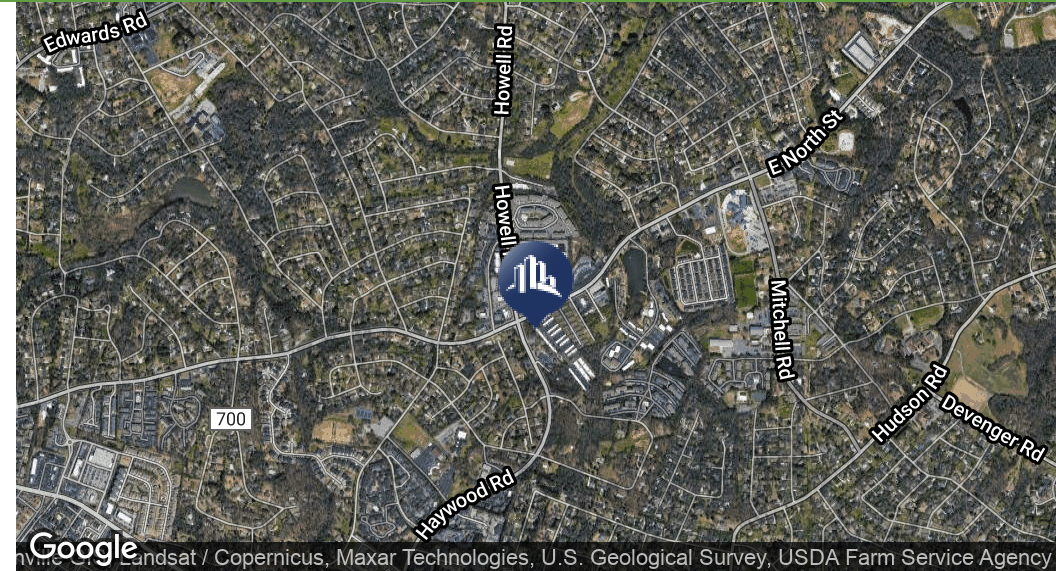




SPERRY
— **COMMERCIAL** —
GLOBAL AFFILIATES®
LOCAL REACH ON A GLOBAL SCALE

LOCATIONS NATIONWIDE
WWW.SPERRYCGA.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Ask Price:	\$515,000
Building Size:	3,712 SF
Number of Suites:	6
Price / SF:	\$138.74
CURRENT/ PROFORMA NOI:	\$29,921/ \$38,321
	Existing Cap Rate:5.8%
	Proforma Cap Rate:7.44%

PROPERTY OVERVIEW

Rare office investment opportunity located in prime Haywood Road area of Greenville. Close proximity to I-385, Haywood Mall and downtown Greenville via I-385 or East North St. Building is comprised of 6 office suites. Excellent 1031 or general investment opportunity. Potential owner/ occupant possibility with one suite in the upper level currently vacant (see floor plans). One unit currently vacant.

PROPERTY HIGHLIGHTS

- Office building with 6 different office suits (one unit vacant)
- Great layout, updated interior
- Located on Haywood Road in close proximity to major retailers
- Ample on-site parking, great visibility and tenant signage
- See income / expense sheet for Cap and Proforma Cap and tenant mix

