



VIEW VIDEO



MADE IN THE USA



CONFIDENTIAL OFFERING MEMORANDUM

ARK THERAPEUTIC | COLUMBIA, SC

EXCLUSIVELY LISTED BY

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CAPITAL ADVISORS

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

- 04 Regional Map
- 05 Market Map
- 06 Submarket Map
- 07 Aerial Map
- 08 Aerial and Site Plan
- 09 Floor Plan
- 10 Property Photos

Financial Overview

12 Lease Summary

Tenant Overview

13 ARK Therapeutic

Market Overview

- 14 Columbia Area Market Overview
- 18 Demographics

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Investment Services Division of NAI Earle Furman

INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

| | |
|---------------|---|
| Address | 703 Clemson Rd Columbia, SC 29229 |
| Ownership | Fee Simple |
| Financing | Delivered Free & Clear |
| Class | A |
| Year Built | 2013 |
| Building Size | ±11,591 |
| Parcel Size | ±4.87 |
| Zoning | GC (General Commercial) Richland County |
| Parking | 36 Spaces |

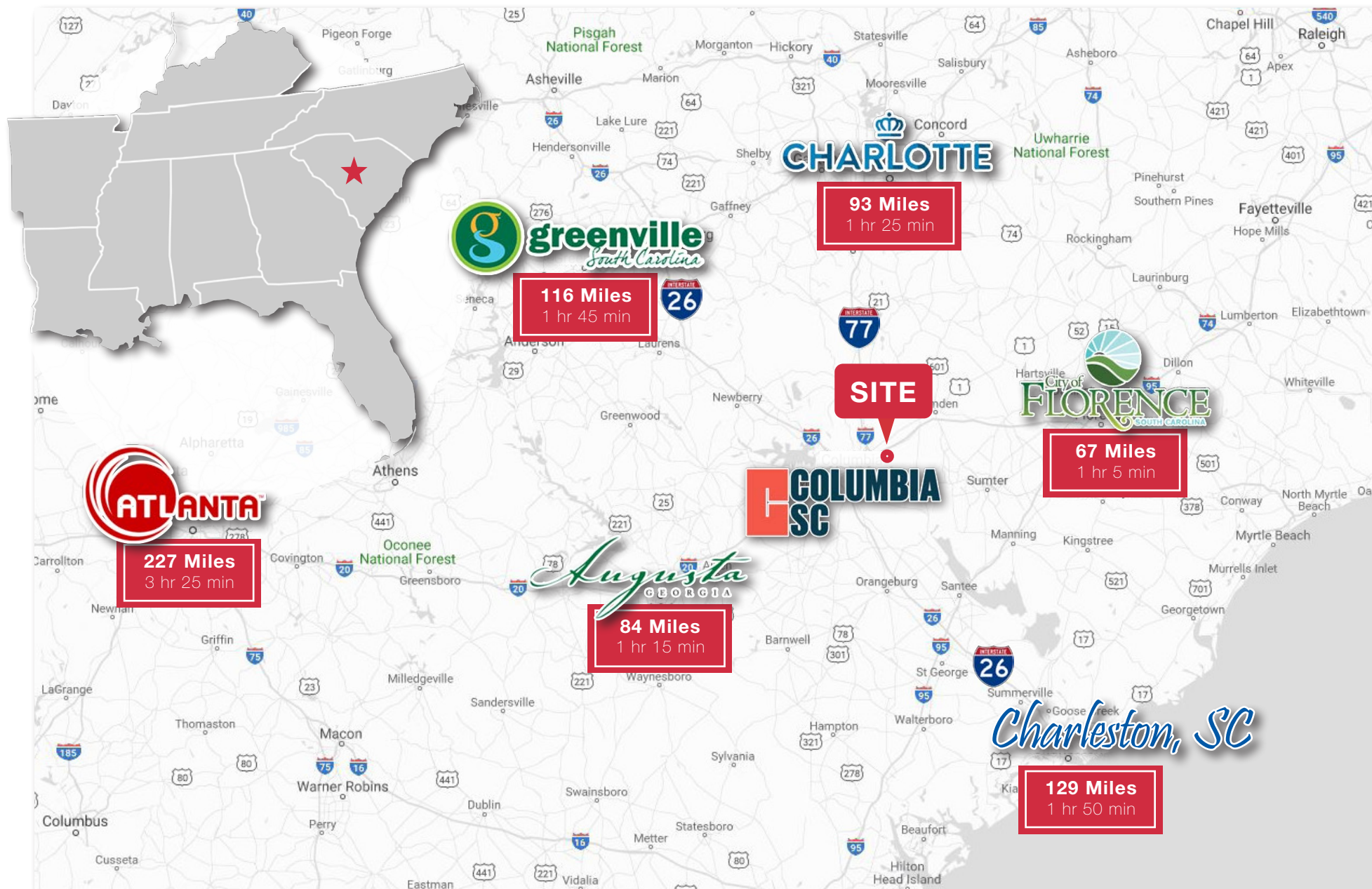
INVESTMENT SUMMARY

| | |
|--------------|--------------|
| NOI | \$180,000 |
| Cap Rate | 6.25% |
| List Price | \$2,880,000 |
| Lease Type | Absolute Net |
| Initial Term | 10 Years |
| Increases | 2% Annually |
| Options | 2 - (5) Year |

