SVN | OFFERING MEMORANDUM

Twenty-Five Year Portfolio of Tax Sale Properties Across South Carolina Up to 100 + INTERSTATE CENTRIC INDUSTRIAL DEVELOPMENT

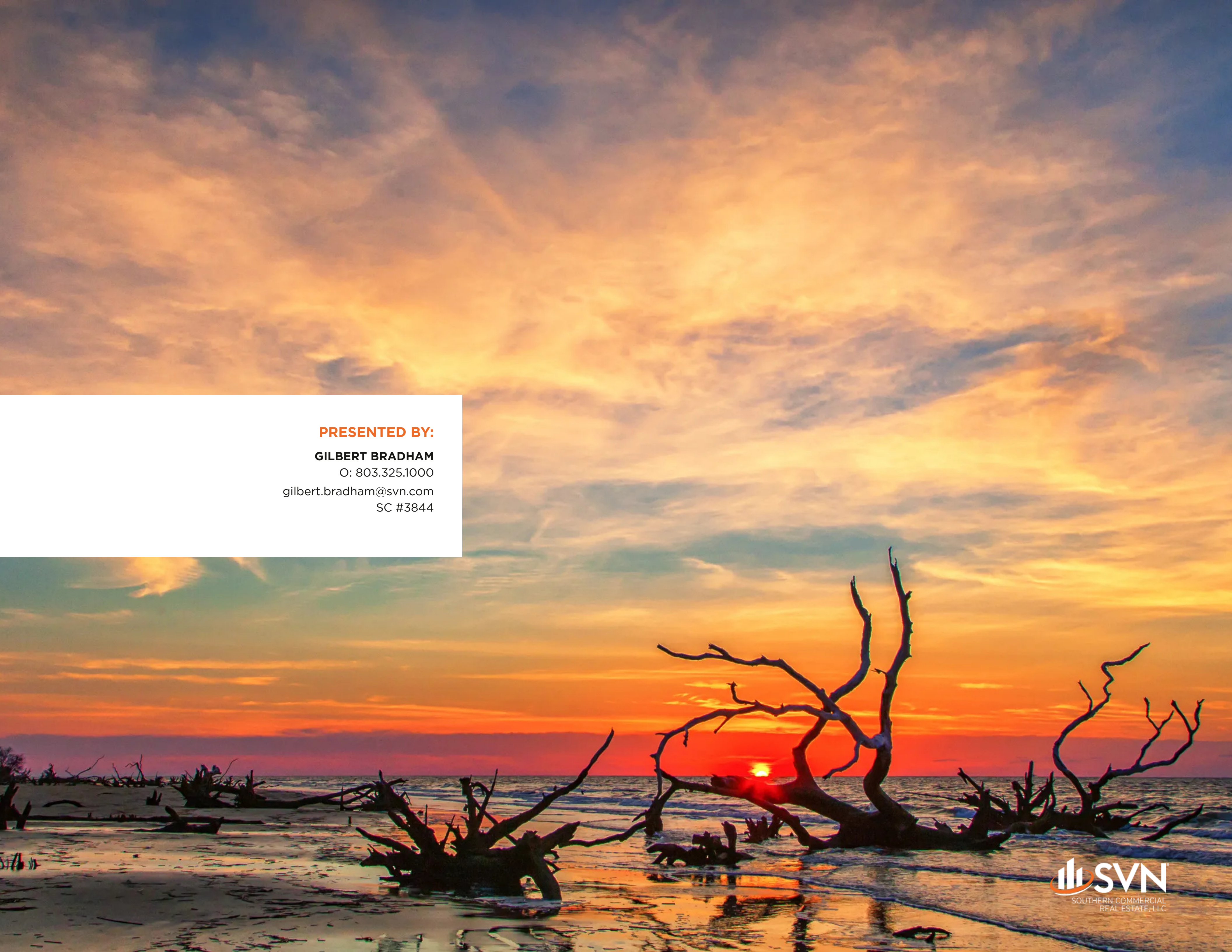
ALL SPECIFIED ADDRESSES IN SOUTH CAROLINA BY WEBSITE LINKS

Columbia, SC 29201

PRESENTED BY:

GILBERT BRADHAM
Phone: 803.325.1000
gilbert.bradham@svn.com
SC #3844

SVN
SOUTHERN COMMERCIAL
REAL ESTATE, LLC



PRESENTED BY:

GILBERT BRADHAM
O: 803.325.1000
gilbert.bradham@svn.com
SC #3844

SVN
SOUTHERN COMMERCIAL
REAL ESTATE, LLC

Table of Contents

SOUTHERN COMMERCIAL REAL ESTATE, LLC

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

About SVN

SVN
SOUTHERN COMMERCIAL
REAL ESTATE, LLC

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

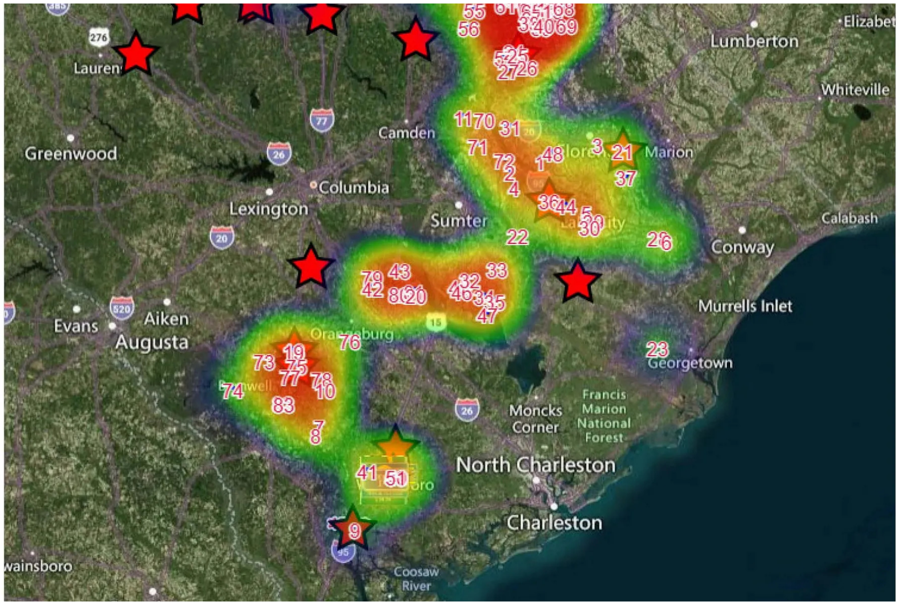
SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

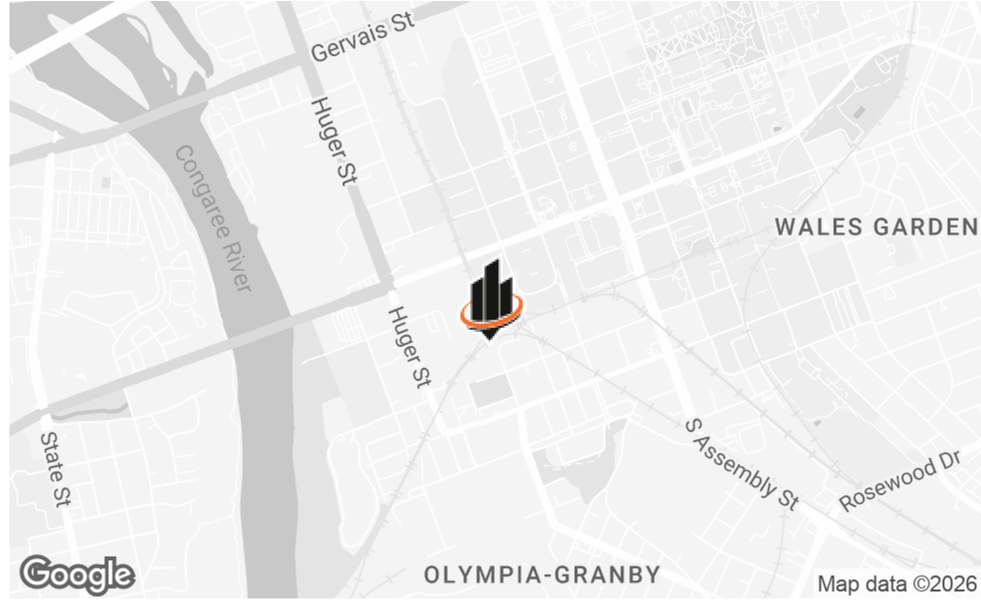
This is the SVN Difference

SECTION 2

Property Information

PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	**Whole Scope SC Portfolio Malleable**
LOT SIZE:	**2,000 Acres**
NOI:	$0.00
CAP RATE:	0.0%

