



TOYOTA OF COLUMBIA

2136 Sunset Boulevard, West Columbia, SC | Offering Memorandum

CONFIDENTIALITY AND DISCLAIMER

Trinity Partners, LLC ("Broker") in its capacity as Exclusive Agent for the "Owner" of the Toyota of Columbia dealership in West Columbia, S.C. ("Property"), is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in the "Property".

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the "Property" furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the "Property" (it being understood that such directors, officers, employees and representatives of the recipient

shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the "Property". "Broker" has made no survey of the "Property" and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The "Property" is being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the "Property".

"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the "Property" and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the "Property" unless and until written agreement(s) for the purchase of the "Property" have been fully executed, delivered and approved by "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

Macon Lovelace, SIOR

Founding Partner, SC

803.422.5060

mlovelace@trinity-partners.com

Robbie Cook

Senior Brokerage Associate

803.530.1562

rcook@trinity-partners.com



INDEX

OFFERING SUMMARY	04
Location Overview	05
PROPERTY OVERVIEW	06
Building Systems	07
Aerial Overview	08
Dealership Floorplan	09
Sales Floor Features	10
Sales Floorplan	11
Service Bay Features	12
Service Bay Floorplan	13
Additional Property Features	14
Dealership Survey	15
Excess Land Survey	16
Property Photos & Aerials	17
MARKET OVERVIEW	18
Columbia Overview	19
Area Demographics	20
CONTACT	21



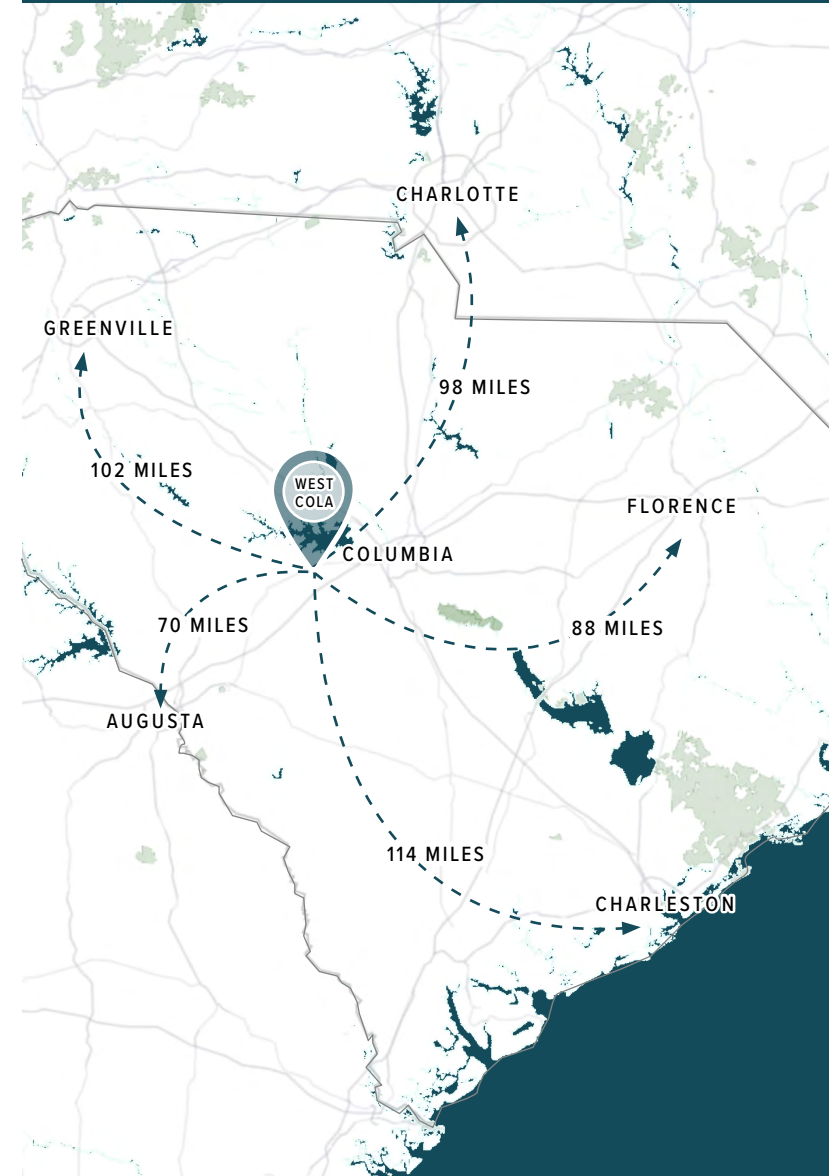
EXECUTIVE SUMMARY

Trinity Partners is pleased to offer the Peter Boulware Toyota Center, located at 2136 Sunset Boulevard in West Columbia, South Carolina. Constructed in 2014, the approximately 33,000-square-foot facility sits on 11.63 acres and is conveniently located 0.5 miles from Interstate 26 and three miles from downtown Columbia. The offering includes the main dealership building, an additional \pm 2,000-square-foot maintenance shop, a standalone car wash, as well as a 4.44-acre surplus parcel situated across the street, currently utilized for overflow parking and storage.

