



SALE INCLUDES
4.5 ACRES
OF ADDITIONAL LAND

PLANTATION PLAZA | CLINTON, SC



NEWBERRY MEDICAL BUILDING | NEWBERRY, SC

OFFICE PORTFOLIO

CLINTON, SC | NEWBERRY, SC

FURMAN
CAPITAL ADVISORS

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARIES

	Plantation Plaza	Newberry Medical
Address	100-800 Plaza Circle Clinton, SC 29325	2541 Evans Street Newberry, SC 29108
Year Built	2003 – 2010	2003
No. of Buildings	8	1
Total Building Size	±34,685 SF	±4,712 SF
Parcel Size	±8.59 Acres	±1.00 Acre
Parking Spaces	235 Spaces	41 Spaces

INVESTMENT SUMMARY

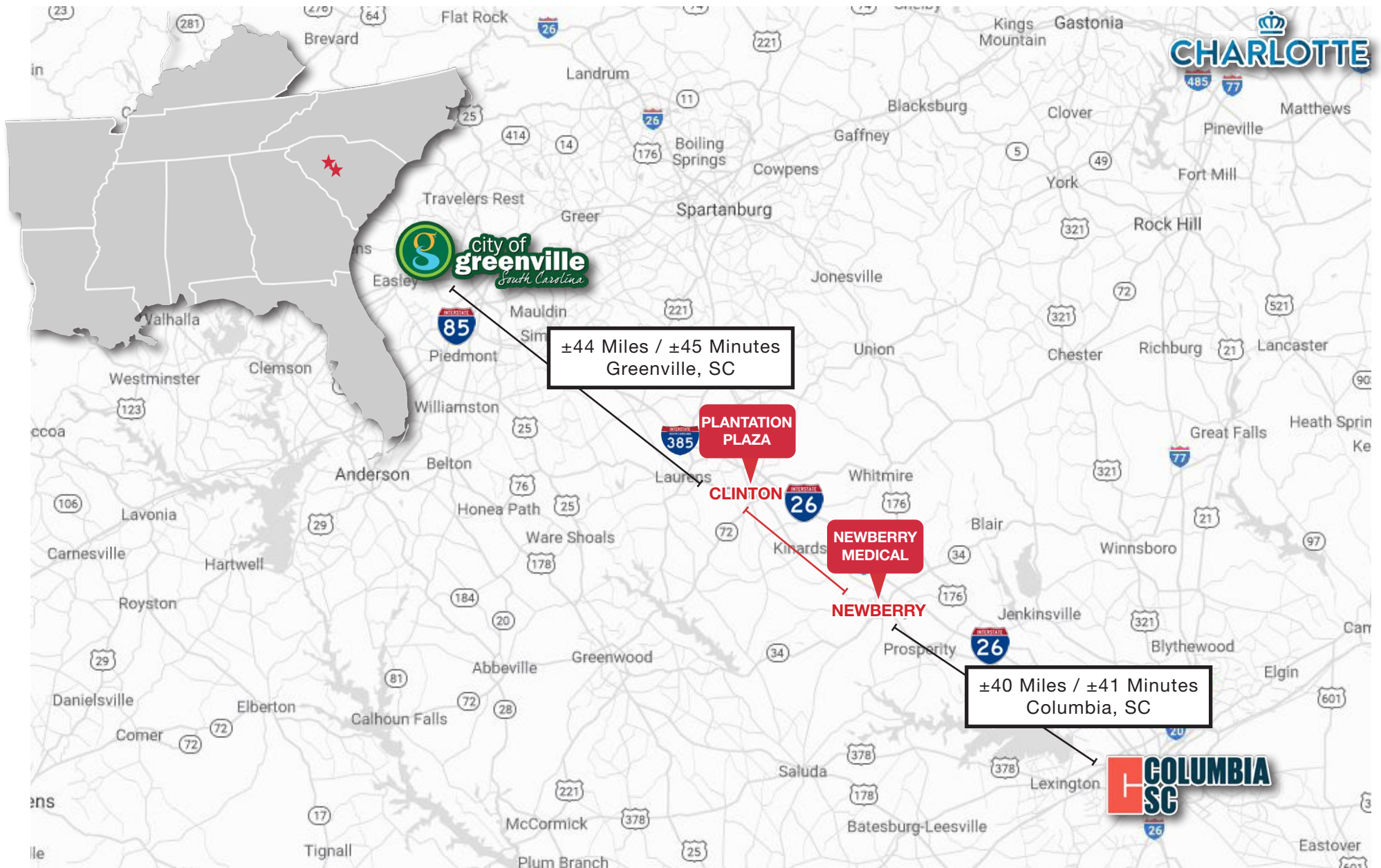
NOI	\$273,062
Cap Rate	8.75%
List Price	\$3,120,000
Occupancy	84.91%
Lease Type	Modified Gross
Ownership	Fee Simple
Financing	Delivered Free & Clear