PROPERTY HIGHLIGHTS

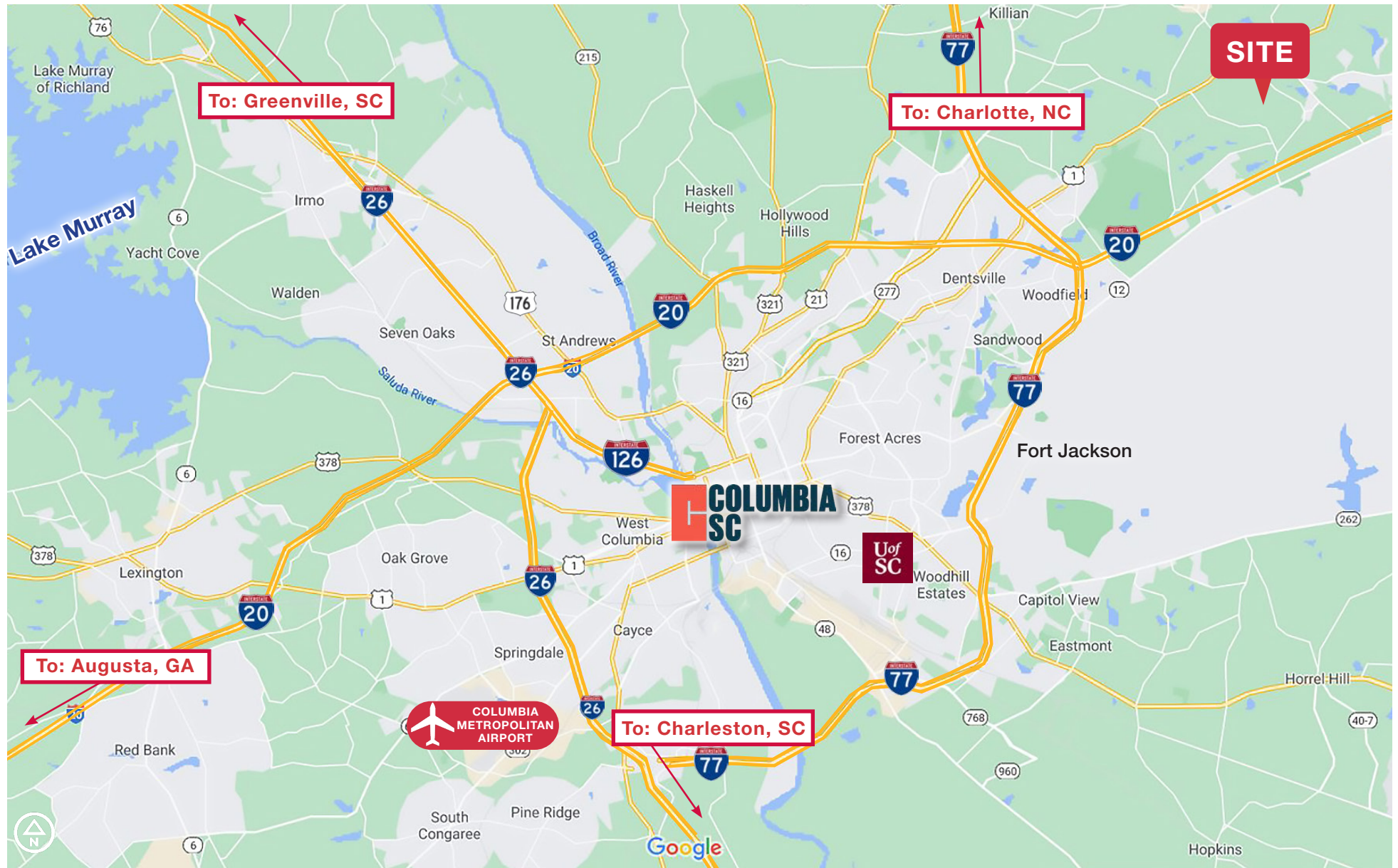
- **Immediate NOI and Cap Rate Growth Potential:** Tenant/Seller is in need of an immediate expansion for storage and distribution space. The site includes an additional preconstructed ±8,600 concrete pad ready for construction. Tenant/Seller is prepared to lease a newly constructed expansion space. Please request further details from the Listing Broker.
- **Long Term Sale-Leaseback:** Tenant/Seller will sign a new 10-year Absolute Net Lease with two 5-year options.
- **Zero Landlord Responsibilities:** The Absolute Net Lease structure creates a 100% hands off investment and provides true mailbox money.
- **Favorable Rent Increases:** The new lease will include 2% annual rent increases throughout the base term and options.
- **Strong & Proudful Tenant:** ARK Therapeutics is an innovative company servicing special needs clients and has seen significant year-over-year growth to over \$7 million in annual gross revenue. All products are made in the USA.
- **High-Quality Office & Light Industrial Construction:** Over sixty percent of the existing building is high-quality office space, including eight bathrooms, multiple conference rooms, break room, and an employee gym. The existing manufacturing/distribution space is climate controlled and in excellent condition.
- **Large Site with Future Expansion Potential:** The land parcel is ±4.87 acres with a shared drive that may allow for future expansion or constructing a separate building.
- **Exceptional Location:** The Clemson Road submarket is one of the fastest growing areas in Columbia. The property is located only 2.1 miles from I-20 (70K VPD) and 1.1 miles from Columbia's most trafficked retail corridor on Two Notch Road.
- **High-Demand Investment Market:** Columbia is the State Capital and the second largest MSA in South Carolina comprised of 816,450 residents.

