



INVESTMENT HIGHLIGHTS

- **True Mailbox Money:** Absolute net ground lease with ZERO landlord responsibilities
- **Long-term Lease:** Renovated in 2020 with ±14 years remaining of the initial term plus five 5-year option periods
- **Favorable Rent Growth:** Robust rent growth of 10% every 5 years contributes to appreciation and acts as a hedge against inflation
- **Attractive Price Point & Inexpensive RSF:** Attractive price point due to the low market rent
- **Excellent Access to Population Density:** Easy access to 125,000 residents within 5 miles, with expected growth of 7.5% by 2025
- **Exceptional Infill Location:** Located on a hard corner with a traffic light and access to Interstate 26
- **High Volume Traffic & Visibility:** Located just off I-26 (±138,000 VPD) with frontage on Rivers Ave (±33,600 VPD) & Remount Rd (±26,600 VPD)
- **Booming Greater Market:** Charleston MSA is one of America's most highly sought after and growing markets with extremely high barriers to entry
- **Charleston Accolades:** #1 Top City in World (Condé Nast), #1 Best City in the U.S. (Travel + Leisure), #1 Moving Destinations (Realtor.com)

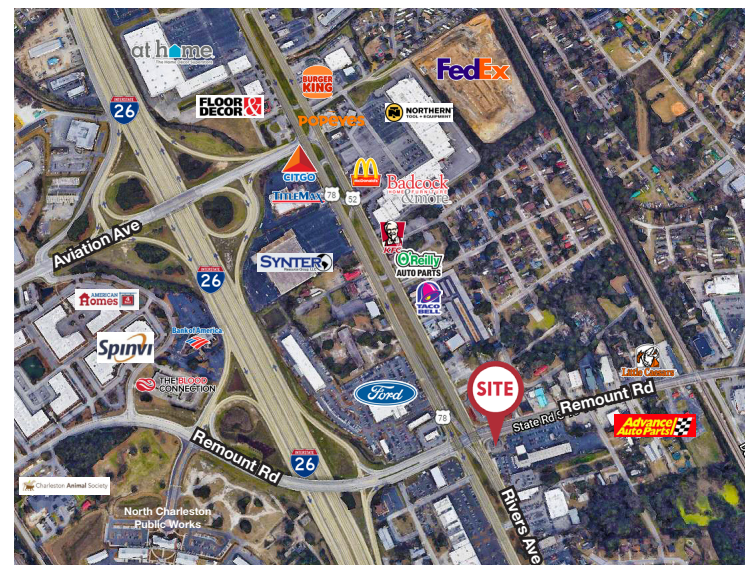
INVESTMENT TEAM

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INVESTMENT SUMMARY

List Price:	\$1,333,333
Cap Rate:	5.25%
NOI:	\$70,000
Lease Type:	Absolute Net
Remaining Lease Term:	14 Years (Original 15 Years)
Bumps:	10% Every 5 Years
Store Sales:	\$1,065,000 (2020)
Options:	(3) 5-Year Options



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