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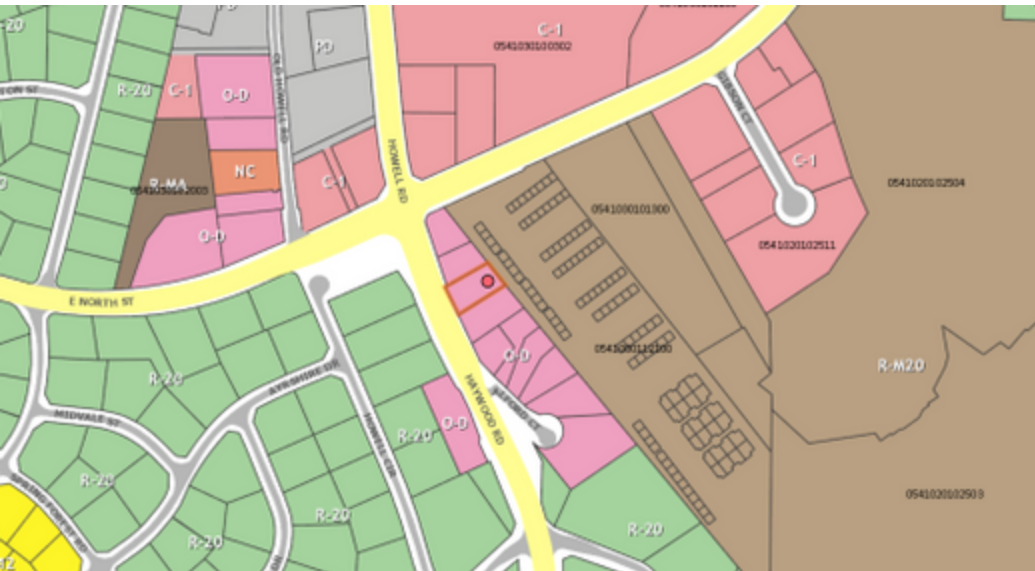
EXECUTIVE SUMMARY // 2



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MAPS/ EXTERIOR PHOTOS



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ADDITIONAL PHOTOS // 3

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INTERIOR PHOTOS



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ADDITIONAL PHOTOS // 4



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS // 5



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ADDITIONAL PHOTOS



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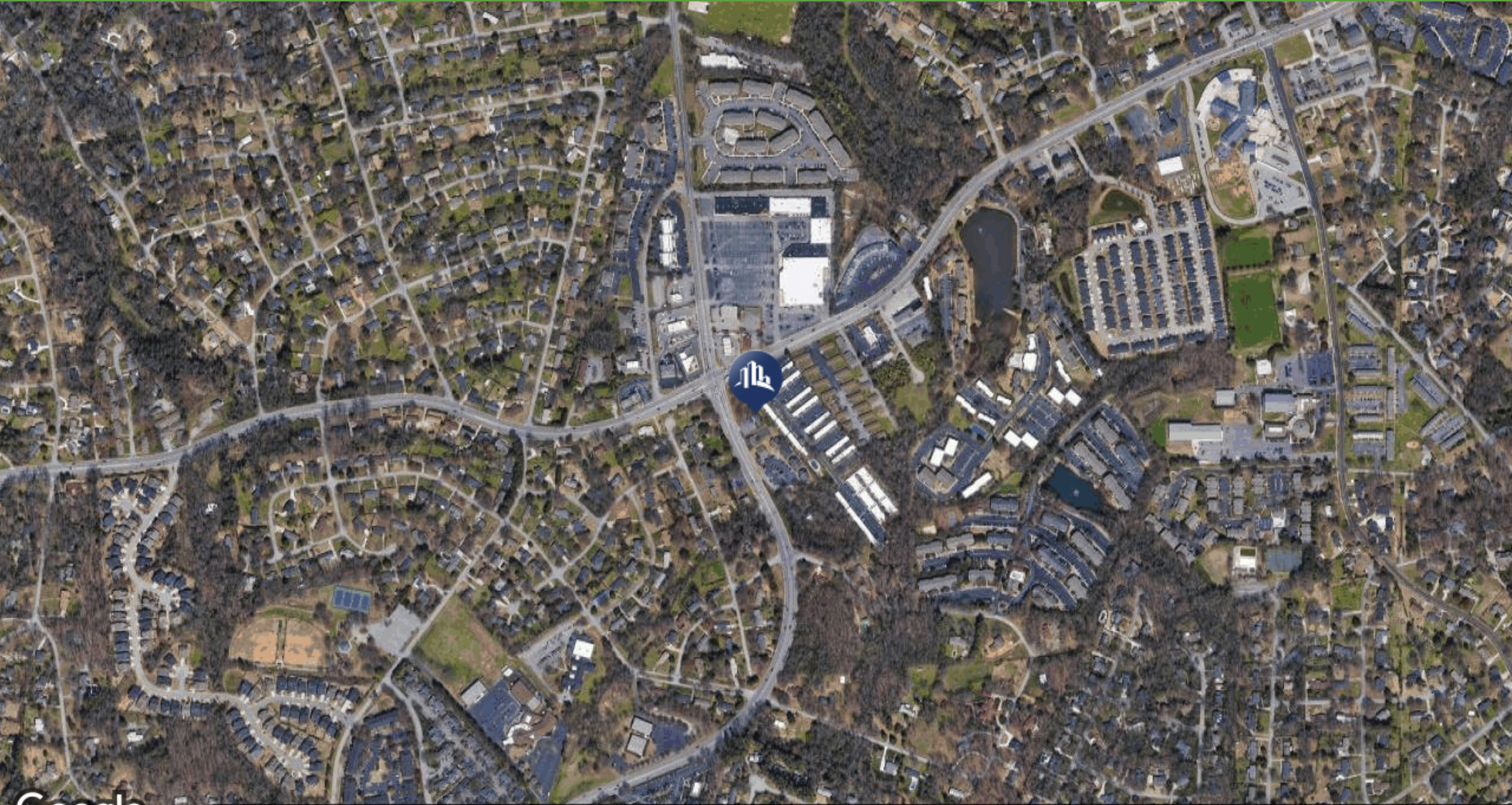
ADDITIONAL PHOTOS // 6