Regional Map



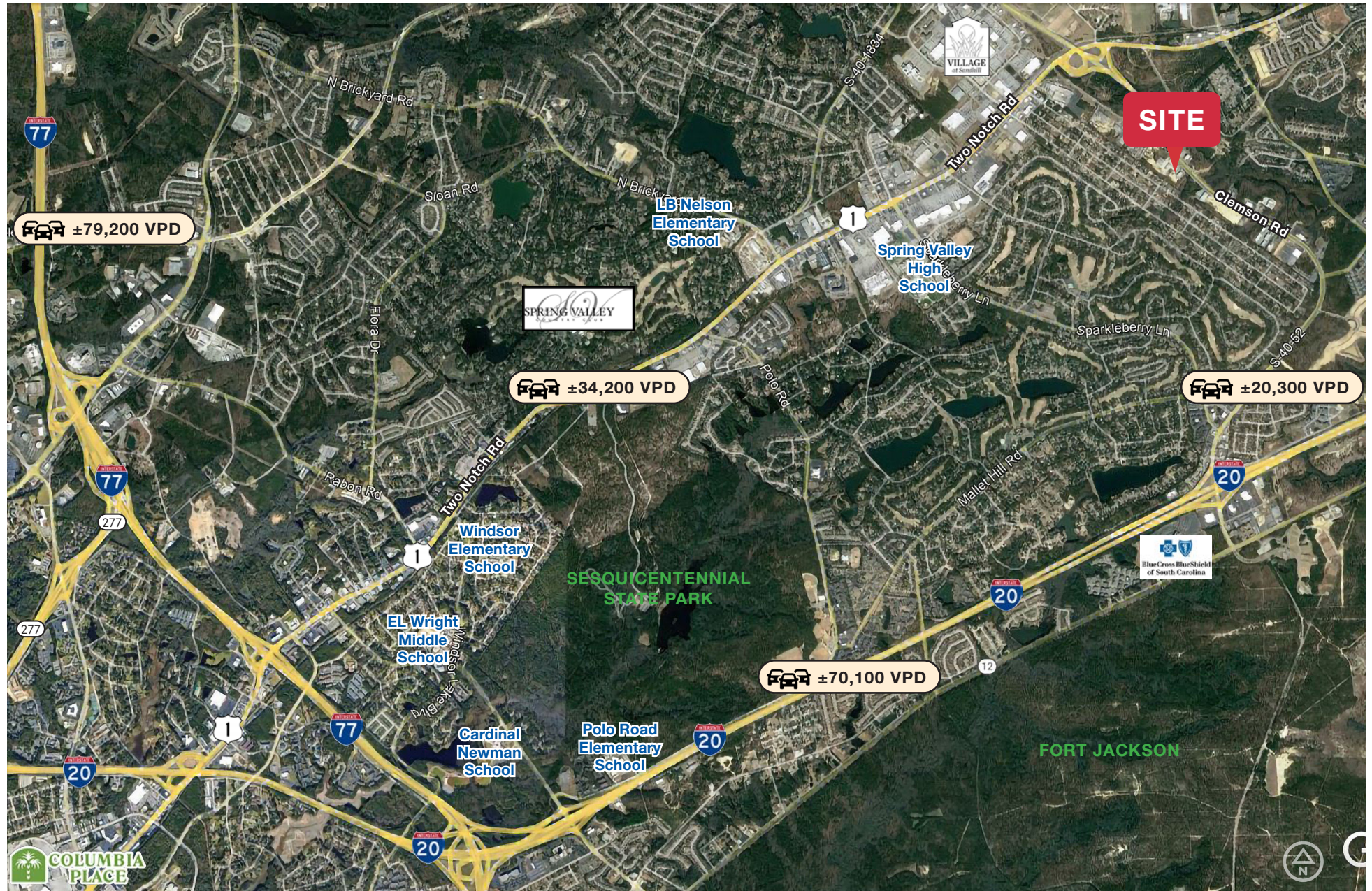
PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map

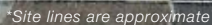


PROPERTY OVERVIEW

Aerial Map



Aerial & Site Plan



Floor Plan



PROPERTY OVERVIEW

Property Photos - Exterior



PROPERTY OVERVIEW

Property Photos - Interior



LEASE SUMMARY

| | |
|-------------------------|--------------------|
| Tenant Trade Name | ARK Therapeutics |
| Tenant Classification | Private |
| Lease Type | Absolute Net |
| Rent Commencement Date | At Closing |
| Lease Term | 10 Years |
| Options | (2) - 5 Year |
| Increases | 2% Annually |
| Property Taxes | Tenant Responsible |
| Property Insurance | Tenant Responsible |
| Common Area Maintenance | Tenant Responsible |
| Roof/Structure | Tenant Responsible |
| Parking Lot / HVAC | Tenant Responsible |
| ROFO / ROFR | None |
| Option to Terminate | None |