Peter Boulware Toyota plans to relocate its operations to a newly developed facility by June 2028. As part of this transition, the dealership would enter into a sale-leaseback arrangement, allowing a purchaser to acquire the property for future use while leasing it back to Peter Boulware Toyota at fair market rate until construction of the new location is complete.

Property Summary

LOCATION	2136 Sunset Boulevard, West Columbia, SC
PROPERTY SIZE	18.57 AC
PRIMARY PARCEL WITH DEALERSHIP & FACILITIES	11.63 AC, including a 2.5 AC wetlands buffer zone
SECONDARY PARCEL	4.44 AC
DEALERSHIP BUILDING	33,000 SF
ADDITIONAL FACILITIES	\pm 2,000 SF maintenance shop and standalone car wash
OWNERSHIP INTEREST	Fee Simple
PARCEL #	Lexington County TMS: 4674-01-008, 4674-01-018, 4674-01-029, 4674-01-003
PARKING	575
TRAFFIC COUNT	31,300 vehicles per day
PURCHASE PRICE	\$10,500,000



LOCATION OVERVIEW



The property is conveniently located in close proximity to major highway systems, Downtown Columbia, Lexington Medical Center, and the Columbia Metropolitan Airport (CAE).

Driving Distances

0.5 MILES TO I-26

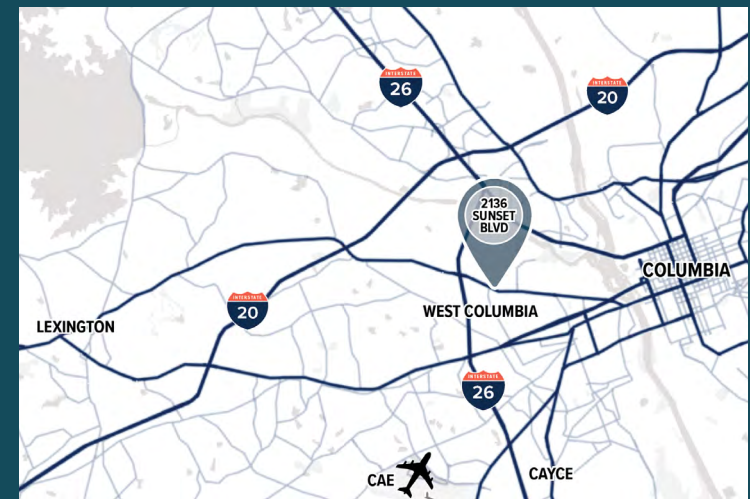
1.2 MILES TO LEXINGTON MEDICAL CENTER

3 MILES TO DOWNTOWN COLUMBIA

3 MILES TO I-20

6 MILES TO COLUMBIA METROPOLITAN AIRPORT (CAE)

9.5 MILES TO LEXINGTON, SC



PROPERTY OVERVIEW



BUILDING SYSTEMS

Construction Class

Building construction class is as follows:

C - Masonry/concrete ext. walls wood/steel roof & floor struct., exc. concrete slab on grade

Foundation/Floor Structure

The foundation is assumed to be of adequate load-bearing capacity to support the improvements. The floor structure is summarized as follows:

Ground Floor: Concrete slab on compacted fill

Exterior Walls

The exterior walls include ornamental metal panels, brick veneer, split masonry block, and stucco. Retail storefronts are plate glass set in anodized aluminum frames.

Roof Cover

The buildings have an insulated TPO membrane roofing system.

Interior Finishes

OFFICE/SHOWROOM

Floor Coverings	Ceramic tile and short loop carpeting over concrete
Walls	Textured and painted sheetrock
Ceilings	Suspended acoustic tile and textured and painted sheetrock
Lighting	LED fixtures

