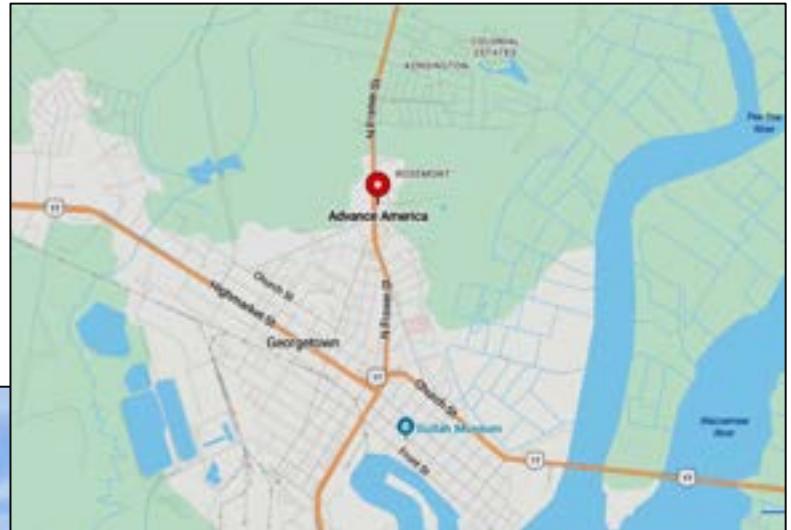


# GEORGETOWN PLAZA SHOPPING CENTER

1249 North Fraser Street  
Georgetown,  
Georgetown County  
South Carolina

Sale Price: \$11,300,000



Exclusively Listed:  
Brookside Properties, Inc.  
2002 Richard Jones Road, Ste 200-C  
Nashville, TN 37215

Contact:  
Charlie Warfield  
615.330.9689 (cell)  
615.467.3400 (office)  
615.988.1547 (fax)



All information is from sources deemed reliable. No representation is made as to its accuracy and it is provided subject to errors, omissions, prior sale or lease, or withdrawal without notice.

## Limiting Conditions

This Confidential Offering Memorandum ("Memorandum") has been prepared by Brookside Properties, Inc. ("Brookside") in cooperation with the Owner for informational purposes only and does not purport to contain all information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Brookside or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing an interest in the Property described herein.

The projections set forth in this Memorandum do not constitute a representation, warranty or a guaranty by Brookside or the Owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decision on whether to acquire the Property. Neither Brookside nor the Owner makes any representation herein regarding the non-existence or existence of hazardous substances including asbestos. Prospective purchasers should make their own investigation.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Memorandum is the property of Brookside and the Owner and may be used only by parties to whom Brookside delivers the memorandum or to whom Brookside has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to Brookside immediately upon request. No copies of this Memorandum may be made without Brookside's prior written consent and no such excerpts or summaries thereof may be distributed, reproduced, or included in any document without such consent.

Brokers or finders shall not be entitled to any fee, commission or other compensation from Brookside or the Owner in connection with the sale of the Property described in this Memorandum in the absence of a specific written agreement, fully executed by all parties.

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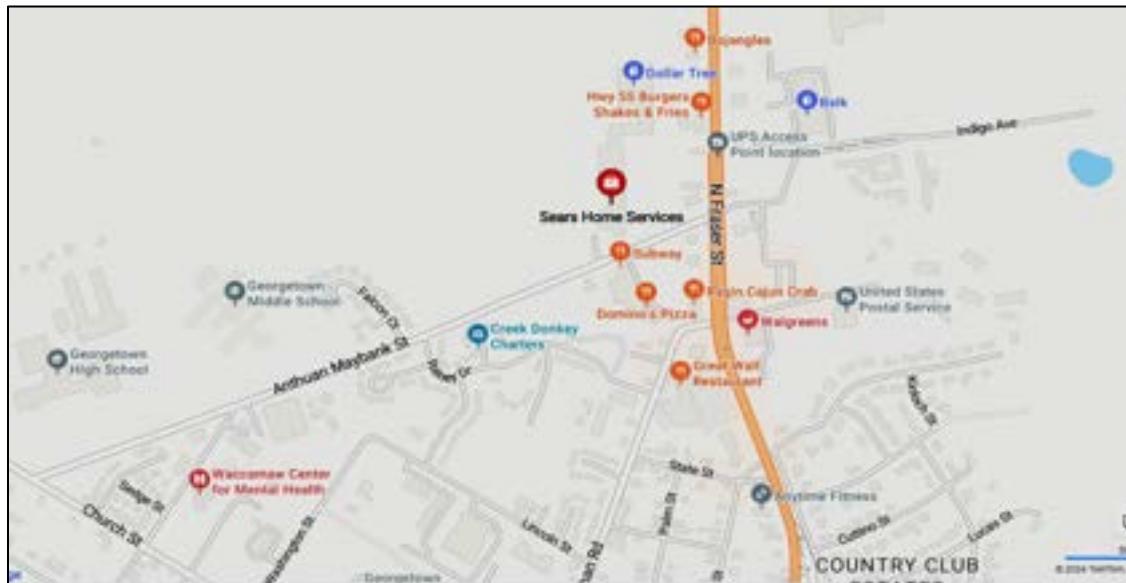


*Georgetown Plaza*

# GENERAL OVERVIEW

## General Overview

Georgetown Plaza Shopping Center is located at 1249 North Fraser Street, Georgetown, South Carolina. The property is located at the intersection of North Fraser Street and Anthuan Maybank Street and is approximately two miles north of downtown Georgetown. Traffic count on North Fraser Street is 25,100 and 6,100 on Anthuan Maybank Street.



Georgetown Plaza Shopping Center was constructed around 1971 and contains around 166,883 square feet. Tenants in the center include Tractor Supply, Dollar Tree, Roses, Ollie's, World Finance, H&R Block, Cato, Hibbett Sporting Goods, Georgetown Flooring, Badcock's Furniture, Hwy 55 Burgers Shakes & Fries, and more. The property is 92% occupied.

Georgetown is located in Georgetown County of South Carolina. The population of Georgetown County is currently estimated at 65,417. The population increased from 60,108 in 2010 which represents a 8.83% increase. The projected growth for the county from 2024 to 2029 is 3.22%. The population of the city of Georgetown is 8,534. The county's largest employers include Georgetown County Department of Education, International Paper, Agru/America, Inc., Georgetown Hospital System and Litchfield Group, LLC.

## Summary

Location:	1249 N. Fraser Street Georgetown, SC 29440
Type of Center:	Neighborhood Center
Total Shopping Center Size:	166,883 SF
Total Leased Space:	149,283 SF or 91.85%
Total Space Available to Lease:	*13,600 SF
Year Built:	Approximately 1971
Traffic Count:	N. Fraser Street – 25,100 Anthuan Maybank St – 6,100
Offering Price:	\$11,300,000 cash at closing

### \*Spaces Available for Lease:

Suite 1253	2,400 SF
Suite 1263	750 SF
Suite 1265	750 SF
Suite 1271	3,150 SF
Suite 1273	4,000 SF Suites 1271 and 1273 can be combined into one space of 7,150 SF
Suite 1277	1,500 SF
Suite 1281	1,050 SF
	13,600 Total SF
Suite 1279 Patricia McCants & Brandi McInnis lease is in default	1,050 SF

ROOF CONDITION					
1293/1295 Roses - Tractor Supply	2010	10	Johns Manville	TPO	2030
1239/1243 - Chinese rest/Vape Shop	2016	20	Carlisle	PVC	2036
1257 - New Esquire/former Goody's/rear storage	2018	20	Johns Manville	TPO	2038
1245 - Badcock	2019	20	Johns Manville	TPO	2039
Badcock small rear section	2011			TPO	
1249 - 1257 Highway 55/Sears	2019	20	Johns Manville	TPO	2025
1263/1291 Vacants/It's Fashion/World Finance	2020	20	Johns Manville	TPO	2040

# SITE PLAN/SURVEY

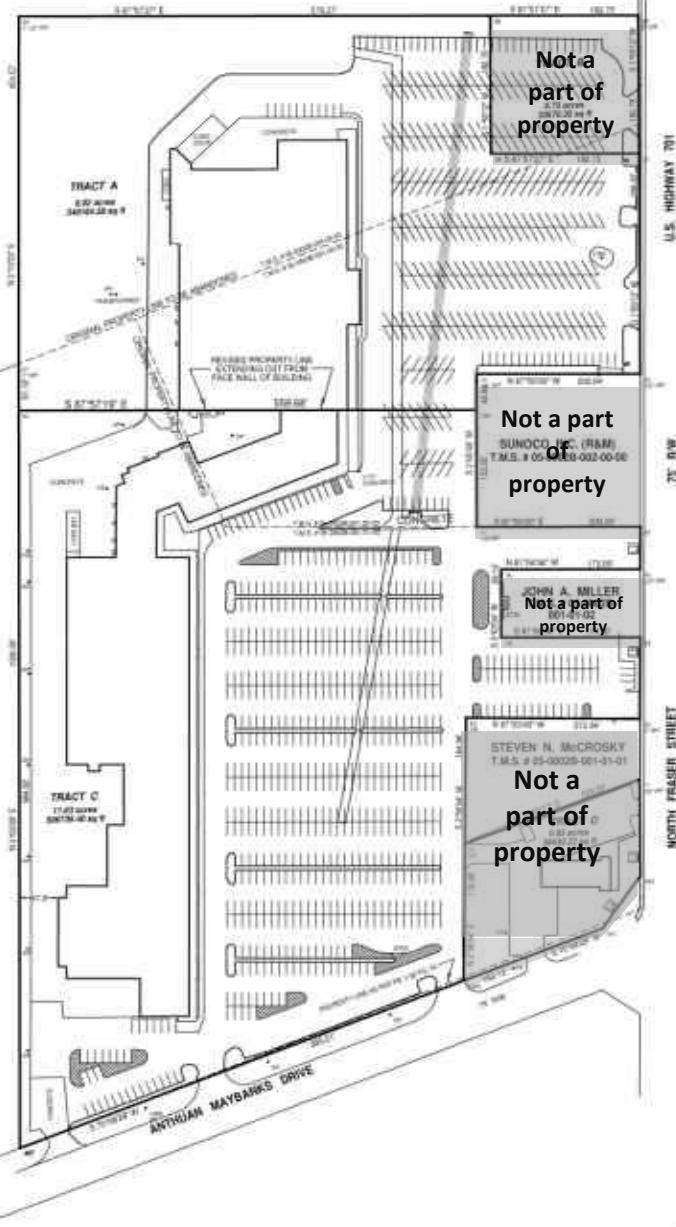
NOTICE: STATE OF SOUTH CAROLINA, RECORDING, INDEXING, AND SPECIAL RECORDS INFORMATION  
RECORDS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE ARE NOT PUBLIC RECORDS.  
THE PUBLIC RECORDS ARE THE RECORDS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE.  
THE PUBLIC RECORDS ARE NOT PUBLIC RECORDS.

RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00



RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00

RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-000-00-00



Lot	Section	Block	Description
1	3	11101	W 100.00
2	3	2-253-04	W 106.81
3	3	2-108-10	W 106.03
4	3	2-107-02	W 92.00

PLAT  
OF A REVISION OF GEORGETOWN PLAZA BEING A PORTION  
OF RICHMOND PLANTATION LOCATED IN THE CITY OF GEORGETOWN  
SURVEYED FOR  
CONSOLIDATED INVESTMENTS LIMITED PARTNERS

GEORGETOWN CO., S.C., TAX DISTRICT # 081

SCALE: 1" = 100' 0 100 200 300

SEPTEMBER 26, 2008

J. LUCKEY SANDERS, B.L.S.  
210 CLELAND STREET  
P.O. BOX 671  
GEORGETOWN, S.C. 29440  
(843) 247-2000



RICHMOND REALTY COMPANY, LLC  
T.M.S. # 02-1009-008-00-00

RICHMOND REALTY COMPANY, LLC  
T.M.S. #102-1009-008-00-00

RICHARDSON REALTY COMPANY, LLC  
T.M.S. #05-00004-000-00-00

# RENT ROLL



# LEASE INFORMATION

## GEORGETOWN PLAZA SHOPPING CENTER

RODNEY LONG (S) (QUACE) (00000/45)											
Lease	Sub(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received	
RODNEY LONG (S) (QUACE) (00000/45)	1200	Partial Net	5,695.00	5/1/2006	9/9/2099	500.00	0.09	6,000.00	1.05	0.00	
<b>Change Schedule (1)</b>											
Change	Type	Unit	Area Label	Area		Monthly Amnt	Amnt/Area	Annual	Annual /Area		
Rent	Rent		G.A.	5,695.00		500.00	0.09	6,000.00	1.05		
<b>Rent Steps (1)</b>											
Charge	Type	Unit	Area Label	Area		Monthly Amnt	Amnt/Area	Annual	Annual /Area		
Rent	Rent	1200	G.A.	5,695		500	0	6,000	0		
<b>Amendments (1)</b>											
Type(s)	Status	From	To	Move In		Description		Notes			
Original Lease	Activated	5/1/2006	9/9/2099	5/1/2006							
<b>Options (1)</b>											
Type		Notes				Status	Who	Date	Valid Till Date	Term	Description
Renewal						Active	Tenant	9/9/2099		60	
<b>SSY INC ASSIGNEE (00000/46)</b>											
Lease	Sub(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received	
SSY INC ASSIGNEE (00000/46)	1239	Partial Net	1,500.00	3/1/2001	2/28/2031	2,101.18	1.40	25,214.16	16.81	1,000.00	
<b>Change Schedule (12)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual /Area	
Rent	Rent		G.A.	1,500.00	3/1/2025	2/28/2026	2,101.18	1.40	25,214.16	16.81	
CRM	CRM		G.A.	1,500.00	1/1/2025	2/28/2026	125.55	0.08	1,506.60	1.00	
BS	CRM		G.A.	1,500.00	1/1/2025	2/28/2026	74.51	0.05	894.12	0.60	
TAX	CRM		G.A.	1,500.00	1/1/2025	2/28/2026	59.67	0.04	716.04	0.48	
<b>Rent Steps (6)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual /Area	
Rent	Rent	1239	G.A.	1,500	3/1/2026	2/28/2027	2,164	1	25,971	0	
Rent	Rent	1239	G.A.	1,500	3/1/2027	2/29/2028	229	1	26,750	0	
Rent	Rent	1239	G.A.	1,500	3/1/2028	2/28/2029	2274	2	27,205	0	
Rent	Rent	1239	G.A.	1,500	3/1/2029	2/28/2030	2342	2	28,103	0	
Rent	Rent	1239	G.A.	1,500	3/1/2030	2/28/2031	2412	2	28,946	0	
<b>Amendments (2)</b>											
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes		
Original Lease	Activated	3/1/2001	2/28/2026	3/1/2001	300.00	1,500.00					
Renewal	Activated	3/1/2026	2/28/2031	3/1/2026	60.00	FIFTH RENOVEMENT					
<b>Options (2)</b>											
Type		Notes				Status	Who	Date	Valid Till Date	Term	Description
Renewal		ONE 5-YEAR OPTION TENANT MUST NOTIFY LANDLORD IN WRITING AT LEAST 365 DAYS PRIOR TO EXPIRATION OF THE INITIAL TERM, 03/01/2006 to 02/28/2031. Market Rent as determined by Landlord but not less than the Monthly Minimum Annual Rent scheduled to be paid at the end of the term that expires February 28, 2026.	Active	Tenant	2/28/2026					60	
Renewal		SECTION D OF 5TH AMENDMENT: MONTHLY MINIMUM RENT DURING THE OPTION PERIOD WILL BE AT MARKET RENT AS DETERMINED BY LANDLORD BUT NOT LESS THAN THE MONTHLY MINIMUM ANNUAL RENT SO REFUGED TO BE PAID AT THE END OF THE TERM THAT EXPIRES FEBRUARY 28, 2031.	Active	Tenant	2/28/2031					60	

