

10
SOUTH
ACADEMY

OPPORTUNITY ZONE



10 S Academy Street | Greenville, SC 29601

New Construction | Downtown Greenville, SC

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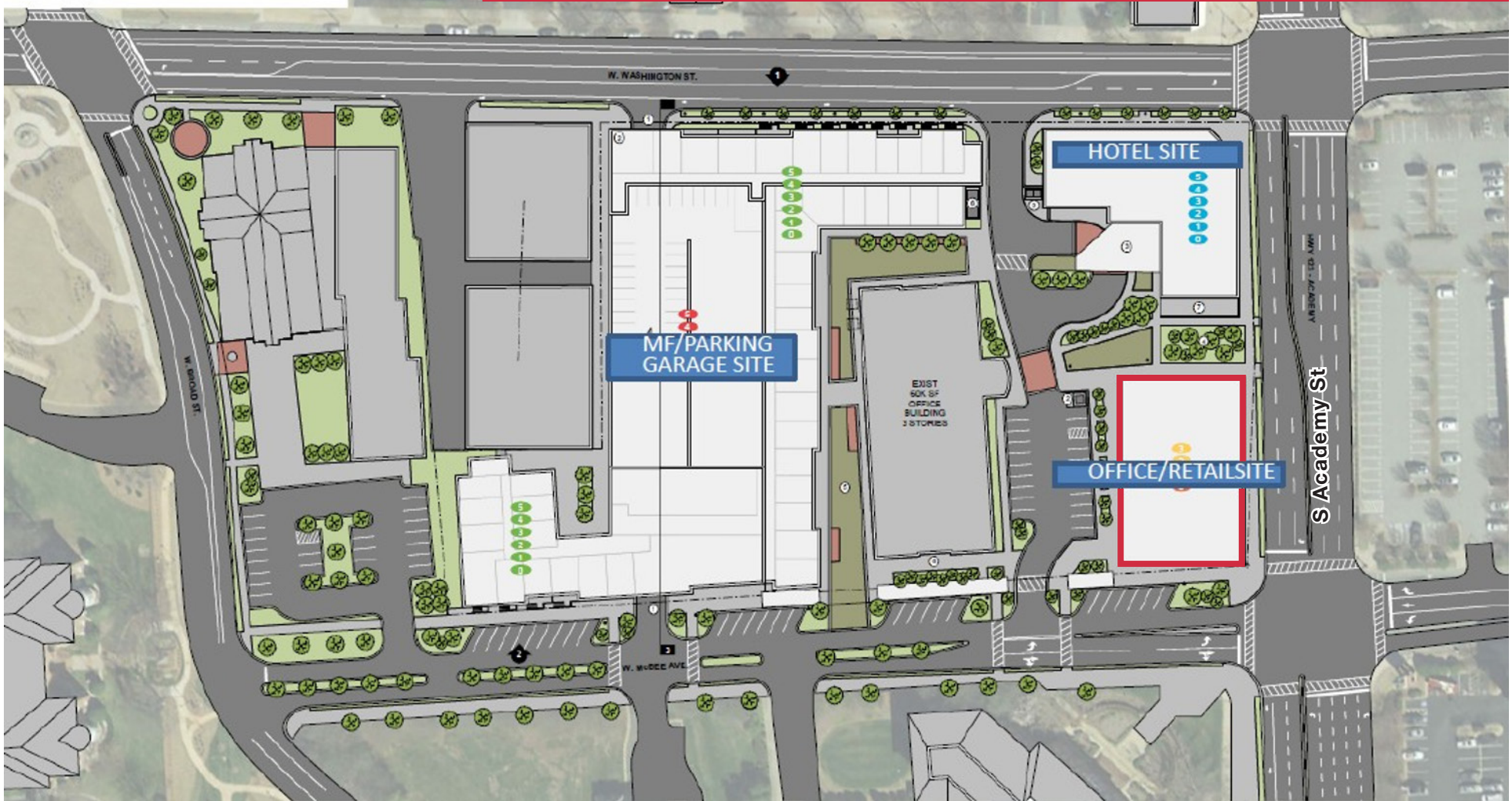
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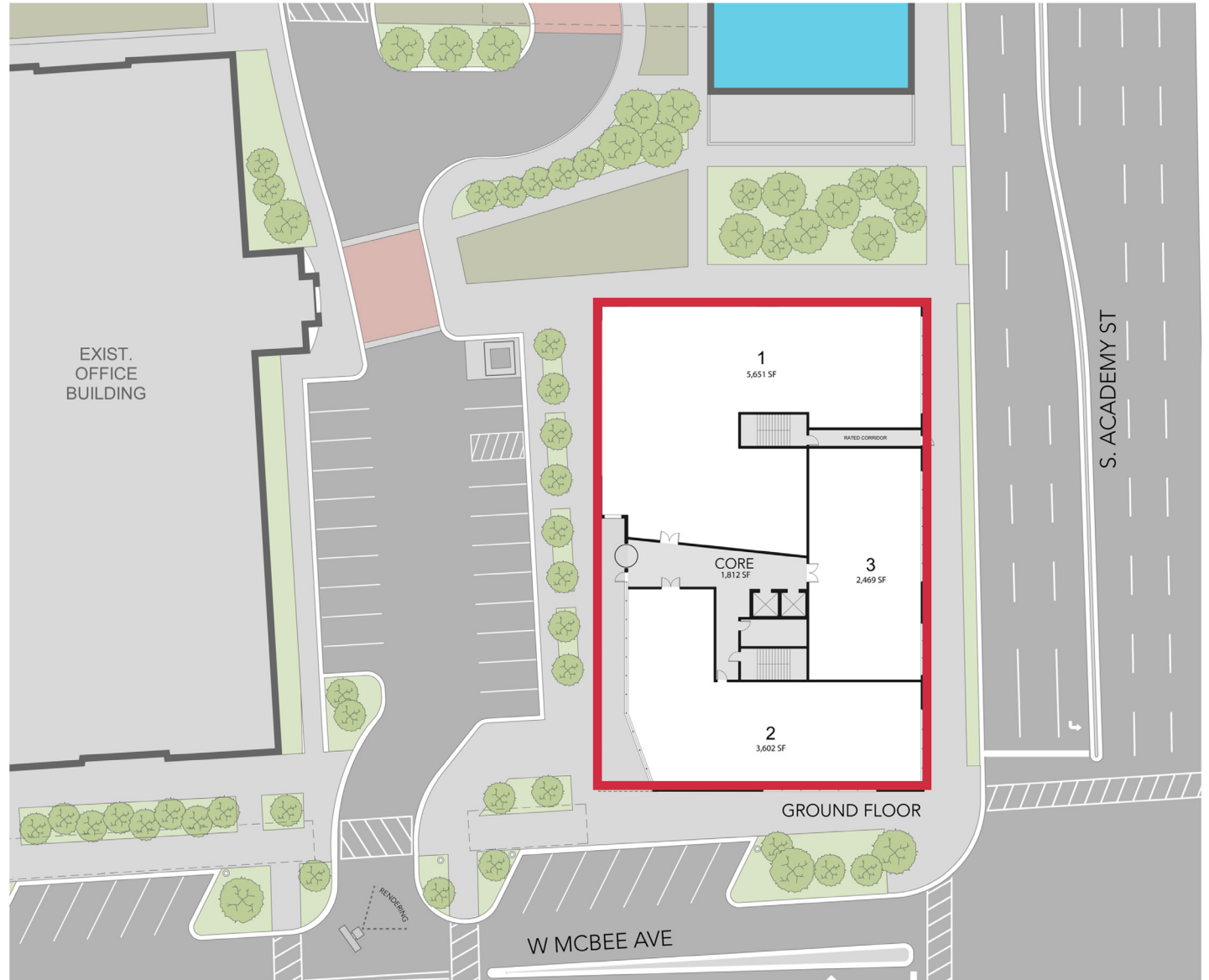
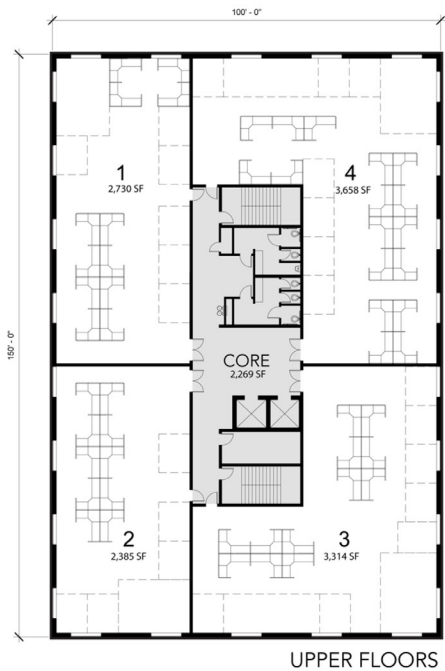
10 S. Academy is well located on the edge of Downtown with ample on-site parking, pedestrian access to downtown, and best of all, in the Opportunity Zone. We believe this last fact distinguishes this development from other office projects downtown. The Opportunity Zone law can be a very powerful tool to reduce capital gains on the sale of a business, and we look forward to helping you evaluate your options.

