LANDMARK OFFICE IV

COLUMBIA, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	3710 Forest Dr, Columbia, SC
Asset Type	Medical & Office
General Office SF	64,223 SF
Medical Office SF	5,591 SF
Total RSF	69,814 SF
Total Land Size	3.85 Acres
Occupancy	76.8%
Parking	300 Spaces

FINANCIAL SUMMARY

Asking Price	$5,900,000
Asking Price/SF	$84.51
Asking Cap Rate (10/26 Annualized)	8.07%
Current NOI (10/26 Annualized)	$475,896
Year 1 NOI (Pro Forma)	$505,478
IRR* | 5 Year Hold	23.1%
Equity Multiple* | 5 Year Hold	2.8x

*Property will be delivered free and clear. Debt overview is only an assumption based on current market terms as provided by Seller's mortgage broker. Contact agent for more information.

RENT ROLL SUMMARY

Properties	Total Suites	Total Tenants	Total SF	Occupied SF	Occupancy %	WALT	In-Place Rent PSF
3710 Forest Dr	29	22	69,814	53,619	76.8%	3.5 Years	$20.90

INVESTMENT OVERVIEW

Investment Highlights

Recent Building Improvements: The building has undergone substantial capital expenditures in recent years including, but not limited to, $256,795 total cost for replacement of both elevator cabs (2025), a $32,690 hydraulic line replacement for one of the elevators (2022), and a brand-new roof installation (2019) with a watertight warranty that extends until October of 2034.

Strong Tenant Mix: The property features a strong and diverse tenant mix, with a significant concentration of established medical, legal, and financial users that contribute to a stable, professional, and highly desirable office environment.

Strategic Location in a Strong Commercial Corridor: This property is ideally located within the commercial corridor of Forest Dr (±29,700 VPD) and I-77 (±102,000 VPD), one of the busiest commercial corridors in the greater Columbia area. With close proximity to strong retail presences, such as Walmart, Kroger, and Chick-fil-A, military base Fort Jackson, as well as schools like AC Flora Highschool, Brennan Elementary, and Bradley Elementary, this property is uniquely poised to benefit from its strong market exposure, given its proximity to the aforementioned large traffic drivers.

Abundant Healthcare Market Growth: The healthcare job market in South Carolina grew by 14.4% from 2019 to 2024, and it is expected to grow an additional 9.5% by 2029, demonstrating the area's strong market fundamentals for medical office space, and its healthcare industry at large.

Rapidly Developing Market: Columbia, the capital city of SC, is the second largest city in the state, with an MSA population of over 870,000 people. With its booming downtown, rapidly growing population, and its exceptional economic environment, Columbia boasts itself as an excellent market that continues to show strong signs of healthy growth for years to come.

Excellent Demographics: With a 5 mile population density of ±170,000 people and a 3-mile average household income of $106,869, this property is ideally situated for excellent customer exposure through its proximity to a large and affluent customer base.