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REGIONAL AERIAL



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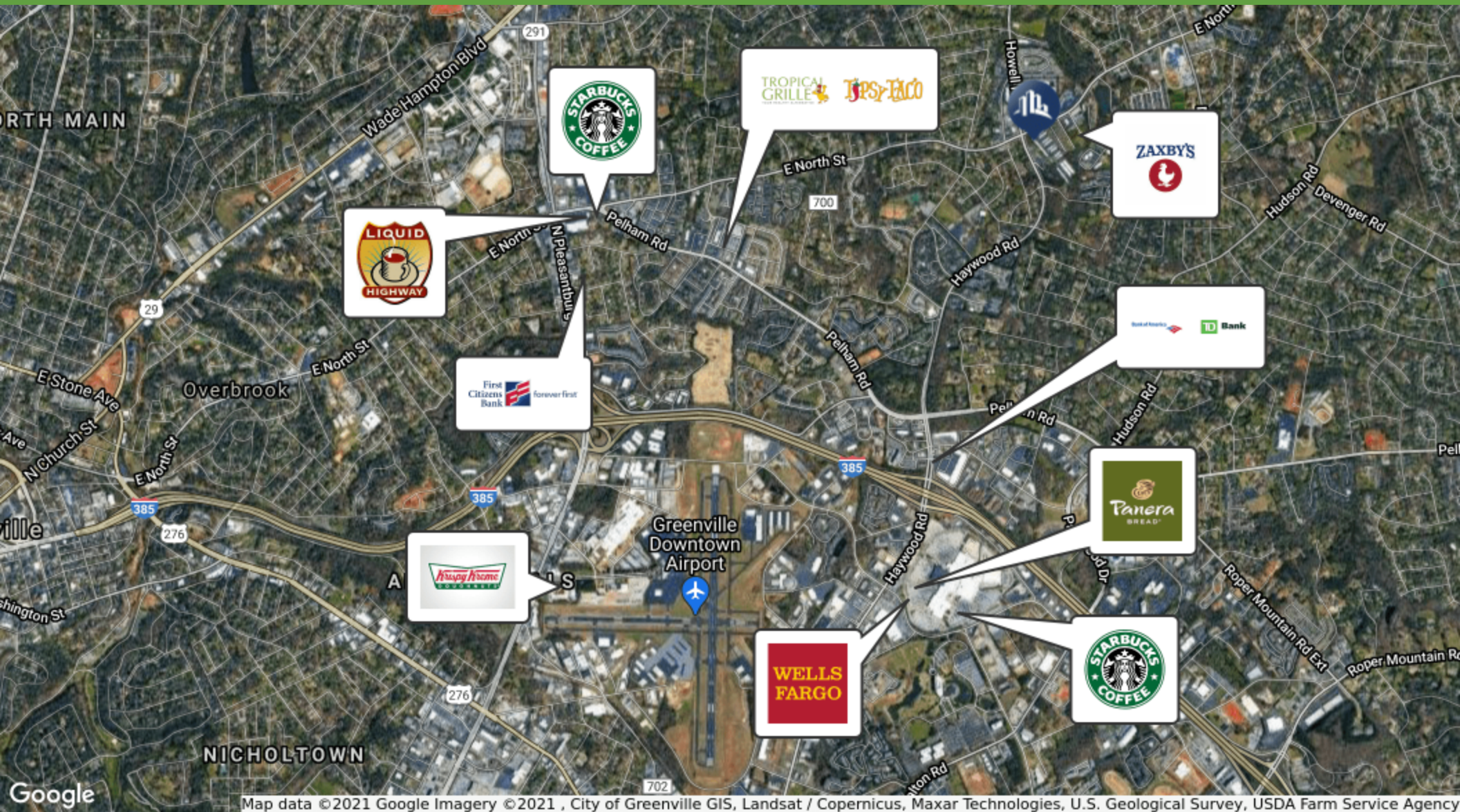
AERIAL MAPS // 7