INVESTMENT HIGHLIGHTS

- **Located Adjacent to County Hospitals:** Both properties are located within each counties major medical office submarkets and adjacent to the county hospitals (Prisma & Newberry County Hospital)
- **Majority of the Tenant Mix is Healthcare:** ±75% of the occupied square footage is occupied by medical office tenants due to the properties proximity to county hospitals
- **Very Attractive Going-In Yield with Upside Potential:** Priced at an 8.75% cap rate provides a buyer with a very strong leveraged cash-on-cash return and additional upside potential through lease-up and rent increases
- **Priced Well Below Replacement Cost:** Extremely attractive price point at only \$79.19 PSF due to the very attractive rental rates and below average occupancy
- **Excess Land for Future Upside:** Both properties include excess land equal to ±5 acres combined for future development and build-to-suit opportunities
- **Located in the Path of Progress:** As bedroom communities located directly between Greenville and Columbia SC, the Clinton & Newberry markets are excellent growth alternatives due to the abundance of land, lower cost of living, and ease of access
- **Greater Booming Market:** The “Upstate” of South Carolina is among the fastest growing and most desired investment markets in the Southeast due its low cost of living, mild climate, friendly people, pro-business policies, and abundance of jobs

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

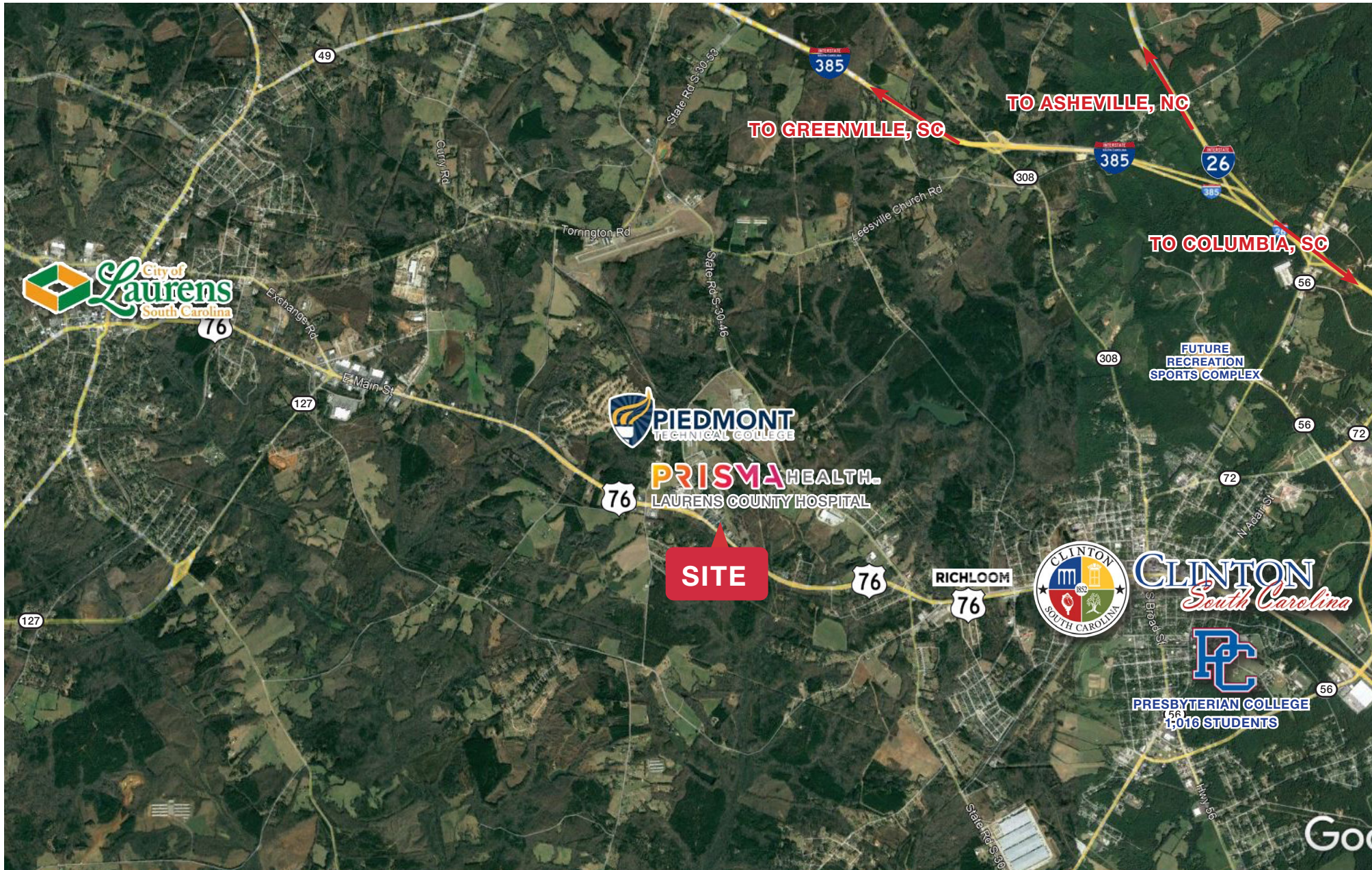
Plantation Plaza | Clinton, SC



PLANTATION PLAZA CLINTON, SC

PROPERTY OVERVIEW

Market Map - Plantation Plaza | Clinton, SC



PROPERTY OVERVIEW

Aerial Map - Plantation Plaza | Clinton, SC



PROPERTY OVERVIEW

Tax Map - Plantation Plaza | Clinton, SC



PROPERTY OVERVIEW

Property Photos - Plantation Plaza | Clinton, SC



Site lines are approximate

PROPERTY OVERVIEW

Property Photos - Plantation Plaza | Clinton, SC

100 PLAZA



200 PLAZA



300 PLAZA



400 PLAZA



PROPERTY OVERVIEW

Property Photos - Plantation Plaza | Clinton, SC

500 PLAZA



Tenant:
ProHealth

600 PLAZA



Tenant:
Carolina Family Medicine

700 PLAZA



Tenants:
Childers
Piedmont Pulmonary
NHC

800 PLAZA