www.ARKTherapeutic.com



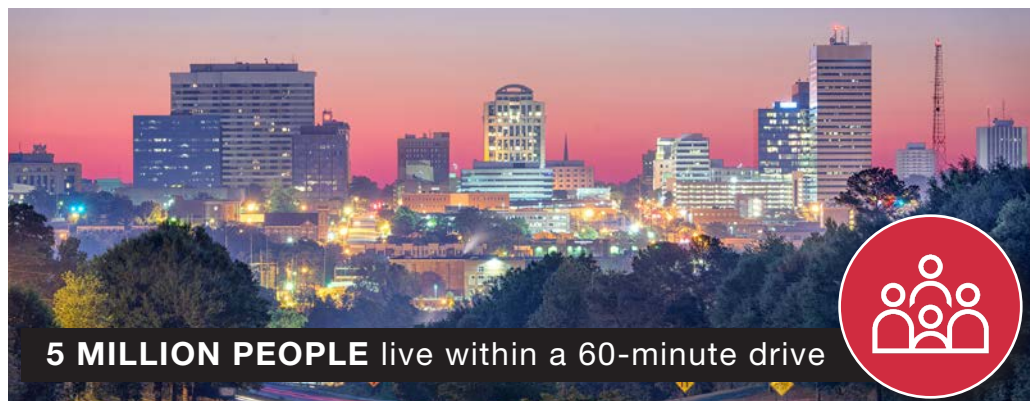
ARK Therapeutic, established in 2020, is a leading manufacturer of innovative therapy tools and special needs products. They've created a unique line of oral motor tools, feeding and drinking aids, speech therapy tools, sensory chews, writing tools, and much more, all made in the USA. ARK Therapeutic has developed over 100 different products for speech & oral motor development, sensory integration, oral defensiveness, texture aversions, fine motor, drinking, feeding, chewing, and more.

Every ARK product is also designed, manufactured, and assembled in the USA. Made in the USA means that for every \$1 of ARK products sold, almost \$1.50 goes back into the US economy. It also means that your support is creating not just jobs, but jobs with fair wages, benefits, and a safe and happy environment. And particularly since these are oral products to be used in the mouth, they knew made in the USA was the best option to ensure product safety. ARK products are medical grade, FDA compliant, and free from BPA, PVC, lead, phthalates, and latex. ARK Therapeutic does all of their own product development from concept and design to prototyping to making the mold and then actually manufacturing and assembling.



FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina
- Columbia MSA population exceeds 800,000 people and is expected to exceed one million by 2035
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The Columbia Metro Area's cost of living is 10.7% lower than the U.S. average
- Vibrant and growing arts community with numerous galleries, theaters, and performing arts venues
- Unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military has a \$2.2 Billion economic impact on the Columbia region



#5 **WORKFORCE IN THE NATION**
CNBC

#2 **CITY FOR MILLENNIAL MOVERS**
SmartAsset (2019-2020)

#2 **STATE FOR WORKFORCE DEVELOPMENT**
Area Development (2019)

#3 **STATE FOR DOING BUSINESS**
Area Development Magazine

#2 **AMERICA'S MOST LIVABLE COMMUNITIES**
Partners for Livable Communities

#6 **BUSINESS CLIMATE**
Site Selection Magazine

#7 **TOP METRO FOR EUROPEAN EXPANSION**
Expansion Magazine

#8 **HOT MID-SIZE CITIES FOR ENTREPRENEURS**
Entrepreneur.com

#21 **AMERICA'S 50 HOTTEST CITIES FOR BUSINESS RELOCATIONS AND EXPANSIONS**
Expansion Magazine

Columbia is anchored by a stable and diversified industry base. Primary industries include manufacturing, agribusiness, higher education, military and defense, transportation and logistics, government entities as the capital city of South Carolina, and alternative energy. The business friendly state ranks second in the country as the best state to conduct business by Area Development magazine due to the lucrative incentives and tax environment, smallest workforce affiliated with unions, and superb quality of life. New industry continues to relocate to Columbia, but the city remains anchored by extremely stable industries as the home of the University of South Carolina, State Capitol, and Fort Jackson Army Base.