LANDMARK IV

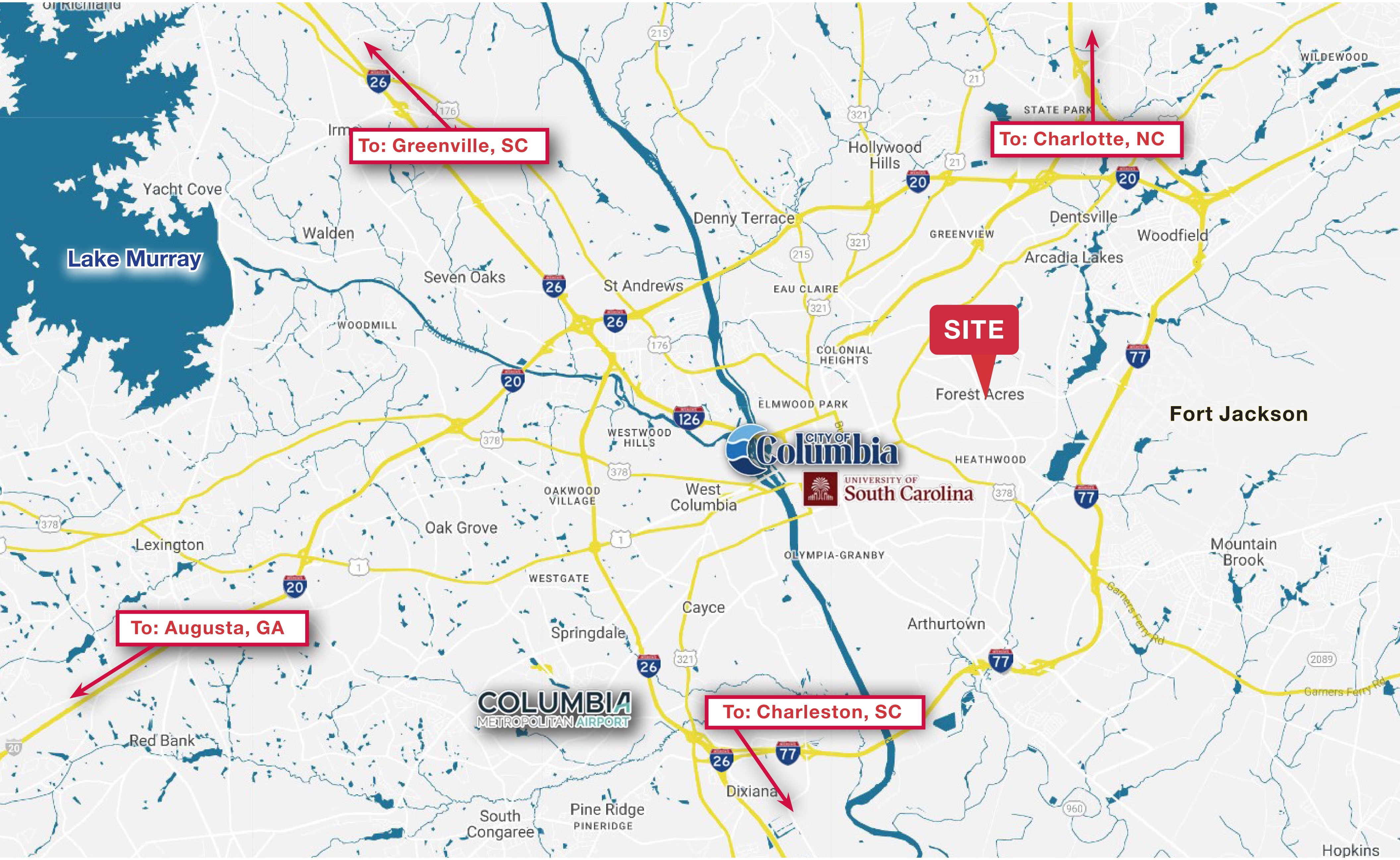
Building Area	69,814 SF
Site Area	3.85 Acres
Number of Floors	4
% Leased	76.80%
Parking	300 Spaces | 4.29/1,000 SF
Lobby & Common Areas	Ceramice tile & carpet, wallcovering & paint; 1st floor renovated in 2021 and 2nd floor renovated in 2022
Exterior Walls	Brick Veneer, concrete, ribbon fenestration, and glass
Foundation & Structure	Concrete spread footing systems with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations supported by driven piles
Roofing	TPO - 2019
Elevators	Two passenger elevators with load capacity of 2,500 lbs each. Maintenance contract with Otis
HVAC	Main electrical service is rated at 1,500 - 1,600 Amps with 277/480 volt, 3-phase, 4-wire main distribution panels
Electric	Main electrical service is rated at 1,500 - 1,600 Amps with 277/480 volt, 3-phase
Interior Lighting	Partial upgraded LED between common areas and lobbies
Water & Plumbing	Domestic hot water is provided by multiple 30-40 gallon electric water heaters. Domestic water piping is copper, CPVC, and galvanized steel. Sanitary piping is cast iron, ABS, and PVC
Fire Safety	Localized fire system and devices