Tenants:
Southbrook
Amedisys

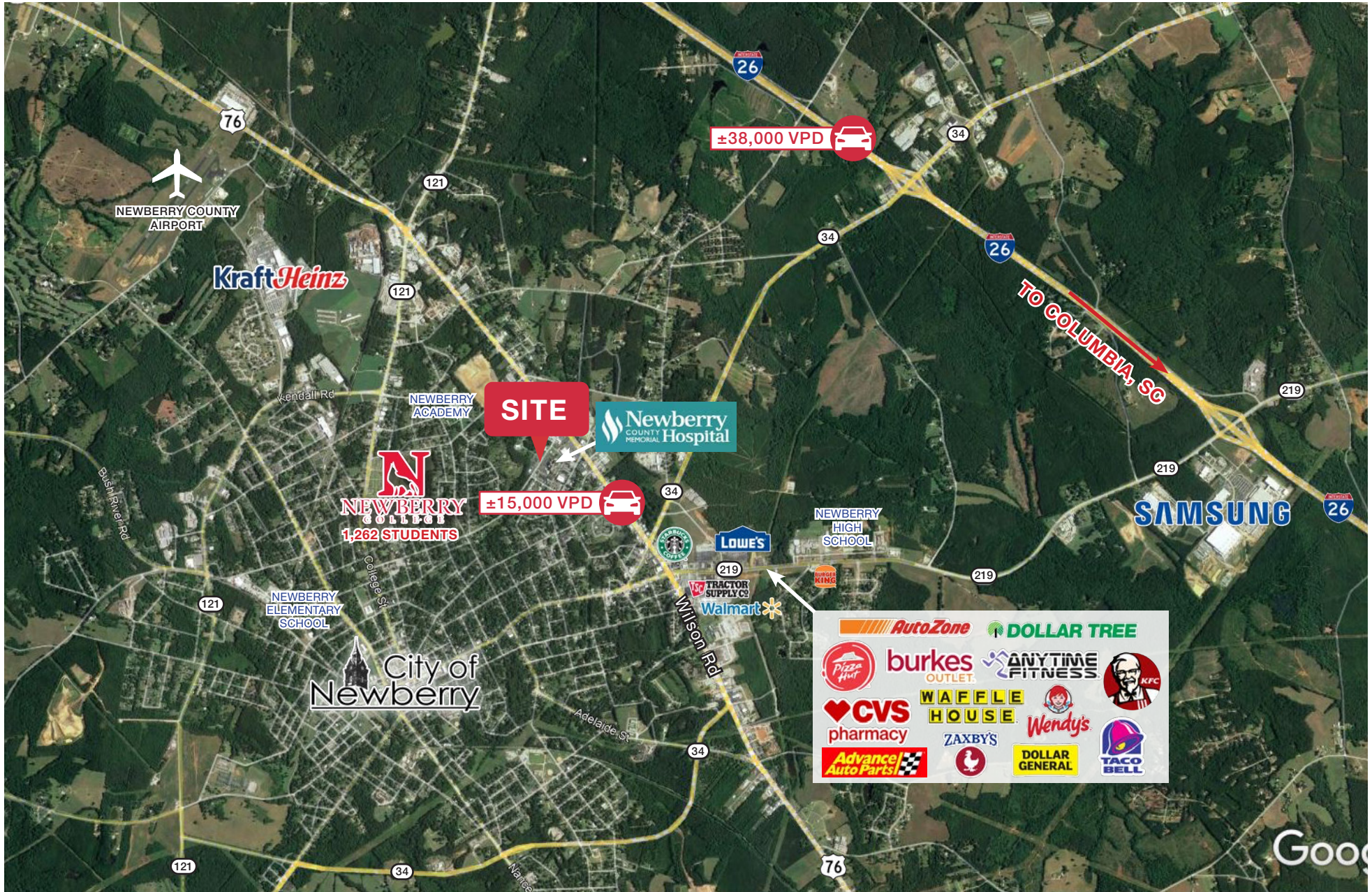
PROPERTY OVERVIEW

Newberry Medical | Newberry, SC



PROPERTY OVERVIEW

Market Map - Newberry, SC



PROPERTY OVERVIEW

Aerial Map - Newberry, SC



Site line is approximate

PROPERTY OVERVIEW

Tax Map - Newberry, SC



PROPERTY OVERVIEW

Property Photos - Newberry, SC



Tenants:
Sheryl Wilson Message
Newberry Pathology Group
Douglas McCartha

Site lines are approximate



NEWBERRY MEDICAL PARK

NEWBERRY DIALYSIS	ROBERT P. MCCARTHA, DMD GENERAL DENTISTRY
NEWBERRY EAR, NOSE & THROAT	NEWBERRY INTERNAL MEDICINE
AARON S. CARNER, DMD DOUGLAS C. MCCARTHA, DMD	NEWBERRY COUNTY MENTAL HEALTH
	NEWBERRY FAMILY CHIROPRACTIC, LLC

PROPERTY OVERVIEW

Property Photos - Newberry, SC



Site line is approximate



INVESTMENT OVERVIEW

Financial Overview | Current

A hand holding a blue pen points to a financial chart on a document. The chart features a bar graph with red, blue, and yellow bars, and a line graph with a red line. The word "FINANCIALS" is overlaid in the center of the image.

FINANCIALS

INVESTMENT OVERVIEW

Investment Summary & Underwriting Assumptions

FINANCIAL ASSUMPTIONS

NOI	\$273,062
Asking Price	\$3,120,000
Cap Rate	8.75%
Occupancy	84.91%
Current Vacancy	15.09%
Current Avg. Rent	\$11.72 PSF
Rent Increases	Per the leases
Lease Structure	Modified Gross
Management Fee	4% of effective gross income
Property Taxes	Estimated based on point of sale
Reserve Allowance	\$0.25 per SF



INVESTMENT OVERVIEW

Rent Roll - Current

Tenant	Square Feet	Lease Commencement	Lease End Date	BASE RENT			LEASE NOTES	
				\$/SF	Monthly	Annual	Rent Increases	Option Periods
100 Plaza - Clinton								
US House of Rep (A)	856	9/15/2017	1/2/2023	\$13.32	\$950	\$11,400	None	None
Vacant (A1,A2)	473	-	-	-	-	-	-	-
Massage Therapy (A3)	455	3/1/2016	2/28/2025	\$9.89	\$375	\$4,500	3.5% Annually	Auto Renews for 4 Yrs.
Edward Jones (B)	1,536	12/1/2019	1/31/2025	\$13.91	\$1,780	\$21,360	FMV TBD	1 - (5) Year
200 Plaza - Clinton								
Carolina Counseling Associates (C)	975	9/1/2021	8/31/2025	\$12.92	\$1,050	\$12,600	3.5% Annually	Auto Renews for 4 Yrs
Vacant (C100)	555	-	-	-	-	-	-	-
Upper Savannah Care Services (D)	1,790	3/1/2019	2/28/2024	\$9.72	\$1,450	\$17,400	3.5% Annually	Auto Renews for 5 Yrs.
