

Carnes Crossroads

3,500 SF Retail
Summerville, SC



HIGHLIGHTS

- Charleston MSA
- Corporate Lease
- New Construction
- 10-Year NNN
- 35,000 VPD



*Not actual subject site.

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DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents

are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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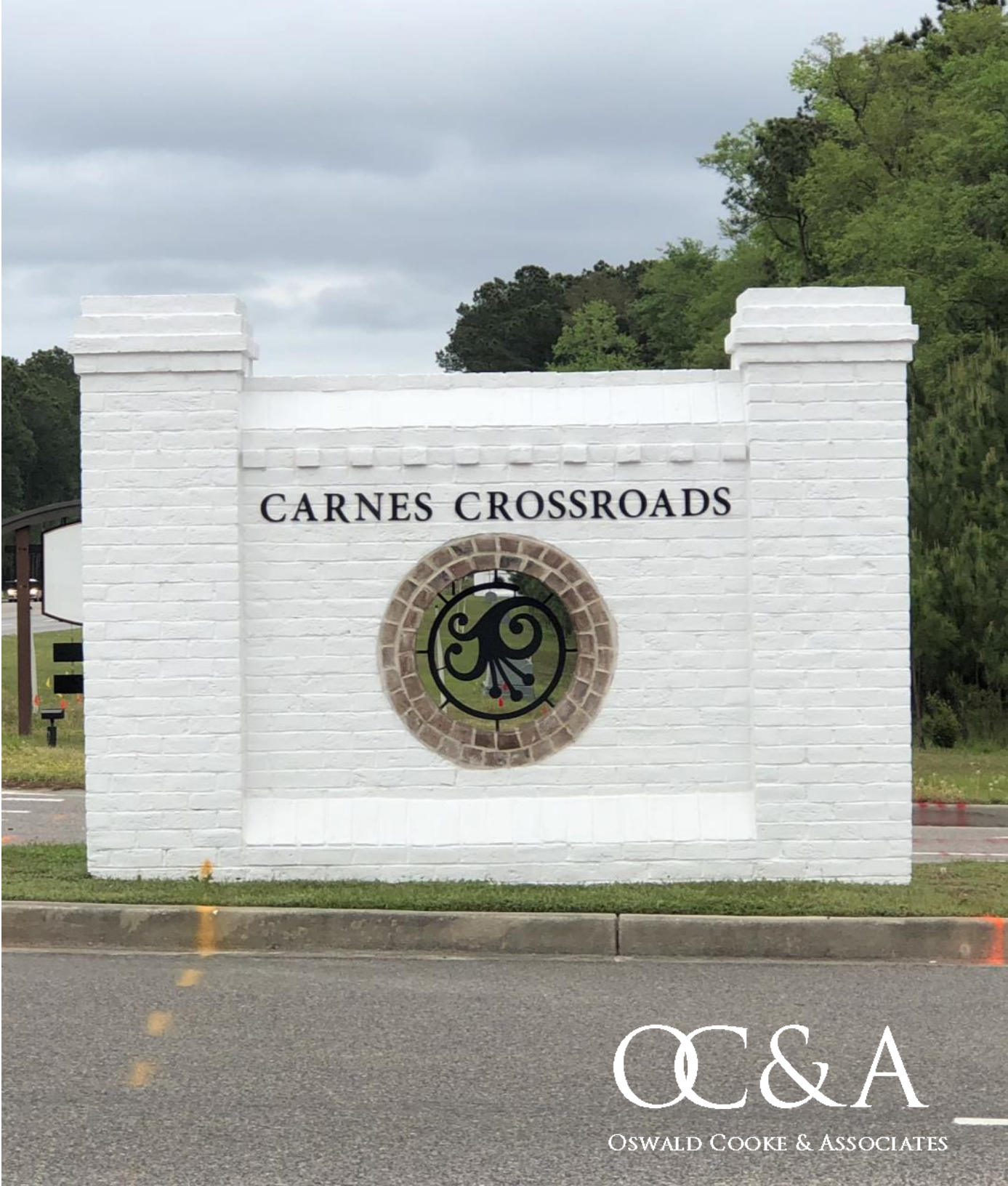
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Carnes Crossroads Retail
Summerville, SC

