



Investment Offering
Myrtle Beach MSA

LINARES STREET AND HIGHWAY 9
LORIS, SC



Not Actual Subject Site

New Construction • 15-Year NNN Lease • Corporate Guaranty • Myrtle Beach MSA

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OSWALD COOKE
LAND AND INVESTMENT REAL ESTATE



Myrtle Beach

The Forest at Black Bear
554 Planned Units

Andalusia
202 Planned Units

Future Traffic Light

16,800 VPD

Linares Street



DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.



LINARES STREET & HWY 9 LORIS, SC



| | |
|-------------------------|--------------------------|
| PRICE | \$9,412,915 |
| CAP RATE | 5.35% |
| NOI | \$503,591 |
| ESTIMATED DELIVERY DATE | December 2025 |
| RENT COMMENCEMENT | January 29, 2026 |
| LEASE TERM | 15-Years |
| LEASE TYPE | NNN |
| RENTAL INCREASES | 10% Every 5 Years |
| RENEWAL OPTIONS | (4) 5-Year Options |
| BUILDING SIZE | 4,813 SF |
| LOT SIZE | 2.78 Acres |
| YEAR BUILT | 2025 |
| PIN | 21611040035, 21611040036 |
| COUNTY | Horry |
| ZONING | HC - Highway Commercial |
| ROFR | Yes (30 Days) |
| GUARANTOR | Corporate |



Edgefield
235 Planned Units

The Forest at
Black Bear
554 Planned Units

Myrtle Beach

Future
Traffic
Light



Andalusia
202 Planned
Units

| DEMOGRAPHICS | | | |
|---|----------|------------|-----------|
| | ONE MILE | THREE MILE | FIVE MILE |
| 2029 Population Projection | 332 | 3,447 | 8,802 |
| Population Growth Annual (2024-2029) | 13.31% | 13.13% | 12.28% |
| Number of Households | 112 | 1,279 | 3,240 |
| 2023 Average Household Income | \$80,796 | \$80,017 | \$77,883 |

