

OFFERING MEMORANDUM

1308 E. MAIN STREET in EASLEY, SC 29640

SALE PRICE: \$1,875,000



TRANSACTION TEAM

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The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projections are based should be carefully reviewed by each investor or his or her financial advisor.

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.



property overview

ADDRESS:	1308 E Main Street Easley, SC 29640
TAX MAP NO:	5029-15-54-3362 (Pickens County)
BUILDING SIZE:	±25,087 SF
LOT SIZE:	±1.15 AC
PROPERTY TYPE:	Multi-Tenant Retail
YEAR BUILT:	1988
OCCUPANCY:	100%

investment summary

ESTIMATED NOI:	\$127,821
CAP RATE:	6.817%
PRICE:	\$1,875,000 \$74.73 PSF

FAST FACTS

2 tenants - the property is fully leased

Terrific Basis at \$75.00/SF

Consistent long-term tenants

Significant mark to market for rents if tenants do not renew

*financial overview**

TENANT	LEASE TERM	SIZE (SF)
Aaron's	12/15/02 - 01/31/27	16,537
City Electric Supply	09/01/22 - 02/29/28	8,550
TOTALS		25,087

cash flow (2025)

INCOME	
Base Rent	\$130,400
Estimated Expense Recovery	\$42,233
Effective Gross Revenue	\$172,633
EXPENSES	
CAM	\$12,448
Insurance	\$6,049
Taxes	\$22,403
3% Management Fee	\$3,912
TOTAL EXPENSES	\$44,812
EST. NET OPERATING INCOME	\$127,821

*Full financial report available upon NDA execution.



tenant overview



AARON'S, INC.

aarons.com

Founded in 1955 and headquartered in Atlanta, GA, Aaron's is a leader in the unique lease-to-own model of furniture, appliances and electronics. Featuring name brands including Ashley Furniture, Samsung, GE Appliances, Woodhaven, Beautyrest, Sony and more. Aaron's provides the highest quality products at affordable monthly payments. The company has more than 1,300 company-operated and franchised locations across 35 states and Canada.

FOUNDED:	1955
LOCATIONS:	1,092 in 43 states and Canada (Corporate) 248 in 35 states and Canada (Franchise)
CORPORATE HQ:	Atlanta, GA
GUARANTY:	Corporate



CITY ELECTRIC SUPPLY

cityelectricsupply.com

Established in 1983, City Electric Supply is a family-owned electrical wholesale business committed to provide tailored services to clients in the residential, commercial, and industrial sectors for all their electrical supply needs. Currently, the company employs over 3,400 people and operates more than 630 branches in 30 states. City Electric Supply offers consistent and competitive pricing, as well as free delivery on locally stocked electric supplies.

FOUNDED:	1983
LOCATIONS:	630 in 30 states and Canada
CORPORATE HQ:	Dallas, TX
GUARANTY:	Corporate

surrounding retail

1308
E MAIN ST



A collage of retail logos including Zaxby's, Lowe's, Truist, Bank of America, Ross Dress for Less, Burger King, Ulta, Hobby Lobby, HomeGoods, Chipotle Mexican Grill, Five Below, and Staples.



Logos for Dollar General and United Community Bank.



A collage of retail logos including Great Clips, Bargain Hunt, Quiznos, Hardee's, Chick-fil-A, Cook Out, Bruster's, Ingles, Hamrick's, CVS, Papa John's, Dunkin' Donuts, Popeyes, and Arby's.



A collage of retail logos including TruLiant, Toyota, McDonald's, Little Caesars, Badcock & More, Golden Corral, Subway, Days Inn, KFC, Tropical Grille, and Wells Fargo.

surrounding retail



property location

EASLEY, SC

Easley is a vibrant and welcoming city experiencing significant growth, driven by its strategic location between Greenville and Clemson and its appeal as a family-friendly community. The city's real estate market has been thriving, with a surge in demand for housing as more people seek the affordability and quality of life that Easley offers. New residential developments and commercial projects are reshaping the landscape. The city's growth is supported by improvements in infrastructure, such as the expansion of roads and public services. As Easley continues to grow, it maintains its small-town charm while evolving into a dynamic hub within the Upstate region of South Carolina.

KEY DISTANCES FROM PROPERTY

GREENVILLE, SC	11.4 miles
COLUMBIA, SC	113 miles
CHARLOTTE, NC	114 miles
ATLANTA, GA	139 miles



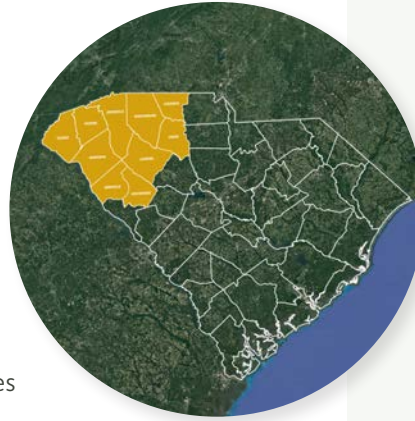
market overview

UPSTATE SOUTH CAROLINA

Located between Atlanta and Charlotte, South Carolina's Upstate is one of America's fastest-growing megaregions with **\$8.4B in capital investments announced in the last five years**. Made up of ten counties, the Upstate is home to a population of 1,590,636 (2023).

