

Industrial Investment

Columbia, South Carolina



Actual Photo

Offering Memorandum

Industrial Investment

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$850 million in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Investment Overview Property Highlights

INVESTMENT HIGHLIGHTS:

- Multi-Tenant Industrial Building 100% Leased
- Two (2) Tenants: Service Master (6,000+/- SF) & Green Zone Recycling (10,000+/- SF)
- All leases have increases throughout the terms
- Excellent investment with low vacancy since built
- NNN & Gross Leases in place
- Industrial area close to I-77 and Downtown Columbia

PROPERTY HIGHLIGHTS:

Location:	132 Sparkman Drive, Columbia, South Carolina 29209
Building:	16,000+/-SF Clear-Span Industrial Building
Land Area:	1.0+/- Acres
Parking Spaces:	10+/- Spaces
Zoning:	Industrial (M-1)
Construction:	2001 Construction; Metal over steel frame; metal roof; 10%+/- office space for each space. Total Five (5) Dock Doors. Two (2) Drive-in doors. New HVAC system upgrades. Front 6,000+/- SF is 100% cooled.

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Sales Summary/Financial Info/Lease Info

SALES SUMMARY

Purchase Price	\$618,750
CAP Rate	\$66,360
Price PSF	\$38,67

LEASE INFORMATION

Tenant	Service Master	Green Zone Recycling
Annual Rental	YR 1 \$24,000 YR 2 \$25,500 YR 3 \$27,000	YR 1 \$33,600 YR 2 \$35,280 YR 3 \$37,044
Term	3 YRS 9/1/15-8/31/18	3 YRS 2/1/17-1/31/20
Renewal Options	Two (2) One (1) YR Options Option 1 - \$27,816 Option 2 - \$28,656	One (1) Two (2) YR Options YR 1 - \$38,896 YR 2 - \$40,841
Lease Type	NNN	Gross
Landlord Responsibility	Roof/Structure	Roof/Structure Tax/Ins/CAM

FINANCIAL INFORMATION

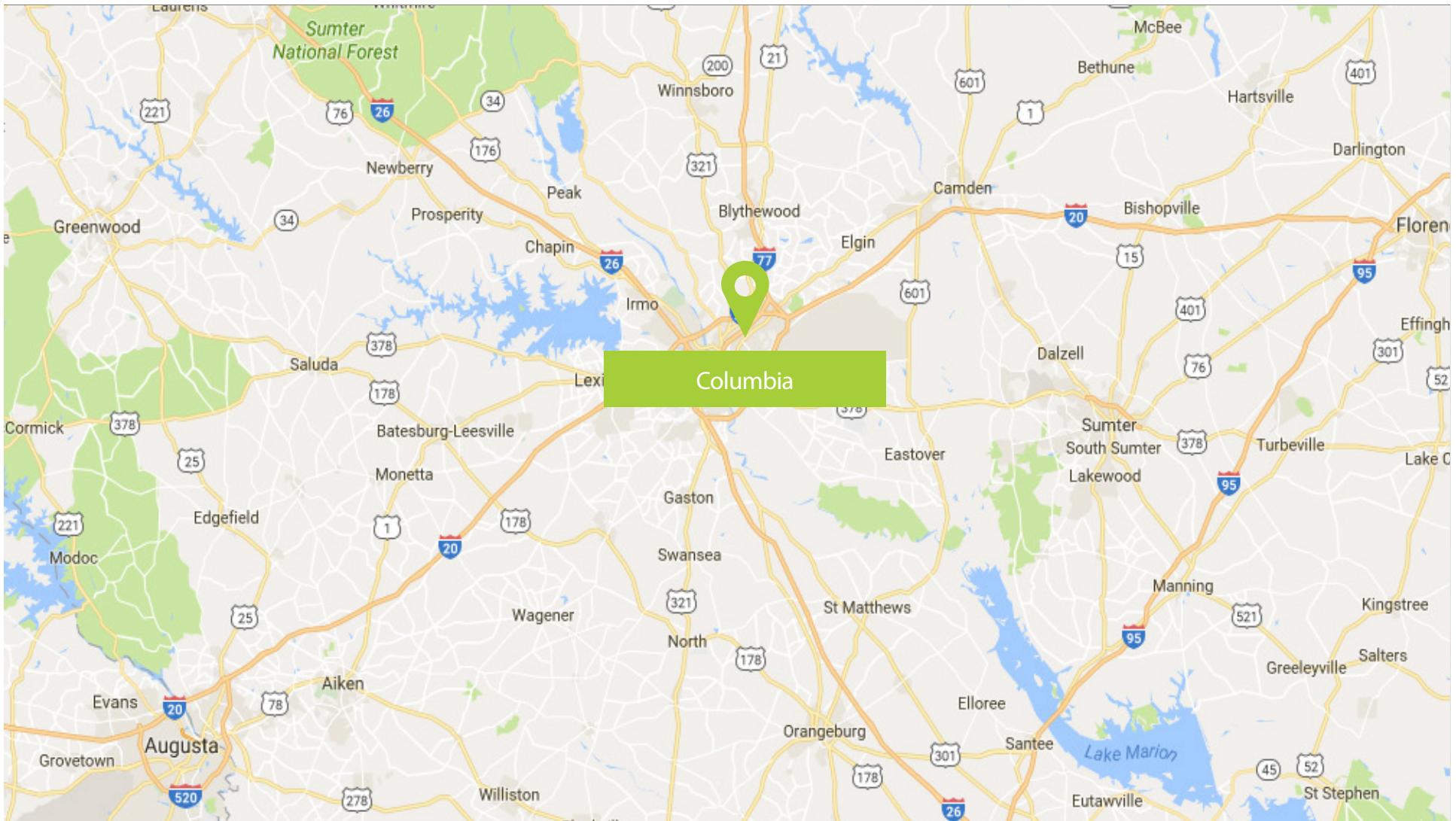
Annual Rental	\$60,600
Reimbursements	<u>\$5,760</u>
Total Annual Rental	\$66,360
Operating Expense	Tax/Ins (\$15,360) <u>CAM(\$1,500)</u>
Total Operating Expense	(\$16,860)
Net Operating Income	\$49,500