- MULTI-FAMILY
- HOTEL
- OFFICE
- PARKING
- RETAIL
- IMPERVIOUS SURFACES
- PERVIOUS SURFACES
- P PARKING ENTRY
- W WAIT
- C CANOPY
- O OUTDOOR PLAZA
- R PEDESTRIAN ALLEY
- U UTILITY TRANSFORMERS
- R RASSED PAVO
- EXISTING BUILDING
- NEW BUILDING

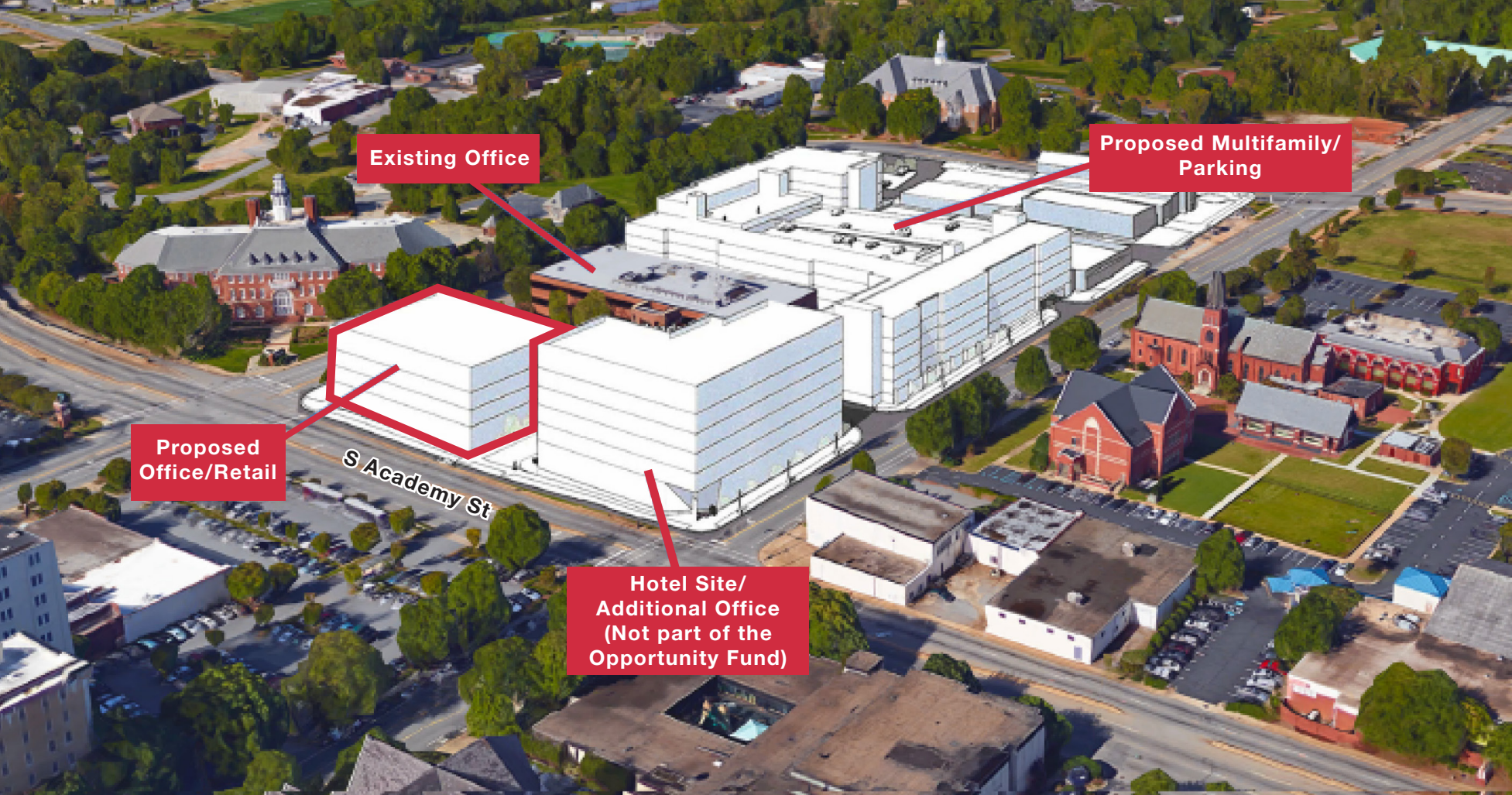


PROPOSED OFFICE BUILDING PLANS

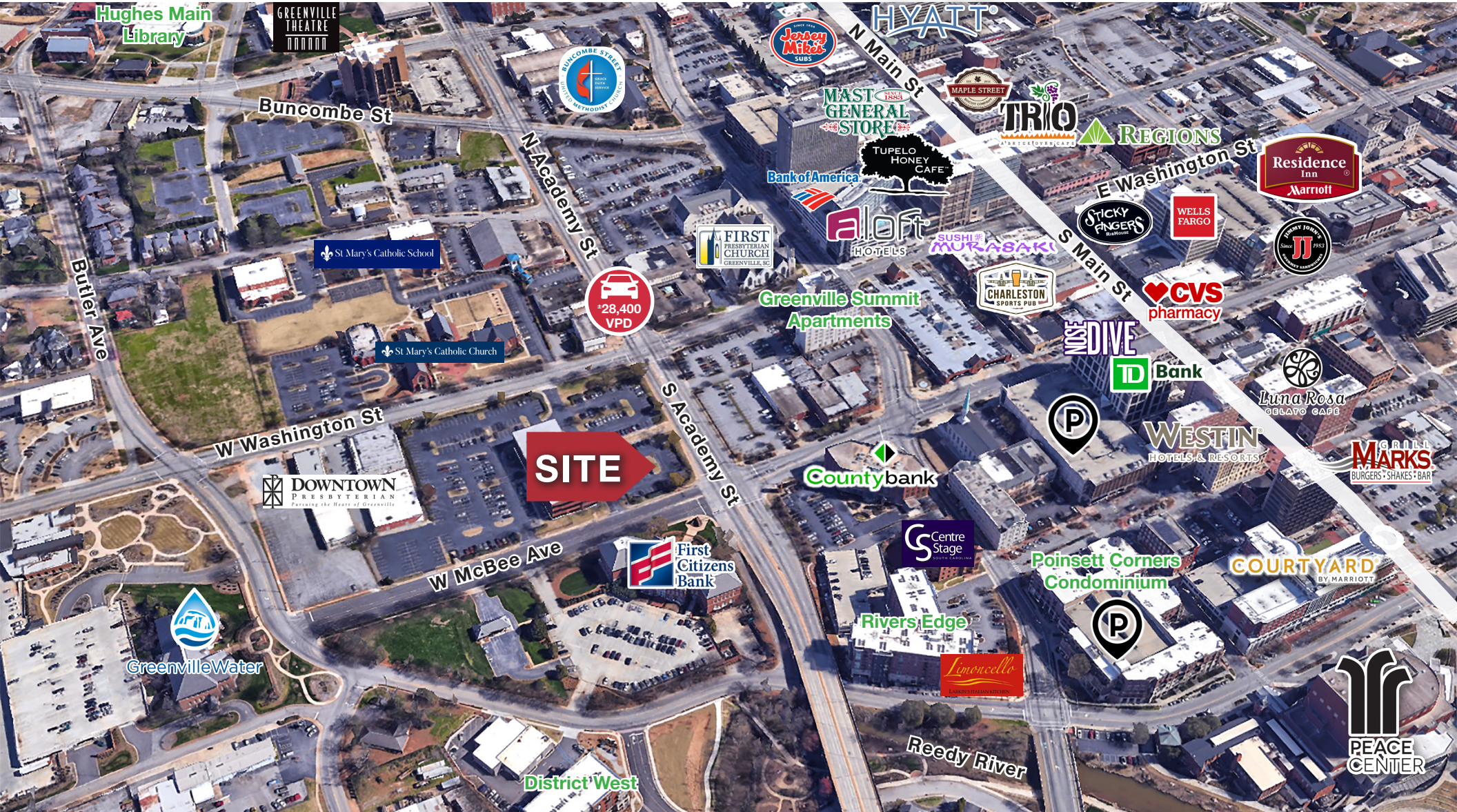
GROUND FLOOR	
GROSS AREA	14,226 GSF
USEABLE AREA (3 TENANTS SHOWN)	11,722 NSF
RENTABLE AREA	13,534 NSF
GROUND FLOOR R/U (CORE FACTOR)	1.15
UPPER FLOORS	
GROSS AREA	15,000 GSF
USEABLE AREA (4 TENANTS SHOWN)	12,087 NSF
RENTABLE AREA	14,356 NSF
UPPER FLOOR R/U (CORE FACTOR)	1.19
TOTAL BUILDING	
GROSS AREA	59,226 GSF
USEABLE AREA	47,983 NSF
RENTABLE AREA	56,602 NSF
TOTAL BLDG R/U (CORE FACTOR)	1.18



