's
- K – 24,200 sf warehouse 1980's
- I – 22,700 sf warehouse 1980's
- J – 14,550 sf Basement of I

Mixed-Use Development Project

- Community Input
- Environmental Assessment
- Remediation Costs
- Building Envelope Assessment
- Appraisal
- Development Team
- Financing

Similar Adaptive Reuse Project

The Gathering Spot.Club

Where opportunity is the byproduct of community and collaboration

- Maker Space
- Co-Warehousing
- Co-Working
- Commissary
- Locations – Atlanta, Washington DC, Los Angeles, Chicago, Detroit, Houston, New York City, Charlotte

Similar Adaptive Reuse

TheLoadingDock.com – Dock 1053 Raleigh NC

- Enterprise level wifi
- Workspace for kitting & fulfilling orders
- Heated warehouse space
- Loading docks
- Daily pickups for UPS, USPS, & FedEx
- Temperature Controlled
- Pallet jacks
- Hand trucks & Tilt trucks
- Community of expertise
- Enticing member benefits to local businesses
- Flexible 3-month commitment









Project Sources and Uses

Sources

- NC SCIF \$250,000
- Revitalizing Commercial Areas
- State Demolition Program for Industrial Properties
- Brownfields – Stantec Grant

Uses

- Due Diligence
- Appraisal
- Acquisition
- Building Assessment
- Environmental Assessment
- Remediation
- Repairs/Construction
- Site work

Operating Proforma

Operating Revenue

\$3/sq ft x 100,000 sq ft

Operating Expenses

Property management

Utilities

Insurance

Taxes

Mowing

Garbage

Security