CONSTRUCTION PHOTO



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

The Forest at Black Bear
554 Planned Units



Blue Compass RV
North Myrtle Beach

The Tides of Little Creek
94 Planned Units

The Ranch
Proposed 974 Single Family
318 Townhome Condos

Cypress Ridge
353 Planned Units

Arbor Glen



Andalusia
202 Planned Units

Recreation USA RV

Oak Hollow

Crown Park Golf Club

The Willows by Chesapeake
192 Planned Units

Heritage Park at Longs
482 Planned Homesites

The Park at Long Bay



Arberdeen Country Club

The Long Bay Club

Longs





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Loris

Loris Hospital



Loris High School

Loris Middle School

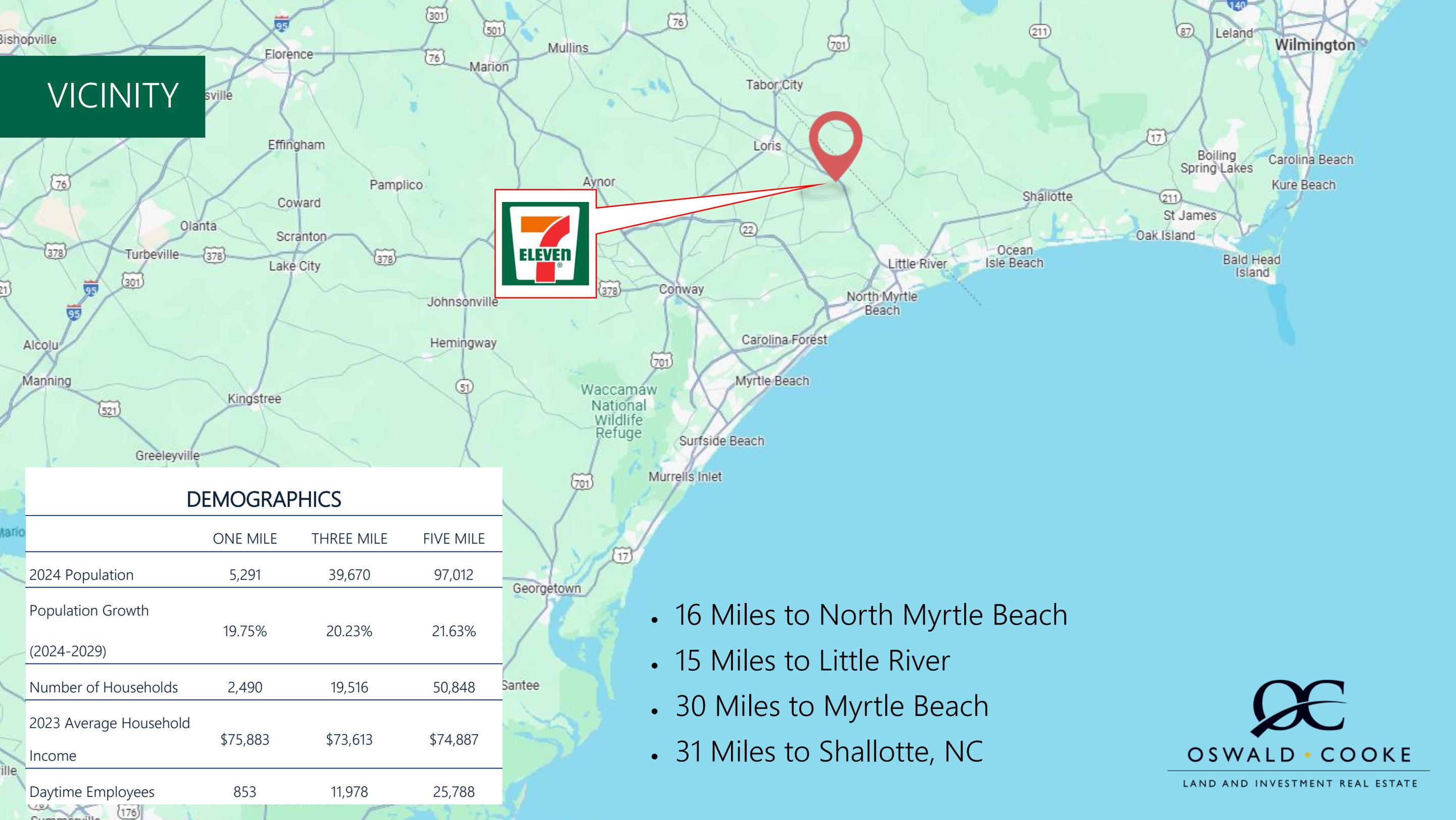
Loris Elementary School

DOLLAR GENERAL



Myrtle Beach

VICINITY



DEMOGRAPHICS

| | ONE MILE | THREE MILE | FIVE MILE |
|----------------------------------|----------|------------|-----------|
| 2024 Population | 5,291 | 39,670 | 97,012 |
| Population Growth (2024-2029) | 19.75% | 20.23% | 21.63% |
| Number of Households | 2,490 | 19,516 | 50,848 |
| 2023 Average Household Income | \$75,883 | \$73,613 | \$74,887 |
| Daytime Employees | 853 | 11,978 | 25,788 |

- 16 Miles to North Myrtle Beach
- 15 Miles to Little River
- 30 Miles to Myrtle Beach
- 31 Miles to Shallotte, NC



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LAND AND INVESTMENT REAL ESTATE



Seven & I Holdings Co. Ltd. | SVNDF
S&P Credit Rating: A



7-Eleven pioneered the convenience store concept way back in 1927 at the Southland Ice Company in Dallas, Texas. In addition to selling blocks of ice to refrigerate food, an enterprising ice dock employee began offering milk, bread and eggs on Sundays and evenings when grocery stores were closed. This new business idea produced satisfied customers and increased sales, and convenience retailing was born!

The company's first convenience outlets were known as Tote'm stores since customers "toted" away their purchases, and some even sported genuine Alaskan totem poles in front. In 1946, Tote'm became 7-Eleven to reflect the stores' new, extended hours - 7 a.m. until 11 p.m., seven days a week. The company's corporate name was changed from The Southland Corporation to 7-Eleven, Inc. in 1999.

Today, 7-Eleven is the undisputed leader in convenience retailing with more than 13,000+ stores operating in the U.S. and 17 other countries and had over \$99.7 billion in revenue in 2019. Today there are over 70,000 stores in 17 countries.



*Not actual subject site.

ABOUT MYRTLE BEACH MSA

The Myrtle Beach area is the jewel of South Carolina and is nestled along the mid-Atlantic region of the eastern United States. Recognized for its exceptional golf courses and beautiful coastline, Myrtle Beach is a top choice when it comes to vacation destinations. From fascinating museums and oceanfront eateries to pristine campgrounds and unforgettable fishing, there are many avenues that draw tourists in. The Myrtle Beach area enjoys a mild annual average temperature of 73° F with an average of 215 sunny days each year. Myrtle Beach offers over 60 miles of shoreline and is one of South Carolina's fastest growing MSA's. The MSA offers hundreds of restaurants and shopping options for locals and guests. It is estimated that over 19 million visitors come to Myrtle Beach annually.



HORRY COUNTY LARGEST EMPLOYERS

| Company Name | Employees |
|--------------------------------------|-----------|
| Horry County School District | 5,300 |
| Wal-Mart | 3,000 |
| Horry County Government | 2,200 |
| Coastal Carolina University | 2,200 |
| Conway Hospital | 2,000 |
| McLeod Loris Seacoast | 1,489 |
| Grand Strand Regional Medical Center | 1,400 |
| Food Lion | 1,000 |
| City of Myrtle Beach | 990 |
| Horry County Cooperative | 700 |

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.

LISTING TEAM

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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.



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