



CONFIDENTIAL OFFERING MEMORANDUM

AUGUSTA SQUARE | AUGUSTA, GA



VIEW PROPERTY
VIDEO

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	3412 Wrightsboro Rd Augusta, GA 30909
Ownership	Fee Simple
Financing	Delivered Free & Clear
Year Built	1987
Building Size	±122,350
Parcel Size	±11.33 Acres
County	Richmond
Parking Ratio	±4.81 Spaces per 1,000/SF

INVESTMENT SUMMARY

NOI	\$1,397,428
List Price	Unpriced
Lease Type	NNN
Weighted Avg. Lease Term	±5.0 Years
Occupancy*	93.65%
*Excludes Unit 101 Expansion Space	

PROPERTY HIGHLIGHTS

- Strong Anchor Tenants: T.J. Maxx and Ross have been in the shopping center for 35 & 20 years respectively. Both tenants continue to post strong sales numbers above their respective national store averages, continuing the upward trend.
- Recent Ross Renewal: Ross exercised their latest 5-year renewal option early showing their continued dedication to the site.
- Attractive Lease Terms: The shopping center boasts a ±5.0 WALT with the three largest tenants (68.7%) having just under 6 years remaining on their current terms.
- Favorable Rent Growth: All tenants have market or above market rent increases in their leases. See OM financials for more detail.
- Ease Of Ingress/Egress: The center benefits from seven points of entry to the center: two from Wrightsboro Rd (23,900 VPD), two from Wylds Rd, and three from Capps St.
- Excellent Demographics & Population Density: 161,800 residents live within a 5-mile radius of the center with an average household income exceeding \$71,221.
- Strategically Located in Major Retail Corridor: Augusta Square is located in the heart of a dense retail corridor with a number of high-profile, national tenants including an Apple Store, Dick's Sporting Goods, Dillard's, Macy's, Kroger, Jo-Ann, Walmart, Starbucks, Chick-fil-A, and more.
- Easy Highway Access: Augusta Square sits less than a half mile from the exit off of I-520 (85,800 VPD), providing convenient access to the greater population density.
- Booming Greater Market: Augusta is Georgia's third largest city and home to the world renowned Masters Golf Tournament at Augusta National Golf Course (±6 miles from the Property).
- New Roof: 82,350 SF (67.3%) of the roof was replaced in 2017 with a 60 Mil TPO membrane.