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RETAILER MAP



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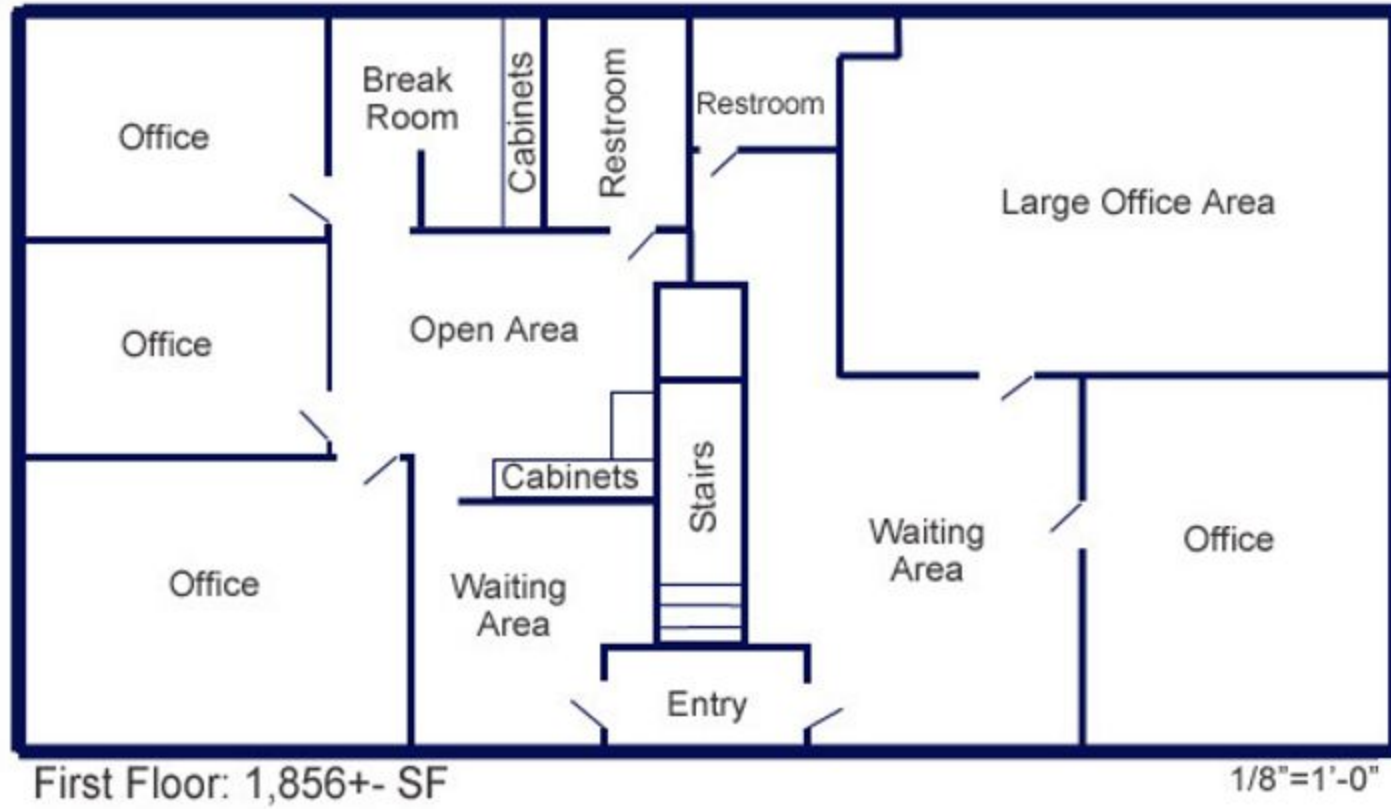
RETAILER MAP // 8