300 Plaza - Clinton								
Achieve Behavioral Health (E)	1,560	3/1/2022	4/30/2025	\$12.00	\$1,560	\$18,720	2% Annually Starting 1/1/24	2 - (3) Year
Greenville Kidney Care (F)	950	11/15/2018	11/30/2022	\$12.00	\$950	\$11,400	2.5% Annually	Auto Renews for 2 Yrs.
Kimberly Little Counseling (F100)	270	3/1/2022	2/28/2025	\$11.78	\$265	\$3,180	3.5% Annually	Auto Renews for 3 Yrs.
Vacant (F200)	540	-	-	-	-	-	-	-
400 Plaza - Clinton								
Vitality Healthcare (G)	1,771	2/12/2021	2/11/2026	\$12.09	\$1,785	\$21,420	2.5% Annually	Auto Renews for 3 Yrs.
Carolina Nephrology Associates (H)	1,083	6/15/2004	6/30/2024	\$12.61	\$1,139	\$13,662	3.5% Annually	Auto Renews for 3 Yrs.
Vacant (H)	466	-	-	-	-	-	-	-
500 Plaza - Clinton								
Vacant (I)	395	-	-	-	-	-	-	-
ProHealth (J)	3,654	5/23/2018	6/30/2025	\$10.67	\$3,250	\$39,000	3.5% Annually	Auto Renews for 4 Yrs.
Vacant (K)	1,563	-	-	-	-	-	-	-
Vacant (L)	180	-	-	-	-	-	-	-
600 Plaza - Clinton								
Carolina Family Medicine (P)	1,923	11/1/2013	10/31/2022	\$12.21	\$1,957	\$23,484	2.5% Annually	Auto Renews for 4 Yrs.
700 Plaza - Clinton								
Dr. Julie Childers, DMD (M)	2,330	7/1/2007	6/30/2023	\$13.56	\$2,633	\$31,593	2.5% Annually	Auto Renews for 2 Yrs.
Piedmont Pulmonary (N)	1,980	2/1/2018	2/1/2024	\$10.08	\$1,663	\$19,957	3.5% Annually	Auto Renews for 4 Yrs.
NHC Healthcare	3,720	9/12/1999	11/30/2024	\$13.62	\$4,221	\$50,648	2% Annually	2 - (5) Year
800 Plaza - Clinton								
Southbrook Construction (Q)	482	1/1/2015	1/15/2023	\$11.20	\$450	\$5,400	None	Auto Renews for 1 Yr.
Vacant (R)	738	-	-	-	-	-	-	-
Vacant (S)	1,119	-	-	-	-	-	-	-
Vacant (T)	456	-	-	-	-	-	-	-
Amedisys Hospice (U)	2,865	5/1/2014	8/31/2024	\$13.30	\$3,175	\$38,100	FMV TBD	No less than 3 Yrs.
Newberry Medical								
Sheryl Wilson Massage (100)	664	3/1/2016	7/31/2022	\$10.08	\$558	\$6,696	None	Auto Renews for 3 Yrs.
Newberry Pathology Group (200)	1,673	11/1/2020	6/30/2025	\$12.16	\$1,695	\$20,340	2.5 % Annually	Auto Renews for 4 Yrs.
McCarthy-McClary Orthodontics (300)	2,375	3/1/2009	7/31/2023	\$8.96	\$1,774	\$21,288	None	Auto Renews for 3 Yrs.
TOTAL PROPERTY	39,397			\$11.72	\$32,679	\$392,148		
CURRENT VACANCY	15.09%							