PROPERTY OVERVIEW

Regional Map

PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Maps

Jackson Heights is an established neighborhood in Forest Acres, Columbia, SC, featuring approximately **200–250 homes.** With an approximate **average home price of $427,000,** the neighborhood offers a range of attractive and well-established residences. Its convenient Forest Acres location, strong community appeal, and accessible price point make Jackson Heights a desirable place to call home.

Greenbriar is a desirable neighborhood in Forest Acres, Columbia, SC, featuring roughly **100–150 homes.** The neighborhood offers a variety of attractive residences, with an **average home price of approximately $881,125.** Its established character, convenient Forest Acres location, and higher-end home values make Greenbriar a sought-after residential community.

PROPERTY OVERVIEW

Submarket Maps

The former Richland Mall has been demolished and is under development planning for a future mixed-use project featuring commercial retail space (up to ±169,000 SF), residential housing (up to 675 units), and a public park. With an estimated project cost of $100 million, the city asserts that this is the largest development the area has seen in 35 years.

*Site lines are approximate

PROPERTY OVERVIEW

Future Neighborhing Development (Former Richland Mall)

Plans for Richland Mall's demolition were first proposed in 2022 when Augusta, Georgia business, Southeastern Development, bought the property and announced that it would be redeveloping the former mall into a mixed-use property that would include retail, apartments, and a grocery store, among other things. Demolition on the mall began in 2024, and construction is expected to start in early 2026, with the apartments taking approximately 18-24 months to build and the grocery store taking approximately 18 months.

With recent voting approving a rezoning of the Richland Mall area from a Commercial Enterprise/Redevelopment Zone to a Planned Development District (PDD), the new development is now approved for a maximum of 675 housing units and up to 169,000 square feet of commercial retail to be built.

Construction is planned to be executed in three phases, with the first seeing the demolition of two parking wings that will be replaced with fourstory apartments. The second phase is anticipated to include the construction of the Kroger grocery store, as well as an additional estimated 25,000 to 40,000 square feet of retail and commercial space. The third and final phase will include the creation of a public park, as well as more retail and residential spaces.

PROPERTY OVERVIEW

Site Aerial

*Site lines are approximate

PROPERTY OVERVIEW

Aerial Site Plan

*Site lines are approximate

PROPERTY OVERVIEW

Property Photos: Interior

FINANCIAL

OVERVIEW

FINANCIAL OVERVIEW

Global Assumptions

FINANCIAL ASSUMPTIONS

Actual Vacancy	23.2%
Additional Vacancy	0.00%
Analysis Commencement Date	7/1/2026
Analysis End Date	6/30/2031
Analysis Term	5 Years
Management Fee	3.00%
Acquisition Closing Costs	0.84%
Disposition Closing Costs	3.00%

DEBT ASSUMPTIONS*

Loan Start Date	7/1/2026
Loan to Cost	64.46%
Loan Term	5 Years
Amortization Term	25 Years
Interest Rate	6.50%

*Property will be delivered free and clear. Debt overview is only an assumption based on current market terms.

MASTER LEASING ASSUMPTIONS

Term Length - Medical/Office (Years)	5.00
Renewal Probability	75%
Turnover Vacancy	6 Months
Market Base Rent - Medical	$23.00/sf
Market Base Rent - Office	$21.00/sf
Market Base Rent Increases	3.00%
Tenant Improvements (New) - Medical	$35.00/sf
Tenant Improvements (New) - Office	$25.00/sf
Tenant Improvements (Renew) - Medical	$15.00/sf
Tenant Improvements (Renew) - Office	$10.00/sf
Leasing Commissions (New, Fixed %)	7.00%
Leasing Commissions (Renew, Fixed %)	4.00%

ESTIMATED PROPERTY TAXES AFTER SALE

Sale Price	$5,900,000
Estimated Assessed Taxable Value*	$4,425,000
Millage	0.5156
Estimated Property Tax	$136,892

*Commercial properties in SC qualify for SC's ATI (Assessible Transfer of Intersest) exemption, allowing for the property to be assessed at 75% of the most recent purhcase price. Inquire with listing agents for more details.