Lease#	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit	Deposit/Balance
FA011-HASAN(00000750)	1243	Retail Net	1,500.00	2/2/2021	1/31/2026		1,875.00	1.25	22,500.00	15.00	1,956.25
<b>Charge Schedule (4)</b>											
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
RNT	Rent	GLA		1,500.00	2/1/2024	1/31/2026	1,875.00	1.25	22,500.00	15.00	
CAM	CAM	GLA		1,500.00	1/1/2025	1/31/2026	125.00	0.08	1,500.00	1.00	
BS	CAM	GLA		1,500.00	1/1/2025	1/31/2026	74.51	0.05	994.12	0.66	
TAX	CAM	GLA		1,500.00	1/1/2025	1/31/2026	59.67	0.04	716.04	0.48	
<b>Rent Steps (1)</b>											
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
RNT	Rent	1243	GLA	1,500	2/1/2024	1/31/2026	1,875.00	1.25	22,500.00	15.00	
<b>Amendments (1)</b>											
Type(s)	Status	From	To	Move In	Term	Amnts	Description		Notes		
Original Lease	Active	2/2/2021	1/31/2026	2/2/2021	60.00	1,500.00					
<b>Options (1)</b>											
Type		Notices		Status	Who	Date	Valid Till Date	Term	Earliest Description		
Renewal				Active	Tenant	1/31/2026		60			
<b>Lease#</b>											
MARK HENSLY DEA (AD00000751)	1245	Retail Net	18,900.00	7/1/1995	7/31/2026						
<b>Charge Schedule (4)</b>											
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
RNT	Rent	GLA		18,900.00	7/1/2024	6/30/2025	1,983.17	0.52	117,981.36	6.24	2,363.00
CAM	CAM	GLA		18,900.00	1/1/2025	7/31/2028	1,581.87	0.08	18,962.44	1.00	
BS	CAM	GLA		18,900.00	1/1/2025	7/31/2028	938.87	0.05	11,266.44	0.60	
TAX	CAM	GLA		18,900.00	1/1/2025	7/31/2028	751.82	0.04	9,021.94	0.48	
<b>Rent Steps (4)</b>											
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
RNT	Rent	1245	GLA	18,900	7/1/2024	6/30/2025	9,833.17	1	117,981	0	
RNT	Rent	1245	GLA	18,900	7/1/2025	6/30/2026	10,036	1	120,341	0	
RNT	Rent	1245	GLA	18,900	7/1/2026	6/30/2027	10,239	1	122,748	0	
<b>Amendments (1)</b>											
Type(s)	Status	From	To	Move In	Term	Amnts	Description		Notes		
Original Lease	Active	7/1/1995	7/31/2026	7/1/1995	397.00	18,900.00					
<b>Options (1)</b>											
Type		Notices		Status	Who	Date	Valid Till Date	Term	Earliest Description		
Renewal				Active	Tenant	7/31/2026		60			

Leasee	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration		Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit	Deposit Received
GEORGE TOWN LOOKING CO. (0000000000000000)	1249	Retail Net	8,000.00	6/1/2023	5/31/2026		3,500.00	0.44	52,000.00	5.25	35000.00	35000.00
<b>Charge Schedule (4)</b>												
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual		
FNT	Rent		GLA	8,000.00	6/1/2024	5/31/2025	3,500.00	0.44	42,000.00	5.25		
CAM	CAM		GLA	8,000.00	1/1/2025	5/31/2026	669.57	0.08	8,034.84	1.00		
INS	CAM		GLA	8,000.00	1/1/2025	5/31/2026	397.41	0.05	4,766.92	0.60		
TAX	CAM		GLA	8,000.00	1/1/2025	5/31/2026	318.23	0.04	3,848.76	0.48		
<b>Rent Steps (4)</b>												
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual		
FNT	Rent	1249	GLA	8,000	6/1/2024	5/31/2025	3,500	0	42,000	5		
FNT	Rent	1249	GLA	8,000	6/1/2025	5/31/2026	675	0	85,000	10		
FNT	Rent	1249	GLA	8,000	6/1/2026	5/31/2027	4,000	1	48,000	6		
FNT	Rent	1249	GLA	8,000	6/1/2027	5/31/2028	4,000	1	48,000	6		
<b>Amendments (1)</b>												
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes			
Original	Activated	6/1/2023	5/31/2028	6/1/2023	60.00	8,000.00						
<b>Options (1)</b>												
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	Notes			
Renewal		Active	Tenant	5/31/2028		60	60					
<b>WA BOATMANN FOOD COOP DBA HWY55 (0000000000000000)</b>												
Leasee	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration		Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit	Deposit Received
WA BOATMANN FOOD COOP DBA HWY55 (0000000000000000)	1251	Retail Net	2,400.00	3/11/2014	3/31/2029		3,173.22	1.32	38,078.64	15.87	24000.00	24000.00
<b>Charge Schedule (4)</b>												
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual		
FNT	Rent		GLA	2,400.00	4/1/2025	3/31/2026	3,173.22	1.32	38,078.64	15.87		
CAM	CAM		GLA	2,400.00	1/1/2025	3/31/2029	200.88	0.08	2,410.56	1.00		
INS	CAM		GLA	2,400.00	1/1/2025	3/31/2029	119.22	0.05	1,430.64	0.60		
TAX	CAM		GLA	2,400.00	1/1/2025	3/31/2029	95.47	0.04	1,145.84	0.48		
<b>Rent Steps (4)</b>												
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual		
FNT	Rent	1251	GLA	2,400	4/1/2025	3/31/2026	3,173	1	38,079	0		
FNT	Rent	1251	GLA	2,400	4/1/2026	3/31/2027	3,237	1	38,543	0		
FNT	Rent	1251	GLA	2,400	4/1/2027	3/31/2028	3,301	1	39,617	0		
FNT	Rent	1251	GLA	2,400	4/1/2028	3/31/2029	3,367	1	40,439	0		
<b>Amendments (1)</b>												
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes			
Original	Activated	3/11/2014	3/31/2029	3/11/2014	181.00	2,400.00						
<b>Options (1)</b>												
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	Notes			
Renewal		Active	Tenant	3/31/2029		60	60					

Leasee	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received
FRANK WARNAER (00000759)	1255	Retail Net	1,600.00	10/15/2024	10/31/2027	1,255.00	0.97	16,660.00	11.66	1,600.00
<b>Charge Schedule (4)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual/Area
Rent	Fixt		GLA	1,600.00	10/15/2024	10/31/2027	1,255.00	0.97	16,660.00	11.66
C/M	C/M		GLA	1,600.00	1/1/2025	10/31/2027	123.85	0.08	1,486.20	0.93
HS	C/M		GLA	1,600.00	1/1/2025	10/31/2027	79.48	0.05	953.76	0.60
FAX	C/M		GLA	1,600.00	1/1/2025	10/31/2027	63.65	0.04	783.80	0.48
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual/Area
Rent	Fixt	1255	GLA	1,600.00	10/15/2024	10/31/2027	1,255.	1	16,660.00	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original	Active/	10/15/2024	10/31/2027	10/15/2024	37.00	1,600.00				
<b>Options (1)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal		Active	Tenant	10/31/2027		60	60			
<b>Leasee</b>										
Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit Received	
OLIES BAGGAGINE OULET, INC (00000761)	1257	Retail Net	19,475.00	2/12/2025	2/28/2033	8,601.46	0.44	103,217.52	5.30	0.00
<b>Charge Schedule (4)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual/Area
Rent	Fixt		GLA	19,475.00	2/12/2025	2/28/2033	8,601.46	0.44	103,217.52	5.30
C/M	C/M		GLA	19,475.00	2/12/2025	2/28/2033	1,460.63	0.08	17,527.56	0.90
HS	C/M		GLA	19,475.00	2/12/2025	2/28/2033	967.43	0.05	11,609.16	0.60
FAX	C/M		GLA	19,475.00	2/12/2025	2/28/2033	774.70	0.04	9,296.40	0.48
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual/Area
Rent	Fixt	1257	GLA	19,475	2/12/2025	2/28/2033	8,601	0	103,218	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original	Active/	2/12/2025	2/28/2033	2/12/2025	97.00	19,475.00				
<b>Options (4)</b>										
Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description		
Renewal	2-40-FR 5-YEAR OPTIONS: Tenant to modify Landlord 180 days prior to expiration of the Initial Term or the then current Renewal Term as the case may be. OPTION 1 03/01/2033 to 02/28/2038 \$9,007.19.	Active	Tenant	2/28/2033		60	60			
Renewal	2-40-FR 5-YEAR OPTIONS: Tenant to modify Landlord 180 days prior to expiration of the Initial Term or the then current Renewal Term as the case may be. OPTION 2 03/01/2038 to 02/28/2043 \$9,412.92.	Active	Tenant	2/28/2033		60	60			
Renewal	2-40-FR 5-YEAR OPTIONS: Tenant to modify Landlord 180 days prior to expiration of the Initial Term or the then current Renewal Term as the case may be. OPTION 3 03/01/2043 to 02/28/2048 \$9,818.65.	Active	Tenant	2/28/2033		60	60			
Renewal	2-40-FR 5-YEAR OPTIONS: Tenant to modify Landlord 180 days prior to expiration of the Initial Term or the then current Renewal Term as the case may be. OPTION 4 03/01/2048 to 02/28/2053 \$10,224.38	Active	Tenant	2/28/2033		60	60			

Lease	Start(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration			Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit	Security Deposit/ SF
PODIA ANDERSON(0000762)	1257A	Retail Net	2,400.00	1/1/2002	9/9/2099			1,500.00	0.63	18,000.00	7.50	0.00	0.00
<b>Charge Schedule (1)</b>													
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual	Annual/Area		
RNT	Rent		G.A.	2,400.00	1/1/2011	9/9/2099	1,500.00	0.62	18,000.00	7.50			
<b>Rent Steps (1)</b>													
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual	Annual/Area		
RNT	Rent	1257A	G.A.	2,400	1/1/2011	9/9/2099	1,500	1	18,000	0			
<b>Amendments (1)</b>													
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes				
Original	Activated	1/1/2002	9/9/2099	1/1/2002	1,172,00	2,400.00							
<b>Options (1)</b>													
Type	Notes			Status	Who	Date	Valid Till Date	Tenn	Earliest	Description			
Renewal				Active	Tenant	9/9/2099		60					
<b>Lease</b>													
HIBBETT SPORTING GOODS #1095(00000763)	1257E	Retail Net	5,600.00	4/1/2013	3/31/2030			5,000.00	1.00	67,200.00	12.00	0.00	0.00
<b>Charge Schedule (2)</b>													
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual	Annual/Area		
RNT	Rent		G.A.	5,600.00	4/1/2025	3/31/2030	5,600.00	1.00	67,200.00	12.00			
CM	CRM		G.A.	5,600.00	1/1/2025	3/31/2030	219.66	0.04	2,653.92	0.47			
<b>Rent Steps (1)</b>													
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Ant/Area	Annual	Annual	Annual/Area		
RNT	Rent	1257E	G.A.	5,600	4/1/2025	3/31/2030	5,600	1	67,200	0			
<b>Amendments (1)</b>													
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes				
Original	Activated	4/1/2013	3/31/2030	4/1/2013	204.00	5,600.00							
<b>Options (3)</b>													
Type	Notes			Status	Who	Date	Valid Till Date	Tenn	Earliest	Description			
Renewal	PER LEASE AGREEMENT, TENANT HAS THREE 5-YEAR OPTIONS AS OF TENANT'S LETTER DATED 10/4/2019 TO 03/31/2025 \$5,600.00 ACTIVE TENANT			Active	Tenant	3/31/2030		60					
Renewal	THREE 5-YEAR OPTIONS PER FIRST RENEWAL LETTER DATED JULY 1, 2020 AS OF TENANT'S LETTER DATED NOVEMBER 8, 2024, TENANT IS EXERCISING IT 2ND REVIEW, OPTION WITH ONE RENEWAL \$5,600.00 ACTIVE TENANT			Active	Tenant	3/31/2030		60					
Renewal	THREE 5-YEAR OPTIONS PER FIRST RENEWAL LETTER DATED JULY 1, 2020, OPTION 2 04/01/2025 TO 03/31/2030 \$5,600.00 ACTIVE TENANT			Active	Tenant	3/31/2030		60					

Lease	Sublet(s)	Lessee Type	SF	Lessee Commencement Date	Lessee Expiration		Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit/Borrowed
LE HANH & TAI THANH (00000765)	1257G	Rental Net	1,600.00	3/1/2025	2/28/2030		507.33	0.32	6,087.96	3.80	1,800.00
<b>Change Schedule (4)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual	Amnt/Area
Rent	Rent		G.A.	1,600.00	3/1/2025	5/30/2025	307.33	0.32	6,087.96	3.80	
C/R	C/R		G.A.	1,600.00	3/1/2025	2/28/2030	166.19	0.10	1,964.38	1.25	
BS	C/R		G.A.	1,600.00	3/1/2025	2/28/2030	79.48	0.05	953.76	0.60	
Tax	C/R		G.A.	1,600.00	3/1/2025	2/28/2030	63.00	0.04	796.00	0.47	
<b>Rent Steps (2)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual	Amnt/Area
Rent	Rent		G.A.	1,600	3/1/2025	6/30/2025	507	0	6,088	0	
Rent	Rent	1257G	G.A.	1,600	7/1/2025	2/28/2030	1,500	1	18,000	0	
<b>Amendments (1)</b>											
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes		
Original Lease	Active	3/1/2025	2/28/2030	3/1/2025	60.00	1,600.00					
<b>Change Schedule (4)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual	Amnt/Area
Rent	Rent		G.A.	1,500.00	3/1/2025	11/30/2025	1,670.00	1.11	20,040.00	13.96	3,400.00
C/R	C/R		G.A.	1,500.00	3/1/2025	11/30/2029	1,670.00	1.11	20,040.00	13.96	
BS	C/R		G.A.	1,500.00	3/1/2025	11/30/2029	845.1	0.05	8,641.2	0.60	
Tax	C/R		G.A.	1,500.00	3/1/2025	11/30/2029	59.67	0.04	716.04	0.48	
<b>Rent Steps (3)</b>											
Change	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Annual	Amnt/Area
Rent	Rent		G.A.	1,500	3/1/2025	1/31/2026	1,670	1	20,040	0	
Rent	Rent	1269	G.A.	1,500	12/1/2026	1/31/2028	1,720	1	20,640	0	
Rent	Rent	1269	G.A.	1,500	12/1/2028	1/31/2029	1,770	1	21,240	0	
<b>Amendments (1)</b>											
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes		
Original Lease	Active	12/1/2024	1/31/2029	12/1/2024	60.00	1,500.00					
<b>Options (1)</b>											
Type		Notes		Status	Who	Date	Valid Till Date	Term	Earliest	Description	n
Renewal				Active	Tenant	1/31/2029		60			