Sherwin-Williams

PRICE	\$1,981,308
CAP RATE	5.35%
NOI	\$106,000
EXPENSES	Pass Through
GROSS LEASABLE AREA	3,500 SF
TMS NUMBER	A portion of 222-00-00-199
DELIVERY	May 1, 2019
LANDLORD	Roof/Structure (All Warranties Transfer)

TENANT	SIZE	TERM	NOI
	3,500 SF	10 Years	\$106,000





Tenant Summary

Tenant: Sherwin-Williams

NOI: \$106,000

Term: 10 Years

Options: (8) 5-Year Options

Escalations: 8% Bumps at each option

Building Size: 3,500 SF

Guarantee: Corporate

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FINANCIAL SUMMARY

Price	\$1,981,308
CAP Rate	5.35%
NOI	\$106,000
Interest	3.95%
LTV	55%
Down Payment	\$891,588
Loan Amount	\$1,089,720



**Debt quotes attained by local lenders. Introductions made upon request.*

For more information visit www.livecarnescrossroads.com

AERIAL

240 Unit Multi-Family
Development



Carnes Crossroads Development
2,300 Acres | 4,500 Homes



Hwy 17-A

35,000 VPD

2nd Avenue

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AERIAL

Volvo Head Quarters
4,000 Employees
15 miles



Roper St. Francis
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB

Northwood Church/Academy
700 Students

Farmers & Merchants
Bank



Approved



289 Unit Multi-Family
Development



CHARLESTON GI
LOWCOUNTRY WOMEN'S
SPECIALISTS



240 Unit Multi-Family
Development

Carnes Crossroads Development
2,300 Acres | 4,500 Homes



260 Unit Multi-Family
Development

nexton
4,500 Acres/7,000 Homes
1.5 Miles

AERIAL

Volvo Headquarters
4,000 Employees
8 miles

Wildcat Development
2,031 Acres | 5,700+ Homes



4,500 Acres | 4,500 Homes

Cane Bay Plantation
4,500 Acres | 10,000 Homes



Roper St. Francis Hospital
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB

Carnes Crossroads Development
2,300 Acres | 4,500 Homes



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TENANT OVERVIEW



Sherwin-Williams has been in business since 1866. The Company's core business is the manufacture, distribution and sale of coatings and related products. Sherwin-Williams has annually increased dividends since 1979. The Sherwin-Williams Company (Sherwin-Williams), incorporated on July 16, 1884, is engaged in the development, manufacture, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America with additional operations in the Caribbean region, Europe and Asia. The Company's segments are Paint Stores Group, Consumer Group, Global Finishes Group, Latin America Coatings Group and Administrative.

Paint Stores Group

As of December 31, 2016, the Paint Stores Group consisted of 4,180 company-operated specialty paint stores in the United States, Canada, Puerto Rico, Virgin Islands, Grenada, Trinidad and Tobago, St. Maarten, Jamaica, Curacao, Aruba, St. Lucia and Barbados. Each store in this segment is engaged in the related business activity of selling paint, coatings and related products to end use customers. The Paint Stores Group markets and sells Sherwin-Williams branded architectural paint and coatings, protective and marine products, original equipment manufacturer (OEM) product finishes and related items. These products are produced by manufacturing facilities in the Consumer Group. In addition, each store sells select purchased associated products. Its trademarks and trade names include ProMar, SuperPaint, A-100, Duron, MAB, PrepRite, Duration, Duration Home, Harmony, ProClassic, Woodscapes, SuperDeck, Cashmere, HGTV HOME by Sherwin-Williams, Emerald, Duracraft, Solo, ProIndustrial, ProPark, Frazee, Parker Paints, Kwal, Color Wheel, General Paint and Paint Shield.

Please visit <https://www.sherwin-williams.com/> for more information.