Rent Roll

Suite	SF	% SF of Building	Tenant	Annual Rate	Current Rate	% of Rent	LXD	MLA	Lease-Up	Lease Assumptions / Notes
100	1,613	2.31%	First Defence	$33,228	$20.60	2.28%	3/31/2028	Office		
101	542	0.78%	Vacant	$13,550	$25.00	0.93%	5 Years	Office	1/1/2027	$21.63 / sf start w/ $25 TI
102	2,281	3.27%	Dr Cleveland Smith	$49,087	$21.52	3.38%	10/31/2029	Medical		
103	433	0.62%	MH Pro Group	$11,150	$25.75	0.77%	6/30/2027	Office		
104	1,655	2.37%	Variable Annuity Life	$34,407	$20.79	2.37%	3/31/2028	Office		
105	677	0.97%	Knead It Massage	$14,738	$21.77	1.01%	5/31/2030	Office		
107	1,203	1.72%	Edward Jones	$25,383	$21.10	1.75%	7/31/2028	Office		
108	636	0.91%	Speech Pathology of SC	$13,318	$20.94	0.92%	4/30/2028	Office		
109	4,218	6.04%	Baker Ravenel & Bender	$89,042	$21.11	6.12%	10/31/2027	Office		
113	657	0.94%	Elizabeth Franklin	$14,520	$22.10	1.00%	5/31/2027	Office		
114	1,379	1.98%	Vacant	$27,580	$20.00	1.90%	6/30/2029	Office	11/1/2026	$21.00 / sf start w/ $25 TI
200	986	1.41%	Radiant Point	$20,824	$21.12	1.43%	3/31/2029	Office		
201	1,917	2.75%	Life Expressions	$39,299	$20.50	2.70%	6/30/2031	Office		
202	3,534	5.06%	Spero Psychiatry	$77,748	$22.00	5.35%	2/28/2033	Office		
203	923	1.32%	Allstate	$18,922	$20.50	1.30%	6/30/2029	Office		
204	388	0.56%	Dr. Monica	$7,985	$20.58	0.55%	7/31/2031	Office		
206	7,516	10.77%	Carolina Franchise Corp	$164,225	$21.85	11.29%	12/31/2032	Office		
208	2,566	3.68%	Disability Rights - SC P&A	$57,478	$22.40	3.95%	6/30/2027	Office		
300	9,094	13.03%	Cola Area Mental Health	$165,966	$18.25	11.41%	9/30/2030	Office		
301	5,155	7.38%	One80 Place	$96,264	$18.67	6.62%	10/31/2028	Office		
303	710	1.02%	Vacant	$14,555	$20.50	1.00%	7/9/2028	Office	3/1/2027	$21.63 / sf start w/ $25 TI
305	1,089	1.56%	Mary Brewer CPA	$22,717	$20.86	1.56%	6/30/2027	Office		
307	1,722	2.47%	Family Preservation Comm	$35,370	$20.54	2.43%	4/30/2027	Office		
400a	4,081	5.85%	Vacant - Static	$83,655	$20.50	5.75%	5 Years	Office	1/1/2036	Assumed static (5.8% NRA)
400b	2,843	4.07%	Vacant	$58,276	$20.50	4.01%	5 Years	Office	1/1/2029	$22.95 / sf start w/ $35 TI
400c	4,431	6.35%	Vacant	$90,830	$20.50	6.25%	5 Years	Office	1/1/2028	$22.28 / sf start w/ $35 TI
400d	2,210	3.17%	Vacant	$45,300	$20.50	3.12%	5 Years	Office	8/1/2027	$21.63 / sf start w/ $35 TI
403	2,046	2.93%	Sharpe & Leventis	$41,943	$20.50	2.88%	3/31/2031	Office		
408	3,310	4.74%	Palmetto Primary Care	$86,821	$26.23	5.97%	1/31/2030	Medical		
Total	**69,814**									
	69,814	-								