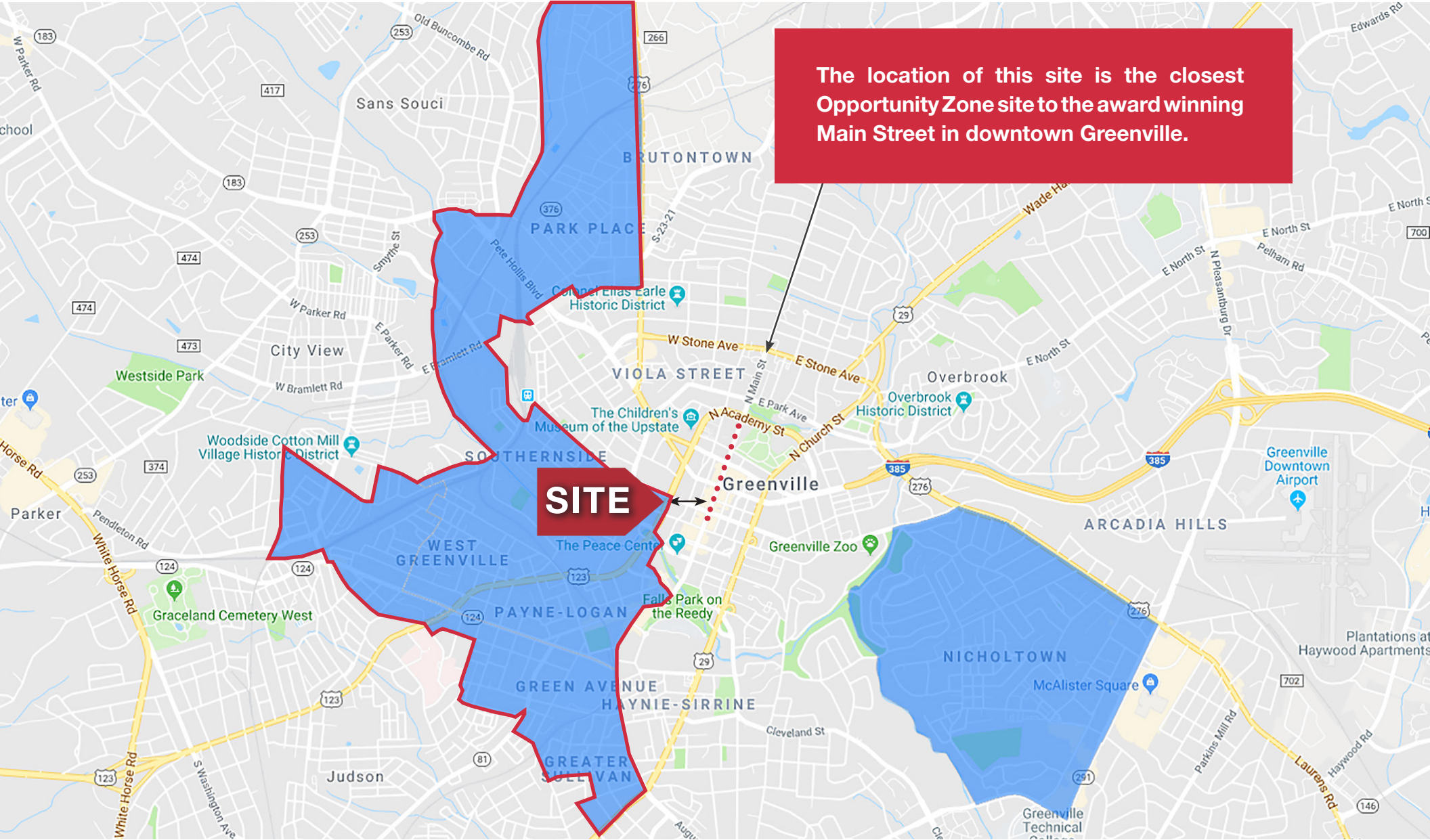
PROPOSED SITE PLAN



AERIAL MAP



OPPORTUNITY ZONE MAP



The location of this site is the closest Opportunity Zone site to the award winning Main Street in downtown Greenville.

SITE

OFFICE BUILDING HIGHLIGHTS

- Located in a Qualified Opportunity Zone
- Proposed $\pm 60,000$ SF mixed-use building
- Space options from $\pm 4,000$ SF — $\pm 60,000$ SF
- Lease Rate: \$30.00 per SF FSG
- Parking: 3x 1,000
- Estimated Occupancy: Q2 2021
- Signage Opportunities
- Landlord can provide assistance in the analysis of the Opportunity Zone benefits for interested prospects



You do not have to relocate the entire Head Office.
Moving certain departments is sufficient to meet
QOZB policy requirements.



CERTAIN SAFE HARBOR TESTS NEED TO BE
ANALYZED AND REVIEWED

What could you do with an extra \$3,000,000?

QUALIFIED OPPORTUNITY ZONE BUSINESS: TEN-YEAR HOLD ILLUSTRATION

EBITDA Year 1	1,000,000	
Growth Rate	6%	
EBITDA Year 10	1,689,479	
Initial Investment-Deferred Capital Gains	750,000	
Cost Basis Growth	4%	
Cost Basis Year 10	\$1,067,484	
	Non-QOZB	QOZB
EBITDA Year 10	1,689,479	
Multiple	8	
Sale Price	13,515,832	13,515,832
Cost Basis	(1,067,484)	(1,067,484)
Gain on Sale	12,448,348	12,448,348
Capital Gains Tax Rate	23.50%	23.50%
Capital Gains Tax (At Today's Tax Rates)	(2,925,362)	0.00
	9,522,986	12,448,348
Income Capital Gains Tax Reduction		26,438
After Tax Return	9,522,986	12,474,785

OZ BENEFIT \$2,951,799