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/ SF	Annual Payment	Annual Payment/ SF	Security Deposit Received
SECURITY FINANCE CORPORATION OF SOUTH CAROLINA(00000768)	1275	Retail Net	1,400,000	11/1/2019	10/31/2025	1,575,71	1.13	18,933,52	13.51	1,592,500
<b>Change Schedule (4)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Amnt/Area
RNT	Rent		GLA	1,400,00	1/1/2024	10/31/2025	1,575,71	1.13	18,933,52	13.51
C/H	C/H		GLA	1,400,00	1/1/2025	10/31/2025	117,18	0.08	1,406,16	1.00
B/S	C/H		GLA	1,400,00	1/1/2025	10/31/2025	69,55	0.05	694,50	0.60
TAX	C/H		GLA	1,400,00	1/1/2025	10/31/2025	55,69	0.04	668,28	0.48
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Amnt/Area
RNT	Rent	1275	GLA	1,400	1/1/2024	10/31/2025	1,575,71	1	18,933,52	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original	Activated	11/1/2019	10/31/2025	11/1/2019	72,00	1,400,00				
<b>Options (1)</b>										
Type		Notes			Status	Who	Date	Valid Till Date	Term	Earliest Description
Renewal					Active	Tenant	10/31/2025		60	
Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/ SF	Annual Payment	Annual Payment/ SF	Security Deposit Received
PATRICIA MCCARTN & BRANDI MCNINNIS(00000769)	1279	Retail Net	1,050,000	6/1/2023	5/31/2026	0.00	0.00	0.00	0.00	2,500,000
<b>Change Schedule (2)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original	Activated	6/1/2023	5/31/2026	6/1/2023	36,00	1,050,00				
<b>Options (1)</b>										
Type		Notes			Status	Who	Date	Valid Till Date	Term	Earliest Description
Renewal					Active	Tenant	5/31/2026		60	
Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/ SF	Annual Payment	Annual Payment/ SF	Security Deposit Received
DATA OF SOUTH CAROLINA LLC(00000770)	1283	Retail Net	5,700,000	2/15/1992	1/31/2026	4,039,63	0.71	48,475,56	2.50	0.00
<b>Change Schedule (2)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Amnt/Area
RNT	Rent		GLA	5,700,00	2/1/2025	1/31/2026	4,039,63	0.71	48,475,56	2.50
C/H	C/H		GLA	5,700,00	1/1/2025	1/31/2025	80,79	0.01	969,48	0.17
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amnt	Amnt/Area	Annual	Amnt/Area
RNT	Rent	1283	GLA	5,703	2/1/2025	1/31/2025	4,039,63	1	48,475,56	0
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original	Activated	2/15/1992	2/15/1992	2/15/1992	40,800	5,703,00				
<b>Options (1)</b>										
Type		Notes			Status	Who	Date	Valid Till Date	Term	Earliest Description
Renewal		TERANT LTR EXERCISING OPTION DATED JULY 25, 2024, TO AUTOMATICALLY EXPIRED AND RENEWED FOR ONE 5 YEAR PERIOD, 00/01/2026 TO 01/31/2031 \$4,752.50, PLUS SEE PERCENTAGE RENT CLAUSE	Active	Tenant	1/31/2026				60	

Lease	Suite(s)	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Security Deposit/Refund
LENTON, INC. D/B/A BUCKLE (100000771)	1289	Rental Net	1,400.00	2/1/2024	4/30/2029	1,450.00	1.04	17,400.00	12.43	1,000.00
<b>Change Schedule (4)</b>										
Charge	Type	Unit	Area Label	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
Rent	Rent	GLA	1,400.00	2/1/2025	1/31/2026	1,450.00	1.04	17,400.00	12.43	
C&A	C&A	GLA	1,400.00	1/1/2025	4/30/2029	1,083.37	0.08	13,004.44	0.93	
BS	C&A	GLA	1,400.00	1/1/2025	4/30/2029	695.55	0.05	834.60	0.60	
TAX	C&A	GLA	1,400.00	1/1/2025	4/30/2029	55.69	0.04	668.28	0.48	
<b>Rent Steps (4)</b>										
Charge	Type	Unit	Area Label	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
Rent	Rent	GLA	1,400	2/1/2025	1/31/2026	1,450	1	17,400	0	
Rent	Rent	GLA	1,400	2/1/2026	1/31/2027	1,500	1	18,000	0	
Rent	Rent	GLA	1,400	2/1/2027	1/31/2028	1,550	1	18,600	0	
Rent	Rent	GLA	1,400	2/1/2028	4/30/2029	1,600	1	19,200	0	
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original	Activated	2/1/2024	4/30/2029	2/1/2024	63.00	1,400.00				
<b>Options (2)</b>										
Type	Notes									
Renewal	4. OPTIONS: TWO (2) 5-YEAR OPTIONS. Tenant to notify Landlord in writing 180 days prior to the expiration of the initial term. OPTION 1 05/01/2029 to 04/30/2030 \$1,650.00 05/01/2030 to 04/30/2031 \$1,700.00 05/01/2031 to 04/30/2032 \$1,750.00 05/01/2032 to 04/30/2033 \$1,800.00 05/01/2033 to 04/30/2034 \$1,600.00	Active	Tenant	4/30/2029				60		
Renewal	4. OPTIONS: TWO (2) 5-YEAR OPTIONS. Tenant to notify Landlord in writing 180 days prior to the expiration of the initial term. OPTION 2 05/01/2034 to 04/30/2035 \$1,900.00 05/01/2035 to 04/30/2036 \$1,950.00 05/01/2036 to 04/30/2037 \$2,000.00 05/01/2037 to 04/30/2038 \$2,050.00 05/01/2038 to 04/30/2039 \$2,100.00	Active	Tenant	4/30/2029				60		
<b>Lease</b>										
WORLD FINANCE COMPANY OF SOUTH (100000772)	1291	Rental Net	1,470.00	5/15/2017	7/31/2026	1,905.34	1.23	21,663.88	14.74	0.00
<b>Change Schedule (4)</b>										
Charge	Type	Unit	Area Label	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
Rent	Rent	GLA	1,470.00	5/1/2023	7/31/2026	1,905.34	1.23	21,663.88	14.74	
C&A	C&A	GLA	1,470.00	1/1/2025	7/31/2026	1,231.04	0.08	14,776.48	1.00	
BS	C&A	GLA	1,470.00	1/1/2025	7/31/2026	750.02	0.05	825.24	0.60	
TAX	C&A	GLA	1,470.00	1/1/2025	7/31/2026	58.49	0.04	701.76	0.48	
<b>Rent Steps (1)</b>										
Charge	Type	Unit	Area Label	From	To	Monthly Amnt	Amnt/Area	Amnt	Amnt/Area	
Rent	Rent	GLA	1,470	8/1/2023	7/31/2026	1,905	1	21,664	0	
<b>Amendments (1)</b>										
Type(s)	Status	From	To	Move In	Term	Area	Description		Notes	
Original	Activated	5/15/2017	7/31/2026	5/15/2017	111.00	1,470.00				
<b>Options (1)</b>										
Type	Notes									
Renewal	2ND AMENDMENT C. ONE 3-YEAR OPTION. Tenant must notify Landlord in writing 180 days prior to the expiration. Term: 08/01/2026 to 07/31/2029	Active	Tenant	7/31/2026	60				Notes	

Lease:	Sublease(s):	Lease Type:	SF:	Lease Commencement Date:	Lease Expiration:	Monthly Payment:	Monthly Payment/SF:	Annual Payment:	Annual Payment/SF:	Security Deposit Received:
VARIETY WHOLESALERS INC (POSES#00000773)	1293	Rental Net	32,833.00	5/10/2017	5/31/2029	12,500.00	0.38	150,000.00	4.57	0.00
<b>Charge Schedule (1)</b>										
Charge:	Type:	Unit:	Area Label:	Area:	From:	To:	Monthly Amt:	Amnt/Area:	Annual:	Annual/Area:
RNT	Rent	1293	GLA	32,833.00	6/1/2024	5/31/2029	12,500.00	0.38	150,000.00	4.57
<b>Rent Steps (1)</b>										
Charge:	Type:	Unit:	Area Label:	Area:	From:	To:	Monthly Amt:	Amnt/Area:	Annual:	Annual/Area:
RNT	Rent	1293	GLA	32,833.00	6/1/2024	5/31/2029	12,500.00	0	150,000.00	4.57
<b>Amendments (1)</b>										
Type(s):	Status:	From:	To:	Move In:	Term:	Area:	Description:	Notes:		
Original Lease:	Active/End	5/10/2017	5/31/2029	5/31/2017	145.00	32,833.00				
<b>Options (1)</b>										
Type:	Notes:				Status:	Who:	Date:	Valid Till Date:	Term:	Earliest Description:
Renewal:	P1ST AMENDMENT - 2nd ONE YEAR OPTION. Tenant to notify Landlord 180 days prior to the commencement of the renewal term. 06/01/2029 to 05/31/2034 \$13,750.00				Active	Tenant	5/31/2029		60	
<b>DOLLAR TREE STORES INC #000723 (00000774)</b>										
Lease:	Sublease(s):	Lease Type:	SF:	Lease Commencement Date:	Lease Expiration:	Monthly Payment:	Monthly Payment/SF:	Annual Payment:	Annual Payment/SF:	Security Deposit Received:
DOLLAR TREE STORES INC #000723 (00000774)	1294	Rental Net	10,200.00	12/5/2011	3/31/2022	7,862.50	0.77	94,350.00	9.25	0.00
<b>Charge Schedule (4)</b>										
Charge:	Type:	Unit:	Area Label:	Area:	From:	To:	Monthly Amt:	Amnt/Area:	Annual:	Annual/Area:
RNT	Rent		GLA	10,200.00	4/1/2022	3/31/2027	7,862.50	0.77	94,350.00	9.25
CAM	CAM		GLA	10,200.00	1/1/2025	3/31/2027	505.22	0.05	6,062.64	0.59
TIS	CAM		GLA	10,200.00	1/1/2025	3/31/2027	469.02	0.05	5,638.24	0.55
TAX	CAM		GLA	10,200.00	1/1/2025	3/31/2027	405.75	0.04	4,869.00	0.48
<b>Rent Steps (1)</b>										
Charge:	Type:	Unit:	Area Label:	Area:	From:	To:	Monthly Amt:	Amnt/Area:	Annual:	Annual/Area:
RNT	Rent	1294	GLA	10,200	4/1/2022	3/31/2027	7,863	1	94,350	0
<b>Amendments (1)</b>										
Type(s):	Status:	From:	To:	Move In:	Term:	Area:	Description:	Notes:		
Original Lease:	Active/End	12/5/2011	3/31/2027	12/5/2011	184.00	10,200.00				
<b>Options (4)</b>										
Type:	Notes:				Status:	Who:	Date:	Valid Till Date:	Term:	Earliest Description:
Renewal:	2 AND - 3RD RENEWAL TERM, SECTION C.3. OF THE LEASE: Tenant shall modify Landlord in writing 6 months prior to expiration. 3RD RENEWAL TERM, TERM 04/01/2022 to 09/30/2027 \$8,261.50				Active	Tenant	5/31/2027		60	
Renewal:	2 AND - 4TH RENEWAL TERM, SECTION C.3. OF THE LEASE: Tenant shall modify Landlord in writing 6 months prior to expiration. 4TH RENEWAL TERM, 04/01/2027 to 03/31/2032 \$8,712.50				Active	Tenant	4/31/2027		60	
Renewal:	3D AND - 1ST EXTERIOR TERM, SECTION C.3. OF THE LEASE: Tenant shall modify Landlord in writing 6 months prior to the expiration. 1ST EXTERIOR TERM, 04/01/2027 to 03/31/2032 \$7,862.50				Active	Tenant	3/31/2027		60	
Renewal:	2D AND - 5TH RENEWAL TERM, SECTION C.3. OF THE LEASE: Tenant shall modify Landlord in writing 6 months prior to expiration. 5TH RENEWAL TERM 04/01/2042 to 03/31/2047 \$9,137.50				Active	Tenant	3/31/2047		60	

Leasee	State(s)	Lease Type:	St:	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/Sec:	Annual Payment	Annual Payment/Sec:	Security Deposit Received
100% OWNERSHIP COMPANY 1-05/1000000/5										
Change	Type	Unit	Area Label	From	To	Monthly Rent	Area/Area	Annual	Annual/Area	
Rent	Rent	GLA	26,657.00	12/1/2020	11/30/2025	9,680.00	0.36	116,160.00	4.36	
CAM	CAM	GLA	26,657.00	1/1/2025	11/30/2035	790.00	0.03	9,480.00	0.36	
TAX	CAM	GLA	26,657.00	1/1/2025	11/30/2035	1,060.39	0.04	12,724.59	0.46	
Rent Steps (2)										
Change	Type	Unit	Area Label	From	To	Monthly Rent	Area/Area	Annual	Annual/Area	
Rent	Rent	GLA	26,657	12/1/2020	11/30/2025	9,680	0	116,160	4.36	
Rent	Rent	GLA	26,657	12/1/2025	11/30/2035	10,164	0	121,968	0	
Amendments (1)										
Type(s)	Status	From	To	Move In	Term	Area	Description			
Original Lease	Archived	11/24/2010	11/30/2035	1/1/2010	301.00	26,657.00				
Options (5)										
Type	Notes		Status	Who	Date	Valid Till Date	Term	Earliest	Description	
Renewal	1ST RENEWAL SECTION 3. OPTIONS MODIFIED FROM LEASE SECTION 14 TO EXTRD TO TWO (2) ADDITIONAL 5-YEAR PERIODS. OPTION #1 1/20/2034 to 1/1/30/2039 \$11,180.40.		Active	Tenant	1/1/30/2035			60		
Renewal	1ST RENEWAL SECTION 3. OPTIONS MODIFIED FROM LEASE SECTION 14 TO EXTRD TO TWO (2) ADDITIONAL 5-YEAR PERIODS. OPTION #1 1/20/2034 to 1/1/30/2044 \$12,298.44.		Active	Tenant	1/1/30/2035			60		
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1 FEBRUARY 13, 2015 AND EXERCISED OPTION #2 FEBRUARY 24, 2020. BELOW IS OPTION #3: 12/01/2025 to 11/30/2030 \$10,648.00.		Active	Tenant	1/1/30/2025			60		
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1 FEBRUARY 13, 2015. THIS IS OPTION #4: 1/20/2020 to 1/1/30/2025 \$10,648.00.		Active	Tenant	1/1/30/2025			60		
Renewal	FOUR 5-YEAR EXTENSIONS OR OPTIONS. TENANT EXERCISED OPTION #1 FEBRUARY 13, 2015. EXERCISED OPTION #2 FEBRUARY 24, 2020. OPTION #3: 1/20/2025 to 11/30/2030 \$10,648.00 OPTION #4: 1/20/2030 to 11/30/2035 \$11,724.83		Active	Tenant	1/1/30/2025			60		
VACANT										
VACANT		1201	0.00			0.00	0.00	0.00	0.00	0.00
VACANT		1253	2,400.00			0.00	0.00	0.00	0.00	0.00
VACANT		1257B	1,600.00			0.00	0.00	0.00	0.00	0.00
VACANT		1257C	800.00			0.00	0.00	0.00	0.00	0.00
VACANT		1263	750.00			0.00	0.00	0.00	0.00	0.00
VACANT		1265	750.00			0.00	0.00	0.00	0.00	0.00
VACANT		1271	3,150.00			0.00	0.00	0.00	0.00	0.00
VACANT		1273	4,000.00			0.00	0.00	0.00	0.00	0.00
VACANT		1277	1,500.00			0.00	0.00	0.00	0.00	0.00
VACANT		1281	1,050.00			0.00	0.00	0.00	0.00	0.00
VACANT		AIM	1.00			0.00	0.00	0.00	0.00	0.00

## Existing Leases

### 1. Rodney Long

Size:	5,695 SF
Use:	Storage in rear behind Hibbett's
Existing Rent:	\$500.00/month
Rent Increases:	NA
Lease Expiration:	Month-to-month
Additional Options:	NA
Security Deposit:	NA
Exclusive:	NA
This is a month to month lease with no NNN.	