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FLOOR PLAN - LOWER LEVEL



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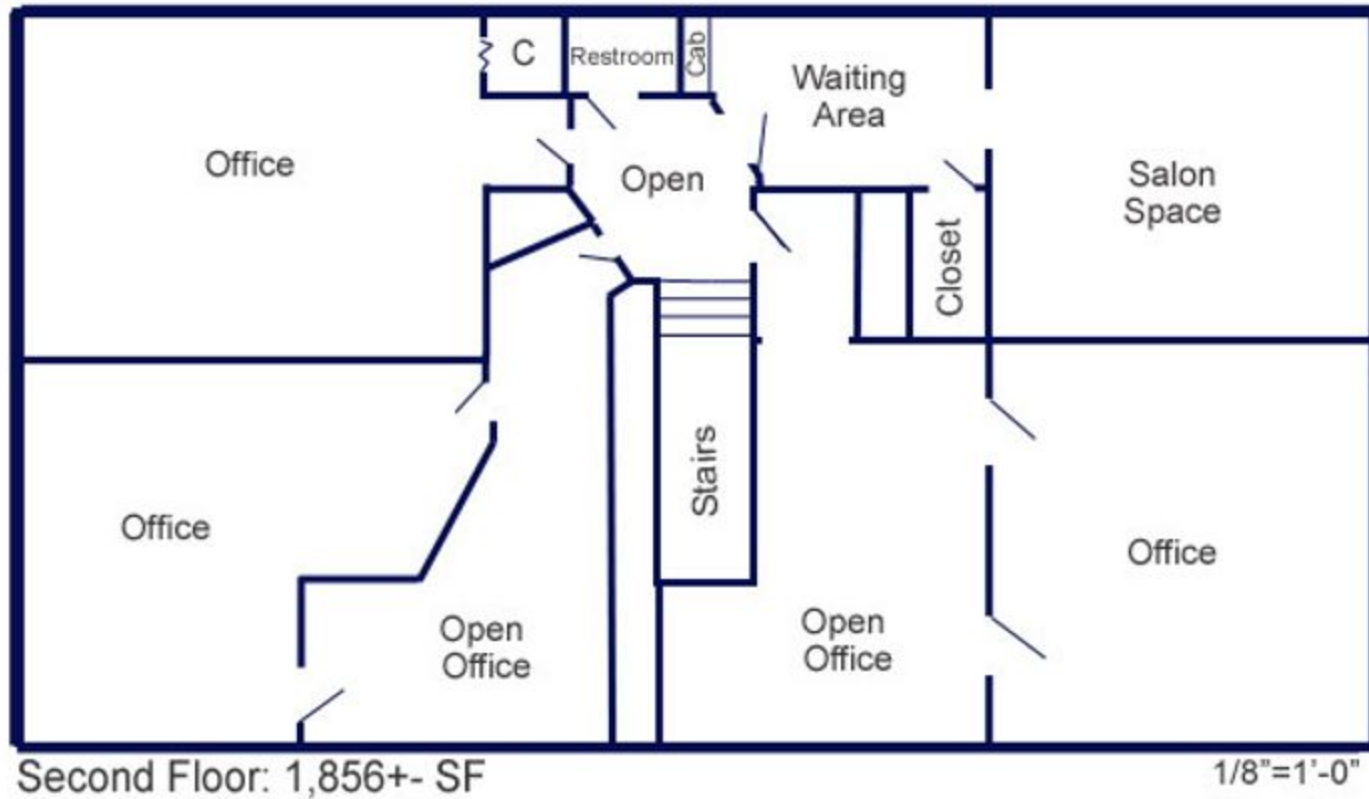
ADDITIONAL PHOTOS // 9