INVESTMENT OVERVIEW

Schedule of Income - Current

OPERATING INCOME

	SIZE (SF)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
100 Plaza - Clinton											
US House of Rep (A)	856	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
Vacant (A1,A2)	473	-	-	-	-	-	-	-	-	-	-
Massage Therapy (A3)	455	\$4,500	\$4,658	\$4,821	\$4,989	\$5,164	\$5,345	\$5,532	\$5,725	\$5,926	\$6,133
Edward Jones (B)	1,536	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360	\$21,360
200 Plaza - Clinton											
Carolina Counseling Associates (C)	975	\$12,600	\$13,041	\$13,497	\$13,970	\$14,459	\$14,965	\$15,489	\$16,031	\$16,592	\$17,173
Vacant (C100)	555	-	-	-	-	-	-	-	-	-	-
Upper Savannah Care Services (D)	1,790	\$17,400	\$18,009	\$18,639	\$19,292	\$19,967	\$20,666	\$21,389	\$22,138	\$22,912	\$23,714
300 Plaza - Clinton											
Achieve Behavioral Health (E)	1,560	\$18,720	\$19,094	\$19,476	\$19,866	\$20,263	\$20,668	\$21,082	\$21,503	\$21,933	\$22,372
Greenville Kidney Care (F)	950	\$11,400	\$11,685	\$11,977	\$12,277	\$12,583	\$12,898	\$13,221	\$13,551	\$13,890	\$14,237
Kimberly Little Counseling (F100)	270	\$3,180	\$3,291	\$3,406	\$3,526	\$3,649	\$3,777	\$3,909	\$4,046	\$4,187	\$4,334
Vacant (F200)	540	-	-	-	-	-	-	-	-	-	-
400 Plaza - Clinton											
Vitality Healthcare (G)	1,771	\$21,420	\$21,956	\$22,504	\$23,067	\$23,644	\$24,235	\$24,841	\$25,462	\$26,098	\$26,751
Carolina Nephrology Associates (H)	1,083	\$13,662	\$14,140	\$14,635	\$15,147	\$15,677	\$16,226	\$16,794	\$17,382	\$17,990	\$18,620
Vacant (H)	466	-	-	-	-	-	-	-	-	-	-
500 Plaza - Clinton											
Vacant (I)	395	-	-	-	-	-	-	-	-	-	-
ProHealth (J)	3,654	\$39,000	\$40,365	\$41,778	\$43,240	\$44,753	\$46,320	\$47,941	\$49,619	\$51,356	\$53,153
Vacant (K)	1,563	-	-	-	-	-	-	-	-	-	-
Vacant (L)	180	-	-	-	-	-	-	-	-	-	-
600 Plaza - Clinton											
Carolina Family Medicine (P)	1,923	\$23,484	\$24,071	\$24,673	\$25,290	\$25,922	\$26,570	\$27,234	\$27,915	\$28,613	\$29,328
700 Plaza - Clinton											
Dr. Julie Childers, DMD (M)	2,330	\$31,593	\$32,382	\$33,192	\$34,022	\$34,872	\$35,744	\$36,638	\$37,554	\$38,492	\$39,455
Piedmont Pulmonary (N)	1,980	\$19,957	\$20,655	\$21,378	\$22,127	\$22,901	\$23,703	\$24,532	\$25,391	\$26,280	\$27,199
NHC Healthcare	3,720	\$50,648	\$51,661	\$52,695	\$53,748	\$54,823	\$55,920	\$57,038	\$58,179	\$59,343	\$60,530
800 Plaza - Clinton											
Southbrook Construction (Q)	482	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Vacant (R)	738	-	-	-	-	-	-	-	-	-	-
Vacant (S)	1,119	-	-	-	-	-	-	-	-	-	-
Vacant (T)	456	-	-	-	-	-	-	-	-	-	-
Amedisys Hospice (U)	2,865	\$38,100	\$33,888	\$33,888	\$33,888	\$33,888	\$33,888	\$33,888	\$33,888	\$33,888	\$33,888
Newberry Medical											
Sheryl Wilson Massage (100)	664	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696
Newberry Pathology Group (200)	1,673	\$20,340	\$20,849	\$21,370	\$21,904	\$22,452	\$23,013	\$23,588	\$24,178	\$24,778	\$24,778
McCarthy-McClary Orthodontics (300)	2,375	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288	\$21,288
Tenant Reimbursements		\$24,024	\$26,733	\$27,267	\$27,813	\$28,369	\$28,936	\$29,515	\$30,105	\$30,707	\$31,322
Scheduled Gross Income		\$416,171	\$422,622	\$431,341	\$440,308	\$449,531	\$459,017	\$468,774	\$478,810	\$488,529	\$498,530
Vacancy Allowance (Actual)	15.09%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income		\$416,171	\$422,622	\$431,341	\$440,308	\$449,531	\$459,017	\$468,774	\$478,810	\$488,529	\$498,530