### 2. S.S.Y., INC. (Yokohama Japanese Express)

Size:	1,500 SF
Use:	Japanese restaurant
Existing Rent:	\$2,101.18/month
Rent Increases:	\$2,164.22/month for 3/1/26 – 2/28/27 \$2,229.14/month for 3/1/27 – 2/29/28 \$2,273.72/month for 3/1/28 – 2/28/29 \$2,341.94/month for 3/1/29 – 2/28/30 \$2,412.19/month for 3/1/30 – 2/28/31
Lease Expiration:	2/28/31
Additional Options:	One 5-year option with 365 days' notice. Rent will be at market rent but not less than the Monthly Minimum Rent scheduled to be paid at the end of the term that expires 2/28/31.
Security Deposit:	\$1,000.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

### 3. Fadhl Hasan (This is on the left end of the center and S.S.Y., Inc. is to the right.)

Size:	1,500 SF
Use:	Sale of cigarettes, vape and related products
Existing Rent:	\$1,875.00/month
Rent Increases:	None
Lease Expiration:	1/31/26
Additional Options:	None
Security Deposit:	\$1,956.25
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

4. Mark Hensley, Inc. dba Hensley Furniture (This was a former Badcock Furniture location. Mark plans to open as Hensley Furniture.)

Size:	18,900 SF
Use:	Furniture store
Existing Rent:	\$10,028.42/month for 7/1/25 – 6/30/26
Rent Increases:	\$10,228.98/month for 7/1/26 – 6/30/27 \$10,433.56/month for 7/1/27 – 6/30/28
Lease Expiration:	6/30/28
Additional Options:	One 5-year option with 180 days' notice \$10,746.57/month for 7/1/28 – 6/30/29 \$11,068.97/month for 7/1/29 – 6/30/30 \$11,401.04/month for 7/1/30 – 6/30/31 \$11,743.07/month for 7/1/31 – 6/30/32 \$12,093.36/month for 7/1/32 – 6/30/33
Security Deposit:	\$2,363.00
Exclusive:	Landlord agrees to not lease space to a new tenant at Georgetown Plaza Shopping Center whose primary business is the sale of furniture. Primary business is defined as a company that generates 50% of its sales from the sale of furniture.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

5. Georgetown Flooring Company

Size:	8,000 SF
Use:	Sale of flooring products and related items
Existing Rent:	\$3,750.00/month for 6/1/25 – 5/31/26
Rent Increases:	\$4,000.00/month for 6/1/26 – 5/31/28
Lease Expiration:	5/31/28
Additional Options:	None
Security Deposit:	\$3,500.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

6. WA Boatman Food Corp dba Hwy 55 Burgers Shakes & Fries

Size:	2,400 SF
Use:	Restaurant
Existing Rent:	\$3,173.22/month for 4/1/25 – 3/31/26
Rent Increases:	\$3,236.68/month for 4/1/26 – 3/31/27 \$3,301.42/month for 4/1/27 – 3/31/28 \$3,367.45/month for 4/1/28 – 3/31/29
Lease Expiration:	3/31/29
Additional Options:	None
Security Deposit:	\$2,400.00
Exclusive:	Landlord agrees not to lease space to another tenant in Georgetown Plaza whose primary business is the sale of burgers, cheesesteaks and frozen desserts. Primary business is defined as a business that generates more than 30% of its sales from the sale of burgers, cheesesteaks, and frozen desserts. This exclusive does not prohibit Landlord from leasing space to a tenant whose business is the sale of ice cream and related products.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

7. Prabhakar Moro

Size:	1,600 SF
Use:	Printing, sign business and construction office
Existing Rent:	\$1,555.00/month
Rent Increases:	None
Lease Expiration:	10/31/27
Additional Options:	None
Security Deposit:	\$1,800.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

8. Pucha Anderson dba New Esquire Fashions

Size:	2,400 SF
Use:	Clothing store
Existing Rent:	\$1,500.00/month per rent roll. Recent rent payments \$1,000/month. Proforma reflects this amount.
Lease Expiration:	Month to month.
Additional Options:	None
Security Deposit:	None
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	
This tenant is month to month and has been closed during part of the last two years due to health issues.	

9. Hibbett Sporting Goods, Inc.

Size:	5,600 SF
Use:	Retail sale of sporting goods, athletic shoes, apparel sports fan licensed products and such other items as sold in a majority of Tenant's other retail locations.
Existing Rent:	\$5,600.00/month for 4/1/25 – 3/31/30
Lease Expiration:	3/31/30
Additional Options:	One 5-year option with 120 days' notice \$5,600.00/month for 4/1/30 – 3/31/35
Security Deposit:	None
Exclusive:	Landlord shall not permit any other tenant or other user in the Center to conduct Exclusive Use in the Center. Exclusive Use shall be defined as the retail sale of sporting goods, athletic apparel, athletic shoes or sports fan licensed products.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

10. Le Huynh & Tai Thanh Le

Size:	1,600 SF
Use:	Nail salon
Existing Rent:	\$1,500.00/month for remaining term
Lease Expiration:	2/28/30
Additional Options:	None
Security Deposit:	\$1,800.00
Exclusive:	Nail salon
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

11. Ollie's Bargain Outlet, Inc.

Size:	19,475 SF
Use:	Sale at retail of general merchandise, including without limitation, refurbished merchandise, books, carpet, housewares, linens, and anything else sold at any of Tenant's other retail stores from time to time.
Existing Rent:	\$8,601.46/month for years 1 through 8.
Rent Increases:	None
Lease Expiration:	2/28/33
Additional Options:	\$9,007.19/month for years 9 through 13 \$9,412.92/month for years 14 through 18 \$9,818.65/month for years 19 through 23 \$10,224.38/month for years 24 through 28
Security Deposit:	None
Exclusive:	<i>See next page for details.</i>
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

*[Continued on next page]*

Exclusive Use for Ollie's Bargain Outlet, Inc.:

**19.2.1. Use Protections.** Subject to the exceptions set forth in Section 19.2.2 below, Landlord shall not lease, license, or otherwise occupy, or permit to be leased, licensed, or otherwise occupied, any portion of the Shopping Center (other than the Premises) for the operation of a retail store the principal business of which is the sale and offering for sale of merchandise that is generally categorized as: discount and/or closout (the "Exclusive Use"). Further, Landlord will not, nor will it permit any occupant of the Shopping Center to operate any portion of the Shopping Center (other than the Premises) for any of the following uses (collectively, "Restricted Uses" and together with the Exclusive Use, the "Use Protections") without the prior written consent of Tenant, which consent may be withheld by Tenant in its sole and absolute discretion:

- (i) retail operations with the word "Bargain" or any derivation, abbreviation, slang, symbol, or combination thereof (or their respective equivalents in any other language) in their trade name;
- (ii) a store whose principal business is the offer and sale of merchandise which is classified as "close-out," "odd lot," "clearance," "discontinued," "cancellation," "second," "floor model," "demonstrator," "obsolete," "over stock," "distressed," "bankruptcy," "overruns," "fire sale," or "damaged";
- (iii) a store using the lesser of (A) thirty percent (30%) or more of its sales floor area, or (B) two thousand (2,000) square feet or more, for the display and sale of books and related media (in calculating the areas used for display and sale of books and related media, both the actual display and sale areas, as well as one-half of the aisle space adjacent to such display and sales areas shall be counted);
- (iv) the uses set forth on **Exhibit E** attached hereto; or
- (v) any of the following retail establishments (or their successors in interest): Big Lots, Ross, Home Buys, 2<sup>nd</sup> and Charles, Ocean State Job Lot, Rural King, Essex Bargain Hunt, Bargain Hunt, Barnes & Noble, Books-A-Million (BAM), Hobby Lobby, and Dirt Cheap.

**19.2.2. Exceptions to Use Protections.** Notwithstanding anything in Section 19.2.1 to the contrary, the Use Protections shall not apply to (i) any current occupant or tenant of the Shopping Center who is operating under its current use clause or trade name as of the Effective Date (including without limitation Dollar Tree and Roses); provided, however, that a verbatim copy of the applicable use clause and trade name is disclosed to Tenant on **Exhibit D** attached

hereto and made a part hereof, and if Landlord's consent is required for a change in permitted use or trade name or the expansion of such use, then Landlord shall not consent to a change of such use or trade name or expansion of any use which would result in a violation of the Use Protections; (ii) any single-price point retail "dollar store" whose primary use is the sale of merchandise at \$1.25, \$1.00, or \$0.99, including without limitation, the following retail stores or any retail dollar stores similar thereto: Dollar Tree, Family Dollar and Dollar General and (iii) any replacement of Roses with a discount retailer that devotes more than fifty percent (50%) of its Rentable Area to the sale and display of clothing. Further and notwithstanding anything herein to the contrary, if Tenant ceases to be open and operating in the Premises for more than one hundred eighty (180) days, other than due to a Permitted Closure (as defined in Section 19.4 herein), then the Use Protections shall be terminated and of no further force and effect, with the exception of Section 19.2.1(iv), which shall continue to be applicable.

13. Laishana Nashad'Dai

Size:	1,500 SF
Use:	A business providing educational services for children ages 2 – 9 years of age.
Existing Rent:	\$1,670.00 1/1/25 – 11/30/26
Rent Increases:	\$1,720.00 12/1/26 – 11/30/28 \$1,770.00 12/1/28 – 11/30/29
Lease Expiration:	11/30/29
Additional Options:	None
Security Deposit:	\$3,800.00
Exclusive:	Landlord will not lease space less than 8,000 SF at Georgetown Plaza to another tenant whose Primary Business is for education purposes for children ages 2 through 9. Primary Business is a company that generates in excess of 25% of its business from education purposes for children ages 2 through 9.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

12. Security Finance Corporation of South Carolina

Size:	1,400 SF
Use:	Operation of a retail operation for consumer financial services and electronic preparation of tax returns.
Existing Rent:	\$1,575.71
Rent Increases:	None
Lease Expiration:	10/31/25
Additional Options:	None
Security Deposit:	\$1,592.50
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

13. Patricia McCants & Brandi McInnis

Size:	1,050 SF
Use:	Hair salon
Existing Rent:	\$1,157.00/month
Rent Increases:	1,207.00/ month for 6/1/25 - 5/31/26
Lease Expiration:	5/31/26
Additional Options:	None
Security Deposit:	\$2,500.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	
Note: This tenant is in default and is not shown on the rent roll.	

14. Cato of South Carolina (It's Fashion)

Size:	5,703 SF
Use:	Display and sale of off-priced ladies', children's and men's apparel, accessories and allied lines commonly sold in It's Fashion stores.
Existing Rent:	\$4,039.63/month
Rent Increases:	None
Lease Expiration:	1/31/26
Additional Options:	One 5-year option. Automatically renewed unless Landlord receives 90 days' written notice of intention to not exercise the option. \$4,752.50/month 2/1/25 – 1/31/30
Security Deposit:	None.
Exclusive:	Landlord shall not lease to any national or regional apparel store specializing in the sale of its merchandise at moderate prices or less.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

15. Lemmkan, Inc. dba H&R Block

Size:	1,400 SF
Use:	Operation for conducting a financial services business, including, but not limited to, tax preparation, tax audit assistance, electronic tax filing, refund transfers, refund anticipation loans and for sell such other products and services as are offered in any H&R Block office.
Existing Rent:	\$1,450.00/month 2/1/25 – 1/31/26
Rent Increases:	\$1,500.00/month 2/1/26 – 1/31/27 \$1,550.00/month 2/1/27 – 1/31/28 \$1,600.00/month 2/1/28 – 4/30/29
Lease Expiration:	4/30/29
Additional Options:	Two 5-year options with 180 days' prior written notice. Option 1: \$1,650.00/month 5/1/29 – 4/30/30 \$1,700.00/month 5/1/30 – 4/30/31 \$1,750.00/month 5/1/31 – 4/30/32 \$1,800.00/month 5/1/32 – 4/30/33 \$1,850.00/month 5/1/33 – 4/30/34 Option 2: \$1,900.00/month 5/1/34 – 4/30/35 \$1,950.00/month 5/1/35 – 4/30/36 \$2,000.00/month 5/1/36 – 4/30/37 \$2,050.00/month 5/1/37 – 4/30/38 \$2,100.00/month 5/1/38 – 4/30/39
Security Deposit:	\$1,600.00
Exclusive:	Landlord will not lease space in Georgetown Plaza to any tenant whose primary business is similar to Tenant's (including tax preparation, tax audit assistance, electronic filing, refund transfers, and refund anticipation loans). Primary business is defined as a business that generates over 25% of its income from tax preparation, tax audit assistance, electronic filing, refund transfers, and refund anticipation loans.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

16. World Finance Company of South Carolina

Size:	1,470 SF
Use:	Conduction of a general finance and insurance business, including the arranging for the loaning of money, discounting all kinds of commercial paper, mortgages, conditional sales contracts, security agreements, catalog sales, in-house sales of electronics, tax preparation and other related business activities.
Existing Rent:	\$1,805.34/month
Lease Expiration:	7/31/26
Additional Options:	One three-year option with 180 days' notice
Security Deposit:	None
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

17. Variety Wholesalers, Inc. (Roses)

Size:	32,833 SF
Use:	The Leased Premises shall be used by Tenant for the purpose of engaging in the retail sale of general merchandise and for no other purpose.
Existing Rent:	\$12,500.00/month
Existing Gross Sales Breakpoint:	\$3,750,000.00
Lease Expiration:	5/31/29
Additional Options:	One five-year option with 180 days' notice. 6/1/29 – 5/31/34 \$13,750.00/month
Option Period Gross Sales Breakpoint:	\$4,125,000.00
Additional Charges:	Tenant agrees to pay Landlord Tenant's prorata share of any increase in excess of the amount of such charges and assessments for the calendar year 2016.
Security Deposit:	None.
Exclusive:	Landlord will not lease or permit to be leased or approve any sublease to any other tenant, any business or building in the Shopping Center to be used and occupied by such tenant for the purpose of operating a general merchandise store, discount general merchandise store, or any business similar to or in substantial competition with the business of Tenant. Business similar to that of Tenant shall be interpreted to include but not limited to: Big Lots, Wal-Mart, K-

	Mart, Target, Ollie's, Fred's and/or any affiliate or alternative operating name of the foregoing retail stores. General merchandise shall be defined as an assortment of retail merchandise including both hardlines (toys, health & beauty aids, housewares, furniture, sporting goods, snacks, etc.) and softlines (clothing, accessories, jewelry, etc.).
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18. Dollar Tree Stores, Inc.