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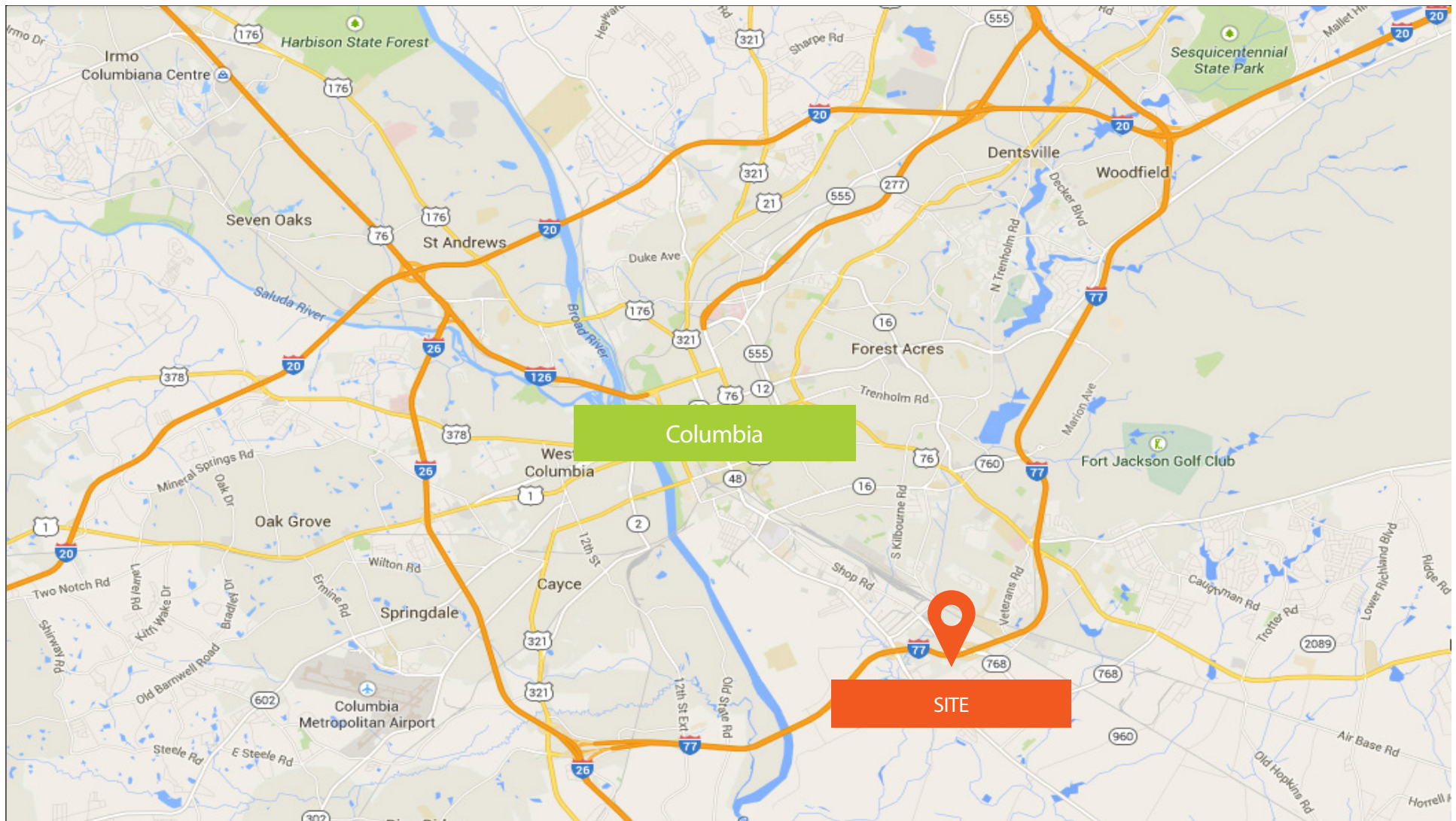
Regional Map



