

Offering Memorandum

Vacant Retail Building

23,657 SF BUILDING

603 Main Street, Darlington, South Carolina 29532



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SKYLINE SEVEN

REAL ESTATE

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Skyline Seven Real Estate's Statement of Confidentiality & Disclaimer pertains to all data supplied for purposes of this proposal.

Investment Overview

Price

\$425,000

Total SF:	23,657
Price Per SF:	\$17.97
Total Acres:	1.27
Price Per Acre:	\$334,646



Highlights

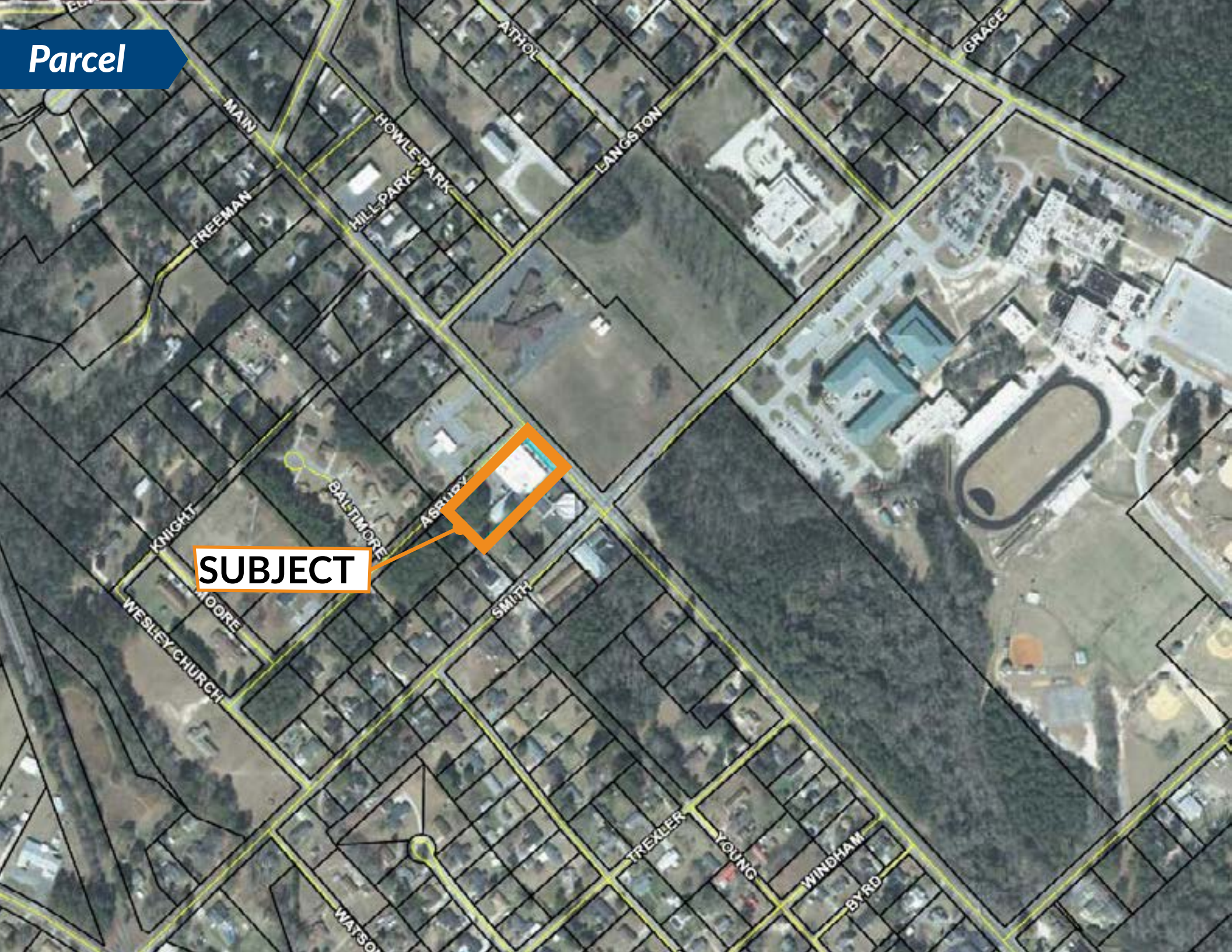
- Perfect for an owner user or investor looking for upside potential
- Building is currently retail/office in the front and warehouse with two garage doors in the back of the building
- Situated on a 1.27 acre lot
- Excellent road visibility
- Previously occupied by Aaron's
- Across the street from Darlington High School, which has 1,144 students enrolled
- Average household income is expected to grow by 13.76% over in the next 5 years
- Located near the Darlington Raceway, a famous NASCAR race track

