



HIGH YIELD STRIP CENTER

5075 DORCHESTER RD | NORTH CHARLESTON, SC 29418

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

BROKER OF RECORD
LICENSE NO. 22684 (SC)



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STRIP CENTER

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OFFERING MEMORANDUM

CHARLESTON INTERNATIONAL AIRPORT

SPRINGHILL SUITES BY MARRIOTT

EMBASSY SUITES HOTELS

TANGER OUTLETS CHARLESTON SHOPPING MALL



1526 ± 45,000 VPD



MEETING STREET BRENTWOOD 1,134 STUDENTS

± 38,000 VPD



336 UNIT MULTIFAMILY GREYSTAR DEVELOPMENT OPENING SUMMER 2024



5075 DORCHESTER RD

SUBJECT PROPERTY

DORCHESTER RD ± 40,000 VPD



MAHLE BEHR CHARLESTON



MARITIME ASSOCIATION



INVESTMENT HIGHLIGHTS

- **Major Capex Already Completed:** The current owner renovated the property spring of 2023, putting significant investment into a new roof, new HVAC systems, wiring, and plumbing.
- **Huge Development Plan for North Charleston Naval Base:** 70-AC Riverfront Master Development plan in the works along the Cooper River continues to drive interest in the North Charleston investment market.
- **Strong Demographics:** This June, Charleston-North Charleston (SC) ranked first in the fastest-growing metro economies according to the Bureau of Labor Statistics, and had the largest over-the-year percentage gain in employment (+5.3%).
- **High Growth Corridor:** This property is located within a half-mile to Greystar's new 336-unit multifamily development, Montague Corners, and is across the street from national retail tenants including Planet Fitness, Dollar General, Save-A-Lot, and others. Dorchester Rd also benefits from being within a 10 minute drive of the Charleston International Airport.
- **High Return:** Priced at an attractive cap rate of 10.13%, this investment allows for a potential new owner to have a healthy spread in today's high interest rate environment. This could be especially attractive to investors who are looking for a short-term investment with a high return.
- **Limited Landlord Liability:** Tenants are responsible for CAM, insurance, taxes, HVAC, and roof, protecting the landlord from outside fluctuations in expenses. This allows for a low maintenance investment and would be ideal for an in-state or out-of-state investor.
- **Rent Increases:** Current leases allow for landlord to make annual adjustments of rent to keep in line with market up to 10-20%, depending on lease. There are no current vacancies and the current owner continues to have potential interested tenants reach out.



