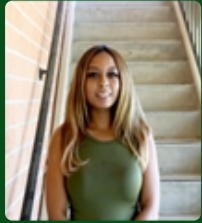




COLUMBIA SFR PORTFOLIO

OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



Ashley Flott
Broker In Charge / Founder
Mobile: 803-603-5369
info@creeagroup.com
License #: 86000



Shantell Johnson
Operations Mgr
Direct: 585-536-7311
SJohnson@creeagroup.com
License #: 135647

COLUMBIA SFR PORTFOLIO



THE CREEA GROUP
1122 Lady Street, Ofc 253
Columbia , SC 29201
Office: 844-442-4552
www.creeagroup.com

Pictures Courtesy Of TaeGenius





PROPERTY SUMMARY

Offering Price	\$1,150,000.00
Building SqFt	8,616 SqFt
Year Built	1972, 1955, 1940, 1925
Lot Size (acres)	0.88
Parcel ID	004523-01-029, 004622-04-007, R11409-03-17, R09109-19-01
Zoning Type	Residential
County	Lexington, Richland
Frontage	0.00 Ft
Coordinates	34.007631,-81.105520

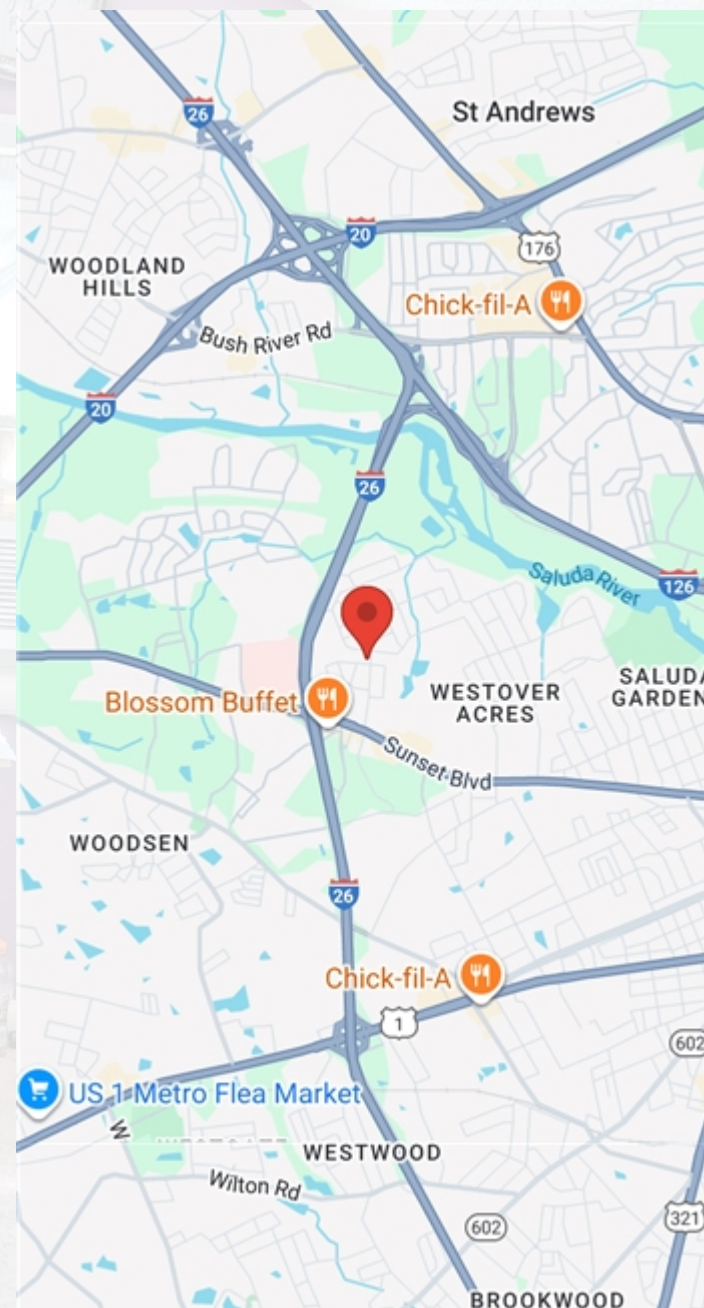
INVESTMENT SUMMARY

The CREEA Group, exclusively on behalf of ownership, is pleased to present the Columbia SFR Portfolio, a fully leased residential investment opportunity located in Richland and Lexington Counties, SC. This stabilized portfolio includes four homes leased to a single corporate tenant operating the premises as a rehabilitation provider. Generating approximately, \$121,200 in annual gross income (\$10,100 per month), this portfolio delivers immediate cash flow alongside value-add potential through rental growth, lease optimization, or individual asset disposition. This is a solid opportunity to acquire a turn-key, income-producing portfolio in the thriving Columbia MSA.



INVESTMENT HIGHLIGHTS

- 100% Leased & Stabilized Portfolio – Consistent rental income from a fully occupied, diversified tenant mix.
- Attractive Cash Flow – Generating approximately \$121,200 in annual gross income
- Strong Tenant Profile– Four homes leased to a corporate operator of rehabilitation facilities.
- Value-Add Potential – Opportunity to enhance returns through rental growth, lease restructuring, or disposition of homes individually.
- Turn-Key Acquisition – Immediate income with minimal management required.