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FLOOR PLAN - UPPER LEVEL



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ADDITIONAL PHOTOS // 10

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FINANCIALS

Current Income and Expenses

	<i>Monthly</i>	<i>Annually</i>
Suite 101:	\$1,325	\$15,900
Suite 102:	\$1,125	\$13,500
Suite 201:	\$750	\$9,000
Suite 202:	\$500	\$6,000
Suite 203:	\$450	\$5,400
Current Total GRI:	\$4,250	\$49,800

**Suite 204 currently empty.*

Expenses:

Insurance:	\$1,074
Taxes:	\$5,966 (Current)
Add Point of Sale Tax Increase	\$5,309
Trash	\$1,140
Utilities	\$3,900
<u>Prof. Management Recast at 5% of GRI:</u>	<u>\$2,490</u>
Total Annual Current/ Future Expenses:	\$19,879

Current Net Operating Income: \$29,921
***Current CAP: 5.8%**

Proforma Cap:

	\$49,800 Current GRI
+ Suite 204 at market rent:	\$ 8,400 Annual Rent (\$750/month gross)
=	\$58,200 Proforma GRI

Proforma Net Operating Income: \$38,321
***Proforma CAP: 7.44%**

**Based on ask price at \$515,000*



DEMOGRAPHICS: 1 MILE RADIUS

DEMOGRAPHIC SUMMARY

1326 Haywood Rd, Greenville, South Carolina, 29615

Ring of 1 mile

KEY FACTS

9,930

Population

38.5

Median Age



4,827

Households

\$49,548

Median Disposable Income

EDUCATION

3%

No High School Diploma



16%

High School Graduate



32%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$57,920

Median Household Income



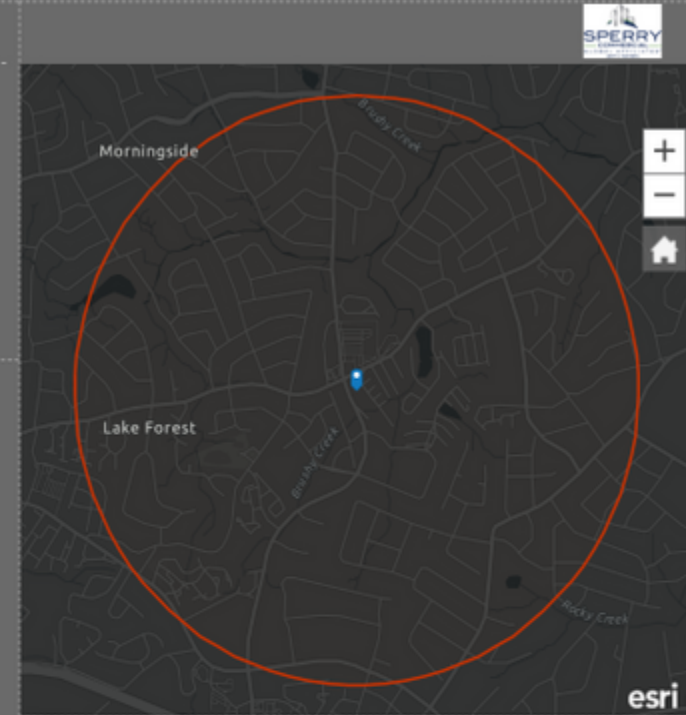
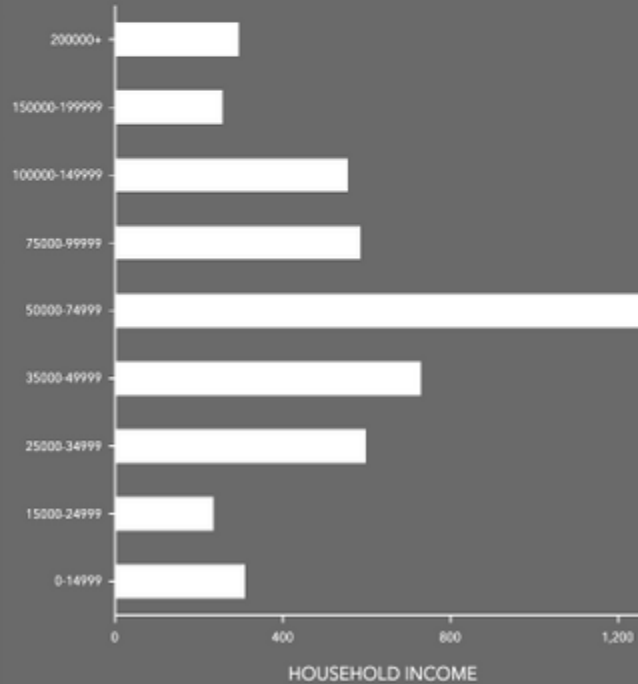
\$39,655