INVESTMENT OVERVIEW

10-Year Cash Flow - Current

OPERATING INCOME

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Effective Gross Income (restated from previous pg.)	\$416,171	\$422,622	\$431,341	\$440,308	\$449,531	\$459,017	\$468,774	\$478,810	\$488,529	\$498,530

OPERATING EXPENSES

	\$/SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Taxes	\$1.02	\$40,000	\$45,639	\$46,552	\$47,483	\$48,432	\$49,401	\$50,389	\$51,397	\$52,425	\$53,473
Insurance	\$0.43	\$17,127	\$17,470	\$17,819	\$18,175	\$18,539	\$18,910	\$19,288	\$19,674	\$20,067	\$20,468
CAM	\$0.72	\$28,202	\$28,766	\$29,341	\$29,928	\$30,527	\$31,137	\$31,760	\$32,395	\$33,043	\$33,704
Utilities	\$0.79	\$31,284	\$31,910	\$32,548	\$33,199	\$33,863	\$34,540	\$35,231	\$35,935	\$36,654	\$37,387
Management Fee	4.00%	\$16,647	\$16,905	\$17,254	\$17,612	\$17,981	\$18,361	\$18,751	\$19,152	\$19,541	\$19,941
Reserve Allowance	\$0.25	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849	\$9,849
Total Operating Expenses	\$3.63	\$143,109	\$150,538	\$153,363	\$156,246	\$159,191	\$162,198	\$165,268	\$168,403	\$171,579	\$174,823

Net Operating Income		\$273,062	\$272,084	\$277,979	\$284,062	\$290,340	\$296,819	\$303,506	\$310,408	\$316,950	\$323,707
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Cap Rate 8.75%

Purchase Price \$ 3,120,000 \$ 79.19 price/SF

DEBT ASSUMPTIONS

Loan Amount	\$2,340,000	LTV	75%	Amortization (Years)	20
Initial Equity	\$780,000	Interest Rate	4.00%	Loan Term (Years)	10

SCHEDULE OF PROSPECTIVE CASH FLOWS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual Debt Service	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159	-\$170,159
Annual Cash Flow	\$102,903	\$101,925	\$107,819	\$113,903	\$120,181	\$126,660	\$133,347	\$140,248	\$146,791	\$153,548
Annual Cash on Cash Return	13.19%	13.07%	13.82%	14.60%	15.41%	16.24%	17.10%	17.98%	18.82%	19.69%
EOY Principal Balance	-\$2,262,022	-\$2,180,866	-\$2,096,404	-\$2,008,501	-\$1,917,017	-\$1,821,805	-\$1,722,714	-\$1,619,587	-\$1,512,257	-\$1,400,555
Annual Equity Build-up	\$77,979	\$81,156	\$84,462	\$87,903	\$91,484	\$95,212	\$99,091	\$103,128	\$107,329	\$111,702
Annual Equity Return on Equity Build-up	10.00%	10.40%	10.83%	11.27%	11.73%	12.21%	12.70%	13.22%	13.76%	14.32%
Total Annual Return	23.19%	23.47%	24.65%	25.87%	27.14%	28.45%	29.80%	31.20%	32.58%	34.01%

MARKET OVERVIEW

Market Analysis - Clinton, SC



CLINTON
South Carolina



LOCATION

- The proud home of Presbyterian College, Clinton is nestled in the heart of Upstate South Carolina directly between Greenville, SC and Columbia, SC.
- Clinton is situated within minutes of I-385 and I-26, and is less than an hour's drive from the metropolitan centers of Columbia, Greenville and Spartanburg, SC.
- The City of Clinton is also positioned advantageously between Charlotte, NC and Atlanta, GA, two of the largest cities in the Southeast.