- Desirable Location – Situated in the Columbia MSA, spanning Richland and Lexington Counties, benefiting from population growth, strong rental demand, and a diversified local economy.





LOCATION HIGHLIGHTS

- **State Capital & Regional Hub:** Columbia anchors central South Carolina's economy, government, and education, drawing steady housing demand across the metro.
- **Major Employment Drivers:** Home to Fort Jackson—the U.S. Army's largest and most active initial entry training center—and significant healthcare, insurance, and public-sector employers.
- **Air Connectivity:** Columbia Metropolitan Airport (CAE) posted record-setting passenger momentum in 2024, underscoring strong regional connectivity for business and leisure travel.
- **Lifestyle & Tourism:** Riverbanks Zoo & Garden draws ~1 million visitors annually; Lake Murray is a regional recreation/tournament magnet with documented economic impact—both support durable rental demand.
- **Population Growth:** The Columbia metro area has continued to expand, with 2025 population estimates around 777,000, up from 2024 and 2023.
- **Higher-Education Anchor:** University of South Carolina (USC – Columbia) fuels a large student/employee base and services ecosystem; USC reported record-high system enrollment in Fall 2024.
- **Interstate Access:** Efficient logistics via I-26, I-20, and I-77—key north-south and east-west corridors intersecting in the Columbia area.



RENT ROLL

Unit#	Tenant Name	Square Footage	Annual Rent/ SF	Annual Base Rent	Expense Reimbursements	Lease Type	Lease Start	Lease End	Notes
200 Marabou Street	Oxford Homes	3,619	\$9.95	\$36,000.00		FSG	08/01/2025	09/01/2027	
2319 Starks Street	Oxford Homes	1,977	\$18.21	\$36,000.00		FSG	08/01/2025	09/01/2027	
1024 Seminole Road	Oxford Homes	2,850	\$10.53	\$30,000.00		FSG	08/01/2025	09/01/2027	
902 Beaufort Street	Oxford Homes	1,400	\$13.71	\$19,200.00		FSG	08/01/2025	09/01/2027	
	Total Occupied	9846	\$121,200.00						
	Total	9846	\$121,200.00		\$0.00				