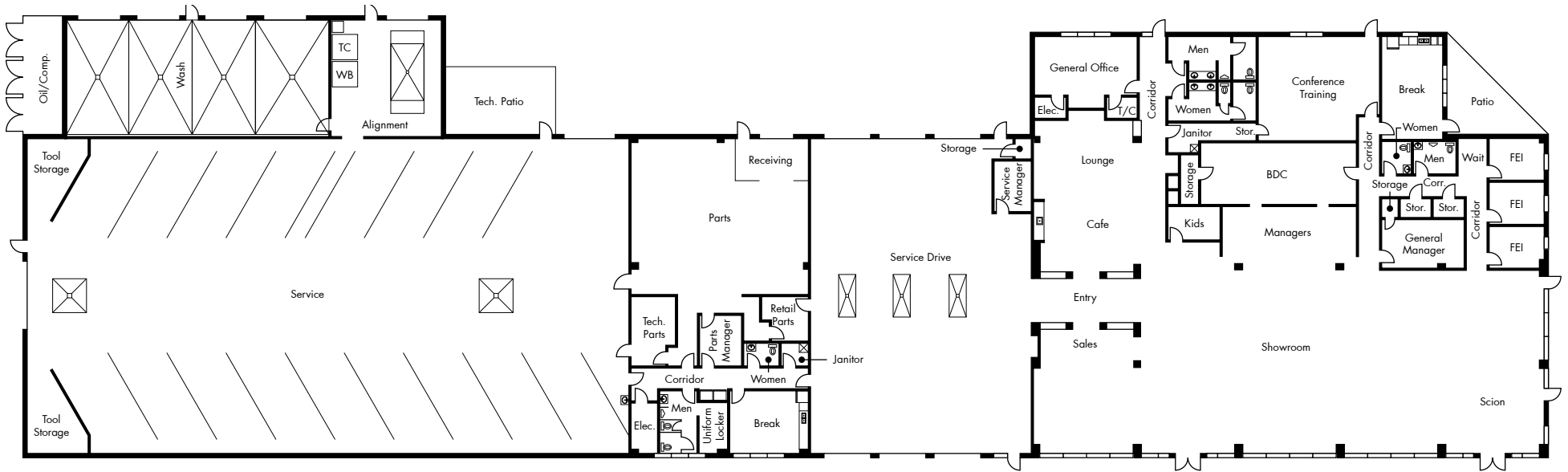
SERVICE DRIVE AREA

Floor Coverings	Clinker tiles
Walls	Painted masonry
Ceilings	Open truss
Lighting	LED fixtures





DEALERSHIP FLOOR PLAN



SALES FLOOR



TOYOTA OF COLUMBIA

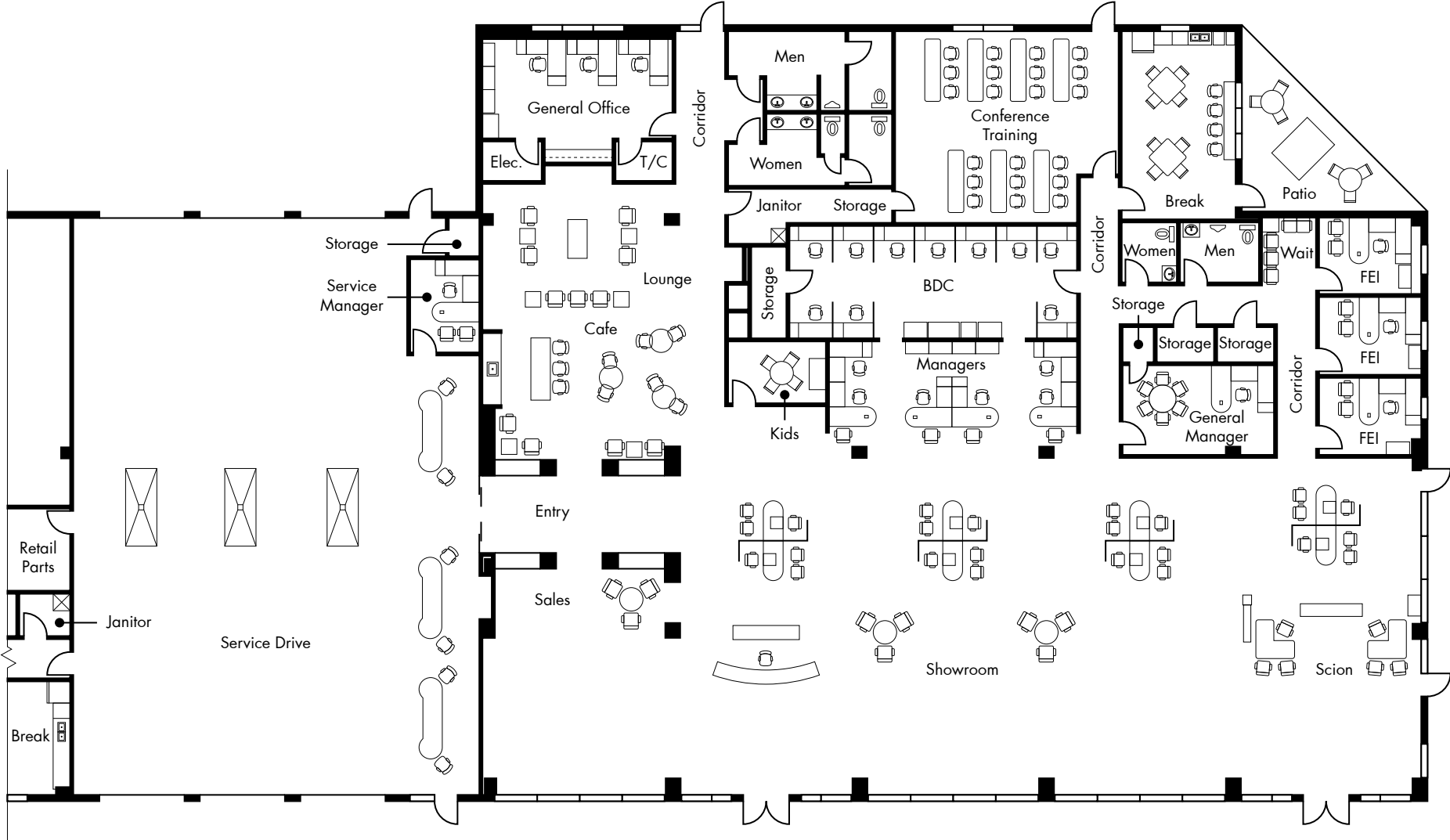
10

Sales Floor Features

Open reception, waiting room, and sales or showcase space.