HIGHER EDUCATION

- Founded in 1880 by Dr. William Plumer Jacobs, **Presbyterian College** (PC) offers challenging academics and a culture of honor, ethics and service that prepares students to be leaders in communities.
- Undergraduate enrollment = 1,016
- Number of majors, minors, and programs = 107
- PC offers its students the benefit of engaging with an exceptional faculty who take an individual interest in their students' well-being, both personally and in the classroom.



COMMUNITY

- Clinton is ideally **located at the intersection of two major interstates**, and its superior infrastructure and progressive business climate have made it the chosen location for some of the region's most prominent distribution centers.
- According to *Serling's Best Places*, with a U.S. average of 100, Clinton (75.9) has a **lower cost of living** than many other towns in the southeast.
- The City of Clinton has currently undertaking a major downtown revitalization project to make their downtown area more user-friendly and beautiful for visitors and residents alike. Improvements include new sidewalks and curb work, trees and other plantings, and improved parking within the downtown area.
- Clinton is an ideal location for sports & recreation enthusiasts with many nearby lakes and rivers, hiking trails, national forests, hunting areas, and golf courses.
- Musgrove Mill St. Park in Clinton is home to various natural attractions such as Horseshoe Falls and the Enoree River where visitors can go kayaking or canoeing.

MARKET OVERVIEW

Demographics - Plantation Plaza | Clinton, SC

1 MILE RADIUS

Summary	2010	2021	2026
Population	268	285	294
Households	99	107	110
Families	69	73	74
Average Household Size	2.68	2.64	2.65
Owner Occupied Housing Units	75	74	78
Renter Occupied Housing Units	24	33	32
Median Age	40.6	43.0	44.4
Average Household Income		\$47,295	\$52,009

3 MILE RADIUS

Summary	2010	2021	2026
Population	6,523	6,543	6,587
Households	2,488	2,505	2,521
Families	1,665	1,639	1,639
Average Household Size	2.56	2.55	2.55
Owner Occupied Housing Units	1,594	1,464	1,507
Renter Occupied Housing Units	894	1,041	1,014
Median Age	38.2	40.3	41.2
Average Household Income		\$48,861	\$53,885

5 MILE RADIUS

Summary	2010	2021	2026
Population	22,161	22,179	22,299
Households	8,143	8,172	8,215
Families	5,373	5,268	5,262
Average Household Size	2.49	2.50	2.50
Owner Occupied Housing Units	4,897	4,418	4,509
Renter Occupied Housing Units	3,246	3,754	3,706
Median Age	36.7	38.7	39.6
Average Household Income		\$51,909	\$57,261

MARKET OVERVIEW

Market Analysis - Newberry, SC



LOCATION

- Newberry is a city in Newberry County, South Carolina, in the Piedmont region located 43 miles northwest of Columbia.
- Located on I-26 between the major metropolitan areas of Columbia and Greenville, Newberry enjoys a great location and an outstanding transportation network.
- The population in Newberry, SC is 10,019. Spanning over 9 miles, Newberry has a population density of 1,121 people per square mile.



HIGHER EDUCATION

- **Newberry College** is a private, four-year, liberal arts college located in the City of Newberry. The school has over 1,200 students and offers a values-based curriculum with 32 majors, 11 areas of study, and recently added graduate programming.
- **Piedmont Technical College** offers a wide variety of career studies programs and transfer opportunities to colleges and universities throughout South Carolina. The Newberry County location is the school's largest satellite campus, serving over 400 students.



COMMUNITY

- Newberry is a town rich in history and known for its rural beauty and small town charm, carefully and beautifully preserved.
- In recent years, Newberry has earned recognition in both Crampton's **The 100 Best Small Towns In America** and in Sweitzer & Fields' **The 50 Best Small Southern Towns**.
- Most recently Newberry was named one of Travel Channel's **50 Most Charming Small Towns in America**.
- Newberry is also home to nearby state parks, national forest, lakes and rivers for the outdoor enthusiast as well as a local winery & vineyard and golf courses.
- The Newberry Opera House is a historic performing arts theatre that **hosts over 250 events a year**.
- A pleasant climate, beautiful natural surroundings, **ease of transportation, affordable homes, good schools, and a growing local economy** are just a few of the reasons why so many people are finding Newberry, SC a wonderful place to call home.

MARKET OVERVIEW

Demographics - Newberry Medical | Newberry, SC

1 MILE RADIUS

Summary	2010	2021	2026
Population	3,592	3,749	3,795
Households	1,274	1,307	1,330
Families	744	743	751
Average Household Size	2.23	2.22	2.22
Owner Occupied Housing Units	802	812	846
Renter Occupied Housing Units	472	495	484
Median Age	38.2	39.5	41.0
Average Household Income		\$64,177	\$69,462

3 MILE RADIUS

Summary	2010	2021	2026
Population	13,912	14,165	14,346
Households	5,292	5,410	5,502
Families	3,371	3,362	3,396
Average Household Size	2.42	2.39	2.38
Owner Occupied Housing Units	3,012	3,044	3,150
Renter Occupied Housing Units	2,280	2,365	2,352
Median Age	34.7	36.0	37.2
Average Household Income		\$53,942	\$58,255

5 MILE RADIUS

Summary	2010	2021	2026
Population	17,158	17,540	17,800
Households	6,386	6,557	6,680
Families	4,158	4,171	4,222
Average Household Size	2.51	2.49	2.48
Owner Occupied Housing Units	3,862	3,929	4,069
Renter Occupied Housing Units	2,524	2,628	2,611
Median Age	35.3	36.7	37.9
Average Household Income		\$55,300	\$60,039

MARKET OVERVIEW

Market Analysis - Greenville, SC



LOCATION

- The city of Greenville is the 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from the capital city of Columbia and only 200 miles from the Port of Charleston SC.