MARKET OVERVIEW

Columbia, SC



UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with nearly 35,000 students located on the main campus in CBD Columbia.
- The University is integral to Columbia's economy and provides the greater Columbia region with a skilled workforce.
- USC is categorized by the Carnegie Foundation for the Advancement of Teaching as having "highest research activity", boasts the #1 ranked undergraduate international business major and the #1 International MBA.

**NATION'S
BEST**
first-year experience
among public universities

U.S. News


A Best Value
in Public Colleges
as rated by Kiplinger's
and Forbes



GOVERNMENT

- As the capital city of the state of South Carolina, Columbia is home to countless government agencies for local, state, and national functions.
- Columbia is the central-most point of the state making it the ideal location for state government functions requiring convenient access to cities and towns throughout South Carolina.
- 26% of Columbia's workforce is government related and requires convenient access to the capitol.



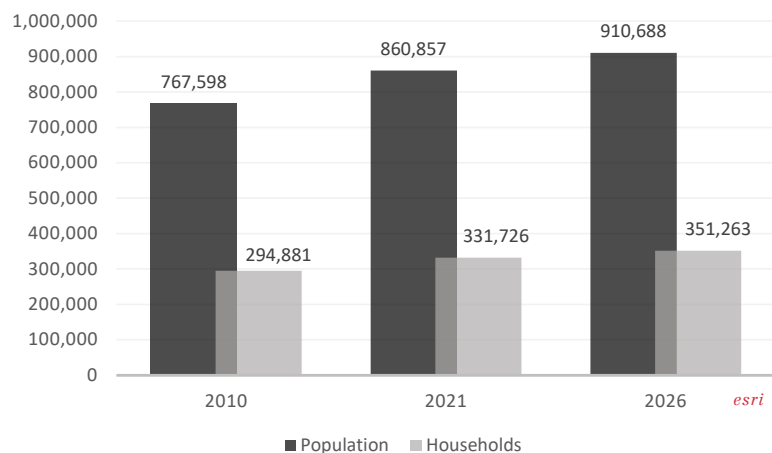
MILITARY

- Fort Jackson, which trains more than 50% of the soldiers entering the Army each year, is the largest Army basic training facility and has been a driving economic force in Columbia for the last 100 years.
- The base creates jobs, attracts countless visitors annually, and attracts military retirees to the Columbia region after retirement.
- The base is responsible for a total impact of \$2.2 billion in South Carolina. Approximately \$1.0 billion of that includes labor income from salaries paid by the Army and private jobs generated in the Columbia region.

MARKET OVERVIEW

Columbia, SC

POPULATION GROWTH TRENDS



As home to both the state's capital and its largest university, Columbia is a vibrant city and creative hub that's bursting with ideas, forward thinkers and modern attitudes.