Large executive office space and multiple private offices.





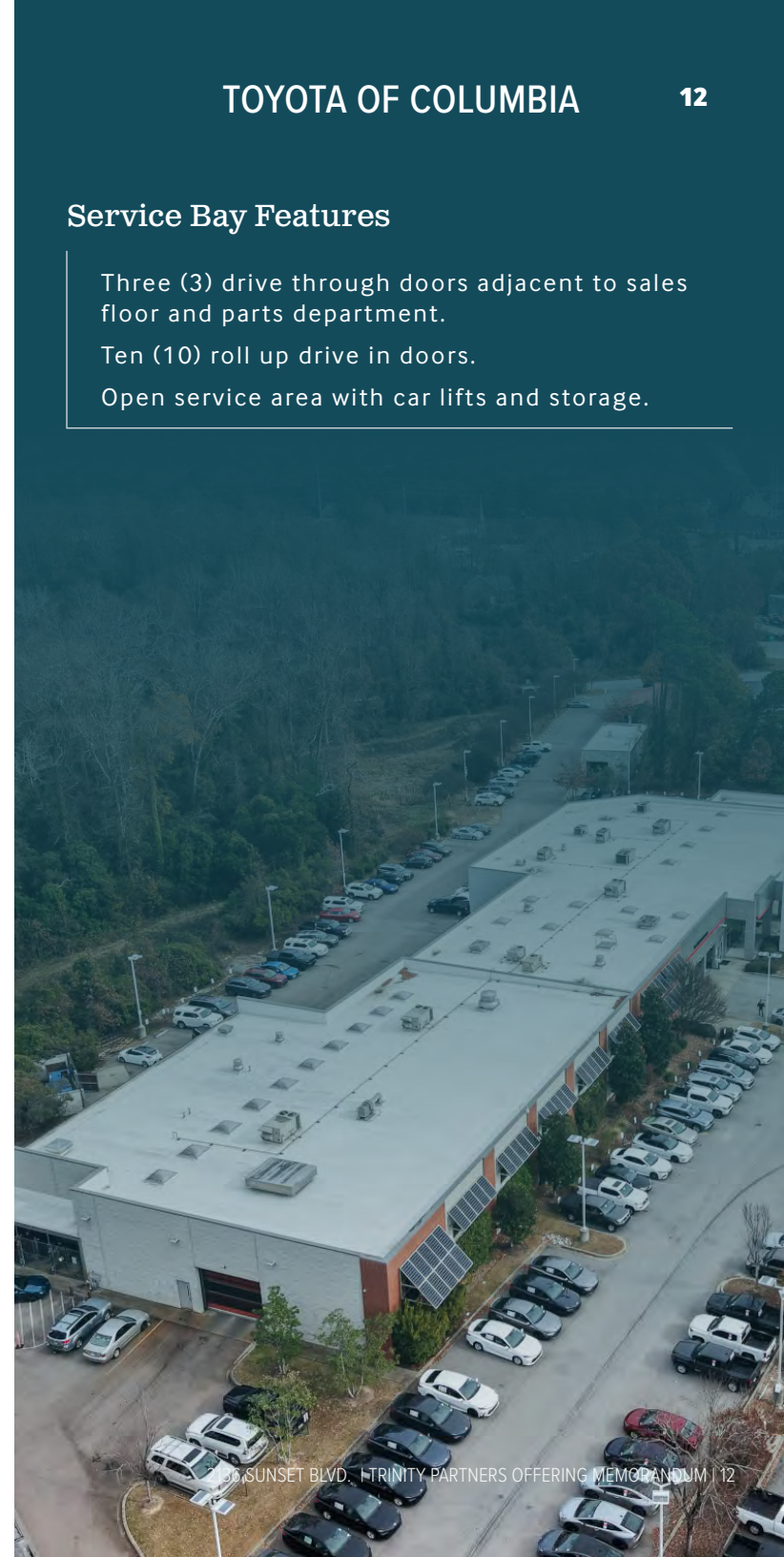
SERVICE BAY

Service Bay Features

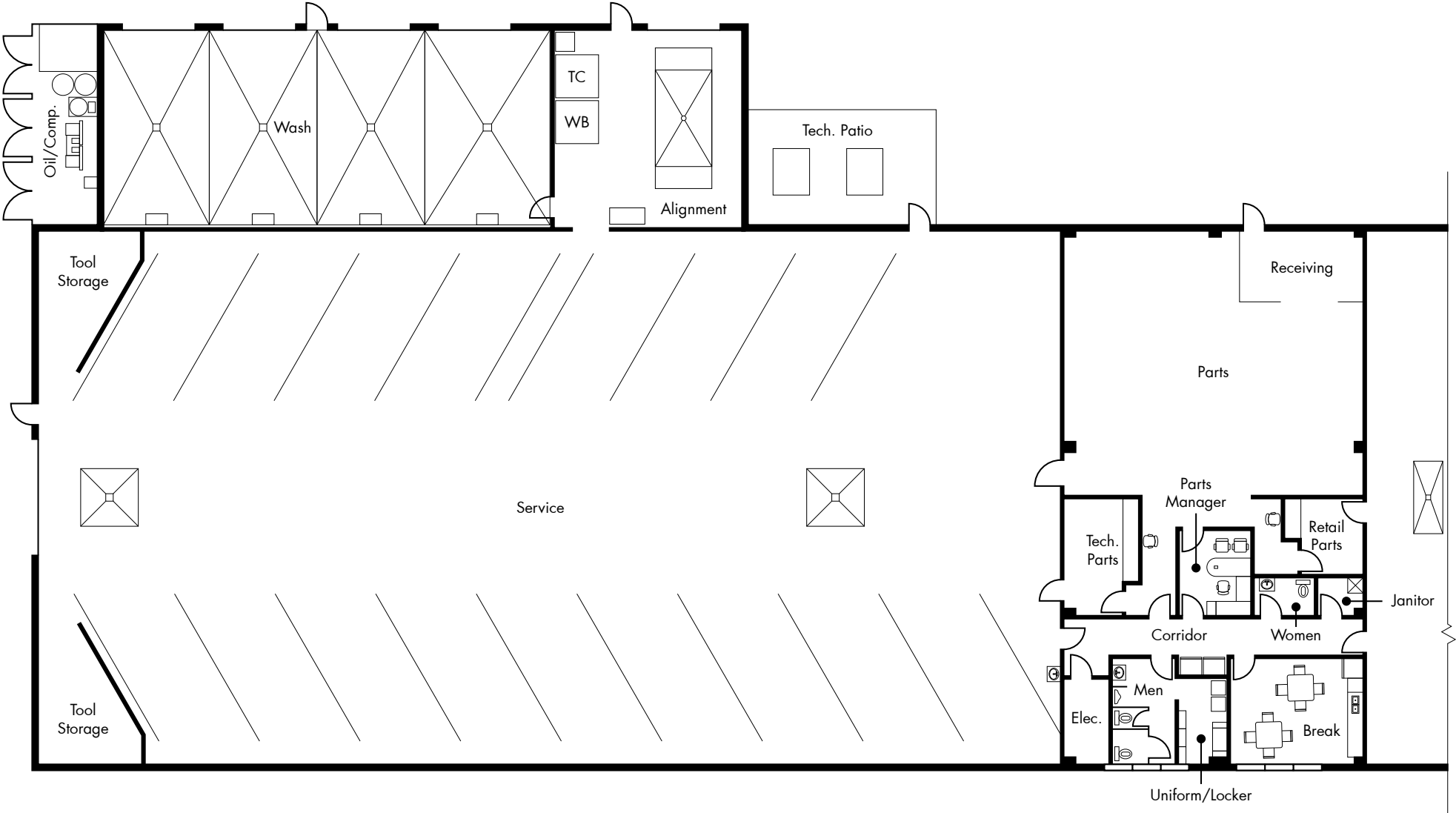
Three (3) drive through doors adjacent to sales floor and parts department.

Ten (10) roll up drive in doors.

Open service area with car lifts and storage.



SERVICE BAY FLOOR PLAN



ADDITIONAL PROPERTY FEATURES



Click to View Drone Fly Over



Satellite Parking Lot
Gated parking lot.