Size:	10,200 SF		
Use:	Variety store selling general merchandise including food products.		
Existing Rent:	\$7,862.50/month		
Lease Expiration:	3/31/27		
Additional Options:	4/1/27 – 3/31/32    \$7,862.50/month 4/1/32 – 3/31/37    \$8,287.50/month 4/1/37 – 3/31/42    \$8,712.50/month 4/1/42 – 3/31/47    \$9,137.50/month		
Security Deposit:	None		
Exclusive:	Tenant shall have the exclusive use for the operation of a single price point variety retail store.		
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.			

19. Tractor Supply Company

Size:	26,657 SF
Use:	Tractor Supply store
Existing Rent:	\$9,680.00.00/month
Lease Expiration:	11/30/35
Rent Increases:	\$10,164.00 12/1/25 – 11/30/35
Additional Options:	Two five-year options 12/1/35 – 11/30/39 \$11,180.40/month 12/1/39 – 11/30/44 \$12,298.44/month
Security Deposit:	None
Exclusive:	Landlord shall not sell, lease, rent occupy or allow to be occupied any portion of the Restricted Property for the purpose of selling or offering for sale those items which support a farm/ranch/rural/do-it-yourself lifestyle including: (a) tractor and equipment repair and maintenance supplies; (b) farm fencing; (c) livestock gates; (d) livestock feeding systems; (e) animal feed and health/maintenance products for pets or livestock (including but not limited to: dog, cat, bird, horse, cattle, goat, pig, fowl, rabbits, equine and livestock); (f) western wear and boots; (g) outdoor work wear (similar to and specifically including Carhartt products) and boots, but excluding jeans; (h) horse and rider tack and equipment; (i) bird feed, housing and related products; (j) lawn and garden equipment (including but not limited to, push/riding mowers, mow-n-vacs, garden carts, snow blowers, chippers and shredders, wheel barrows, and log splitters); (k) hardware; (l) power tools; (m) welders and welding supplies; (n) open and closed trailers; (o) 3-point equipment; and, (p) truck and trailer accessories (including truck tool boxes, and trailer hitches and connections) (the " <b>Restricted Products</b> ").
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

# PROFORMA

## GEORGETOWN PLAZA SHOPPING CENTER

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**Georgetown, SC**

#### BASE RENT

TENANT	SUITE #	LEASE EXPIRATION	SF	RISE	ANNUAL RENT
Rodney Long (Storage)	1200	Molmo	5,695	\$1.05	\$6,000.00
SSY, Inc.	1239	2/28/2031	1,500	\$17.31	\$25,970.64
Fadhl Hasan (Tobacco)	1243	1/31/2026	1,500	\$15.00	\$22,500.00
Mark Hensley/Bedcocks Furn	1245	6/30/2026	18,900	\$6.49	\$122,747.76
Georgetown Flooring	1249	5/31/2028	8,000	\$6.00	\$48,000.00
WA Boatman Food Corp	1251	3/31/2029	2,400	\$18.18	\$38,840.16
Available	1253		2,400	\$0.00	\$0.00
More Printing	1256	10/31/2027	1,600	\$11.85	\$18,880.00
Ollie's	1257	2/28/2033	19,475	\$5.30	\$103,217.50
Pucha Anderson	1257A	Molmo	2,400	\$5.00	\$12,000.00
Available	1258		1,600	\$0.00	\$0.00
Available	1257C	1/6/1900	800	\$0.00	\$0.00
Hibbett Sporting Goods	1257E	3/31/2030	5,600	\$12.00	\$67,200.00
Le Huynh Nail Salon	1257G		1,600	\$11.25	\$18,000.00
Available	1263		750	\$0.00	\$0.00
Available	1265		750	\$0.00	\$0.00
Shana Dai	1269	11/30/2029	1,500	\$13.60	\$20,400.00
Available	1271		3,150	\$0.00	\$0.00
Available	1273		4,000	\$0.00	\$0.00
Security Finance	1275	10/31/2025	1,400	\$13.51	\$18,906.52
Available	1277		1,500	\$0.00	\$0.00
McCants McNamis (salon)	1279	6/30/2027	1,050	\$12.65	\$13,282.50
Available	1281		1,050	\$0.00	\$0.00
Calolits Fashion	1283	1/31/2026	5,703	\$8.50	\$48,475.50
Lemekian (H R Block)	1289	4/30/2029	1,400	\$12.88	\$18,000.00
World Finance	1291	7/31/2026	1,470	\$14.74	\$21,664.08
Roses	1293	5/31/2029	32,833	\$4.57	\$150,000.00
Dollar Tree	1294	3/31/2027	10,200	\$9.25	\$94,350.00
Tractor Supply	1295	11/30/2025	26,657	\$4.58	\$121,988.00
			166,883		\$990,184.66
<b>OTHER INCOME CAM reimbursement 2024</b>					<b>\$24,262.51</b>
<b>ADDITIONAL RENT REIMB (2024)</b>					<b>\$148,858.63</b>
	CAM			\$56,577.04	
	Taxes			\$36,261.04	
	Insurance			\$20,476.05	
	Ollie's			\$35,444.50	
<b>TOTAL INCOME (EXISTING)</b>					<b>\$1,163,305.80</b>
<b>TOTAL EXPENSES (2024)</b>				<b>(\$2,04)</b>	<b>(\$340,964.54)</b>
	Taxes			\$75,280.09	
	Insurance			\$100,360.20	
	Electricity			\$8,673.70	
	Water			\$477.53	
	General Repairs			\$14,907.25	
	Fire			\$20,797.18	
	Grounds			\$21,100.00	
	Landscaping			\$32,029.00	
	Parking Lot			\$21,000.00	
	Mgmt fee			\$46,339.59	
	Total			\$340,964.54	
<b>NOI FOR 2025</b>					<b>\$822,341.26</b>

General Repairs do not include the sealing of the parking lot as required by the Olio's lease \$73,451.64  
Mark Hensley rent increases 7/1/25  
Georgetown Flooring rent increases 5/1/25  
Boatman rent increases 4/1/26  
Lemmixan/Block rent increase 2/1/26  
Tractor Supply rent increase 12/1/25  
SSY rent increase 3/1/26  
McCants Suite 1279 in default

## **Proforma Adjustments**

1. SSY, Inc.: Rent increase effective 3/1/26
2. Mark Hensley: Rent increase effective 7/1/26
3. Georgetown Flooring: Rent increase effective 6/1/26
4. WA Boatman: Rent increase effective 4/1/26
5. Tractor Supply: Rent increase effective 12/1/25
6. Pucha Anderson: Actual rent is \$1,500 but proforma shows \$1,000 because this is what she is currently paying. Month to month lease.
7. Proforma includes Ollie's anticipated NNN of \$35,444.50.

# INCOME & EXPENSES

## 2022, 2023 and 2024 YEAR END

# GEORGETOWN PLAZA SHOPPING CENTER

## INCOME STATEMENT

As of December 31, 2022

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2022

Actual

### NET OPERATING INCOME

#### INCOME

BASE RENT	760,170.15
CAM REIMBURSEMENT	43,516.53
TAX REIMBURSEMENT	26,673.01
INSURANCE REIMBURSEMENT	13,785.09
OTHER INCOME	31,095.11
 Total INCOME	 <hr/> <hr/> 875,239.89

#### OPERATING EXPENSES

ELECTRICITY (CAM)	7,892.08
WATER/SEWER (CAM)	347.36
GEN REPAIRS / MAINT (CAM)	1,794.05
FIRE SPRINKLER (CAM)	12,304.52
GROUNDS / TRASH PICKUP (CAM)	15,600.00
LANDSCAPING (CAM)	16,260.50
PARKING LOT SWEEPING (CAM)	16,038.00
SNOW REMOVAL (CAM)	500.00
PROPERTY INSURANCE (CAM)	92,843.70
PROPERTY TAXES (CAM)	71,167.99
MANAGEMENT FEES (CAM)	43,869.72
 Total OPERATING EXPENSES	 <hr/> <hr/> 278,617.92

Total NET OPERATING INCOME

**596,621.97**

# GEORGETOWN PLAZA SHOPPING CENTER INCOME STATEMENT

As of December 31, 2023

Reporting Book:

As of Date:

Location:

Year To Date  
12/31/2023  
Actual

## NET OPERATING INCOME

INCOME	
BASE RENT	722,423.78
CAM REIMBURSEMENT	43,557.43
TAX REIMBURSEMENT	26,807.57
INSURANCE REIMBURSEMENT	14,805.44
OTHER INCOME	28,449.89
 Total INCOME	 836,044.11
OPERATING EXPENSES	
ELECTRICITY (CAM)	8,238.15
WATER/SEWER (CAM)	429.85
GEN REPAIRS / MAINT (CAM)	17,327.06
FIRE SPRINKLER (CAM)	18,111.03
GROUNDS / TRASH PICKUP (CAM)	15,600.00
LANDSCAPING (CAM)	20,439.00
PARKING LOT SWEEPING (CAM)	19,246.00
PROPERTY INSURANCE (CAM)	63,012.57
PROPERTY TAXES (CAM)	80,235.87
MANAGEMENT FEES (CAM)	42,023.35
 Total OPERATING EXPENSES	 284,662.88
 Total NET OPERATING INCOME	 551,381.23

## GEORGETOWN PLAZA SHOPPING CENTER INCOME STATEMENT

As of December 31, 2024

Reporting Book:

As of Date:

Location:

Year To Date  
12/31/2024  
Actual

### NET OPERATING INCOME

#### INCOME

BASE RENT	800,765.52
CAM REIMBURSEMENT	56,677.04
TAX REIMBURSEMENT	36,261.04
INSURANCE REIMBURSEMENT	20,476.05
OTHER INCOME	24,262.51
<b>Total INCOME</b>	<b><u>938,442.16</u></b>

#### OPERATING EXPENSES

ELECTRICITY (CAM)	8,673.70
WATER/SEWER (CAM)	477.53
GEN REPAIRS / MAINT (CAM)	14,907.25 * see note below
FIRE SPRINKLER (CAM)	20,797.18
GROUNDS / TRASH PICKUP (CAM)	21,100.00
LANDSCAPING (CAM)	32,029.00
PARKING LOT SWEEPING (CAM)	21,000.00
PROPERTY INSURANCE (CAM)	100,360.20
PROPERTY TAXES (CAM)	75,280.09
MANAGEMENT FEES (CAM)	46,339.59

Total OPERATING EXPENSES

340,964.54

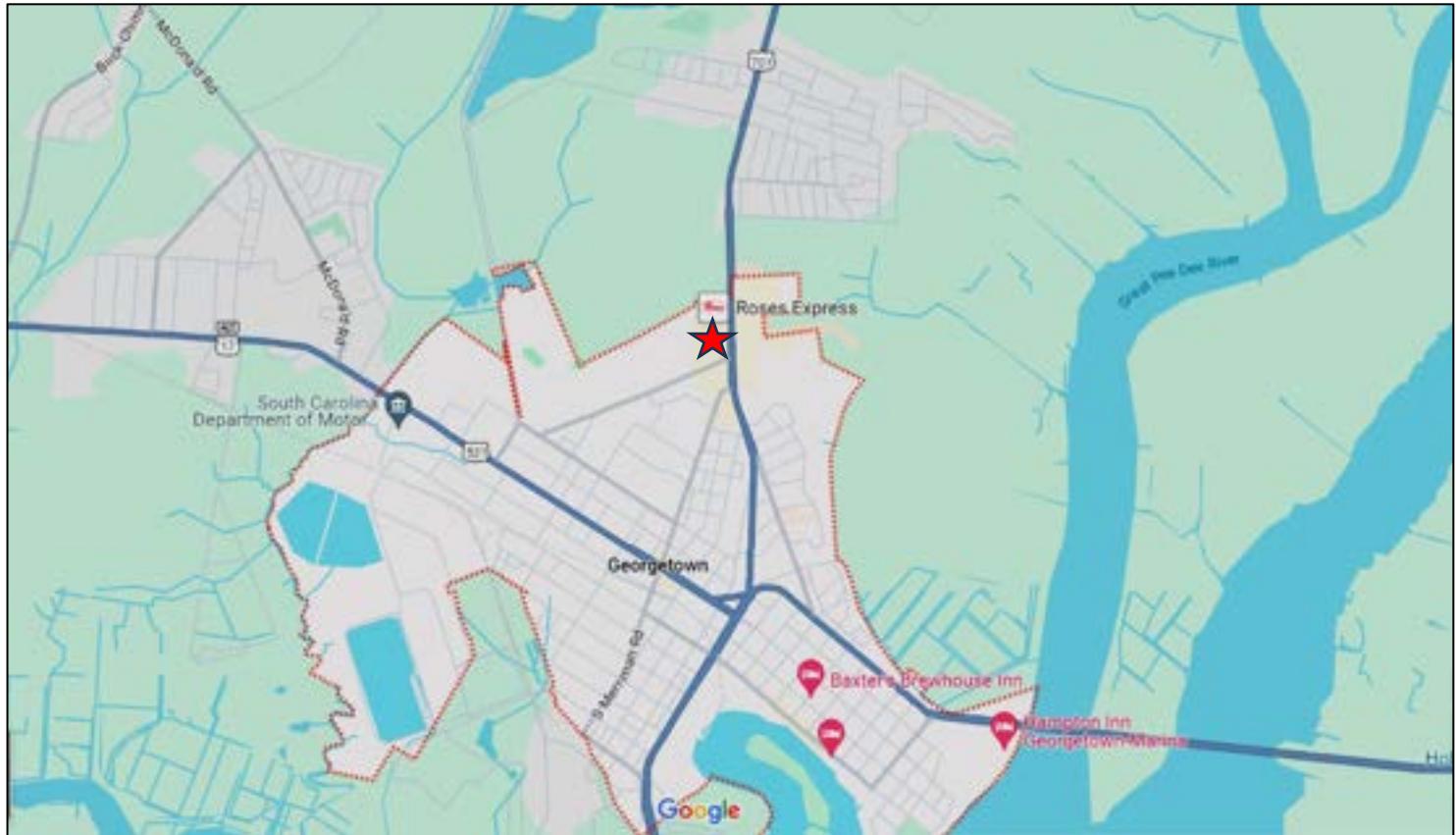
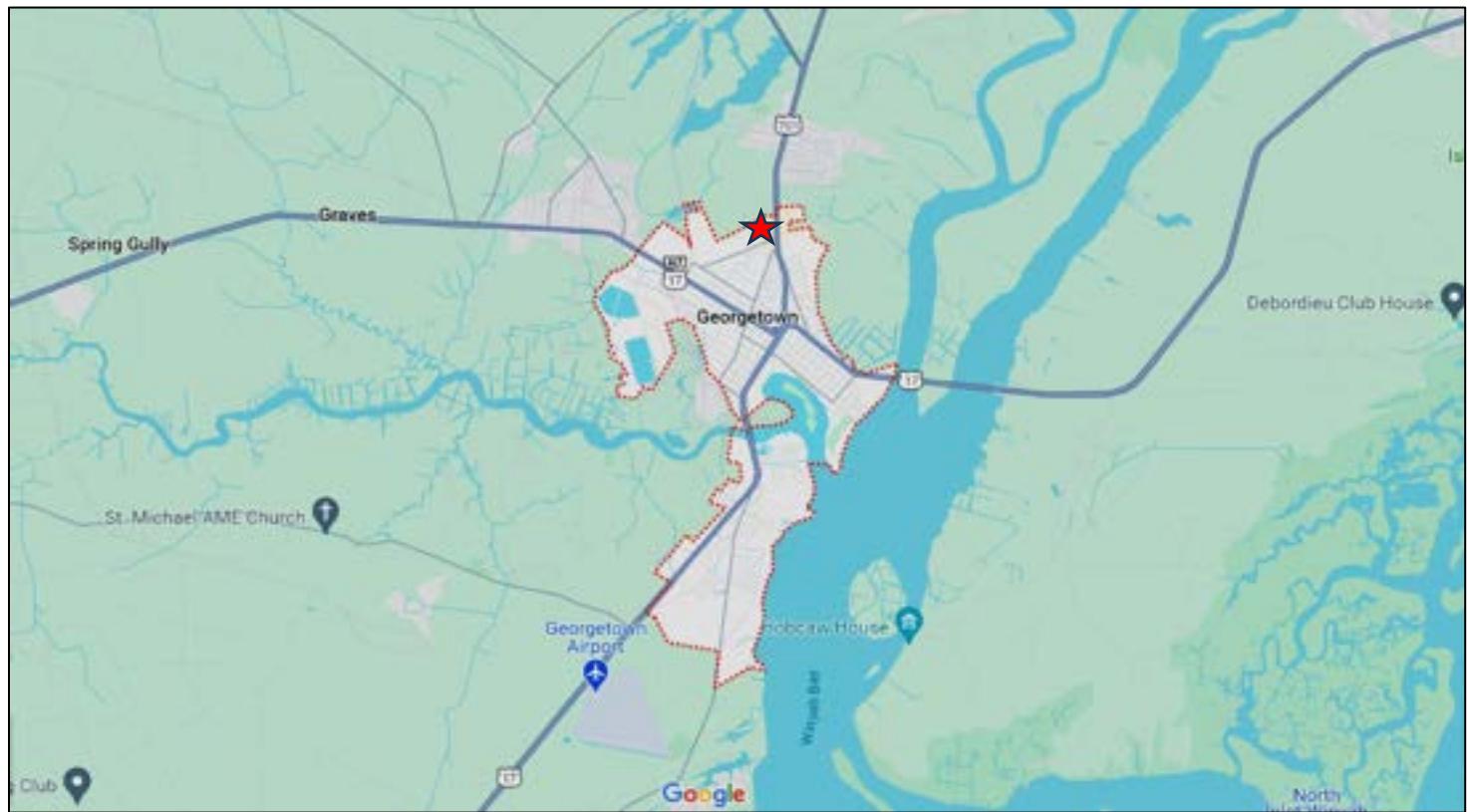
Total NET OPERATING INCOME