Occupied SF		53,619 SF
% of Building		**76.80%**
Vacant SF		16,195 SF
% of Building		**23.20%**
Average Remaining Lease Term		3.5 years
Blended In-Place Rental Rate	$	20.90

Static Space	
Static SF:	4,081
Static %:	5.8%
Max Leased:	94.2%

FINANCIAL OVERVIEW

Cash Flow Analysis

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
For the Years Ending	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032
Rental Revenue						
Potential Base Rent	1,499,333	1,532,238	1,578,830	1,624,145	1,679,804	1,736,822
Absorption & Turnover Vacancy	-316,984	-244,720	-148,560	-121,662	-139,521	-118,425
Scheduled Base Rent	1,182,349	1,287,518	1,430,269	1,502,483	1,540,283	1,618,397
Total Rental Revenue	1,182,349	1,287,518	1,430,269	1,502,483	1,540,283	1,618,397
Other Tenant Revenue						
Total Expense Recoveries	25,038	32,059	40,525	50,946	59,137	71,101
Total Other Tenant Revenue	25,038	32,059	40,525	50,946	59,137	71,101
Total Tenant Revenue	1,207,387	1,319,578	1,470,794	1,553,429	1,599,420	1,689,498
Potential Gross Revenue	1,207,387	1,319,578	1,470,794	1,553,429	1,599,420	1,689,498
Vacancy & Credit Loss						
Vacancy Allowance	0	0	0	0	0	0
Total Vacancy & Credit Loss	0	0	0	0	0	0
Effective Gross Revenue	1,207,387	1,319,578	1,470,794	1,553,429	1,599,420	1,689,498
Operating Expenses						
Electricity	207,949	214,187	220,613	227,231	234,048	241,070
Water & Sewer CAM	25,006	25,756	26,529	27,325	28,144	28,989
Janitorial	93,001	95,791	98,665	101,625	104,673	107,814
Repairs & Maintenance	101,017	104,048	107,169	110,384	113,696	117,106
Landscape	7,977	8,216	8,463	8,717	8,978	9,248
Wages & Salaries	20,917	21,545	22,191	22,857	23,542	24,249
General Operating Expenses - Other	30,017	30,918	31,845	32,800	33,784	34,798
Management Fees	44,053	45,375	46,736	48,138	49,582	51,070
License Fees	2,215	2,281	2,350	2,420	2,493	2,568
Real Estate Taxes	142,834	147,119	151,533	156,079	160,761	165,584
Insurance	26,923	27,731	28,563	29,419	30,302	31,211
Total Operating Expenses	701,909	722,966	744,655	766,995	790,005	813,705
Net Operating Income	505,478	596,611	726,139	786,434	809,415	875,793

FINANCIAL OVERVIEW

Cash Flow Analysis

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
For the Years Ending	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032
Leasing Costs						
Tenant Improvements	65,775	424,289	209,230	124,511	162,484	67,870
Leasing Commissions	20,533	129,494	68,374	40,777	70,436	30,304
Total Leasing Costs	86,308	553,783	277,604	165,289	232,919	98,174
Total Leasing & Capital Costs	86,308	553,783	277,604	165,289	232,919	98,174
Cash Flow Before Debt Service	419,170	42,829	448,535	621,145	576,496	777,620
Tenant Occupancy Summary						
Vacant Area	15,110	11,412	6,726	5,222	5,993	4,903
Leased Area	54,704	58,402	63,089	64,592	63,821	64,911
Building Area	69,814	69,814	69,814	69,814	69,814	69,814
Average Occupancy Percentage	78.36%	83.65%	90.37%	92.52%	91.42%	92.98%