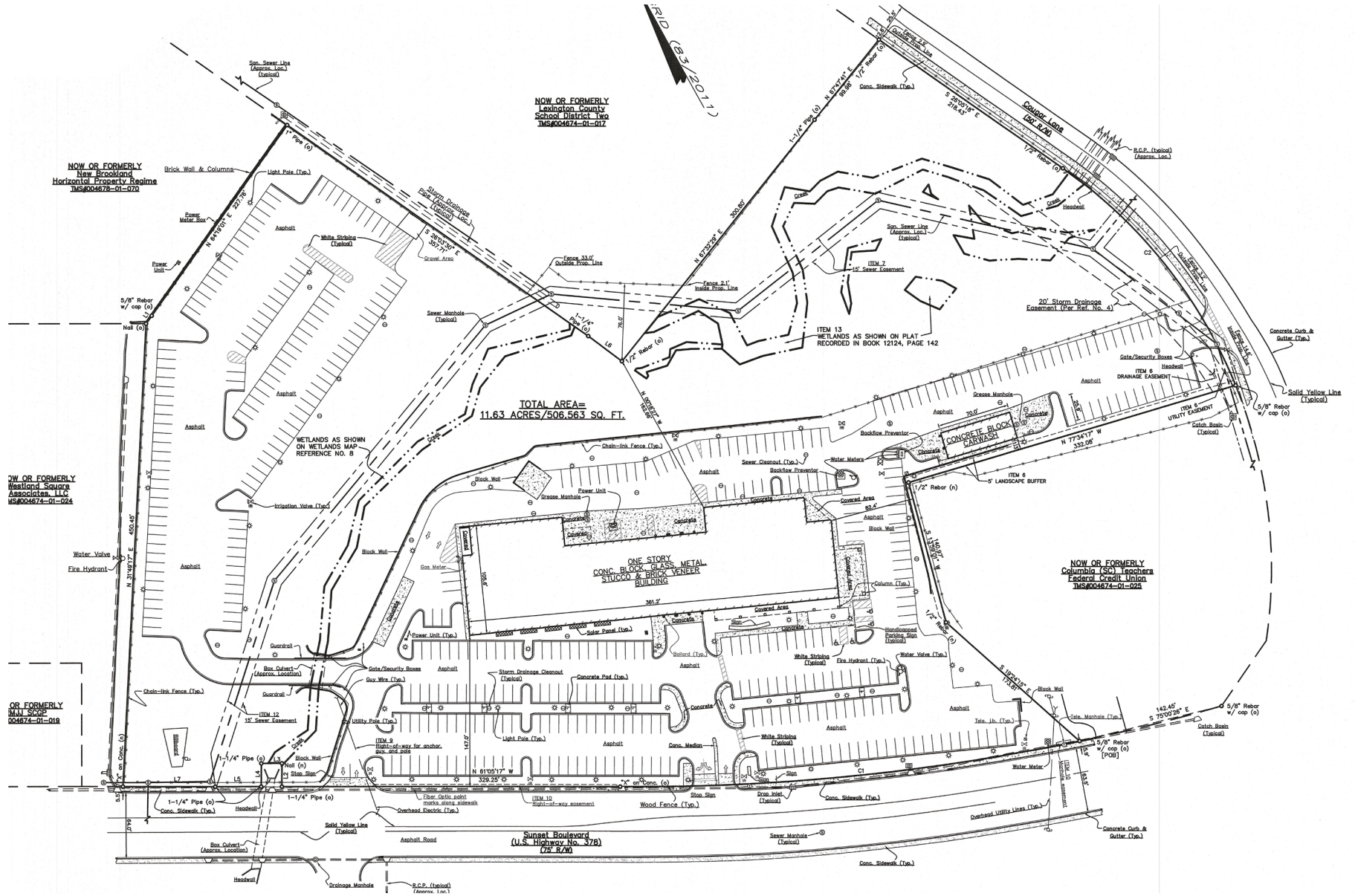


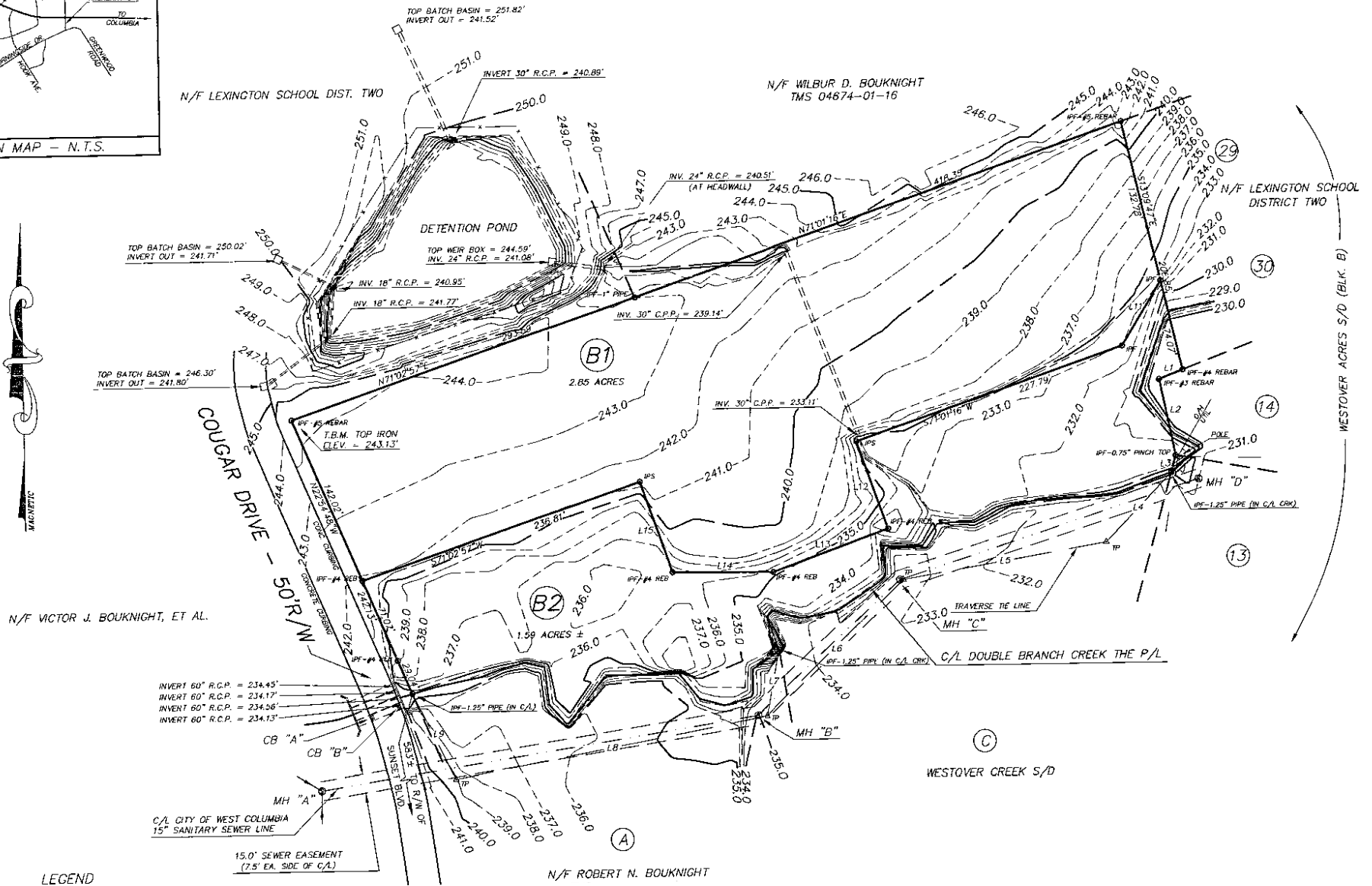
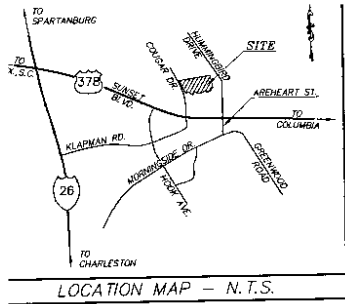
Maintenance Shop
Four (4) roll up drive in doors.