**597,477.62**

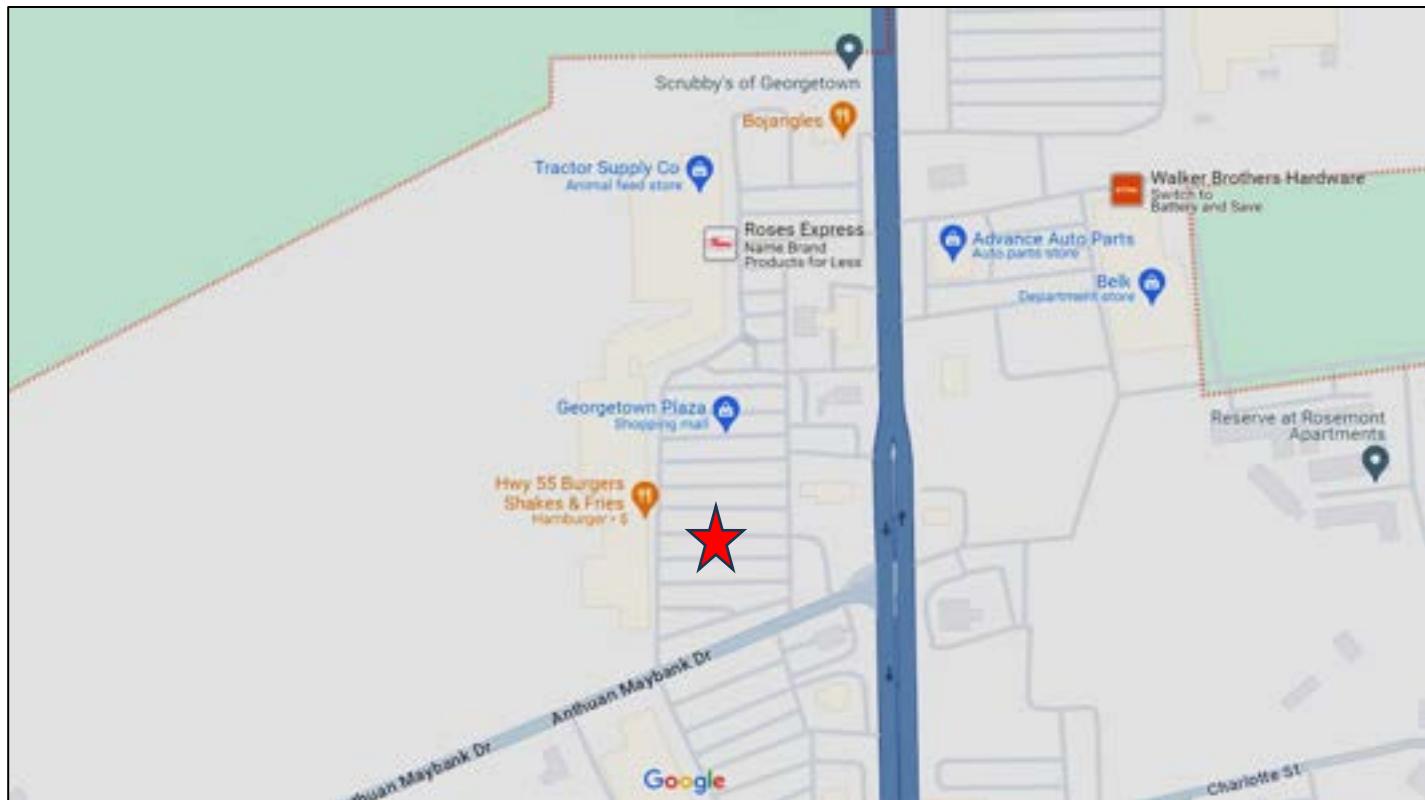
\*Note: Gen Repairs does not include the cost to seal the parking lot required by the Ollie's lease \$73,451.64

# MAPS

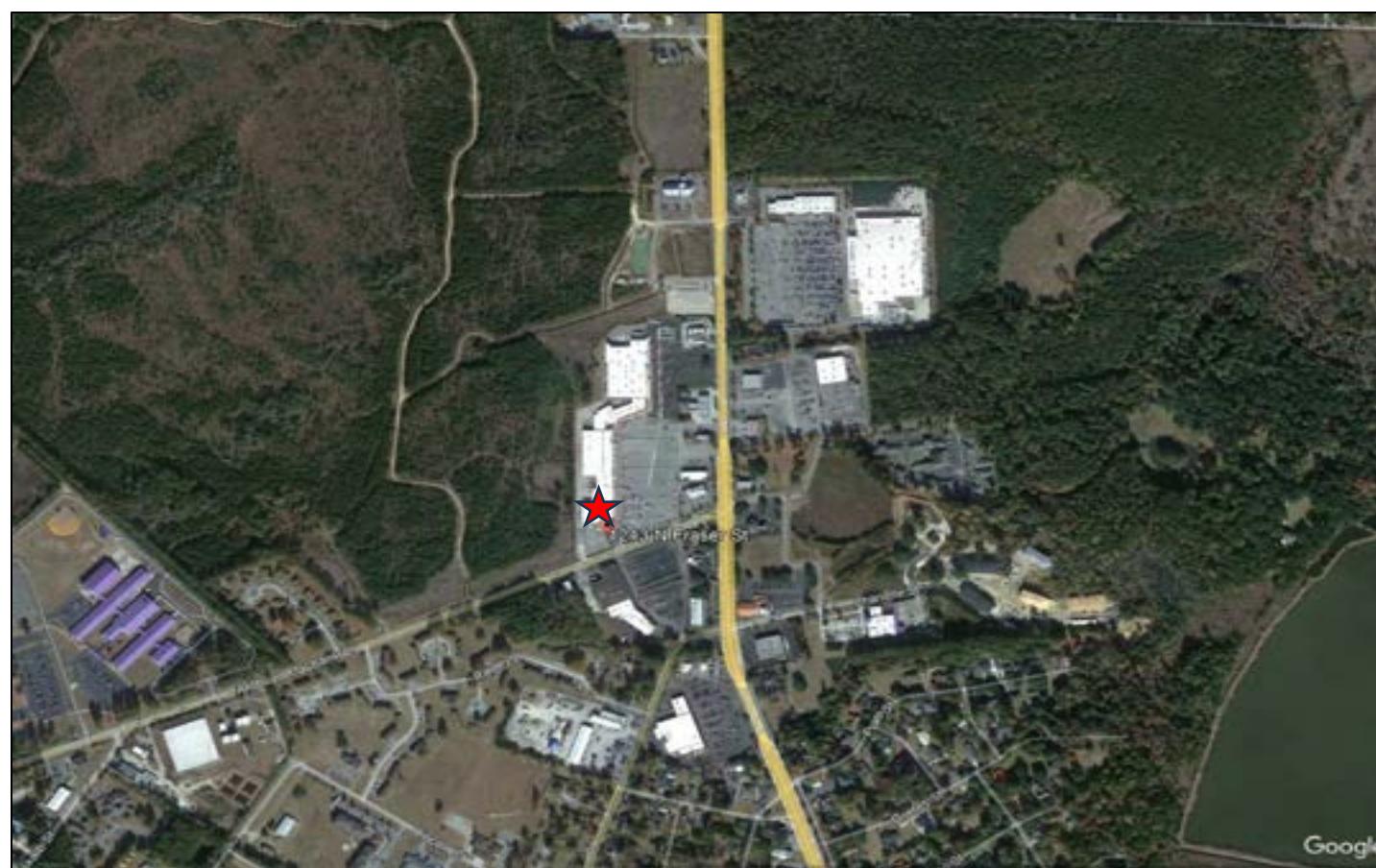
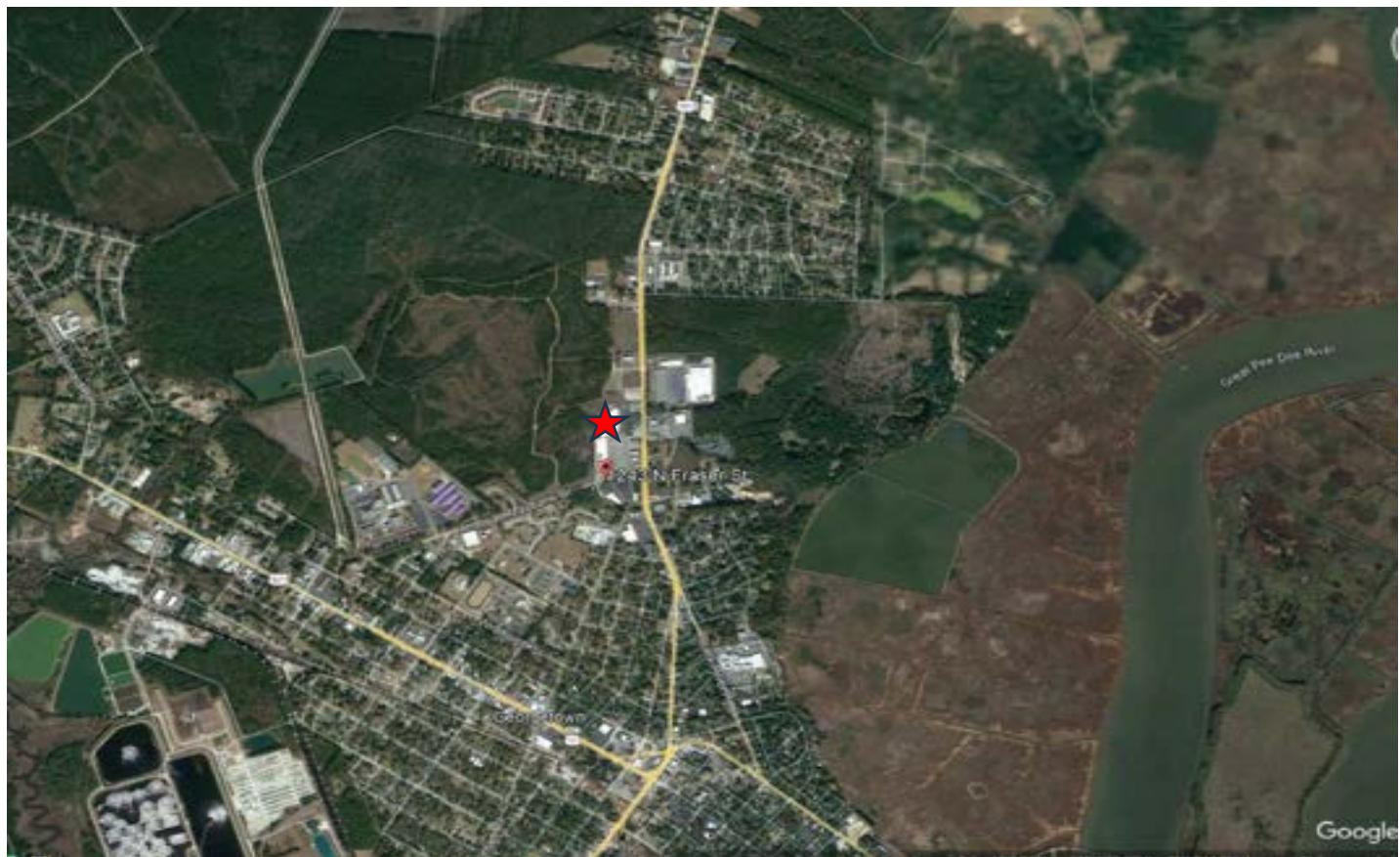
*Georgetown Plaza*