www.crexi.com/profile/gilbert-bradham-gilbertbra

PROPERTY DESCRIPTION

Introducing a portfolio of prime investment opportunities in the total scope of a 25 year collection of accumulated properties via links provided. These exceptional properties offer versatile zoning for multifamily and other multiple uses for the tracts, providing a wide range of development possibilities. Spanning across the vibrant landscape of South Carolina, these strategic locations grant access to a wealth of opportunities. With the flexibility to vary the use, investors can tailor the properties to their specific needs. Whether pursuing a multifamily development or exploring other potential ventures, these properties exemplify potential and promise in the thriving South Carolina market. Explore the endless possibilities these properties hold for your investment vision.

SUBMIT LOI: https://www.crexi.com/properties/2475239/new-offer

Bulk or Broken-Apart Sales Prices | Owner Financing with a strong downstroke. Commission Structure is to be delineated as a Fee Split Between the Listing and the Selling Brokerage if a selling brokerage is involved, whether for the whole portfolio or for divided-off parcels. Should parcels be broken off, the commission structure is SOLELY determined by the SVN|SCRE Advisor, with subsequent splits between

PROPERTY DESCRIPTION

Introducing a portfolio of prime investment opportunities in the total scope of a 25 year collection of accumulated properties via links provided. These exceptional properties offer versatile zoning for multifamily and other multiple uses for the tracts, providing a wide range of development possibilities. Spanning across the vibrant landscape of South Carolina, these strategic locations grant access to a wealth of opportunities. With the flexibility to vary the use, investors can tailor the properties to their specific needs. Whether pursuing a multifamily development or exploring other potential ventures, these properties exemplify potential and promise in the thriving South Carolina market. Explore the endless possibilities these properties hold for your investment vision.

SUBMIT LOI: https://www.crexi.com/properties/2475239/new-offer

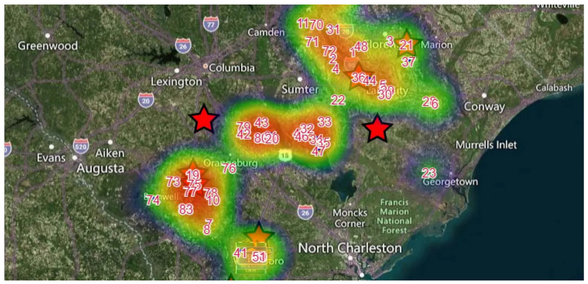
Bulk or Broken-Apart Sales Prices | Owner Financing with a strong downstroke. Commission Structure is to be delineated as a Fee Split Between the Listing and the Selling Brokerage if a selling brokerage is involved, whether for the whole portfolio or for divided-off parcels. Should parcels be broken off, the commission structure is SOLELY determined by the SVN|SCRE Advisor, with subsequent splits between brokerages if outside licensed entities are involved. Property transfers at closing or seller financing payoff. Property "AS IS, WHERE IS" no warrantees expressed or implied. All potential uses are subject to Buyer Due Diligence with Each County's Planning and Zoning. Discuss a possible strong downstroke and Seller Financing of the balance. Solely Buyer Due Diligence Responsibility. Sites purchased at a tax sale. Research neighborhood development standards solely via buyer due diligence. No suit to quiet title performed or to be performed by Seller. Closing costs are the buyer's costs other than the basics. The seller will execute the Quitclaim Deed(s) at his cost, and the Attorney will focus on the other costs, all of which will be on the Buyer's nickel. If sold progressively through Mobile Home Land Sale Packages, the commission structure shall be delineated solely by the SVN|SCRE Listing Broker. Massive Migrant Worker Housing opportunities. If you are a Modular Home Dealership capture huge chunks, owner finance, charge more to buyers per month, reflip if default. ACCELERATED INTERSTATE CENTRIC LARGE LAND TRACTS AND IOS AS WELL.