FINANCIAL OVERVIEW

5075 DORCHESTER RD | NORTH CHARLESTON, SC 29418



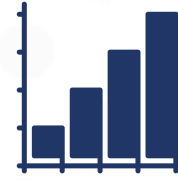
LIST PRICE

\$1,095,000



GLA

±6,161 SF*



CAP RATE

9.66%



NOI

\$105,767

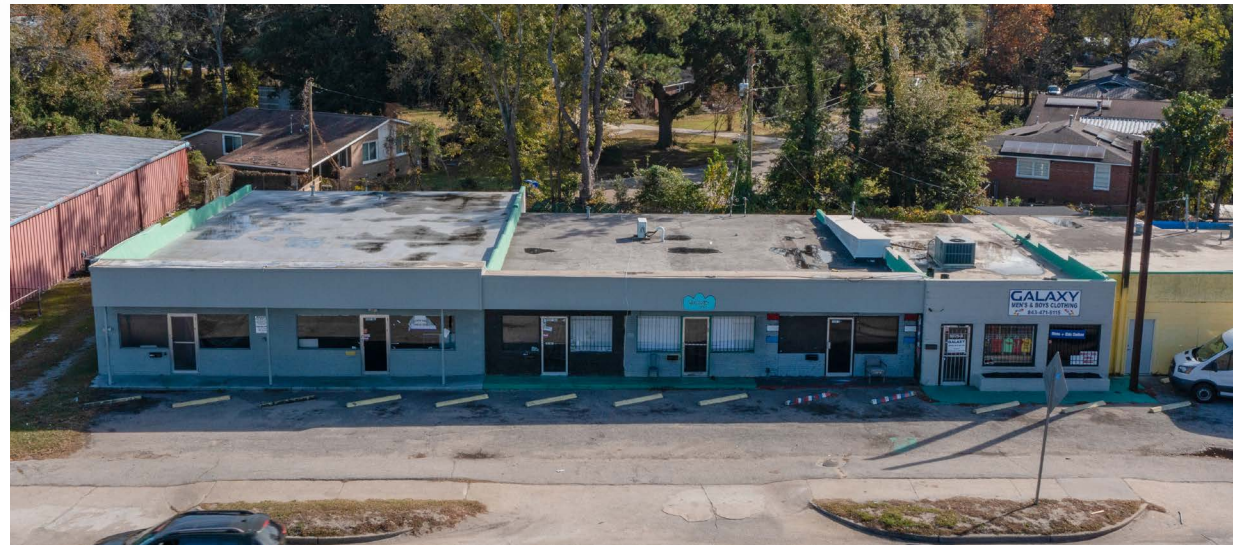
PROPERTY DETAILS

Address	5075 Dorchester Rd
City	North Charleston
State	SC
APN	408-15-00-073
Land Area	±0.69 AC
Year Built / Year Renovated	1960/2023
Gross Leasable Area	±6,161 SF*
Total Tenants	9
Current Occupancy	100.00%

FINANCING OPTIONS

For financing, please reach out to:

Corey Russell
+1 (817) 932-4333
corey.russell@matthews.com



* SF derived from leases, but public record shows 8,819 SF

RENT ROLL

Suite	Tenant	GLA (SF)	Lease Start	Lease End	% of GLA	Monthly Base Rent (\$)	Annual Rent (\$)	\$PSF/Year	Options Rent	Notes	Deposits	Recovery Structure
1	Clothing Boutique	682	2/1/2023	1/31/2025	11.07%	\$1,000	\$12,000	\$17.60	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$0	Billed Separately
2	Boutique	682	11/1/2024	10/31/2025	11.07%	\$1,500	\$18,000	\$26.39	1 6-mo renewal	Rent subject to increase no more than 50%	\$0	Additional rent to be collected: \$150
3	Photography	705	6/1/2022	5/31/2026	11.44%	\$1,000	\$12,000	\$17.02	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$0	Billed Separately
4	Beauty Salon	682	5/1/2023	4/30/2025	11.07%	\$800	\$9,600	\$14.08	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$800	Additional rent to be collected: \$50
5	Builder/Construction	682	10/15/2024	4/20/2025	11.07%	\$900	\$10,800	\$15.84	1 6-mo renewal	Rent subject to increase no more than 50%	\$0	Billed Separately
6	Children's Clothing	682	2/3/2021	1/31/2026	11.07%	\$1,200	\$14,400	\$21.11	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$1,200	Additional rent to be collected: \$50
7	Tae Kwon Do	682	9/1/2022	12/31/2025	11.07%	\$1,500	\$18,000	\$26.39	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$500	Billed Separately
8	Investigative Services	682	3/1/2023	12/31/2025	11.07%	\$800	\$9,600	\$14.08	1 2-year renewal	Rent subject to 10% increase on anniversary date	\$500	Additional rent to be collected: \$50
9	Apartment	682	9/1/2022	8/30/2026	11.07%	\$800	\$9,600	\$14.08	1 2-year renewal	Rent subject to 10% increase on anniversary date	-	Billed Separately
Occupied Total	9 Suites	6,161 SF			100.00%	\$9,500	\$114,000	\$18.50 PSF				
Vacant Total	0 Suites	0 SF			0.00%	\$0	\$0	\$0.00 PSF				
Total (100%)	9 Suites	6,161 SF			100.00%	\$9,500	\$114,000	\$18.50 PSF				

*Rent roll and SF derived from leases. SF from public record shows 8,819 SF. No survey has been performed on the property.

**Unit 9 consists of a waiting room, half bath, and 3 offices. A door separates units 7 and 9, with the tenant of unit 7 renting both units.