Georgetown Plaza



Georgetown Plaza



Georgetown Plaza

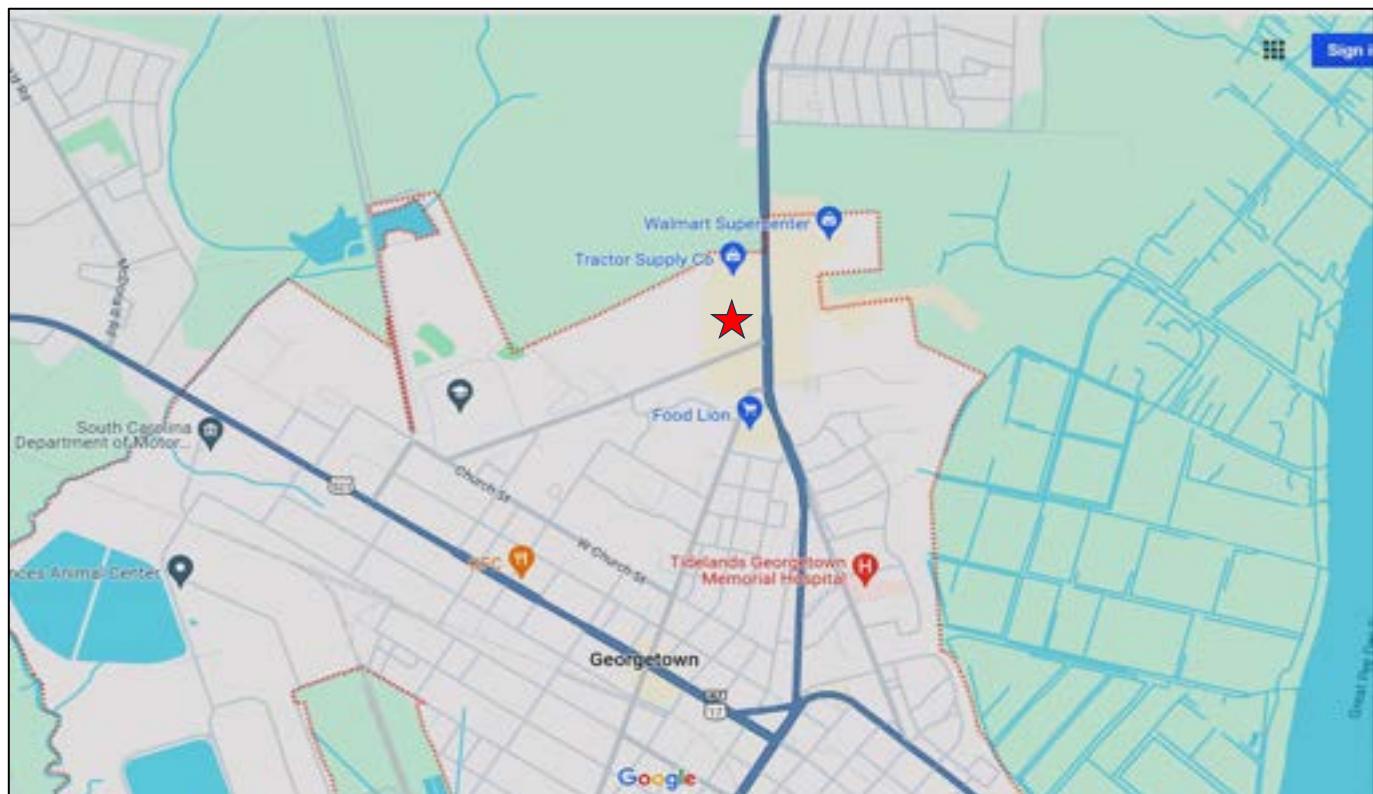


*Georgetown Plaza*

# TRAFFIC DATA

N. Fraser Street – 25,100

Anthuan Maybank Street – 6,100



Georgetown Plaza

# PHOTOGRAPHS

*Georgetown Plaza*



Georgetown Plaza



Georgetown Plaza



*Georgetown Plaza*



Georgetown Plaza



*Georgetown Plaza*



IT'S FASHION!

Georgetown Plaza

# DEMOGRAPHICS

# Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

	1239 N. Fraser - 1 mi.	1239 N. Fraser - 3 mi.	1239 N. Fraser - 5 mi.
<b>Population</b>			
2010 Census	3,128	10,255	16,238
2020 Census	2,869	9,738	15,598
2024 Estimate	2,825	9,744	15,743
2029 Projection	2,786	9,733	15,872
<b>Population Growth</b>			
Percent Change: 2010 to 2020	-8.60	-5.08	-3.94
Percent Change: 2020 to 2024	-1.19	0.08	0.93
Percent Change: 2024 to 2029	-1.38	-0.11	0.82
	1239 N. Fraser - 1 mi.	1239 N. Fraser - 3 mi.	1239 N. Fraser - 5 mi.
<b>Households</b>			
2010 Census	1,247	3,965	6,129
2020 Census	1,174	3,981	6,228
2024 Estimate	1,183	4,058	6,402
2029 Projection	1,183	4,107	6,536
<b>Household Growth</b>			
Percent Change: 2010 to 2020	-5.85	0.40	1.63
Percent Change: 2020 to 2024	0.77	1.93	2.78
Percent Change: 2024 to 2029	0.00	1.21	2.09
	1239 N. Fraser - 1 mi.	1239 N. Fraser - 3 mi.	1239 N. Fraser - 5 mi.
<b>Family Households</b>			
2010 Census	841	2,749	4,327
2020 Census	742	2,689	4,133
2024 Estimate	800	2,824	4,535
2029 Projection	799	2,860	4,634
<b>Family Household Growth</b>			
Percent Change: 2010 to 2020	-11.77	-5.82	-4.48
Percent Change: 2020 to 2024	7.82	9.08	9.73
Percent Change: 2024 to 2029	-0.13	1.27	2.18

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	1239 N. Fraser - 1 mi. %	1239 N. Fraser - 3 mi. Count	1239 N. Fraser - 3 mi. %	1239 N. Fraser - 5 mi. Count	1239 N. Fraser - 5 mi. %
<b>2024 Est. Population by Single-Classification Race</b>						
White Alone	1,188	42.06	4,436	45.62	8,484	53.89
Black/African American Alone	1,412	49.98	4,588	46.78	9,910	37.54
American Indian/Alaskan Native Alone	9	0.32	24	0.25	40	0.25
Asian Alone	23	0.81	68	0.70	102	0.65
Native Hawaiian/Pacific Islander Alone	4	0.14	13	0.13	16	0.10
Some Other Race Alone	56	3.36	341	3.80	654	4.15
Two or More Races	95	3.36	304	3.12	507	3.41
<b>2024 Est. Population by Hispanic or Latino Origin</b>						
Hispanic/Latino	166	5.48	529	5.43	1,040	6.51
Not Hispanic or Latino	2,670	94.51	9,215	94.57	14,703	93.39
Mexican Origin	142	91.61	490	92.63	847	81.44
Puerto Rican Origin	11	7.10	29	5.48	64	6.15
Cuban Origin	0	0.00	1	0.19	65	6.25
All Other Hispanic or Latino	3	1.94	10	1.89	64	6.15
<b>2024 Est. Pop by Race, Asian Alone, by Category</b>						
Chinese, except Taiwanese	7	30.43	22	32.35	40	39.22
Filipino	6	26.09	14	20.59	14	13.72
Japanese	0	0.00	0	0.00	0	0.00
Asian Indian	3	13.04	12	17.65	20	19.61
Korean	4	17.39	11	16.18	15	14.71
Vietnamese	3	13.04	9	13.23	13	12.74
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	0	0.00	0	0.00
Lao/Asian	0	0.00	0	0.00	0	0.00
Thai	0	0.00	0	0.00	0	0.00
All Other Asian Races Including 2+ Category	0	0.00	0	0.00	0	0.00
<b>2024 Est. Pop Age 5+ by Language Spoken At Home</b>						
Speak Only English at Home	2,640	98.73	9,105	98.75	14,646	98.96
Speak Asian/Pacific Isl. Lang. at Home	3	0.11	8	0.09	9	0.06
Speak Indo-European Language at Home	20	0.75	51	0.56	92	0.35
Speak Spanish at Home	10	0.37	32	0.36	197	1.32
Speak Other Language at Home	0	0.00	3	0.03	31	0.21
<b>2024 Est. Hisp. or Latino Pop by Single-Class. Race</b>						
White Alone	22	14.19	69	13.04	142	13.65
Black/African American Alone	13	8.39	38	7.18	57	5.48
American Indian/Alaskan Native Alone	0	0.00	4	0.76	11	1.08
Asian Alone	1	0.65	3	0.57	4	0.39
Native Hawaiian/Pacific Islander Alone	0	0.00	2	0.38	2	0.19
Some Other Race Alone	92	59.35	327	61.81	625	60.10
Two or More Races	27	17.42	87	16.45	199	19.14
<b>2024 Population by Ancestry</b>						
Arab	7	0.25	17	0.17	19	0.11
Czech	0	0.00	0	0.00	0	0.00
Danish	3	0.11	6	0.06	6	0.04
Dutch	20	0.71	55	0.56	79	0.50
English	165	5.84	536	5.52	1,024	6.50
French (Excluding Basque)	70	2.48	189	1.94	289	1.84
French Canadian	2	0.07	8	0.08	28	0.18
German	136	4.78	376	3.86	717	4.55
Greek	0	0.00	0	0.00	6	0.04
Hungarian	0	0.00	0	0.00	1	0.01
Irish	26	4.78	486	4.98	1,071	6.80
Italian	24	0.85	61	0.63	96	0.61
Lithuanian	0	0.00	0	0.00	6	0.04
Norwegian	0	0.00	0	0.00	0	0.00
Polish	23	0.81	58	0.57	58	0.37
Portuguese	0	0.00	0	0.00	0	0.00
Russian	4	0.14	10	0.10	10	0.06
Scotch-Irish	21	0.74	57	0.58	100	0.64
Scottish	15	0.53	83	0.88	189	1.07
Slovak	0	0.00	0	0.00	0	0.00
Subsaharan African	21	0.74	164	1.68	206	1.31
Swedish	0	0.00	5	0.05	29	0.18
Swiss	2	0.07	5	0.05	5	0.03
Ukrainian	4	0.14	11	0.11	11	0.07
United States or American	294	10.41	1,469	15.08	2,484	15.78
Welsh	10	0.35	27	0.28	55	0.36
West Indian (Excluding Hispanic groups)	0	0.00	4	0.04	31	0.20
Other Ancestry	1,485	52.57	4,792	48.77	8,808	43.44
Ancestry Unclassified	385	13.63	1,309	13.91	2,405	13.28

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	%	1239 N. Fraser - 3 mi. Count	%	1239 N. Fraser - 5 mi. Count	%
<b>2024 Est. Population by Sex</b>						
Male	1,273	45.06	4,471	45.88	7,360	46.69
Female	1,562	54.94	5,273	54.12	8,332	53.31
<b>2024 Est. Population by Age</b>						
Age 0 - 4	148	5.24	525	5.39	808	5.13
Age 5 - 9	170	6.02	560	5.75	864	5.49
Age 10 - 14	209	7.40	620	6.36	1,001	6.36
Age 15 - 17	116	4.11	379	3.88	620	3.94
Age 18 - 20	109	3.86	367	3.77	600	3.81
Age 21 - 24	126	4.46	450	4.62	738	4.69
Age 25 - 34	295	10.44	1,022	10.49	1,621	10.30
Age 35 - 44	322	11.40	1,081	11.09	1,739	11.06
Age 45 - 54	330	11.33	1,097	11.26	1,768	11.17
Age 55 - 64	326	11.54	1,268	13.01	2,068	13.14
Age 65 - 74	393	13.91	1,426	14.63	2,337	14.85
Age 75 - 84	215	7.61	745	7.85	1,231	7.82
Age 85 and over	74	2.62	204	2.09	366	2.26
Age 16 and over	2,258	79.93	7,912	81.20	12,861	81.69
Age 18 and over	2,181	77.20	7,661	78.62	12,449	79.08
Age 21 and over	2,072	73.34	7,294	74.86	11,849	75.27
Age 65 and over	683	24.18	2,375	24.37	3,924	24.93
Median Age	-	42.43	-	43.79	-	44.31
Average Age	-	42.41	-	43.00	-	43.41
<b>2024 Est. Pop Age 15+ by Marital Status</b>						
Total, Never Married	989	42.19	3,196	39.75	4,814	36.84
Male, Never Married	412	17.94	1,467	18.25	2,342	17.92
Female, Never Married	586	24.29	1,729	21.50	2,472	18.91
Married, Spouse Present	838	36.48	3,032	37.71	5,360	41.01
Married, Spouse Absent	98	4.27	320	3.98	513	3.92
Widowed	174	7.58	613	7.62	893	6.76
Male, Widowed	20	0.87	98	1.22	140	1.07
Female, Widowed	154	6.70	515	6.41	743	5.68
Divorced	218	9.49	879	10.93	1,499	11.47
Male, Divorced	75	3.27	327	4.07	505	3.86
Female, Divorced	143	6.22	552	6.87	994	7.61
<b>2024 Est. Male Population by Age</b>						
Male, Age 0 - 4	74	5.81	264	5.91	409	5.57
Male, Age 5 - 9	84	6.60	279	6.24	435	5.92
Male, Age 10 - 14	104	8.17	309	6.91	507	6.90
Male, Age 15 - 17	62	4.87	196	4.38	321	4.37
Male, Age 18 - 20	58	4.56	190	4.25	309	4.20
Male, Age 21 - 24	68	5.34	238	5.32	386	5.25
Male, Age 25 - 34	133	10.45	487	10.89	774	10.53
Male, Age 35 - 44	129	10.13	477	10.67	776	10.56
Male, Age 45 - 54	138	10.92	504	11.27	831	11.31
Male, Age 55 - 64	147	11.55	541	12.10	902	12.27
Male, Age 65 - 74	163	12.80	605	13.53	1,014	13.80
Male, Age 75 - 84	86	6.68	301	6.73	536	7.29
Male, Age 85 and over	28	2.20	81	1.81	151	2.05
Median Age, Male	-	39.20	-	40.75	-	41.94
Average Age, Male	-	40.18	-	40.97	-	41.77
<b>2024 Est. Female Population by Age</b>						
Female, Age 0 - 4	75	4.83	260	4.93	399	4.75
Female, Age 5 - 9	87	5.61	281	5.33	429	5.11
Female, Age 10 - 14	106	6.83	311	5.90	494	5.89
Female, Age 15 - 17	54	3.48	183	3.47	299	3.56
Female, Age 18 - 20	51	3.29	178	3.38	292	3.48
Female, Age 21 - 24	59	3.80	213	4.04	363	4.21
Female, Age 25 - 34	161	10.37	535	10.15	847	10.09
Female, Age 35 - 44	193	12.44	604	11.46	963	11.47
Female, Age 45 - 54	181	11.66	592	11.23	927	11.05
Female, Age 55 - 64	179	11.53	727	13.79	1,166	13.89
Female, Age 65 - 74	231	14.88	821	15.57	1,323	15.77
Female, Age 75 - 84	130	8.38	444	8.42	695	8.28
Female, Age 85 and over	46	2.96	124	2.35	205	2.44
Median Age, Female	-	44.51	-	46.23	-	46.32
Average Age, Female	-	44.24	-	44.71	-	44.80