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



PROPERTY OVERVIEW

Retailer Map

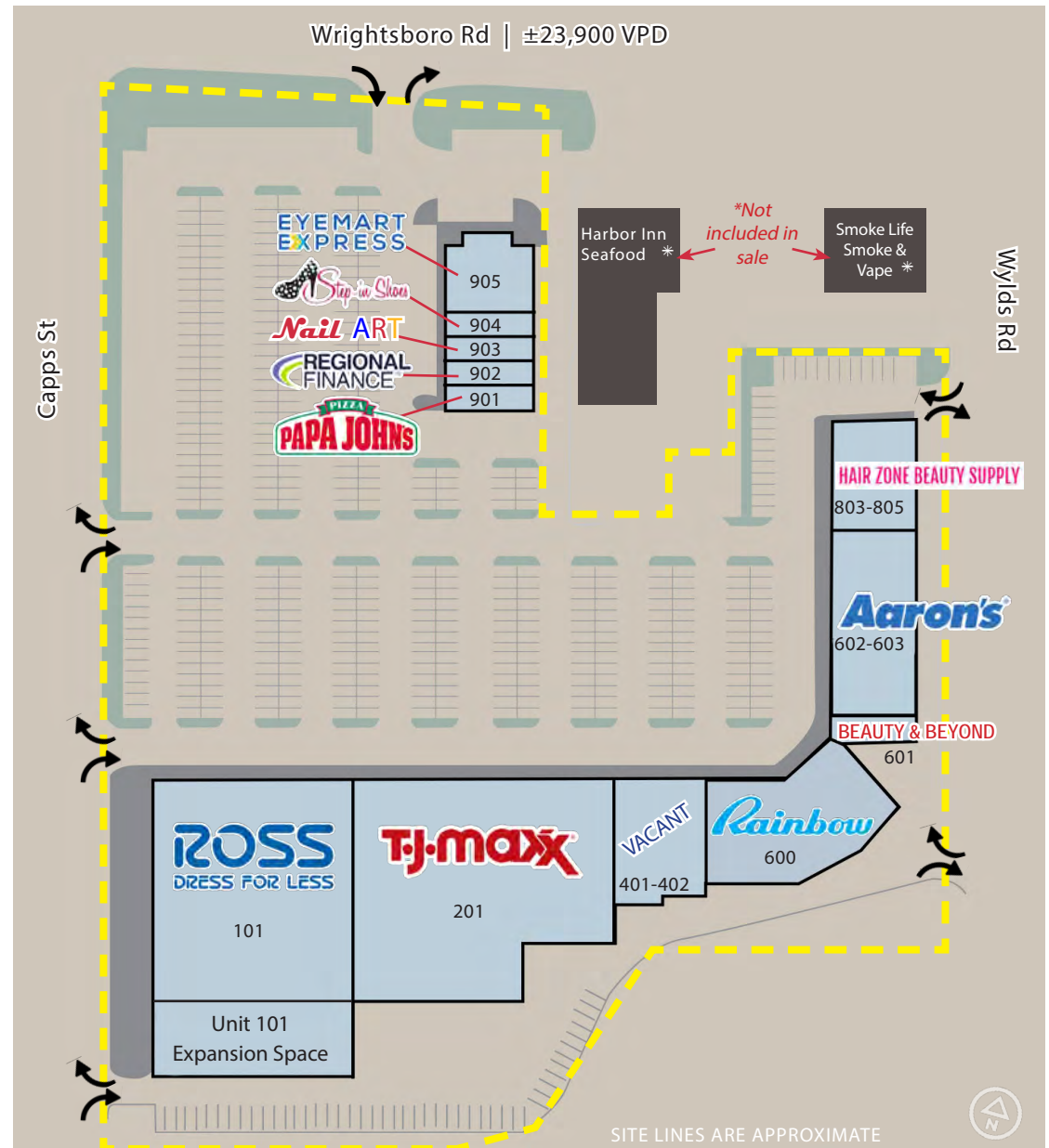


PROPERTY OVERVIEW

Site Plan

AUGUSTA SQUARE TENANTS

TENANT	SUITE	SIZE
Ross Dress For Less	101	30,187
Unit 101 Expansion Space	101	9,813
T.J. Maxx	201	35,200
Vacant	401-402	7,150
Rainbow USA	600	11,920
Beauty & Beyond	601	1,050
Aaron's	602-603	10,750
Hair Zone	803-805	6,400
Papa John's	901	1,400
Regional Finance	902	1,400
Nail Art	903	1,400
Step In Shoes	904	1,355
Eyemart	905	4,325
TOTAL SF		122,350



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Property Photos



FINANCIAL OVERVIEW

Global Assumptions

PROPERTY INFORMATION

Property Name	Augusta Square
Address	3412 Wrightsboro Rd
City, State	Augusta, GA
Zip/Postal Code	30909
Property Type	Retail
Year Built	1987
Building Area	122,350
Occupancy*	93.65%
Parcel Size	11.33 Acres

*Excludes Unit 101 Expansion Space

FINANCIAL ASSUMPTIONS

Vacancy Factor	3.00%
Additional Vacancy	0.00%
Analysis Commencement Date	8/1/2022
Analysis End Date	7/31/2032
Analysis Term	10 Years
Capital Reserves (\$/SF)	\$0.15
Inflation	3.00%
Management Fee	3.00%

SUMMARY CASH FLOW (YEAR 1)