*** There is extra office space behind unit 5 that is not accounted for in the SF.

FINANCIAL OVERVIEW

IN-PLACE		
Income	Total	\$ PSF
Rental Income	\$114,000	\$18.50
Reimbursement Revenue	\$23,270	\$3.78
Effective Gross Revenue (EGI)	\$137,270	\$22.28
Expenses		
Real Estate Taxes	\$15,500	\$2.52
Insurance	\$5,885	\$0.96
CAM	\$6,000	\$0.97
Property Management Fee (3%)	\$4,118	\$0.67
Total Operating Expense	\$31,503	\$5.11
Net Operating Income	\$105,767	\$17.17

- Depending on tenant, NNN is recovered through “additional rent” or billed separately for pro-rata share.
- Property sales tax is based on the real estate reassessed at sales price at 6% Commercial Assessment Ratio and uses the 2023 millage rate and tax credits to estimate taxes after sale. The 25% ATI exemption that a new investor can apply for is also factored into the calculation. Please refer to your tax consultant, as we are not accountants.
- Insurance based on current owners provided 2023 budget.
- CAM based on owners historicals.
- Property is currently managed by both owner and on site manager.
- Reimbursement slippage due to one tenant paying 50% utilities.





AREA OVERVIEW

5075 DORCHESTER RD | NORTH CHARLESTON, SC 29418

NORTH CHARLESTON, SC

North Charleston, located in the coastal state of South Carolina, is a vibrant and rapidly growing city with a rich history and diverse cultural influences. As the third-largest city in the state, North Charleston boasts a mix of urban development and natural beauty. The city is home to a variety of industries, including aerospace, manufacturing, and military operations, which have contributed significantly to its economic growth. With its strategic location along the Charleston Harbor, North Charleston has historically been a key player in trade and transportation. Residents and visitors alike can explore the city's historical sites, such as the Old Village area, while also enjoying modern amenities like the North Charleston Coliseum and Performing Arts Center. The city is just a short drive to Charleston International Airport (3.2 Miles) and Downtown Charleston (10 Miles). North Charleston's warm Southern hospitality and diverse community make it a compelling destination for those seeking a blend of tradition and progress.

DEMOGRAPHICS

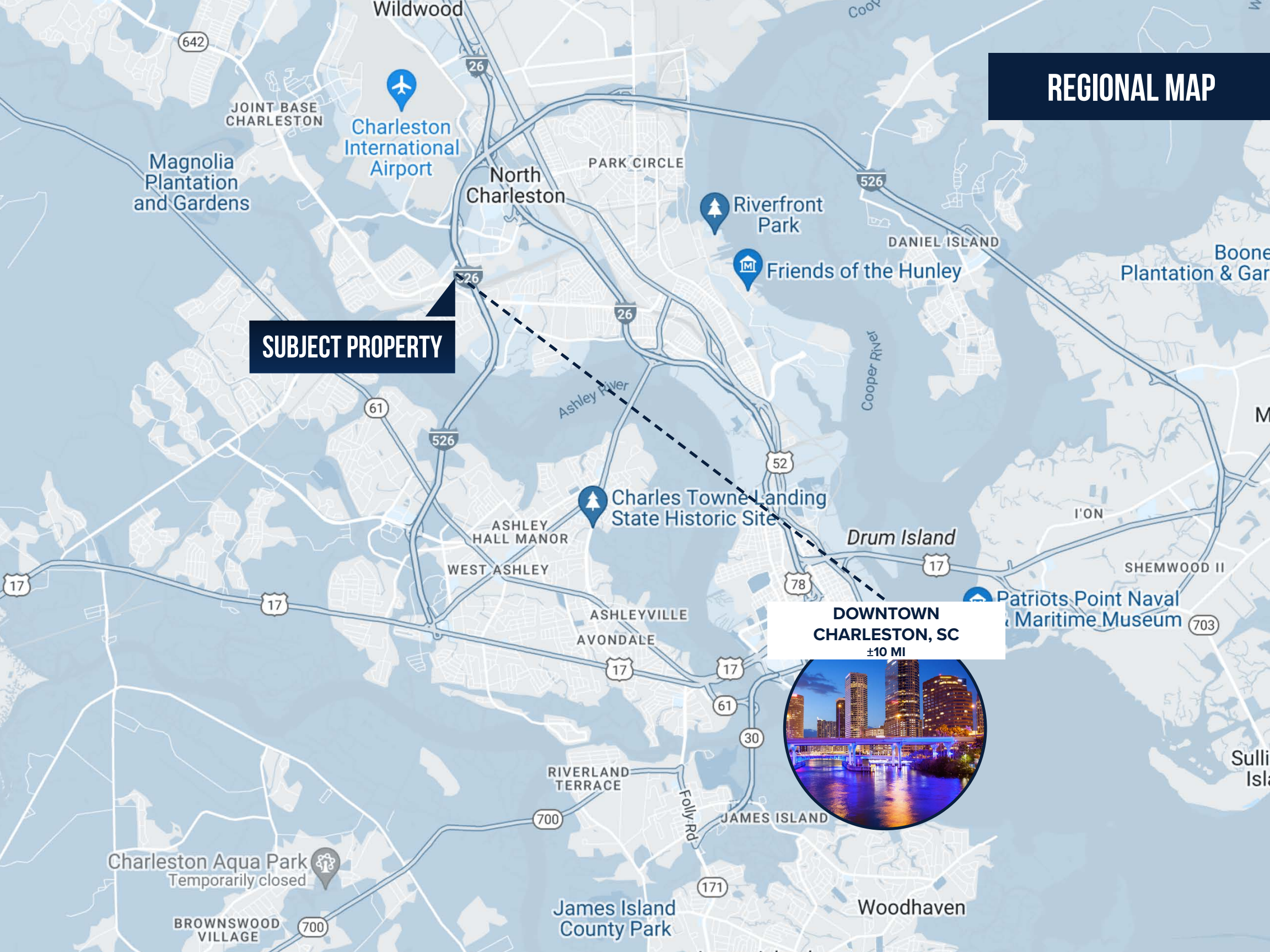
POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	7,805	52,086	145,112
2028 Population Projection	7,723	52,187	146,833
2020 Population	7,774	47,979	126,990
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	2,703	20,754	59,807
2028 Population Projection	2,681	20,801	60,545
2020 Population	2,654	19,046	52,096
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$57,036	\$71,482	\$76,422