CITY OF COLUMBIA EMPLOYERS



POPULATION DRIVE TIME

DRIVE TIME

30 min

45 min

60 min

LABOR FORCE

304,523

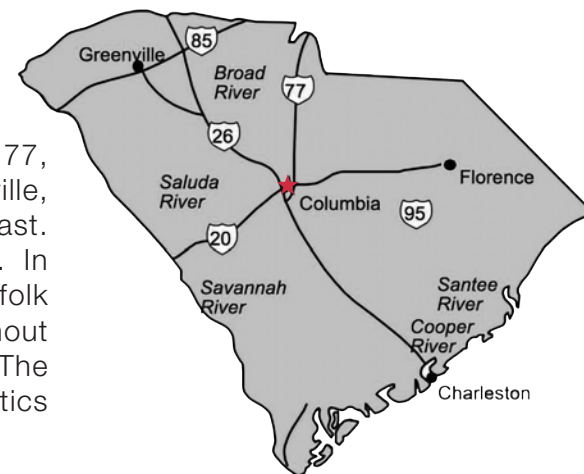
397,543

499,742

centralsc.org/counties-cities/city-of-columbia

COLUMBIA'S TRANSPORTATION NETWORK

Columbia offers a unique location with exceptional access to markets and suppliers. Interstates 77, 26, and 20 all converge in Columbia, providing convenient access to Atlanta, Charlotte, Greenville, Augusta, and the port city of Charleston – the largest container port in the Southeast and Gulf Coast. Furthermore, Columbia's central location permits swift connectivity to Interstates 95 and 85. In addition to excellent highway infrastructure, Columbia also offers an extensive railroad system (Norfolk Southern, CSX, and Amtrak) which links the city to industries and metropolitan areas throughout the East Coast. The Columbia Metropolitan Airport serves over one million passengers annually. The airport also serves as the southeastern regional hub for UPS, one of the largest shipment and logistics companies in the world.



- **Ranks among the top five cities nationwide** in number of regional intersecting interstate highways with I-26, I-20, and I-77 all converging in Columbia with seamless connectivity to I-95 and I-85 within 1 hour and 1.5 hours, respectively
- **Accessible to more than 66% of the United States** within 24-hour ground access
- **Port of Charleston is located less than two hours away** and is the largest container port in the Southeast and Gulf Coast region



The Columbia Metropolitan Airport (CAE) continues to be a major economic driver for the Midlands region. Welcoming over 1.3 million passengers in 2019, CAE is served by American Airlines, Delta Air Lines, Silver Airways and United Airlines and is a regional cargo hub for UPS and is also served by FedEx.



1

**MILE
RADIUS**

| Summary | 2010 | 2021 | 2026 |
|-------------------------------|-------|----------|-----------|
| Population | 4,929 | 5,026 | 5,234 |
| Households | 1,953 | 2,020 | 2,121 |
| Families | 1,379 | 1,387 | 1,441 |
| Average Household Size | 2.52 | 2.49 | 2.47 |
| Owner Occupied Housing Units | 1,215 | 1,165 | 1,260 |
| Renter Occupied Housing Units | 738 | 854 | 861 |
| Median Age | 34.7 | 37.8 | 38.6 |
| Average Household Income | | \$92,286 | \$104,406 |

3

**MILE
RADIUS**

| Summary | 2010 | 2021 | 2026 |
|-------------------------------|--------|----------|-----------|
| Population | 36,328 | 41,401 | 43,777 |
| Households | 14,077 | 16,095 | 17,032 |
| Families | 10,050 | 11,148 | 11,702 |
| Average Household Size | 2.57 | 2.57 | 2.56 |
| Owner Occupied Housing Units | 9,980 | 10,691 | 11,438 |
| Renter Occupied Housing Units | 4,097 | 5,404 | 5,594 |
| Median Age | 35.6 | 38.2 | 38.7 |
| Average Household Income | | \$95,203 | \$106,944 |

5

**MILE
RADIUS**

| Summary | 2010 | 2021 | 2026 |
|-------------------------------|--------|----------|----------|
| Population | 80,735 | 93,541 | 99,531 |
| Households | 30,288 | 35,094 | 37,313 |
| Families | 22,165 | 25,071 | 26,500 |
| Average Household Size | 2.66 | 2.66 | 2.66 |
| Owner Occupied Housing Units | 22,493 | 24,985 | 26,865 |
| Renter Occupied Housing Units | 7,795 | 10,109 | 10,448 |
| Median Age | 34.8 | 36.9 | 37.0 |
| Average Household Income | | \$88,825 | \$99,474 |

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 703 Clemson Road, Columbia, SC 29229 (“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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