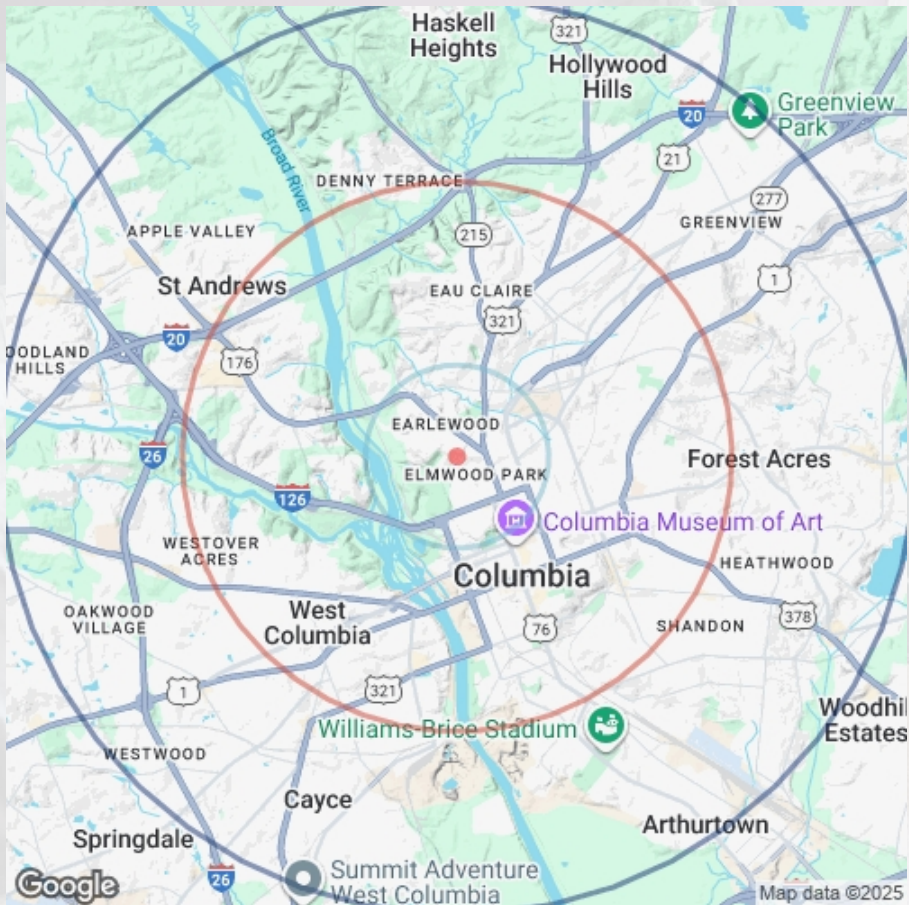




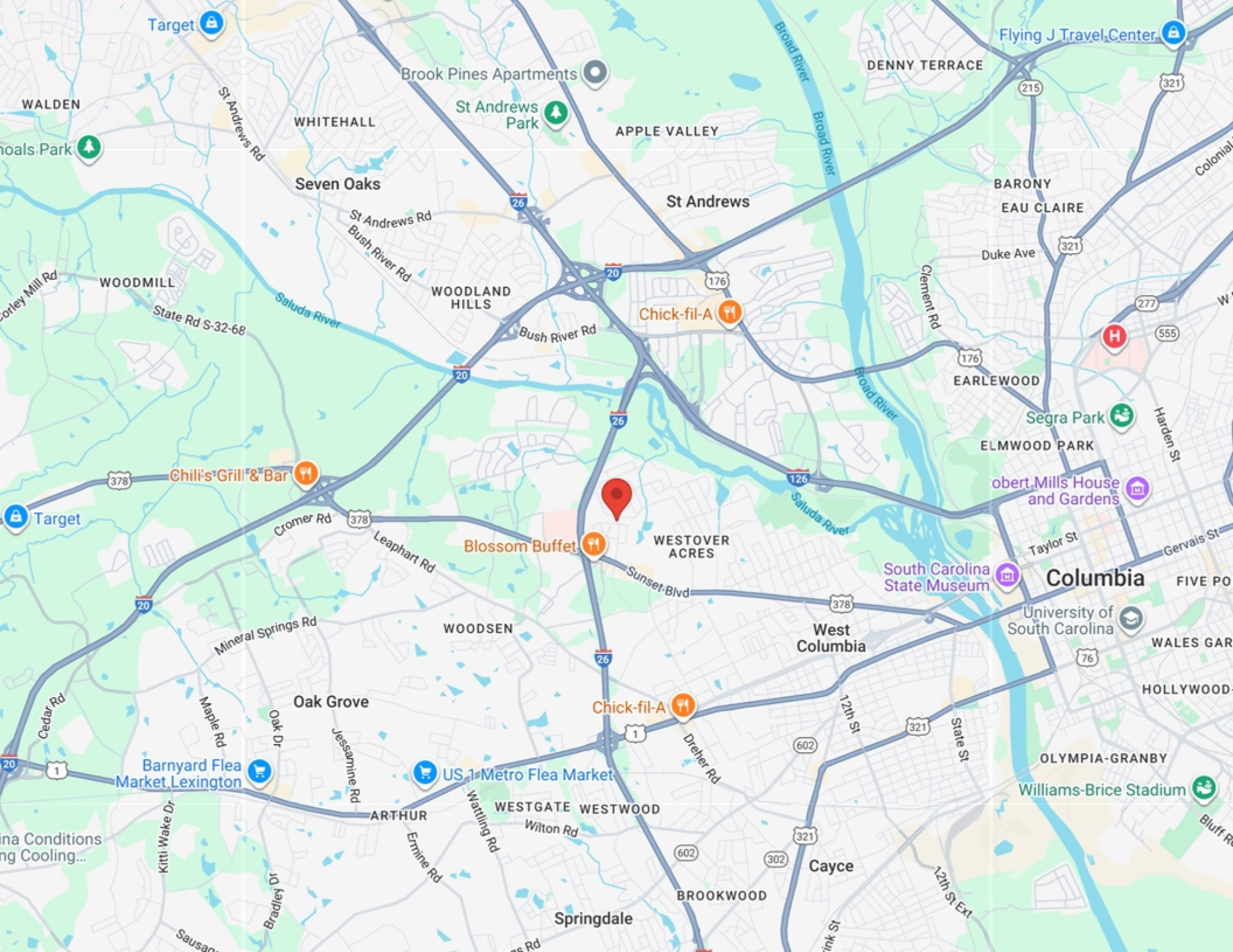
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,429	47,102	126,424
2010 Population	4,528	49,398	133,106
2025 Population	5,378	52,634	148,042
2030 Population	5,720	55,165	154,263
2025-2030 Growth Rate	1.24 %	0.94 %	0.83 %
2025 Daytime Population	14,802	71,906	224,707

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	198	2,315	7,865
\$15000-24999	165	2,106	4,905
\$25000-34999	123	2,672	5,808
\$35000-49999	297	3,976	8,808
\$50000-74999	440	5,188	11,884
\$75000-99999	455	3,274	7,820
\$100000-149999	509	3,714	8,933
\$150000-199999	206	1,335	3,949
\$200000 or greater	140	1,011	3,108
Median HH Income	\$ 76,789	\$ 57,112	\$ 57,572
Average HH Income	\$ 90,675	\$ 75,372	\$ 78,182



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,779	22,217	50,289
2010 Total Households	1,948	22,960	52,765
2025 Total Households	2,534	25,591	63,084
2030 Total Households	2,728	27,171	67,096
2025 Average Household Size	2.03	2.03	2.1
2025 Owner Occupied Housing	1,707	12,793	31,930
2030 Owner Occupied Housing	1,844	14,056	34,934
2025 Renter Occupied Housing	827	12,798	31,154
2030 Renter Occupied Housing	884	13,116	32,163
2025 Vacant Housing	267	3,030	7,851
2025 Total Housing	2,801	28,621	70,935





TO NEW
BROOKLAND

TAVERN

Palate

Palace
Dance
Club

RIVER
Public
Parking
Cinema
Cafe
W. Cole Riverwalk
& Amphitheater

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to THE CREEA GROUP . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. THE CREEA GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, THE CREEA GROUP has not verified, and will not verify, any of the information contained herein, nor has THE CREEA GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE THE CREEA GROUP ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

Ashley Flott

Broker In Charge / Founder

Mobile: 8036035369

info@creeagroup.com

License #: 86000

Shantell Johnson

Operations Mgr

Direct: 5855367311

Sljohnson@creeagroup.com



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