REGIONAL MAP

SUBJECT PROPERTY

**DOWNTOWN
CHARLESTON, SC**
±10 MI





ECONOMY

The economy of North Charleston, South Carolina, is dynamic and diverse, shaped by a combination of traditional industries and modern economic sectors. Historically, the city has been a hub for manufacturing, with a strong presence in aerospace, automotive, and maritime industries. Boeing's large manufacturing facility, for example, has played a crucial role in the city's economic landscape, contributing to the growth of high-tech manufacturing jobs. Additionally, the Port of Charleston, one of the busiest container ports on the East Coast, further fuels economic activity by facilitating trade and commerce. The military also plays a significant role in North Charleston's economy, with Joint Base Charleston providing employment opportunities and supporting local businesses. The city's strategic location, well-developed infrastructure, and business-friendly environment have attracted a range of businesses, contributing to its reputation as a thriving economic center in the region. While the traditional sectors continue to flourish, there is also a growing focus on diversification, innovation, and the development of a knowledge-based economy, ensuring that North Charleston remains resilient and adaptable in the ever-evolving economic landscape.

TOURISM

Tourism in North Charleston, South Carolina, thrives on the city's unique blend of historical charm, cultural richness, and modern amenities. Visitors are drawn to the area's historical sites, such as the Old Village district, where cobblestone streets and well-preserved architecture offer a glimpse into the city's past. The North Charleston Coliseum and Performing Arts Center, a major entertainment venue, hosts a variety of events, from concerts to sporting competitions, attracting both locals and tourists. Additionally, the city's proximity to Charleston and its beautiful coastline contributes to the appeal of North Charleston as a destination. The historic plantations, like Middleton Place and Drayton Hall, provide a captivating look at the region's antebellum history. Culinary enthusiasts can savor the flavors of Southern cuisine in the city's diverse array of restaurants. With a range of accommodations, including hotels and charming bed-and-breakfasts, North Charleston offers a welcoming atmosphere for tourists looking to experience the rich tapestry of the Lowcountry while enjoying the conveniences of a modern urban environment.

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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