This is a hypothetical illustration of mathematical principles as it relates to the new tax code and does not predict or project the performance of an investment or investment strategy. An investor should consider his or her current and anticipated investment horizon and income tax bracket when making an investment decision, as the illustration may not reflect these factors. The Opportunity Zone Program is newly created, and final regulations have yet to be issued, which, when issued, may impact the it in unanticipated ways. To take advantage of certain tax benefits, regarding the exclusion of future gains, investors must hold their investments in the Opportunity Zone for 10 years.



**Greenville is the
#4 fastest growing
city in the U.S.**

#5 South's Best Cities 2018

(Southern Living) 2018

#39 Top 100 Best Places to Live

(Livability) 2018

#3 Top Small City in the U.S.

(Condé Nast Traveler Readers' Choice Awards) 2017

#9 Top 10 Cities for Millennials to Live in

(Growella.com) 2017

23 Best Small Town Main Streets in America

(Country Living) 2017

#13 Best Places to Retire in America

(US News and World Report) 2017

The 10 Best Emerging Destinations

(USA Today 10 Best) 2016

Top 10 Best Places to Live

(Men's Journal) 2016

Top 10 Fastest Growing Cities in the U.S.

(CNN Money)

#35 Best Place to Live

(U.S. News & World Report)

#2 Best City in America to Start a Business In

(Xome) 2015

Top 10 Small Cities Where Business is Thriving

(Entrepreneur) 2015



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