Potential Base Rent	\$1,307,302
Absorption & Turnover Vacancy	\$0
Scheduled Base Rent	\$1,307,302
Expense Recovery	\$356,939
Potential Gross Revenue	\$1,664,241
Vacancy Allowance	-\$2,538
Effective Gross Revenue	\$1,661,703
Operating Expenses	-\$264,275
Net Operating Income	\$1,397,428
Total Leasing & Capital Costs	-\$16,881
Cash Flow Before Debt Service	\$1,380,547

MASTER LEASING	ANCHOR TENANTS	LARGE SHOPS	SMALL SHOPS
Term Length (Years) - Large Shops	10.00	10.00	5.00
Renewal Probability	75.00%	75.00%	75.00%
Months Vacant	6.00	3.00	3.00
Market Base Rent (New, \$/SF/Year)	\$12.21	\$15.26	\$22.39
Market Base Rent Increases (Annually)	3.00%	3.00%	3.00%
Tenant Improvements (New, \$/Area)	\$30.53	\$5.09	\$5.09
Tenant Improvements (Renew, \$/Area)	\$0.00	\$0.00	\$0.00
Leasing Commissions (New, Fixed %)	5.00%	5.00%	5.00%
Leasing Commissions (Renew, Fixed %)	2.50%	2.50%	2.50%
Reimbursements	NNN	NNN	NNN

FINANCIAL OVERVIEW

Rent Roll

GENERAL TENANT INFORMATION			RENT DETAILS			RECOVERY	RENEWAL	
Tenant Name	Initial Area	Rate Per Year	Rent Increases	Rent	Rent	Structure Type	Option Periods	Rent
Suite Number	Building Share %	Amount Per Year		Changes On	Changes To			PSF
Lease Dates		Amount Per Month		Date	\$/SF-Annual			
Years of Tenancy								
Ross	30,187	\$13.00	\$1.00 PSF every 5	Feb-23	\$14.62	NNN	1 - (5 year)	
Suite: 101	24.67%	\$392,431	yr			TT pays an annual flat fee of	Option 1	\$15.62
11/10/2002 - 1/31/2028		\$32,703				\$170,411 for Operating		
19.5 Years						Expenses		
Unit 101 Expansion Space	9,813	\$0.00	-	-	-	-	-	
-	4.69%	\$0						
TJ MAXX	35,200	\$10.50	\$0.50 PSF	Feb-25	\$11.00	NNN	4 - (5 year)	
Suite: 201	28.77%	\$369,600	increase in 2025 &			TT reimburses for	Option 1	\$11.00
6/13/1986 - 1/31/2028		\$30,800	option periods			RTX/INS/CAM (excl. MGT fees	Option 2	\$11.50
36.0 Years						and a few select OpEx)	Option 3	\$12.00
							Option 4	\$12.50
Vacant	7,150	\$0.00	-	-	-	-	-	
Suite: 401-402	6.35%	\$0.00						
Rainbow USA, Inc.	11,920	\$10.00	10% every 5 yrs	Feb-23	\$11.00	NNN	1 - (5 year)	
Suite: 600	10.59%	\$119,200				TT responsible for RTX and	Option 1	\$12.10
9/1/2017 - 1/31/2028		\$9,933				pays an annual flat fee of		
4.7 Years						\$35,055 for CAM (incl. INS)		
Beauty & Beyond	1,050	\$22.48	5% annually	Mar-23	\$23.60	NNN	None	
Suite: 601	0.93%	\$23,604				TT responsible for RTX and		
3/1/2021 - 2/29/2024		\$1,967				pays an annual flat fee of \$3,402		
12.2 Years						for CAM (incl. INS) + Admin fee		
						(15%)		
Aaron's	10,750	\$10.50	10% every 5 yrs	-	-	NNN	3 - (5 year)	
Suite: 602-603	9.55%	\$112,875				TT responsible for	Option 1	\$11.55
1/8/2022 - 1/31/2027		\$9,406				RTX/INS/CAM (controllable	Option 2	\$12.71
0.5 Years						expenses capped at 5% annual	Option 3	\$13.98
						increase) + MGT fees (capped		
						at 3%)		