4,180 Paint Stores



Sherwin-Williams Co (SHW)

AREA DEVELOPMENTS



Roper St. Francis Hospital
Berkeley Campus (140,000 SF) *opening October 2019*



Office Space



Medical Offices



Northwood Academy (700 Students)



Restaurants



Apartments

VICINITY



4 Miles to Interstate 26



5 Miles to Downtown Summerville , SC



27 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2019 Population	1,873	35,410	98,490
Population Growth (2010-2019)	34.36%	7.98%	30.27%
2019 Average Household Income	\$74,444	\$70,259	\$74,134
Daytime Employment	409	5,030	21,263
Traffic Count		35,000 VPD Hwy 17 A	



CHARLESTON MSA

Moncks Corner

Summerville



Goose Creek



North Charleston

Daniel Island

Mount Pleasant

Isle of Palms

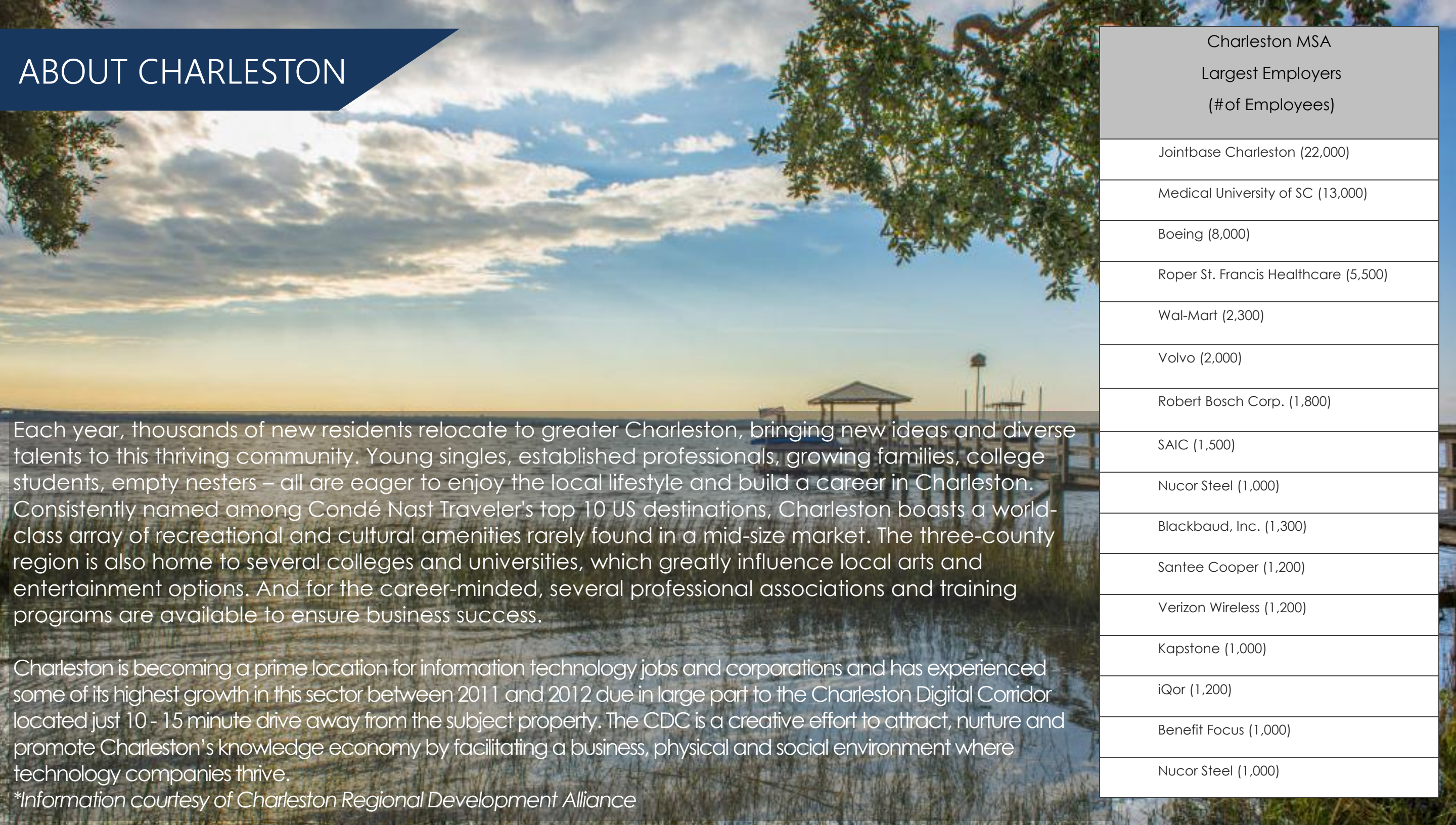
West Ashley

Downtown Charleston

Sullivan's Island

James Island

Folly Beach



ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



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