Pictures



Parcel

SUBJECT



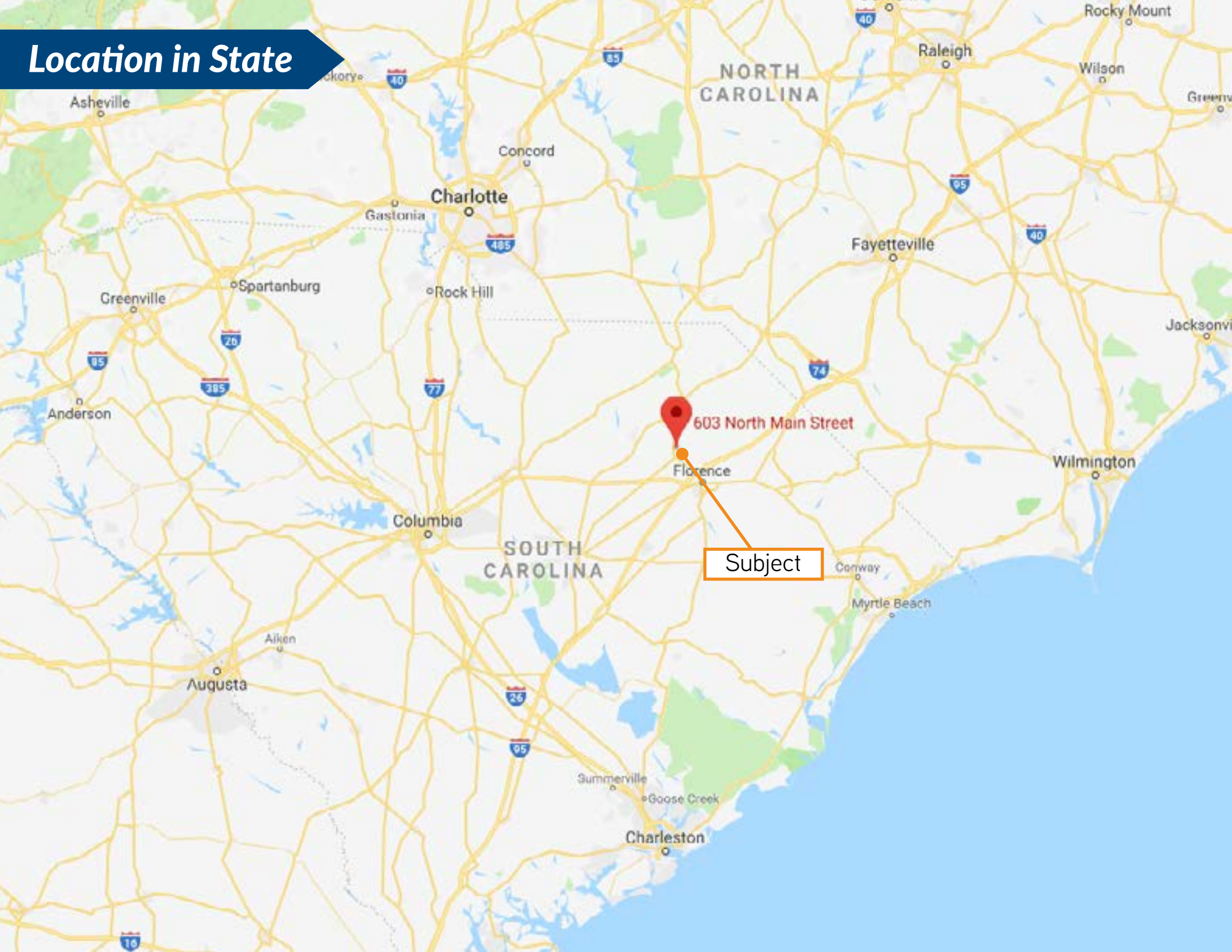
Retail Map

Darlington
High School
1,144 Students

SUBJECT



Location in State



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2017 Population	3,533	12,872	18,820
2010 Population	3,445	13,265	19,289
5 Year Projected	3,525	12,592	18,453
Growth 2010 to 2017	2.55%	-2.96%	-2.43%
Projected Growth 2017 to 2022	-0.23%	-2.18%	-1.95%
Households			
2017 Population	1,449	5,182	7,304
2010 Population	1,404	5,311	7,439
5 Year Projected	1,449	5,083	7,182
Growth 2010 to 2017	3.21%	-2.43%	-1.81%
Projected Growth 2017 to 2022	0.00%	-1.91%	-1.67%
Income			
2017 Average Household Income	\$54,087	\$50,567	\$51,798
5 Year Projected	\$62,716	\$58,235	\$59,770
Projected Growth 2017 to 2022	13.76%	13.17%	13.34%
Race			
White	62.4%	48.3%	48.2%
Black	32.2%	48.2%	48.5%
American Indian/Eskimo	0.4%	0.3%	0.2%
Asian	0.9%	0.6%	0.5%
Other Race	2.7%	1.6%	1.3%
Hispanic Ethnicity (Any Race)	3.6%	2.3%	2.1%

Statement of Confidentiality and Disclaimer

Skyline Seven Real Estate has been engaged as the exclusive agent and representative of the Owner. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel or related entities.

This Investment Offering Brochure 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 discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

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

SKYLINE SEVEN EXPERTS



KENNY HOLZER

PRESIDENT

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Kenny Holzer is responsible for the overall strategic direction of the company, as well as new business development. Kenny is recognized for his breadth of real estate experience and deal acumen. His high-energy leadership inspires and motivates associates, resulting in lucrative transactions for our clients



ELLIOTT KYLE

VICE PRESIDENT

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Elliott is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sales producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/special servicers. Over the last 10 years alone, Elliott closed real estate transactions in excess of \$450,000,000.



CHASE MURPHY

ASSOCIATE

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Chase is an investment sales associate representing both buyers and sellers of commercial properties. Prior to joining Skyline Seven, Chase worked as an asset manager for Altisource, managing a real estate portfolio in excess of \$35,000,000 and removing over \$70,000,000 of distressed assets from his clients' balance sheets. Through his experience, Chase has developed a vast knowledge of transactional real estate and a commitment to navigating his clients to profitable closings.