

# Suite 140

## Investment Sale

Creekstone Crossings  
5400 S. Miami Blvd, Durham, NC

## Investment Summary

**New Horizons Computer Learning Center** of Raleigh, Durham and Chapel Hill is a locally-owned and operated franchise of New Horizons Worldwide. New Horizons Worldwide has grown to become the world's largest independent IT training company. New Horizons of Raleigh, Durham and Chapel Hill has grown to become the largest computer training provider in the RTP area according the Triangle Business Journal. New Horizons has grown exponentially since the franchise moved to the Triangle in 2002. There was so much growth in the first seven years, that New Horizons outgrew their original facility and relocated to a new state of the art (17,000 sq. ft.) facility. This new facility put New Horizons in the much deserved location near the Research Triangle Park.

EC-Council has awarded the prestigious North American Authorized Training Center (ATC) of the Year award 2006 to New Horizons Computer Learning Center of Salt Lake City, Utah, and the Middle East ATC of the Year award to New Horizons Computer Learning Center of Dubai, U.A.E. The EC-Council is the governing body behind such certifications as the Certified Ethical Hacker and Computer Hacking Forensics Investigator.

The ATC of the Year award recognizes training centers that consistently provide superior service and pursue excellence in every area of their training offering while demonstrating leadership excellence and quality in promoting EC-Council training and certifications.



A Unique FOCUS on the Triangle...

**Joni Barnes**  
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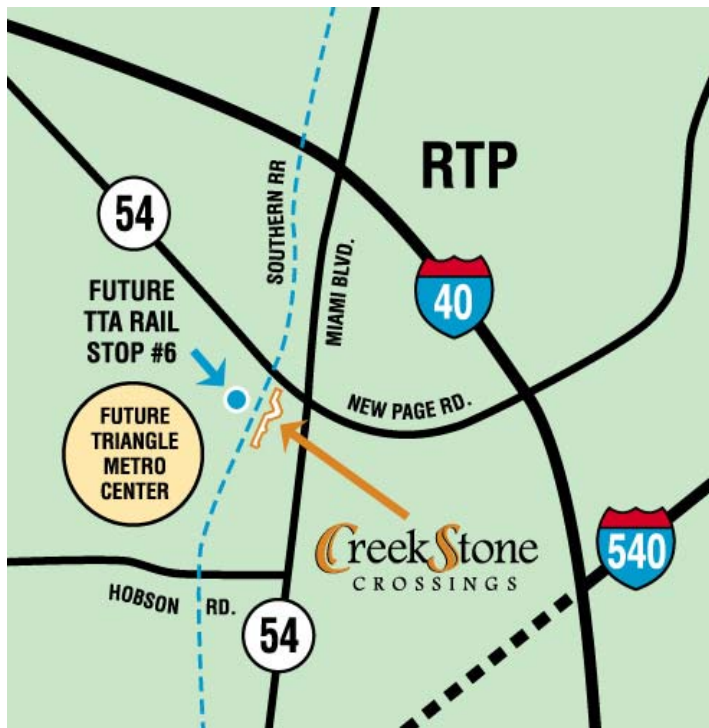
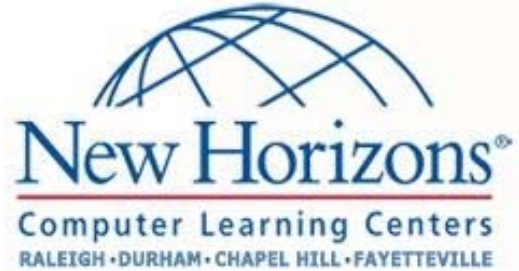
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### Property Summary

Suite Size.....16,803 SF  
NOI.....\$235,242.00  
Cap Rate.....9.5%  
Purchase Price.....\$2,475,000.00  
Term.....7 year



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