5-Year Pro-Forma

Investment Summary & Return Analysis

Purchase Price	$	5,900,000	Debt	65.0% of Purch. Price	$	3,835,000
Transaction Costs	$	49,675	Equity		$	2,114,675
Total Project Cost	**$**	**5,949,675**	**Total Capitalization**		**$**	**5,949,675**
			Interest Rate			6.50%
			Amortization			25 Years

Hold Period		5 Year
Residual NOI	$	875,791
Sale Price (9.50% Cap)	**$**	**9,218,853**
Closing Costs (3.00%)	$	(276,566)
Debt Payoff	$	(3,539,522)
Net Sales Proceeds	**$**	**5,402,765**

Operating Summary

	Year 1 Jun-27	Year 2 Jun-28	Year 3 Jun-29	Year 4 Jun-30	Year 5 Jun-31	Year 6 Jun-32
Net Operating Income (After Reserves)	$ 505,478	$ 596,610	$ 726,138	$ 786,434	$ 809,417	$ 875,791
Annual NOI Growth	N/A	18.03%	21.71%	8.30%	2.92%	8.20%
Debt Service Coverage	1.64	1.97	2.43	2.68	2.80	3.08
Cash Flow Before Debt Service	$ 419,170	$ 42,827	$ 448,534	$ 621,146	$ 576,497	$ 777,617
Unleveraged Cash on Cash Return	**7.05%**	**0.72%**	**7.54%**	**10.44%**	**9.69%**	**13.07%**
Debt Service						
Principal	$ 61,006	$ 60,036	$ 59,080	$ 58,141	$ 57,216	$ 56,306
Interest	$ 247,452	$ 243,516	$ 239,642	$ 235,830	$ 232,078	$ 228,387
Cash Flow After Debt Service	$ 110,712	$ (260,724)	$ 149,811	$ 327,175	$ 287,203	$ 492,925
Leveraged Cash on Cash Return	**5.24%**	**-12.33%**	**7.08%**	**15.47%**	**13.58%**	**23.31%**
Annual Equity Build-up	$ 61,006	$ 60,036	$ 59,080	$ 58,141	$ 57,216	$ 56,306
EOY Loan Balance	$ 3,773,994	$ 3,713,959	$ 3,654,878	$ 3,596,737	$ 3,539,522	$ 3,483,216
Annual Return on Equity Build-up	2.88%	2.84%	2.79%	2.75%	2.71%	2.66%
Total Annual Return	**8.12%**	**-9.49%**	**9.88%**	**18.22%**	**16.29%**	**25.97%**

Investment Returns (Leveraged)

		5 Year
Net Cash Invested	$	2,114,675
Cash Returned	$	5,918,768
Equity Multiple		2.8x
IRR		23.1%
Cash Flow (Years 1 - 5)	$	614,177
Residual	$	3,189,916
Total Profit	**$**	**3,804,093**

MARKET

OVERVIEW

Forest Acres Office Leasing Market (15,000 SF+)

584,755 SF
Existing Rentable SF

15.6%
Direct % Vacant

92,899 SF
Total SF Vacant

Building Address	Existing Rentable Bldg Area	Direct % Vacant	Total SF Vacant
2611 Forest Dr	47,159	4.6%	2,174
3321 Forest Dr	16,676	8.7%	1,456
3600 Forest Dr	69,810	16.0%	11,142
3700 Forest Dr	80,216	8.7%	6,952
3830 Forest Dr	24,102	6.7%	1,615
4408 Forest Dr	19,266	9.4%	1,810
4700 Forest Dr	22,000	24.5%	5,400
3710 Landmark Dr	69,349	21.4%	14,836
2601 Laurel St	24,504	36.9%	11,093
2700 Middleburg Dr	28,065	42.5%	11,930
2711 Middleburg Dr	77,532	9.0%	6,954
1800 Saint Julian Pl	66,076	11.4%	7,537
1777 St Julian Pl	40,000	25.0%	10,000
Grand Totals	**584,755**	**15.6%**	**92,899**

