

# Investment Summary

<b>Location:</b>	Central South Carolina on US Hwy 76/378 about 7 miles east of the Columbia CBD		
<b>Land Size:</b>	+/- 0.976 Acres		
<b>Building Size:</b>	+/- 7,500 Square Feet		
<b>Building Age:</b>	New construction in 2012		
<b>Occupancy:</b>	100% leased to 4 tenants		
<b>Tenant Lineup:</b>	Aspen Dental	3,200 SF	42.7%
	Famous Hair	1,433 SF	19.1%
	Always Money	1,433 SF	19.1%
	T-Mobile	1,434 SF	19.1%
		<b>7,500 SF</b>	<b>100%</b>
<b>Guarantors:</b>	Corporate and Franchise (See Rent Roll)		
<b>Lease Types:</b>	Double Net		
<b>Lease Commencement:</b>	2012-2015		
<b>Base Lease Terms:</b>	5-10 years		
<b>Option Terms:</b>	2-3 for 5 years each		
<b>Landlord Responsibility:</b>	Roof, Structure, Parking Lot, Management		
<b>Tenants Responsibility:</b>	CAM, Taxes, Insurance, Maintenance		
<b>Frontage:</b>	+/- 122 feet on Garners Ferry Rd and +/- 199 feet on Patterson Rd		
<b>Signage:</b>	Monument on Garners Ferry Rd and all 4 sides of building		
<b>Access:</b>	One entrance/exit on east side of property		
<b>Parking:</b>	+/- 48 spaces with 2 handicap spaces		
<b>Zoning:</b>	C-3 (General Commercial District)		
<b>Declaration:</b>	Property subject to REA agreement with Walmart		
<b>Traffic Counts:</b>	+/- 36,400 cars per day on Garners Ferry Rd		



## DEMOGRAPHIC SUMMARY - 2015

	3 Mile	5 Mile	7 Mile
<b>POPULATION</b>	37,731	98,835	157,351
<b>HOUSEHOLDS</b>	14,705	34,869	59,484
<b>AVERAGE HH INCOME</b>	\$66,913	\$74,124	\$65,031
<b>MEDIAN HH INCOME</b>	\$44,927	\$47,124	\$41,669