Per Capita Income



\$57,285

Median Net Worth



EMPLOYMENT

77%

White Collar

8%

Blue Collar

15%

Services

10.5%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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DEMOGRAPHICS: 1 MILE RADIUS // 12

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OUR COMPANY

Full Brokerage Services

We provide comprehensive acquisition, disposition, exchange, leasing and consulting services.

Our specialists average 15 years of extensive real estate experience, and are among the most experienced professionals in the industry.

Our marketing associates are diverse and come from a variety of backgrounds, many having advanced degrees and professional designations.

Sperry Commercial associates are always current on real estate trends and the forces that are shaping their local and regional markets.

Agent Specialization

Our agents are specialized in their services by:

- Property Type Discipline
- Sales and / or Leasing Expertise
- Geographic Area Focus

Each Sperry Commercial associate knows the buyers, the buildings, the property owners, building characteristics, market rents, vacancy factors, employment drivers, business growth, recent sales, market trends, and demographics in their market area.

Commercial Real Estate Sales

Leasing Services

Full Range of Asset Categories

- Multi-Family
- Retail
- Office
- Industrial
- Land
- Hospitality
- Mobile Home Park





A GROWING GLOBAL NETWORK

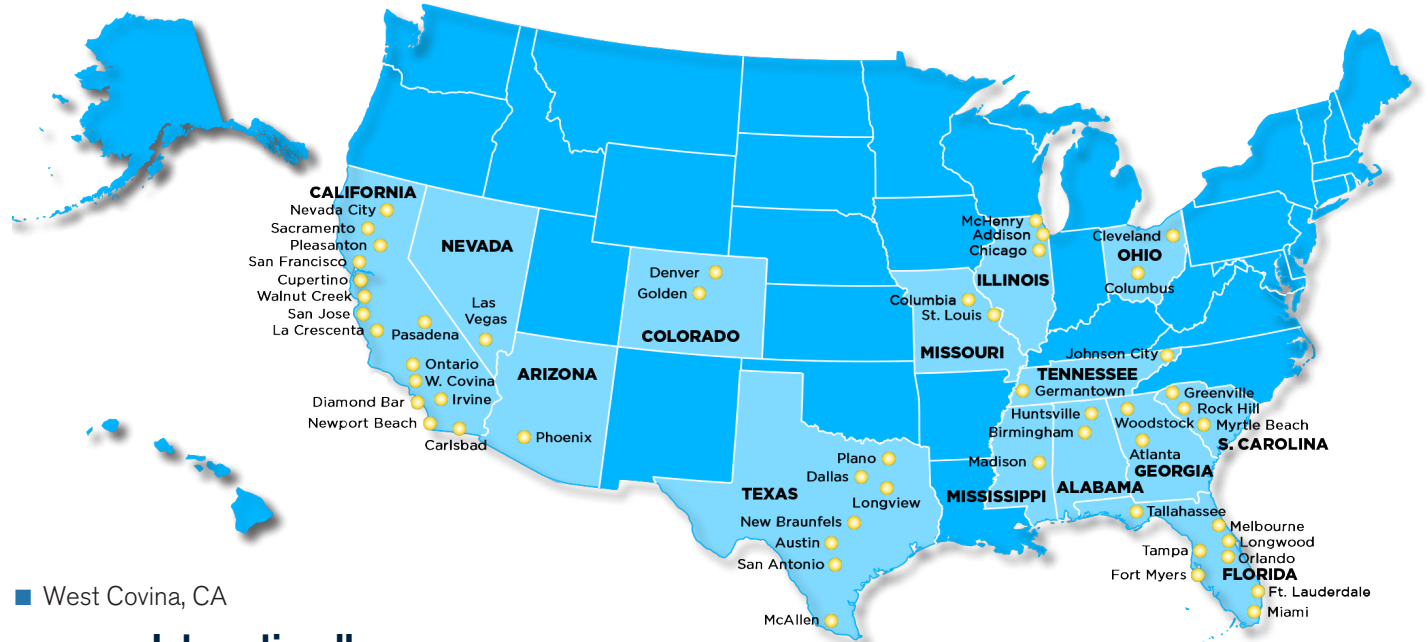
Sperry Locations

We're growing fast! With a team of talented Agents and Affiliate offices across the nation and beyond, Sperry Commercial Global Affiliates is capable of handling your commercial real estate needs wherever they may take you.