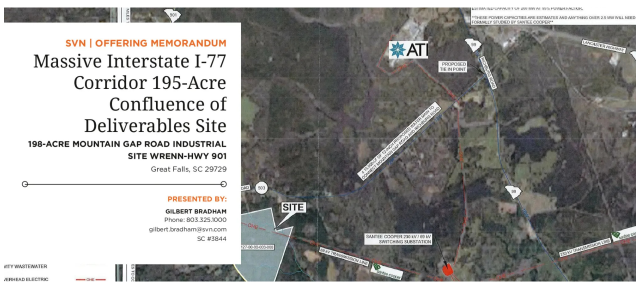
COMPLETE HIGHLIGHTS

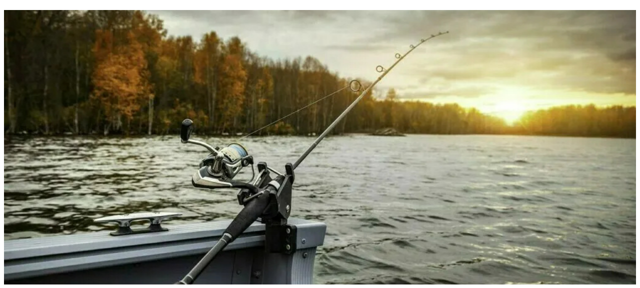
PROPERTY HIGHLIGHTS

- - Zoned for multifamily, industrial, and other multiple focuses
- - Versatile use with the potential to vary
- - Prime locations in the heart of South Carolina
- - Offers diverse development opportunities
- - Strategic positions for investment potential
- - Access to a thriving market in South Carolina
- - Flexibility to tailor to specific investment needs
- - Ideal for multifamily, industrial distribution, IOS, and other investment ventures
- - Whole Enchilada Focus or Small Breakouts to Accelerate
- - Like Cards in a Deck
- - WITHIN THE INDUSTRIAL SPHERE AND LARGE LAND TRACK COMPONENTS THEY ARE WITHIN THE INTERSTATE CORRIDORS OF I-77 SOUTH OF CHARLOTTE AND MIDWAY IN THE NORTH/SOUTH CORRIDOR OF I-95, I HAVE WELL NORTH OF $51,000,000 WORTH OF ASSETS LISTED. COOPERATE AS A BROKER OR BUY AS AN INVESTOR/DEVELOPER. INDUSTRIAL, DISTRIBUTION, DATA CENTER SITES, MONETIZABLE INTENT FAR BEYOND
- - Essential Link: https://www.crexi.com/profile/gilbert-bradham-gilbertbra