MARKET OVERVIEW

Columbia, South Carolina

FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 870,000 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 number of visitors to the Columbia region increased from 16.4 million to 17.3 million in 2024
- South Carolina achieved a capital investment of $8.19 billion in 2024, with existing industries making up for $5.38 billion of the total investments.
- 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 brings more than 250,000 people to Columbia and more than $4 million a year.

#1 **BEST PLACE TO LIVE IN SOUTH CAROLINA**
Redfin (2025)

#2 **TOP STATE FOR DOING BUSINESS**
Area Development (2025)

#5 **TOP U-HAUL GROWTH STATE**
U-Haul (2025)

#5 **SOUTH'S BEST CITY ON THE RISE**
Southern Living (2024)

#5 **BEST STATE TO START A SMALL BUSINESS**
Lendio (2024)

#5 **BEST CITY TO RAISE A FAMILY IN AMERICA**
Niche.com (2024)

#6 **BEST PLACE TO LIVE IN SOUTH CAROLINA**
U.S. News & World Report (2025-2026)

#18 **BEST STATE FOR BUSINESS**
CNBC (2025)

#24 **BEST PLACES TO LIVE IN THE SOUTHEAST**
Livability (2025)

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.

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.

HIGHER EDUCATION

The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Job growth in Columbia is projected to be 27.4 percent over the next 10 years, with continued low unemployment. Major employers like Prisma Health, BlueCross BlueShield of South Carolina, AT&T, and the University of South Carolina create plenty of job opportunities in Columbia for those who want to work in the healthcare, technology, and education industries. Living in Columbia also provides quick access to Fort Jackson—one of the largest military installations for Basic Combat Training. And with a handful of Fortune 500 companies like CBRE Group, Northwestern Mutual, and IBM, Columbia is a great city for young professionals to grow their careers!

Columbia, S.C. is a traditionally Southern town with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain a rural flavor, while the downtown skyline is representative of the state capital's role as a growing industrial hub. The metro area population of Columbia in 2024 was 870,000+, about a 4% increase from 2023.

CITY OF COLUMBIA MAJOR EMPLOYERS

Capgemini
pwc
Duck Creek Technologies
UCI medical affiliates
RITEDOSE
alimex PRECISION IN ALUMINIUM
Colonial Life The benefits of good hard work.
Aflac
Rhythmlink
Haldex
REI automation
IBM
FedEx

MARKET OVERVIEW

Columbia, South Carolina

UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with over 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.

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
Demographics

1 MILE RADIUS

Summary	2025	2030
Population	8,848	9,027
Households	4,634	4,828
Families	2,336	2,400
Average Household Size	1.91	1.87
Owner Occupied Housing Units	3,413	3,642
Renter Occupied Housing Units	1,221	1,186
Median Age	43.2	44.8
Average Household Income	$132,527	$150,208

3 MILE RADIUS

Summary	2025	2030
Population	82,541	84,143
Households	35,271	36,859
Families	16,403	16,903
Average Household Size	2.02	1.98
Owner Occupied Housing Units	19,316	20,692
Renter Occupied Housing Units	15,955	16,167
Median Age	33.5	34.9
Average Household Income	$106,869	$120,406

5 MILE RADIUS

Summary	2025	2030
Population	170,982	174,349
Households	74,369	77,793
Families	34,181	35,177
Average Household Size	2.03	1.98
Owner Occupied Housing Units	36,412	39,242
Renter Occupied Housing Units	37,957	38,551
Median Age	32.2	33.1
Average Household Income	$91,142	$102,207

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 3710 Forest Dr, Columbia, SC 29204 (“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.

FURMAN

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