Look for us in the following cities, with more new offices opening soon.

Nationally

- Addison, IL
- Atlanta, GA
- Austin, TX
- Birmingham, AL
- Carlsbad, CA
- Chicago, IL
- Cleveland, OH
- Columbia, MO
- Columbus, OH
- Cupertino, CA
- Dallas, TX
- Denver, CO
- Diamond Bar, CA
- Fort Lauderdale, FL
- Fort Myers, FL
- Germantown, TN
- Golden, CO
- Greenville, SC
- Huntsville, AL
- Irvine, CA
- Johnson City, TN
- La Crescenta, CA
- Las Vegas, NV
- Longview, TX
- Longwood, FL
- Madison, MS
- McAllen, TX
- McHenry, IL
- Melbourne, FL
- Miami, FL
- Mobile, AL
- Myrtle Beach, SC
- Nevada City, CA
- New Braunfels, TX
- Newport Beach, CA
- Ontario, CA
- Orlando, FL
- Pasadena, CA
- Phoenix, AZ
- Plano, TX
- Pleasanton, CA
- Rock Hill, SC
- Sacramento, CA
- San Francisco, CA
- San Jose, CA
- St. Louis, MO
- Tallahassee, FL
- Tampa, FL
- Walnut Creek, CA
- Woodstock, GA



■ West Covina, CA

Internationally

- Korea
- Singapore
- Vietnam
- United Kingdom

Canada (coming soon)

ADVISOR BIO & CONTACT 1

JOHN KAWALCHUK

Associate

40 Parkway Commons Way
Greer, SC 29650
T 845.803.5141
john.kawalchuk@sperrycga.com

PROFESSIONAL BACKGROUND

John Kawalchuk joined the SperryCGA-Griffin Partners team in 2019. John specializes in office and retail tenant representation as well as owner and buyer representation of commercial investment properties. John's background in finance and accounting allows him to serve his private and institutional investor clients at the highest level in regards to underwriting, valuation, and consultation of all commercial investments.

John holds a Bachelor of Science in Financial Management with Emphasis in Financial Services as well as a minor in Accounting from Clemson University.

John holds both a SC Real Estate license and a Series 7 license.

EDUCATION

Clemson University

MEMBERSHIPS & AFFILIATIONS

SC Real Estate license
Series 7 license

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ADVISOR BIO & CONTACT 2

MARK GRIFFIN, CCIM, CBB

Managing Principal/ CEO

40 Parkway Commons Way
Greer, SC 29650
T 864.315.3734
C 864.525.8562
mark.griffin@sperrycga.com
SC #76772

PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners headquartered in Greenville, South Carolina serving the entire upstate. He is a native of upstate, SC and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin spent the early part of his career in consulting, working with developers in commercial real estate projects ranging from mixed-use commercial to residential and planned subdivisions. His knowledge of development including finance and proforma analysis, entitlements, and planning and zoning mixed with his natural sales ability pays dividends for his clients. Mr. Griffin has been engaged in over \$500 mil in commercial real estate and business brokerage transactions. His team is diverse in many aspects of commercial and business brokerage from investment sales to business brokerage and tenant representation.

Mr. Griffin holds a 5 year professional degree in Landscape Architecture from Clemson University with a focus in land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation of which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin is also a Certified Business Broker (CBB) with over a decade of business brokerage experience from main street restaurants and retail businesses without real estate to manufacturing and distribution businesses with real estate.

EDUCATION

Clemson University, BLA

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)
Certified Commercial Investment Member Institute (CCIM individual)
International Council of Shopping Centers (ICSC corporate)
Certified Business Broker (CBB)
International Business Broker Association (IBBA corporate)

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