FINANCIAL OVERVIEW

Rent Roll

GENERAL TENANT INFORMATION			RENT DETAILS			RECOVERY	RENEWAL	
Tenant Name	Initial Area	Rate Per Year	Rent Increases	Rent	Rent	Structure Type	Option Periods	Rent
Suite Number	Building Share %	Amount Per Year		Changes On	Changes To			PSF
Lease Dates		Amount Per Month		Date	\$/SF-Annual			
Years of Tenancy								
Hair Zone Beauty Supply	6,400	\$9.74	10% every 5 yrs	-	-	NNN	2 - (5 year)	
Suite: 803-805	5.69%	\$62,336				TT reimburses for	Option 1	\$10.71
4/1/2006 - 9/30/2026		\$5,195				RTX/INS/CAM + MGT fee (4%)	Option 2	\$11.79
16.1 Years						+ Admin fee (15%)		
Papa John's Pizza	1,400	\$22.00	3% annually during	-	-	NNN	1 - (5 year)	
Suite: 901	1.24%	\$30,800	options			TT reimburses for	Option 1	\$22.66
9/1/2017 - 7/31/2027		\$2,567				RTX/INS/CAM (excl. MGT fees)		
4.7 Years						+ Admin fee (15%)		
Regional Finance Co	1,400	\$17.53	2% annually	Jan-23	\$17.88	NNN	None	
Suite: 902	1.24%	\$24,542		Jan-24	\$18.24	TT reimburses for		
11/1/14 - 12/31/2025		\$2,045		Jan-25	\$18.60	RTX/INS/CAM + MGT fee (2%)		
7.5 Years						+ Admin fee (15%)		
Nail Art	1,400	\$22.95	3% annually	Dec-22	\$23.64	NNN	None	
Suite: 903	1.24%	\$32,126				TT reimburses for		
4/1/2005 - 11/30/2023		\$2,677				RTX/INS/CAM + MGT fee (1%)		
17.1 Years						+ Admin fee (15%)		
Step In Shoes	1,355	\$20.32	3% annually	Feb-23	\$20.92	NNN	None	
Suite: 904	1.20%	\$27,629				TT responsible for RTX and		
6/1/2009 - 1/31/2024		\$2,302				pays an annual flat fee of \$4,319		
13.0 Years						for CAM (incl. INS)		
Eyemart	4,325	\$18.50	10% every 5 yrs	-	-	NNN	1 - (5 year)	
Suite: 905	3.84%	\$80,013				TT reimburses for	Option 1	\$20.35
5/1/2009 - 4/30/2024		\$6,668				RTX/INS/CAM (excl. MGT fees		
13.1 Years						and a few select OpEx) + Admin		
						fee (10%)		