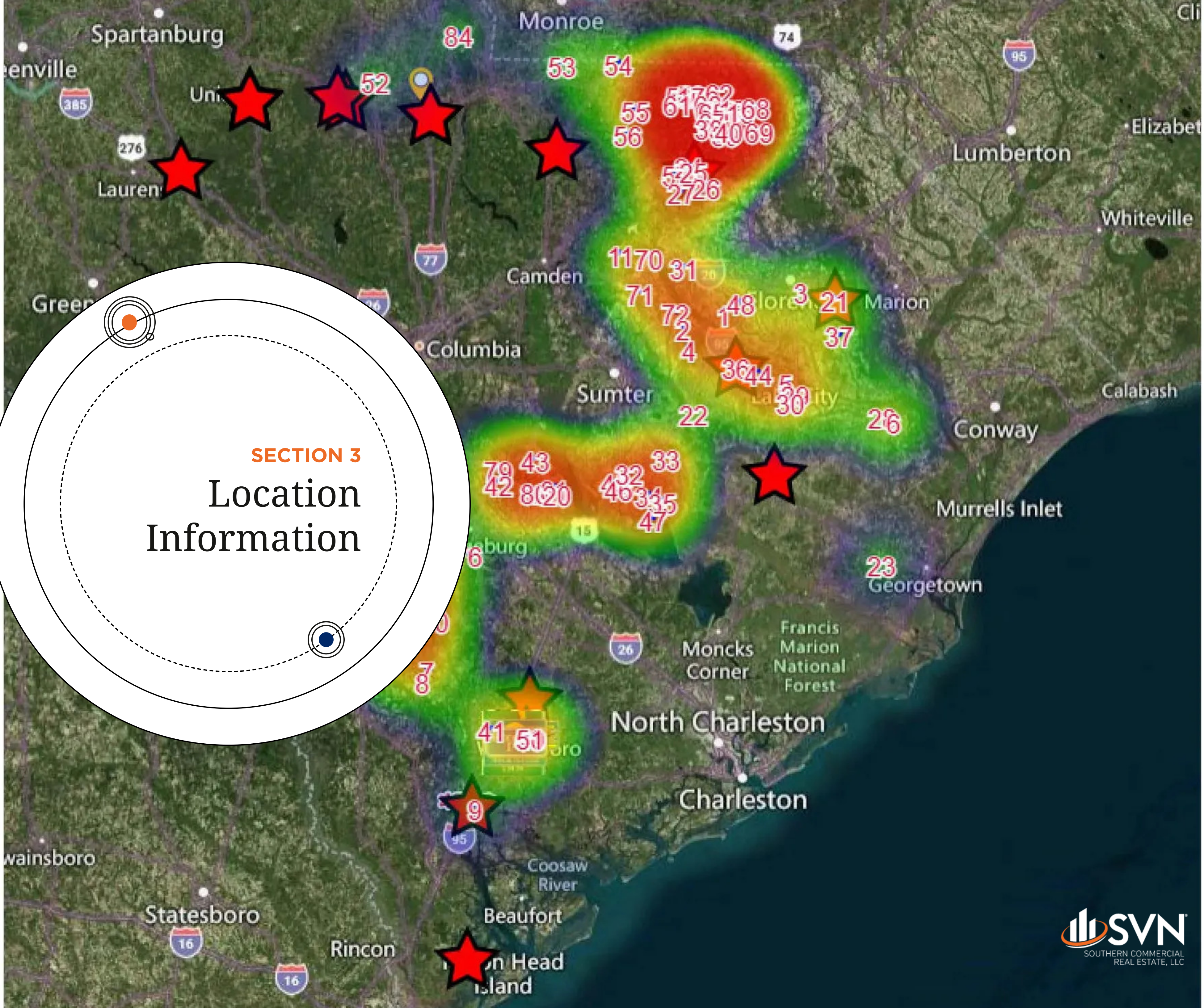
ADDITIONAL PHOTOS



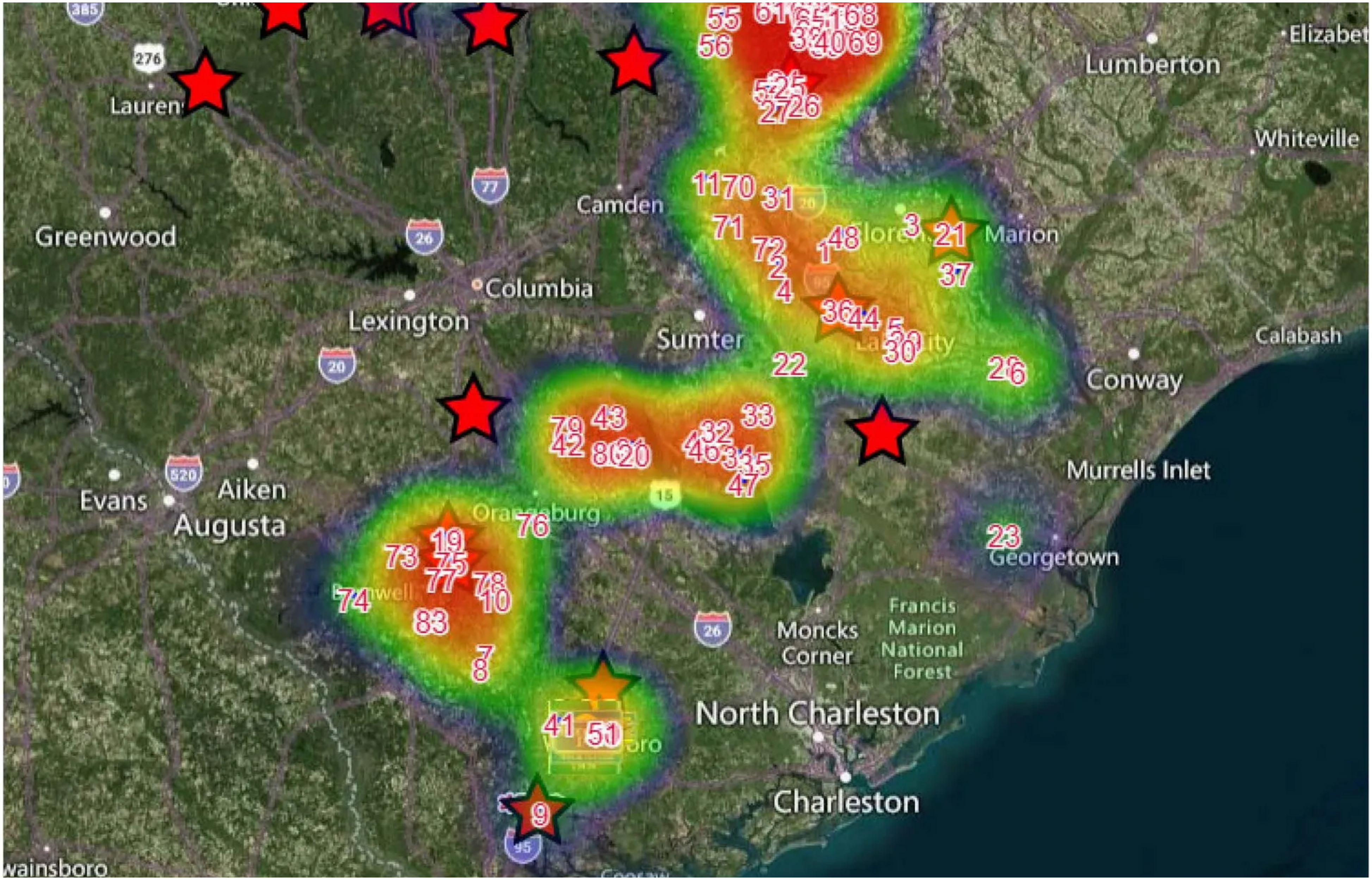




SECTION 3
Location Information



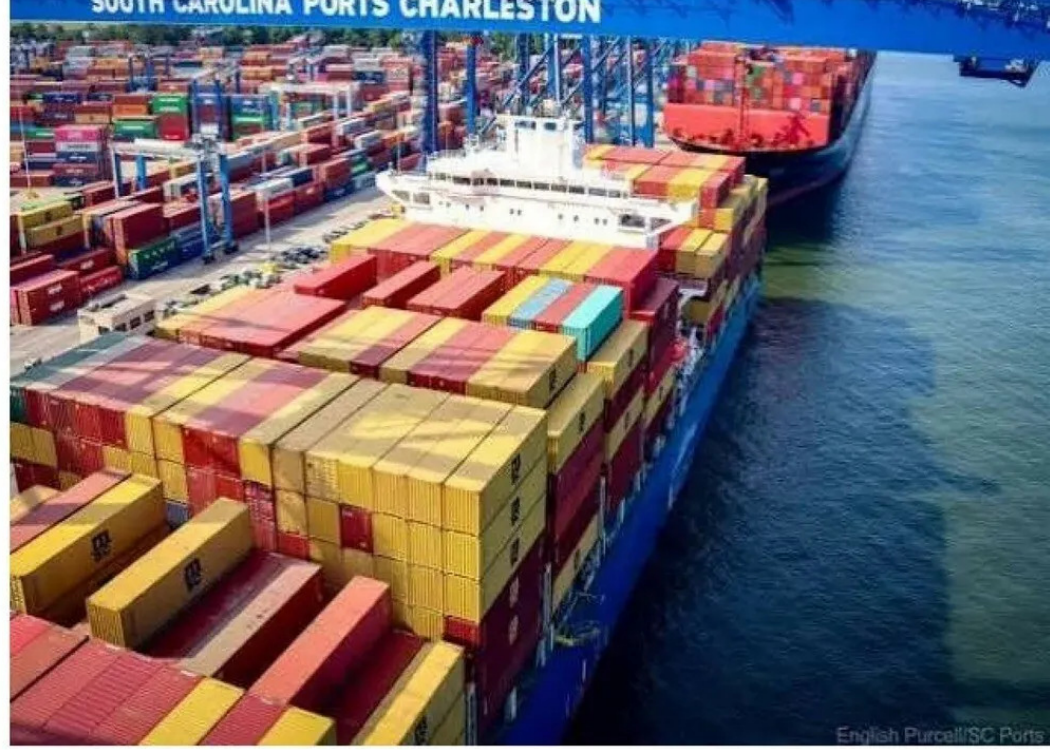
OVER 90 LAND/HOME OWNER FINANCING MODULAR-WORKFORCE SITES + INDUSTRIAL



QR CODE PORTAL TO LITERALLY EVERYTHING OR THE URL

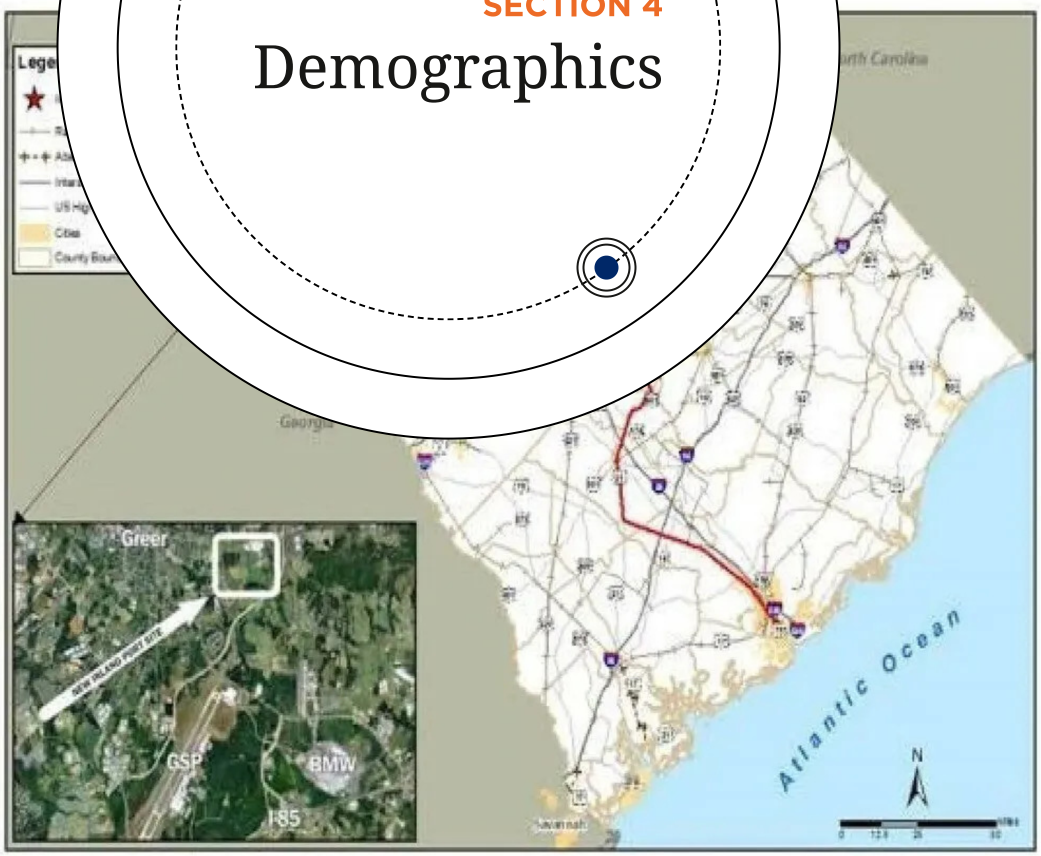
www.crexi.com/profile/gilbert-bradham-gilbertbra


NOTE:
EXISTING CONTOURS SHOWN ARE 2-FT INTERVALS.
OLD RICHBURG ROAD
WEST LANCASTER ROAD
EXIT 62
Building	Area
1	192,500
2	195,000
3	715,000
Total	1,102,500
192,500 SF DISTRIBUTION FACILITY 350-FT X 550-FT
195,000 SF DISTRIBUTION FACILITY 300-FT X 650-FT
715,000 SF DISTRIBUTION FACILITY 550-FT X 1,300-FT
EXISTING TRANSMISSION LINE R/W
POTENTIAL INTERMITTENT STREAM
50-FT STREAM BUFFER
EXISTING BLUE LINE STREAM
NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.
500 250 0 500 1500
(IN FEET)
January 27, 2022
Conceptual Site Plan
Project P2204
± 181-Acre Lutz Family Partnership Site
Chester County, South Carolina
Choose CHESTER
PRELIMINARY
ALLIANCE CONSULTING ENGINEERS