Car Wash
Single stall, drive through car wash.







PROPERTY PHOTOS & AERIALS



MARKET OVERVIEW



COLUMBIA, SOUTH CAROLINA

As South Carolina's capital, the Columbia Metropolitan Statistical Area (MSA) is home to approximately 860,000 residents, with the city itself at around 138,000 residents. Its central location provides convenient access to other major South Carolina markets, including Charleston and Greenville-Spartanburg. Columbia has a diverse economy supported by government, education, manufacturing, and service sectors, bolstered by the presence of 31 Fortune 500 companies and a growing number of international businesses.

Fort Jackson, the U.S. Army's largest basic training center, spans 52,000 acres and trains about 44,000 recruits annually, making it a significant economic contributor. The base is responsible for training 50% of Army recruits and 60% of female soldiers entering service each year.

The University of South Carolina (USC) serves as a major driver of vibrancy and innovation in Columbia. In 2024, the university's enrollment exceeded 38,300 students, reflecting its reputation as a premier institution. USC continues to excel in academic programs, with the Darla Moore School of Business consistently ranked #1 in international business by U.S. News & World Report. It offers over 300 degree programs and contributes significantly to the region's skilled labor pool.

Columbia's quality of life benefits from a relatively low cost of living and a rich mix of cultural, educational, and recreational opportunities, making it a key hub for both professional and personal growth.

16.4 MIL.
ANNUAL
VISITORS TO
THE CITY

28 NET
NEW PEOPLE
MOVING TO MSA
PER DAY

\$1 BIL.+
IN ECONOMIC
DEVELOPMENT
PIPELINE

TOYOTA OF COLUMBIA

Columbia on the rise

Once a historic city with untapped potential, Columbia has evolved into a vibrant hub of innovation, creativity, and economic growth.

Central & Connected

Perfectly positioned at the heart of South Carolina, Columbia offers the infrastructure for international accessibility—paired with natural beauty, where three rivers converge and Spanish moss, blue heron, and city-center rapids create a truly unique setting.

Quality of life advantage

Columbia balances affordability with a high quality of life, creating an environment where both businesses and residents can thrive.

Talent & Workforce

The city's growth is fueled by a steady talent pipeline from the University of South Carolina, Fort Jackson, and numerous local colleges.