FINANCIAL OVERVIEW

10-Year Cash Flow

FOR THE YEARS ENDING	Year 1 Jul-23	Year 2 Jul-24	Year 3 Jul-25	Year 4 Jul-26	Year 5 Jul-27	Year 6 Jul-28	Year 7 Jul-29	Year 8 Jul-30	Year 9 Jul-31	Year 10 Jul-32
Rental Revenue										
Potential Base Rent	\$1,307,302	\$1,452,844	\$1,461,670	\$1,469,212	\$1,486,512	\$1,616,318	\$1,744,822	\$1,761,894	\$1,773,443	\$1,797,248
Absorption & Turnover Vacancy	\$0	-\$7,321	\$0	-\$2,889	\$0	\$0	-\$8,579	\$0	-\$3,349	\$0
Scheduled Base Rent	\$1,307,302	\$1,445,523	\$1,461,670	\$1,466,323	\$1,486,512	\$1,616,318	\$1,736,243	\$1,761,894	\$1,770,094	\$1,797,248
Total Expense Recoveries	\$356,939	\$367,164	\$378,355	\$392,989	\$408,969	\$436,303	\$462,802	\$481,010	\$499,992	\$520,866
Potential Gross Revenue	\$1,664,241	\$1,812,687	\$1,840,025	\$1,859,312	\$1,895,481	\$2,052,621	\$2,199,045	\$2,242,904	\$2,270,086	\$2,318,114
Vacancy Allowance	-\$2,538	-\$10,085	-\$17,054	-\$17,671	-\$18,547	-\$20,270	-\$15,761	-\$17,558	-\$19,527	-\$18,492
Effective Gross Revenue	\$1,661,703	\$1,802,602	\$1,822,971	\$1,841,641	\$1,876,934	\$2,032,351	\$2,183,284	\$2,225,346	\$2,250,559	\$2,299,622
Operating Expenses										
Real Estate Taxes	\$110,749	\$114,071	\$117,493	\$121,018	\$124,649	\$128,388	\$132,240	\$136,207	\$140,293	\$144,502
Property Insurance	\$32,352	\$33,323	\$34,322	\$35,352	\$36,412	\$37,505	\$38,630	\$39,789	\$40,982	\$42,212
Management Fees	\$49,851	\$54,078	\$54,689	\$55,249	\$56,308	\$60,971	\$65,499	\$66,760	\$67,517	\$68,989
Landscaping	\$21,754	\$22,407	\$23,079	\$23,771	\$24,484	\$25,219	\$25,976	\$26,755	\$27,558	\$28,384
Maintenance & Repairs	\$35,313	\$36,371	\$37,462	\$38,586	\$39,744	\$40,936	\$42,164	\$43,430	\$44,732	\$46,075
Utilities	\$14,256	\$14,686	\$15,125	\$15,579	\$16,046	\$16,528	\$17,025	\$17,534	\$18,060	\$18,602
Total Operating Expenses	\$264,275	\$274,936	\$282,170	\$289,555	\$297,643	\$309,547	\$321,534	\$330,475	\$339,142	\$348,764
Net Operating Income	\$1,397,428	\$1,527,666	\$1,540,801	\$1,552,086	\$1,579,291	\$1,722,804	\$1,861,750	\$1,894,871	\$1,911,417	\$1,950,858
Leasing Costs										
Tenant Improvements	\$0	\$5,046	\$0	\$1,970	\$0	\$0	\$5,850	\$0	\$2,283	\$0
Leasing Commissions	\$0	\$14,616	\$0	\$5,626	\$0	\$50,372	\$16,944	\$0	\$6,667	\$0
Total Leasing Costs	\$0	\$19,662	\$0	\$7,596	\$0	\$50,372	\$22,794	\$0	\$8,950	\$0
Capital Expenditures										
Reserve Allowance	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$16,881
Total Leasing & Capital Costs	\$16,881	\$36,543	\$16,881	\$24,477	\$16,881	\$67,253	\$39,675	\$16,881	\$25,831	\$16,881
Cash Flow Before Debt Service	\$1,380,547	\$1,491,123	\$1,523,920	\$1,527,609	\$1,562,410	\$1,655,551	\$1,822,075	\$1,877,990	\$1,885,586	\$1,933,977