Favorable tax rates, market accessibility, paired with the quality and availability of the workforce make the region a business location of choice by foreign and domestic companies.

The Upstate boasts some of the world's most forward-thinking companies and leaders, making it **home to 579+ international companies** representing 35 countries.



AN INTERNATIONAL HUB

The Southeast is booming with companies from all over the globe and Upstate South Carolina is no exception. **Since 2019, 130 international companies have announced investments in the Upstate**. This can be attributed to the region's close proximity to the most efficient port on the East Coast as well as interstate and rail creating accessibility to more than 102 million consumers within a 500 mile radius.

Over the past five years, the Upstate has seen \$4.2B in automotive investments from existing and new companies. Two of the region's top employers are BMW and Michelin.



BMW Manufacturing Corp in Spartanburg, SC employs more than 11,000 people, assembling more than 1,500 vehicles each day. To date, BMW's total investments in the Upstate surpass \$13.3B.



Michelin established their first United States production facility in the Upstate in 1973 and they have continued to grow their footprint to include their North American Headquarters, training facility, research center, test track and five production facilities.

by the numbers

1,590,636 POPULATION TOTAL
(↑1.9% from 2022)

\$51,117 PER CAPITA INCOME
(↑1.2% from 2022)

\$212B IN NEW CAPITAL INVESTMENTS
+ 4,455 new jobs

recent accolades

#4 BEST PLACE TO LIVE IN THE NATION

GREENVILLE, SC (U.S. News & World Report)

#3 SOUTH'S BEST CITY ON THE RISE

SPARTANBURG, SC (Southern Living)

MOST AFFORDABLE PLACES TO LIVE

GREENVILLE + SPARTANBURG, SC (U.S. News & World Report)

top employers

BMW Manufacturing Corp	11,000+
Clemson University	10,000+
Greenville County Schools	10,000+
Michelin North America	5,000+
Pelham Medical Center	5,000+
Prisma Health	5,000+
Spartanburg Regional Healthcare System	5,000+

population

SUMMARY	1 MI.	3 MI.	5 MI.
2010 Population	3,701	25,329	47,699
2024 Population	4,360	29,672	55,267
2029 Population Projection	4,543	31,326	57,583
Annual Growth 2024-2029	0.83%	1.09%	0.82%

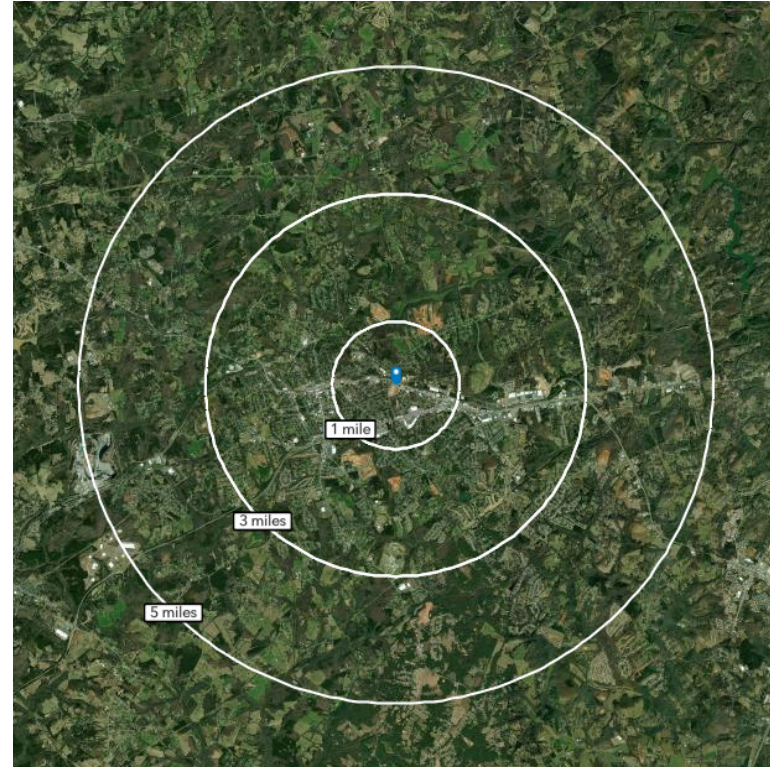
housing

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2010 Households	1,565	10,323	18,727
2024 Households	1,924	12,643	22,382
2029 Household Projection	2,124	13,561	23,660
Annual Growth 2024-2029	1.18%	1.41%	1.12%
Avg Household Size	2.26	2.33	2.45

HH INCOME	1 MI.	3 MI.	5 MI.
Avg Household Income	\$97,872	\$81,907	\$85,378
Median Household Income	\$57,689	\$59,235	\$63,185

workforce

EMPLOYMENT	1 MI.	3 MI.	5 MI.
Civilian Employed	2,288	13,987	26,193
Civilian Unemployed	53	568	1,007



FOR MORE INFORMATION ON THIS INVESTMENT
OPPORTUNITY, PLEASE CONTACT:

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