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	1239 N. Fraser - 1 mi. % %	1239 N. Fraser - 3 mi. Count	1239 N. Fraser - 3 mi. % %	1239 N. Fraser - 5 mi. Count	1239 N. Fraser - 5 mi. % %
<b>2024 Est. Households by Household Type</b>						
Total Households	1,183	100.00	4,058	100.00	8,402	100.00
Family Households	800	67.63	2,824	69.59	4,526	53.94
Other Households	383	—	1,234	—	1,877	—
<b>2024 Est. Group Quarters Population</b>						
2024 Est. Group Quarters Population	37	1.31	96	0.96	292	1.79
<b>2024 HHS By Ethnicity, Hispanic/Latino</b>						
2024 HHS By Ethnicity, Hispanic/Latino	43	3.63	152	3.99	286	4.30
<b>2024 Est. Households by Type and Presence of Own Children</b>						
Married Couple	418	36.33	1,406	39.55	2,744	42.86
With Own Kids < 18	130	10.99	458	12.30	888	10.40
Without Own Kids < 18	288	24.34	1,187	29.25	2,078	32.46
Cohabiting Couple	25	2.11	93	3.72	302	4.72
With Own Kids < 18	1	0.09	36	0.89	171	2.67
Without Own Kids < 18	23	1.94	116	2.86	130	2.03
Female Householder, No Spouse or Partner Present	595	50.30	1,960	58.44	2,148	33.56
Living Alone	271	22.91	695	17.13	1,043	16.29
With Own Kids < 18	109	14.29	353	8.70	400	7.28
Without Own Kids < 18	196	13.15	504	12.42	619	9.67
With Only Nonrelatives	1	0.09	8	0.20	21	0.33
Male Householder, No Spouse or Partner Present	545	12.34	741	18.26	1,209	18.89
Living Alone	151	9.81	376	12.72	894	13.96
With Own Kids < 18	9	0.78	84	2.07	108	1.89
Without Own Kids < 18	20	1.68	125	3.08	188	2.94
With Only Nonrelatives	0	0.00	16	0.39	18	0.28
With Own Kids < 18	309	26.12	891	21.96	1,411	22.04
Without Own Kids < 18	874	73.88	3,100	78.02	4,991	77.96
<b>2024 Est. Households by Household Size</b>						
1-Person Household	381	32.21	1,291	31.57	1,974	30.83
2-Person Household	386	32.63	1,321	32.80	2,133	33.32
3-Person Household	188	15.86	626	15.43	960	15.51
4-Person Household	125	10.67	473	11.60	752	11.75
5-Person Household	57	4.82	221	5.45	337	5.26
6-Person Household	25	2.11	78	1.92	125	2.11
7-or-more-person	20	1.68	48	1.18	79	1.19
2024 Est. Average Household Size	—	2.37	—	2.38	—	2.39
<b>2024 Est. Households by Number of Vehicles</b>						
No Vehicles	144	12.17	489	11.96	575	8.98
1 Vehicle	618	52.24	1,802	44.41	2,684	40.30
2 Vehicles	307	25.95	1,190	29.32	2,114	33.02
3 Vehicles	59	4.99	383	9.44	710	11.09
4 Vehicles	42	3.56	171	4.21	281	4.39
5 or more Vehicles	12	1.01	43	1.06	138	2.16
2024 Est. Average Number of Vehicles	—	1.43	—	1.56	—	1.71
<b>2024 Occupied Housing Units by Tenure</b>						
Housing Units, Owner-Occupied	639	64.02	2,408	64.27	4,263	66.90
Housing Units, Renter-Occupied	544	45.98	1,450	35.73	2,119	33.10
<b>2024 Owner Occ. HUs: Avg. Length of Residence</b>						
2024 Owner Occ. HUs: Avg. Length of Residence	—	24.75	—	21.58	—	19.48
<b>2024 Renter Occ. HUs: Avg. Length of Residence</b>						
2024 Renter Occ. HUs: Avg. Length of Residence	—	7.10	—	7.03	—	7.49
<b>2024 Est. Owner-Occupied Housing Units by Value</b>						
Value Less Than \$20,000	23	3.60	91	3.49	131	3.06
Value \$20,000 - \$39,999	6	0.94	109	4.18	177	4.13
Value \$40,000 - \$69,999	62	8.14	153	5.87	196	4.95
Value \$70,000 - \$79,999	16	2.30	108	4.14	148	3.46
Value \$80,000 - \$99,999	29	4.54	291	11.16	403	9.41
Value \$100,000 - \$149,999	102	15.96	423	50.22	732	17.09
Value \$150,000 - \$199,999	119	18.62	411	15.76	678	15.83
Value \$200,000 - \$299,999	90	14.09	398	13.65	691	16.13
Value \$300,000 - \$399,999	45	7.04	172	6.59	300	7.00
Value \$400,000 - \$499,999	36	5.63	142	5.45	248	5.74
Value \$500,000 - \$749,999	68	10.64	194	6.29	299	6.05
Value \$750,000 - \$999,999	46	7.20	114	4.37	159	3.26
Value \$1,000,000 - \$1,499,999	4	0.63	63	2.03	93	2.17
Value \$1,500,000 - \$1,999,999	1	0.16	10	0.38	50	1.17
Value \$2,000,000 or more	2	0.31	11	0.42	41	0.96
2024 Est. Median All Owner-Occupied Housing Value	—	187,285.12	—	164,896.87	—	174,908.62

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	1239 N. Fraser - 3 mi. Count	1239 N. Fraser - 5 mi. Count	1239 N. Fraser - 5 mi. %
<b>2024 Est. Housing Units by Units in Structure</b>				
1 Unit Detached	742	53.23	3,064	63.89
1 Unit Attached	84	6.03	138	2.90
2 Units	25	1.79	98	2.04
3 to 4 Units	64	4.59	103	2.15
5 to 19 Units	265	19.01	479	9.99
20 to 49 Units	37	2.66	60	1.25
50 or More Units	19	1.36	74	1.54
Mobile Home or Trailer	159	11.41	781	16.28
Boat, RV, Van, etc.	0	0.00	0	0.00
<b>2024 Est. Housing Units by Year Structure Built</b>				
Built 2020 or Later	19	1.36	84	1.75
Built 2010 to 2019	82	5.88	228	4.75
Built 2000 to 2009	134	9.61	533	11.11
Built 1990 to 1999	49	3.52	301	6.28
Built 1980 to 1989	398	28.65	1,188	24.73
Built 1970 to 1979	264	18.94	829	17.29
Built 1960 to 1969	145	10.40	388	8.09
Built 1950 to 1959	175	12.55	600	12.51
Built 1940 to 1949	70	5.02	353	7.38
Built 1939 or Earlier	58	4.16	294	6.13
<b>2024 Housing Units by Year Structure Built</b>				
2024 Est. Median Year Structure Built	-	1,979.54	-	1,979.35
Benchmark: USA	-	-	-	1,980.30

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# Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	1239 N. Fraser - 3 mi. Count	1239 N. Fraser - 5 mi. Count	1239 N. Fraser - 1 mi. % %	1239 N. Fraser - 3 mi. % %	1239 N. Fraser - 5 mi. % %
<b>2024 Est. Pop Age 25+ by Edu. Attainment</b>						
Less than 9th Grade	36	1,86	248	3.62	3.91	3.52
Some High School, No Diploma	153	7.86	698	10.17	9.78	8.80
High School Graduate (or GED)	653	36.61	1,963	29.13	3,262	29.36
Some College, No Degree	321	16.50	1,466	21.70	2,988	23.38
Associate's Degree	247	12.69	790	11.54	1,278	11.50
Bachelor's Degree	307	15.78	921	13.46	1,681	14.23
Master's Degree	149	7.66	575	8.40	892	7.67
Professional Degree	15	0.77	57	0.83	84	0.76
Doctorate Degree	24	1.23	78	1.14	87	0.78
<b>2024 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>						
Less than High School Diploma	17	20.00	63	21.66	189	34.87
High School Graduate	5	6.88	13	4.47	20	3.69
Some College or Associate's Degree	46	54.12	168	57.73	247	45.57
Bachelor's Degree or Higher	16	18.82	47	16.15	86	15.87
<b>2024 Est. Households by HH Income</b>						
Income < \$15,000	170	14.37	526	12.96	823	12.86
Income \$15,000 - \$24,999	81	6.85	242	5.96	377	5.89
Income \$25,000 - \$34,999	84	7.10	265	6.99	574	8.97
Income \$35,000 - \$49,999	228	19.27	889	21.91	1,218	19.02
Income \$50,000 - \$74,999	286	24.18	788	19.42	1,287	20.10
Income \$75,000 - \$99,999	165	13.95	507	12.49	772	12.06
Income \$100,000 - \$124,999	52	4.40	203	5.48	409	7.33
Income \$125,000 - \$149,999	19	1.61	62	3.75	246	3.84
Income \$150,000 - \$199,999	41	3.47	127	3.13	236	3.69
Income \$200,000 - \$249,999	38	3.21	104	2.66	183	2.86
Income \$250,000 - \$499,999	15	1.27	67	1.66	146	2.28
Income \$500,000+	4	0.34	27	0.67	72	1.13
2024 Est. Average Household Income	-	66,806.00	-	70,294.00	-	76,324.00
2024 Est. Median Household Income	-	52,093.43	-	50,145.70	-	53,220.70
<b>2024 Median HH Inc. by Single-Class, Race or Eth.</b>						
White Alone	-	58,294.23	-	57,102.60	-	64,827.08
Black or African American Alone	-	47,730.60	-	44,472.30	-	40,437.39
American Indian and Alaskan Native Alone	-	20,672.62	-	20,801.34	-	20,633.14
Asian Alone	-	60,000.00	-	30,125.63	-	13,661.34
Native Hawaiian and Other Pacific Islander Alone	-	29,500.00	-	41,264.89	-	42,076.33
Some Other Race Alone	-	18,198.29	-	50,000.00	-	71,644.93
Two or More Races	-	90,936.84	-	96,443.70	-	84,125.07
Hispanic or Latino	-	20,338.23	-	43,100.66	-	49,287.01
Not Hispanic or Latino	-	52,671.18	-	50,379.06	-	53,460.50
<b>2024 Est. Families by Poverty Status</b>						
2024 Families at or Above Poverty	675	84.38	2,470	87.47	4,087	89.46
2024 Families at or Above Poverty with children	287	35.88	908	36.34	1,521	33.54
2024 Families Below Poverty	125	15.63	364	12.64	477	10.52
2024 Families Below Poverty, with children	42	5.26	170	6.02	256	5.64

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Employment & Occupation



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 2,825, 9,744, 15,743 | Total Households: 1,183, 4,058, 6,402

	1239 N. Fraser - 1 mi. Count	1239 N. Fraser - 1 mi. %	1239 N. Fraser - 3 mi. Count	1239 N. Fraser - 3 mi. %	1239 N. Fraser - 5 mi. Count	1239 N. Fraser - 5 mi. %
<b>2024 Est. Employed Civilian Population 16+ by Occupation Classification</b>						
White Collar	571	47.31	2,177	48.77	3,409	48.97
Blue Collar	245	20.30	909	21.71	1,612	23.15
Service and Farming	392	32.48	1,318	29.52	1,942	27.89
<b>2024 Est. Workers Age 16+ by Travel Time to Work</b>						
Less than 15 Minutes	323	26.92	1,104	26.16	1,884	29.04
15 - 29 Minutes	241	20.08	900	21.33	1,687	26.01
30 - 44 Minutes	326	27.17	1,311	31.07	1,645	25.36
45 - 59 Minutes	134	11.17	436	10.31	693	9.14
60 or more Minutes	177	14.75	471	11.16	678	10.45
2024 Est. Avg Travel Time to Work in Minutes	—	33.00	—	32.00	—	30.00
<b>2024 Est. Workers Age 16+ by Transp. to Work</b>						
2024 Est. Workers Age 16+ by Transp. to Work	1,212	—	4,344	—	6,703	—
Drove Alone	1,030	84.98	3,479	80.09	5,408	80.07
Carpooled	119	9.82	406	11.42	707	10.47
Public Transport	2	0.17	12	0.28	37	0.55
Walked	8	0.68	88	2.03	151	2.24
Bicycle	1	0.08	1	0.02	1	0.01
Other Means	31	2.56	109	2.51	137	2.03
Worked at Home	21	1.73	169	3.86	312	4.62
<b>2024 Est. Civ. Employed Pop 16+ by Class of Worker</b>						
2024 Est. Civ. Employed Pop 16+ by Class of Worker	1,207	—	4,463	—	6,961	—
For-Profit Private Workers	877	72.66	3,012	67.47	4,688	65.90
Non-Profit Private Workers	127	10.52	413	9.25	728	10.46
Local Government Workers	44	3.65	298	6.63	484	6.95
State Government Workers	70	5.80	260	5.27	411	5.90
Federal Government Workers	19	1.57	56	1.25	83	1.19
Self-Employed Workers	70	5.80	397	8.89	631	9.06
Unpaid Family Workers	0	0.00	9	0.20	36	0.52
<b>2024 Est. Civ. Employed Pop 16+ by Occupation</b>						
Architecture/Engineering	1	0.08	26	0.58	53	0.76
Arts/Design/Entertainment/Sports/Media	36	2.98	64	1.43	75	1.08
Building/Grounds Cleaning/Maintenance	232	19.22	903	14.85	823	11.82
Business/Financial Operations	28	2.32	116	2.60	184	2.64
Community/Social Services	40	3.31	187	4.19	251	3.60
Computer/Mathematical	13	1.08	38	0.85	90	1.29
Construction/Extraction	27	2.24	128	2.87	331	4.75
Education/Training/Library	55	4.64	363	7.91	449	6.45
Farming/Fishing/Forestry	1	0.08	8	0.18	26	0.37
Food Preparation/Serving Related	106	8.78	416	9.32	519	7.46
Healthcare Practitioner/Technician	100	8.29	235	5.26	380	5.46
Healthcare Support	31	2.57	63	1.41	84	1.21
Installation/Maintenance/Repair	33	2.73	81	1.81	205	2.94
Legal	4	0.33	32	0.72	39	0.56
Life/Physical/Social Science	1	0.08	7	0.16	7	0.10
Management	73	6.05	376	8.42	603	8.66
Office/Administrative Support	112	9.28	381	7.80	636	9.13
Production	57	4.72	254	5.69	323	4.64
Protective Services	17	1.41	93	2.08	165	2.38
Sales/Related	109	9.03	392	8.78	642	9.22
Personal Care/Service	3	0.26	76	1.70	124	1.65
Transportation/Material Moving	128	10.61	508	11.34	753	10.82
<b>2024 Est. Pop Age 16+ by Employment Status</b>						
In Armed Forces	0	0.00	1	0.01	1	0.01
Civilian - Employed	1,279	96.64	4,460	56.37	6,745	52.45
Civilian - Unemployed	145	1.14	442	5.09	715	5.56
Not in Labor Force	834	6.24	3,009	38.03	5,400	41.99

Benchmark: USA

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## Pop-Facts® Demographic Snapshot | Map



Trade Area: 1239 N. Fraser - 1 mi., 1239 N. Fraser - 3 mi., 1239 N. Fraser - 5 mi.

Total Population: 3,128, 10,255, 16,238 | Total Households: 1,247, 3,965, 6,129