TENANT OVERVIEW

T.J. Maxx | Ross Stores



T.J. Maxx is an American department store chain selling at prices generally lower than other major similar stores. It has more than 1,200 stores in the United States, making it one of the largest clothing retailers in the country. The first two T.J. Maxx stores open in Auburn and Worcester, Massachusetts in 1977. T.J. Maxx is the flagship chain of the TJX Companies, the leading off-price retailer of apparel and home fashions in the U.S. and worldwide. As of January 29, 2022, the Company operated a total of 4,689 stores in nine countries: the United States, Canada, the United Kingdom, Ireland, Germany, Poland, Austria, the Netherlands, and Australia, and five e-commerce sites. These include 1,284 T.J. Maxx, 1,148 Marshalls, 850 HomeGoods, 59 Sierra, and 39 Homesense stores, as well as tjmaxx.com, marshalls.com, homegoods.com, and sierra.com in the United States; 293 Winners, 147 HomeSense, and 106 Marshalls stores in Canada; 618 T.K. Maxx and 77 Homesense stores, as well as tkmaxx.com, in Europe; and 68 T.K. Maxx stores in Australia.

www.tjx.com

Headquarters	Framingham, MA
Founded	1976
Locations	1,284
Employees	±320,000
Stock Symbol	TJX (NYSE)
Moody's Credit Rating	A2
Market Cap	\$68.96 Billion



Ross Stores, Inc. is an S&P 500, Fortune 500, and Nasdaq 100 (ROST) company headquartered in Dublin, California, with fiscal 2021 revenues of \$18.9 billion. Currently, the Company operates Ross Dress for Less® ("Ross"), the largest off-price apparel and home fashion chain in the United States with 1,649 locations in 40 states, the District of Columbia, and Guam. Ross offers first-quality, in-season, name brand and designer apparel, accessories, footwear, and home fashions for the entire family at savings of 20% to 60% off department and specialty store regular prices every day. The Company also operates 303 dd's DISCOUNTS® in 21 states that feature a more moderately-priced assortment of first-quality, in-season, name brand apparel, accessories, footwear, and home fashions for the entire family. The Company's plans to add approximately 100 new stores – 75 Ross and 25 dd's DISCOUNTS – during fiscal 2022.

www.rossstores.com

Headquarters	Dublin, CA
Founded	1982
Locations	1,649
Employees	±93,700
Stock Symbol	ROST (NASDAQ)
Moody's Credit Rating	A2
Market Cap	\$26.80 Billion

TENANT OVERVIEW

Rainbow Shops | Aaron's Company



Rainbow USA Inc. is a privately held, moderately priced American retail apparel chain comprising several lifestyle brands primarily targeting teens and young women. The company is headquartered in the East New York section of Brooklyn, New York. Today, along with sister brands 5-7-9 and Marianne, Rainbow operates 1,300 stores in United States, Puerto Rico, and the U.S. Virgin Islands and online at RainbowShops.com. They sell affordable clothing, shoes and accessories for women, juniors, plus sizes and kids. Each store's merchandise varies by location, depending upon demographics and the size of the location. Larger stores usually carry juniors, plus, lingerie, shoes and kids departments.

www.rainbowshops.com

Headquarters	Brooklyn, NY
Founded	1935
Locations	1,300+
Employees	±10,000
Stock Symbol	Private



The Aaron's Company, Inc. is a leading, technology-enabled, omnichannel provider of lease-to-own and retail purchase solutions of appliances, electronics, furniture, and other home goods across its brands, Aaron's and BrandsMart U.S.A. Aaron's offers a direct-to-consumer lease-to-own solution through its 1,300 Company-operated and franchised stores in 47 states and Canada, as well as its e-commerce platform. The Company updated its full year 2022 outlook to reflect the acquisition of BrandsMart that closed April 1, 2022. For the full-year 2022, they expect consolidated total revenues between \$2.32 and \$2.39 billion, adjusted EBITDA between \$200 and \$215 million, and non-GAAP earnings per share between \$2.65 and \$2.90.

www.aarons.com

Headquarters	Atlanta, GA
Founded	1955
Locations	1,300+
Employees	±9,400
Stock Symbol	ANN (NASDAQ)
Market Cap	\$544.93 Million