INFRASTRUCTURE

- Greenville-Spartanburg International Airport is the 2nd busiest airport in the state with 1.1 million passengers in 2020.
- 3 Interstate highways offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- Home to the Inland Port Greer connecting the Upstate to the Port of Charleston.

HIGHER EDUCATION

- Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in or around Greenville.

COMMERCE

- Home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.
- Other major businesses include Bausch and Lomb, the Perrigo Company of SC, Prisma Health System, Ernst and Young, IBM, Charter Communications, Dunlop Slazenger Group, Liberty Corporation Bank of America, GE Power & Water, Day & Zimmerman, Scan Source, Lockheed Martin Aircraft, Windstream, SYNEX Corporation and TD Bank.

ACCOLADES

- One of the South's Best 'Cities on the Rise' (*Southern Living*) March 2021
- #10 Coolest Cities with the Lowest Cost of Living in the U.S. (*Purewow*) February 2021
- #6 Best Small Cities in the US (*Condé Nast Traveler*) October 2020
- America's Best Small Cities (*BestCities.org*) March 2020
- The 50 Best U.S. Cities for Starting a Business in 2020 (*Inc.com*) December 2019
- US Travel: 25 Best Places to Visit in 2020 (*Forbes*) December 2019
- 10 Cities to Watch in 2020 (*Worth*) November 2019
- #36 Best Places to Live (*Money Magazine*) October 2019
- #22 Best Places to Live in the USA (*U.S News & World Report*) May 2019
- #10 2019 Top 100 Best Places to Live (*Livability*) March 2019
- #7 The South's Best Cities 2019 (*Southern Living*) March 2019
- Top 19 Must-See Destinations in 2019 (*Expedia*) January 2019
- America's 100 Best Places to Retire (*Where to Retire*) December 2018
- #35 Top Cities in the US with the Biggest Influx of People, The Most Work Opportunities, and the Hottest Business Growth (*Business Insider*) August 2018

MARKET OVERVIEW

Market Analysis - Columbia, SC



LOCATION

- The Columbia MSA is an area consisting of six counties in central South Carolina, anchored by the city of Columbia, with a current MSA population of 837,092.
- Columbia is the state capital and is the second-largest metropolitan statistical area in the State with a population of 129,272.
- The city is located in Richland County, with a portion of the city extending into neighboring Lexington County.
- The central SC region is home to four major interstates (I-20, I-26, I-77, I-95), all easily accessible throughout the region with direct routes to Charlotte, NC and the Port of Charleston, SC.



HIGHER EDUCATION

- The City of Columbia is home to six institutions with nearly 50,000 students enrolled in higher education. The four largest include:
- University of South Carolina: Public, 4-year ($\pm 35,000$ students enrolled). UofSC's main campus covers over 359 acres in downtown Columbia and is the 4th fastest growing university in the Nation. Its undergraduate and graduate International Business programs have ranked among the top three programs in the nation for over a decade.
- Benedict College: Private, 4-year ($\pm 2,500$ undergrad students)
- South Carolina State, Orangeburg: Public, 4-year ($\pm 2,400$ undergrad students)
- Columbia College: Private, 4-year ($\pm 1,400$ undergrad students)



COMMUNITY

- Concerts, festivals, beautiful parks and greenspaces, rivers / lakes, nightlife, and a thriving art scene guarantee that there is no shortage of entertainment options.
- Downtown Columbia features the State Capital, USC Campus, Columbia Convention Center, Edventure Children's Museum (annual attendance over 200,000) 18,000 seat Colonial Life Arena, the 9,000 seat Segra Park, The State Museum (annual attendance 185,000), 9,000 seat USC baseball park, the 2,256 seat Koger Center for the Arts, 3 major rivers, plus many of the region's largest employers.
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military has a \$4.1 Billion economic impact on the Columbia region.



ACCOLADES

- Top 50 Best Places to Live — *U.S. News & World Report*
- Ranked Top 10 in Nation: Riverbanks Zoo — *TripAdvisor*
- #3 Top U.S. College Towns — *Livability.com*
- Best Museum in South Carolina: Columbia Museum of Art — *The State*
- Top 50 for Business & Careers — *Forbes*
- Top 20 Best Places to Retire — *CNNMoney*
- Most Affordable Places to Live — *U.S. News & World Report*

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 100-800 Plaza Circle, Clinton, SC 29325, and 2541 Evans Street, Newberry, SC 29108 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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