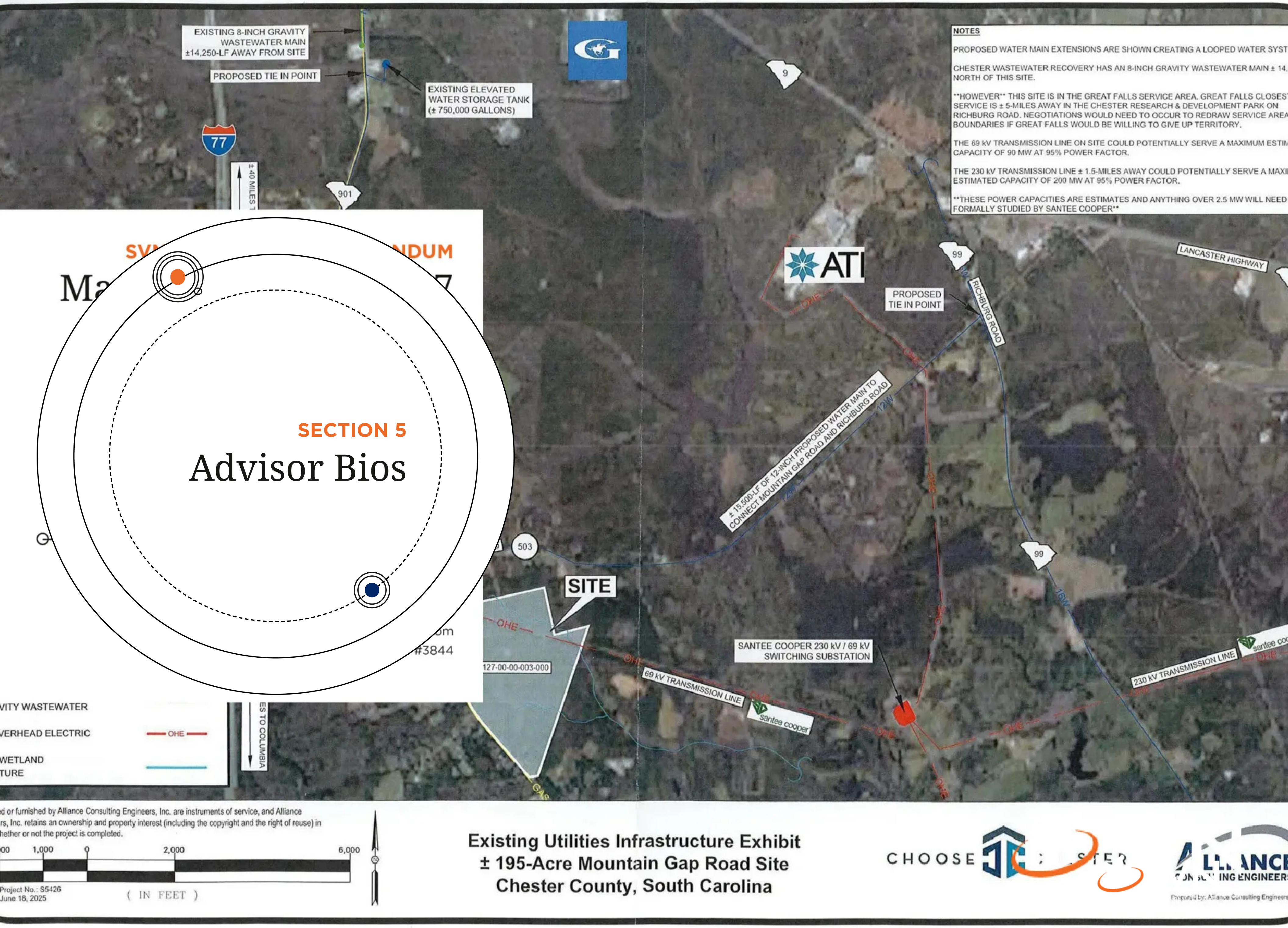
SECTION 4

Demographics



SECTION 5

Advisor Bios



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. https://svn-scre.com/ Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political
Science with Pre-Law & Legal Subfield
Summa Cum Laude Institutional Honors
CGC M.A. in Intelligence & Securities Studies Graduate May 2023

SVN | Southern Commercial Real Estate, LLC
116 E. Main Street, Suite 201,
Rock Hill, SC 29730
803.325.1000