TENANT OVERVIEW

Augusta Square



www.papajohns.com

Papa John's International, Inc. (NASDAQ: PZZA) was founded in 1984 and was the first national pizza delivery chain to announce the removal of artificial flavors and synthetic colors from its entire food menu. Papa John's is co-headquartered in Atlanta, Ga. and Louisville, Ky. and is the world's third-largest pizza delivery company. As of December 29, 2019, there were approximately 16,500 employees. Today, Papa John's boasts more than 5,000 locations worldwide.



regionalfinance.com

Regional Management Corp. (NYSE: RM) is a diversified consumer finance company that provides attractive, easy-to-understand installment loan products to customers with limited access to consumer credit from banks, thrifts, credit card companies, and other lenders. Regional Management operates under the name "Regional Finance" in more than 350 branch locations in 14 states across the United States. Most of its loan products are secured, and each is structured on a fixed-rate, fixed-term basis with fully amortizing equal monthly installment payments, repayable at any time without penalty.



www.eyemartexpress.com

Since opening their doors in 1990, they have been driven to make quality eyewear that is affordable, quick, and stylish. The Eyemart Express brand (headquartered in Farmers Branch, TX), has since evolved to a 200+ store major competitor in the optical industry, operating nationwide in 39 states under a family of brands that includes Eyewear Express, Vision4Less, and Visionmart Express. Through state-of-the-art lab technology, merchandising and online marketing, they continue to bring excitement back to the eye care industry.



Women-owned local nail care salon featuring manicures, pedicures, acrylic nails, gel nails, and nail design.



Step in Shoes is a local shoe store that specializes in women and children's footwear.

HAIR ZONE BEAUTY SUPPLY

Hair Zone is a local shop that sells a variety of hair products and tools.

BEAUTY & BEYOND

Beauty & Beyond is an Indian Art store that specializes in eye threading and henna tattoos.

MARKET OVERVIEW

Augusta, GA



LOCATION OVERVIEW

Located on the Georgia/South Carolina border, Augusta, GA lies on the Savannah River, which supports its diverse economic endeavors as well as vast recreation options. Augusta is Georgia's third-largest city after Atlanta and Columbus. It is located within close proximity to many major southern destinations including Atlanta, Columbia, and Charlotte.

Population: 200,000 in the City | 613,000 in the Region
Major Highway: I-20
U.S. Highways: 1, 25, 78, and 278
Airports: Augusta Regional Airport and Daniel Field Airport

HIGHER EDUCATION

Students from around the country call Augusta home thanks to Augusta University (9,565 students), Augusta Technical College (5,388 students), and Paine College (252 students). East Georgia State College, Georgia Military College, and Brenau University also have satellite campuses located around Augusta's River Region.



DOWNTOWN HIGHLIGHTS

Downtown Augusta is home to many of Augusta's most popular attractions, locally owned restaurants and nightlife. Affordable public parking and walkability make exploring downtown easy. Broad Street boasts walkability, historical significance, artistic flair, and loads of eclectic retailers. The Augusta Riverwalk spans between 6th & 10th Streets in Downtown Augusta along the Savannah River. It features a children's playground and various gardens, two museums, the Jessye Norman Amphitheater and several restaurants. Today, more than 100 restaurants, dozens of galleries and museums, and a plethora of live music and performing arts venues - not to mention the pioneering tech scene - make Augusta a place of both charm and opportunity.

AUGUSTA NATIONAL GOLF CLUB



Augusta is best known for hosting The Masters golf tournament each spring, one of the four major championships in professional golf. Scheduled for the first full week of April, the Masters is the first major of the year and it is always held at Augusta National Golf Club. The Masters brings over 200,000 visitors from around the world to Augusta, GA and generates an estimated \$120 million impact on the area economy according to Dr. Marsha Loda, associate professor of marketing at Augusta University's Hull College of Business.