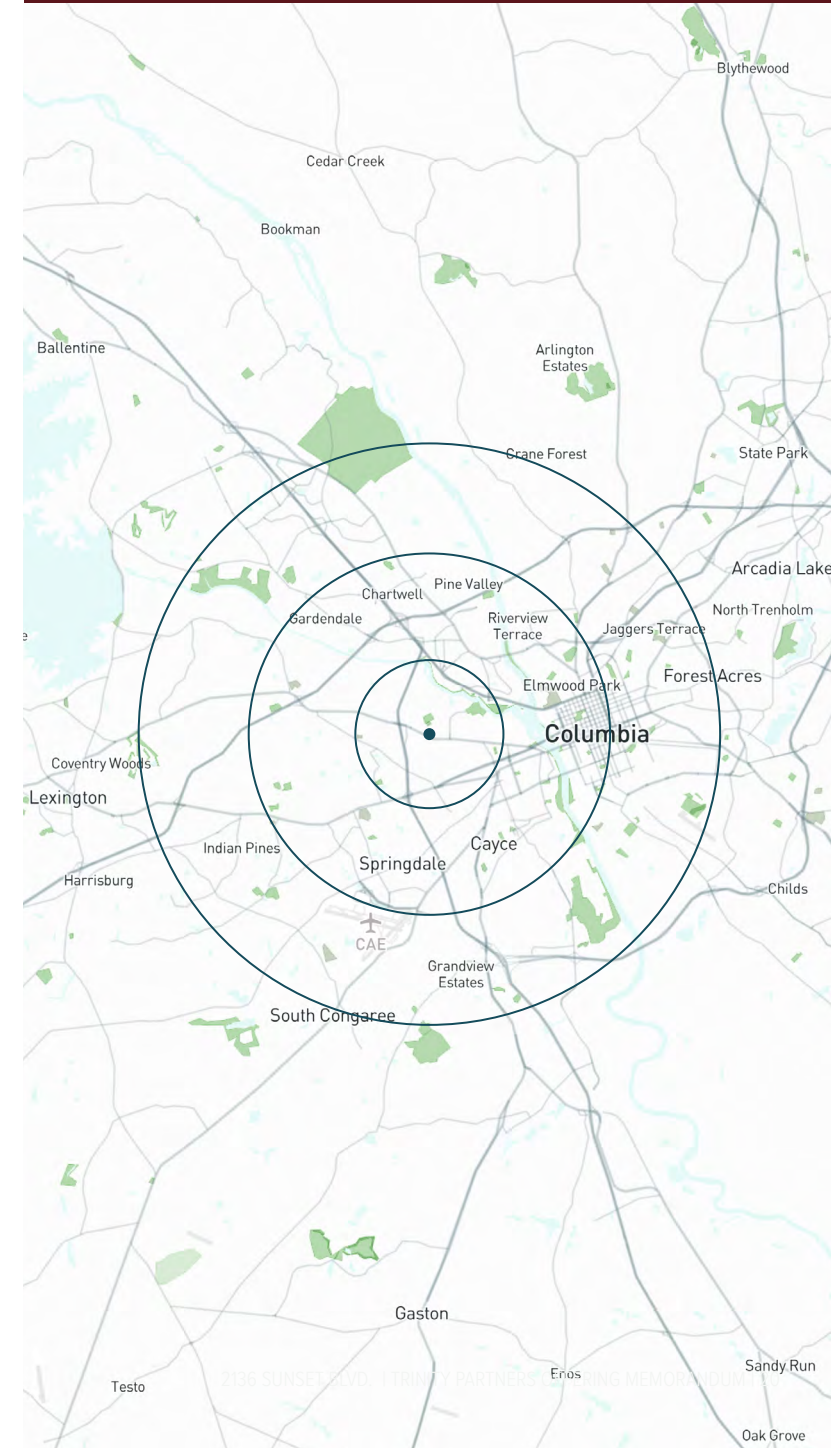
AREA DEMOGRAPHICS

TOYOTA OF COLUMBIA

2025 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	9,182	64,721	145,539
HOUSEHOLDS	4,476	28,870	66,934
FAMILIES	1,995	11,295	29,133
AVERAGE HOUSEHOLD SIZE	2.01	1.96	1.99
OWNER OCCUPIED HOUSING UNITS	1,909	12,622	31,749
RENTER OCCUPIED HOUSING UNITS	2,567	16,248	35,185
MEDIAN AGE	38.0	29.6	32.8
MEDIAN HOUSEHOLD INCOME	\$48,410	\$54,914	\$55,063
AVERAGE HOUSEHOLD INCOME	\$70,543	\$75,628	\$79,813

2030 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	9,733	67,669	150,884
HOUSEHOLDS	4,812	30,838	70,842
FAMILIES	2,112	11,872	30,420
AVERAGE HOUSEHOLD SIZE	1.98	1.93	1.96
OWNER OCCUPIED HOUSING UNITS	2,155	13,892	34,669
RENTER OCCUPIED HOUSING UNITS	2,657	16,945	36,173
MEDIAN AGE	39.5	30.3	34.1
MEDIAN HOUSEHOLD INCOME	\$53,539	\$61,901	\$61,958
AVERAGE HOUSEHOLD INCOME	\$78,616	\$83,623	\$88,994

TRENDS: 2025-2030 ANNUAL RATE	1 MILE	3 MILES	5 MILES
POPULATION	1.17%	0.89%	0.72%
HOUSEHOLDS	1.46%	1.33%	1.14%
FAMILIES	1.15%	1.00%	0.87%
OWNER HOUSEHOLDS	2.45%	1.94%	1.78%
MEDIAN HOUSEHOLD INCOME	2.03%	2.42%	2.39%



Contact Us

1501 MAIN STREET, SUITE 410
COLUMBIA, SC 29201

TRINITY-PARTNERS.COM
803.567.5454



MACON LOVELACE, SIOR
FOUNDING PARTNER, SC

803.567.1431
MLOVELACE@TRINITY-PARTNERS.COM



ROBBIE COOK
SENIOR BROKERAGE ASSOCIATE

803.567.1528
RCOOK@TRINITY-PARTNERS.COM

TOYOTA OF COLUMBIA

2136 Sunset Boulevard, West Columbia, SC | Offering Memorandum