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Regional Aerial



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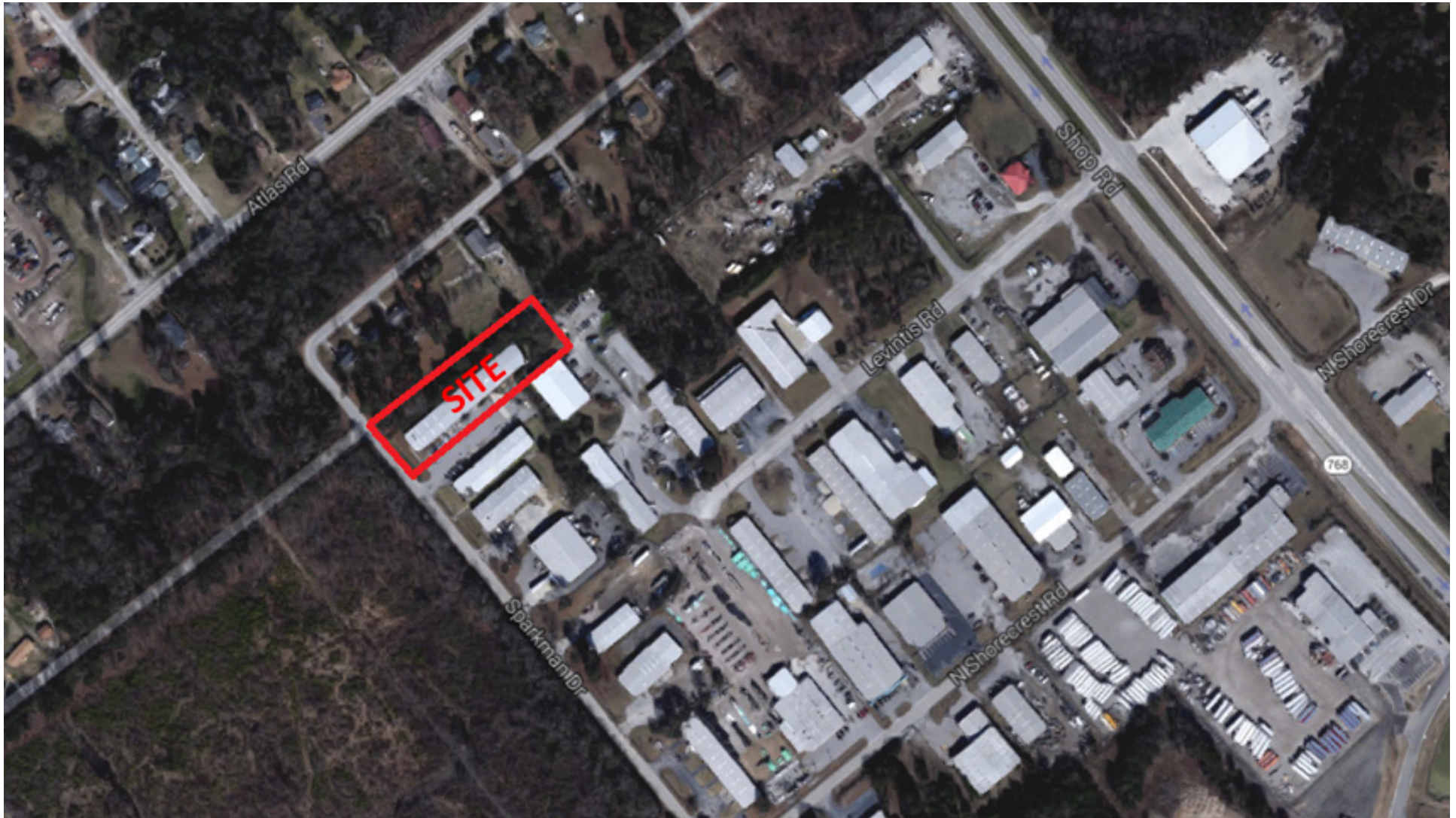
Local Aerial



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Site Aerial



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COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77, and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

Columbia is nationally ranked among the top five cities for highway connectivity, with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

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Demographics

POPULATION	1 mile	3 miles	5 miles
2021 Projection	2,040	28,753	83,452
2016 Estimate	2,010	27,698	79,766
2010 Census	2,016	26,987	76,530
2000 Census	2,330	21,419	67,898
Growth 2000-2010	-1.44%	2.34%	1.20%
Growth 2010-2016	-0.50%	0.42%	0.66%
Growth 2016-2021	0.30%	0.75%	0.91%

HOUSEHOLDS			
2016 Total Households	713	11,824	32,745
2021 Total Households	713	11,824	32,745
2000-2010 Annual Rate	-1.44%	2.34%	1.20%
2010-2016 Annual Rate	-0.50%	0.42%	0.66%
2016-2021 Annual Rate	0.30%	0.75%	0.91%

2016 Median Household Income	\$36,387	\$39,610	\$42,804
2016 Average Household Income	\$45,899	\$61,440	\$69,122



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