MARKET OVERVIEW

Augusta, GA

AUGUSTA'S MAJOR ECONOMIC SECTORS

Perfectly positioned for logistics, manufacturing, tech, and medical endeavors, Augusta boasts an enviable location with a low cost of living and high quality of life. Approximately 2 hours from Atlanta, Charleston, Savannah, and Charlotte, Augusta has arrived as a destination for many startups as well as a place where a lot of big companies have chosen to call home. Augusta-Richmond County hosts, among others, Textron Specialized Vehicles (parent company of E-Z-GO), Graphic Packaging, Cardinal Health, Ferrara, Nutrien, Solvay Advanced Polymers, Unisys, Union Agener, US Battery, and Automatic Data Processing.

Augusta's large base of government and government related employment serves as a stabilizing force for the local economy. Fort Gordon, home of the U.S. Army Cyber Center of Excellence and host to a multi-service community of Army, Navy, Air Force, Marines and multinational forces, employs more than 24,000 military and civilian workers. Augusta's other large employers include Augusta University (6,700 workers), Augusta University Hospitals (5,341 workers), the Richmond County School System (4,400 workers), as well as various regional healthcare centers, which each employ thousands.



Cyber Security: Augusta is on its way to becoming a major hub for cybersecurity in the United States, located at the center of a number of academic, governmental and corporate partnerships that are critical to enhancing the nation's cyber security, including U.S. Army Cyber Command, the US Army Cyber Center of Excellence and the National Security Agency at Fort Gordon.



Science & Discovery: Augusta boasts the largest number of doctors per capita of any U.S. city and one of the largest populations of nuclear scientists and engineers in the nation.



Manufacturing: 90 percent of the world's golf carts are made in Augusta. 20 Percent of the Augusta workforce is dedicated to traditional and advanced manufacturing, including sterile environment technology.



Defense: Fort Gordon, home to the U.S. Army Cyber Center of Excellence and one of only three National Security Agency installations in the world, has a total military and civilian population of 30,000 people. Service members from all branches of the military frequently make Augusta their home after transitioning from military service.



Higher Education: Augusta University (AU), Augusta Technical College, and Paine College boast undergraduate and graduate population that exceeds 16,000 students. With its five colleges, AU serves as the state of Georgia's only public university dedicated to health professions, including medical, dental medicine, nursing, allied health, and graduate studies. Coupled with outstanding four and two-year programs at AU, Augusta Tech and Paine are able to attract a diverse and bustling student population.



Medical: With eight area hospitals and highly skilled care in nearly every specialty, Augusta offers advanced care in pediatrics, stroke, burn treatment, and cancer to name just a few. As a result, Augusta has become a rising-star destination in the Southeast providing access for patients across the region to unique medical frontiers and specialty areas.

MARKET OVERVIEW

Demographics

1 MILE RADIUS

Summary	2010	2021	2026
Population	6,443	6,686	6,727
Households	3,058	3,218	3,246
Families	1,629	1,660	1,665
Average Household Size	2.10	2.07	2.07
Owner Occupied Housing Units	900	857	894
Renter Occupied Housing Units	2,158	2,360	2,352
Median Age	29.7	32.6	33.7
Average Household Income		\$49,972	\$55,871

3 MILE RADIUS

Summary	2010	2021	2026
Population	52,990	56,598	58,019
Households	22,795	24,706	25,422
Families	13,557	14,189	14,484
Average Household Size	2.30	2.26	2.26
Owner Occupied Housing Units	12,091	12,093	12,663
Renter Occupied Housing Units	10,704	12,614	12,759
Median Age	34.6	36.7	37.6
Average Household Income		\$68,906	\$77,545

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Summary	2010	2021	2026
Population	155,253	161,800	166,023
Households	62,815	65,830	67,835
Families	39,083	40,066	41,084
Average Household Size	2.39	2.36	2.35
Owner Occupied Housing Units	34,195	34,973	36,748
Renter Occupied Housing Units	28,620	30,857	31,087
Median Age	33.7	36.1	37.0
Average Household Income		\$71,221	\$80,428

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 3412 Wrightsboro Rd, Augusta, GA 30909 ("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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