

ArcGIS Web Map

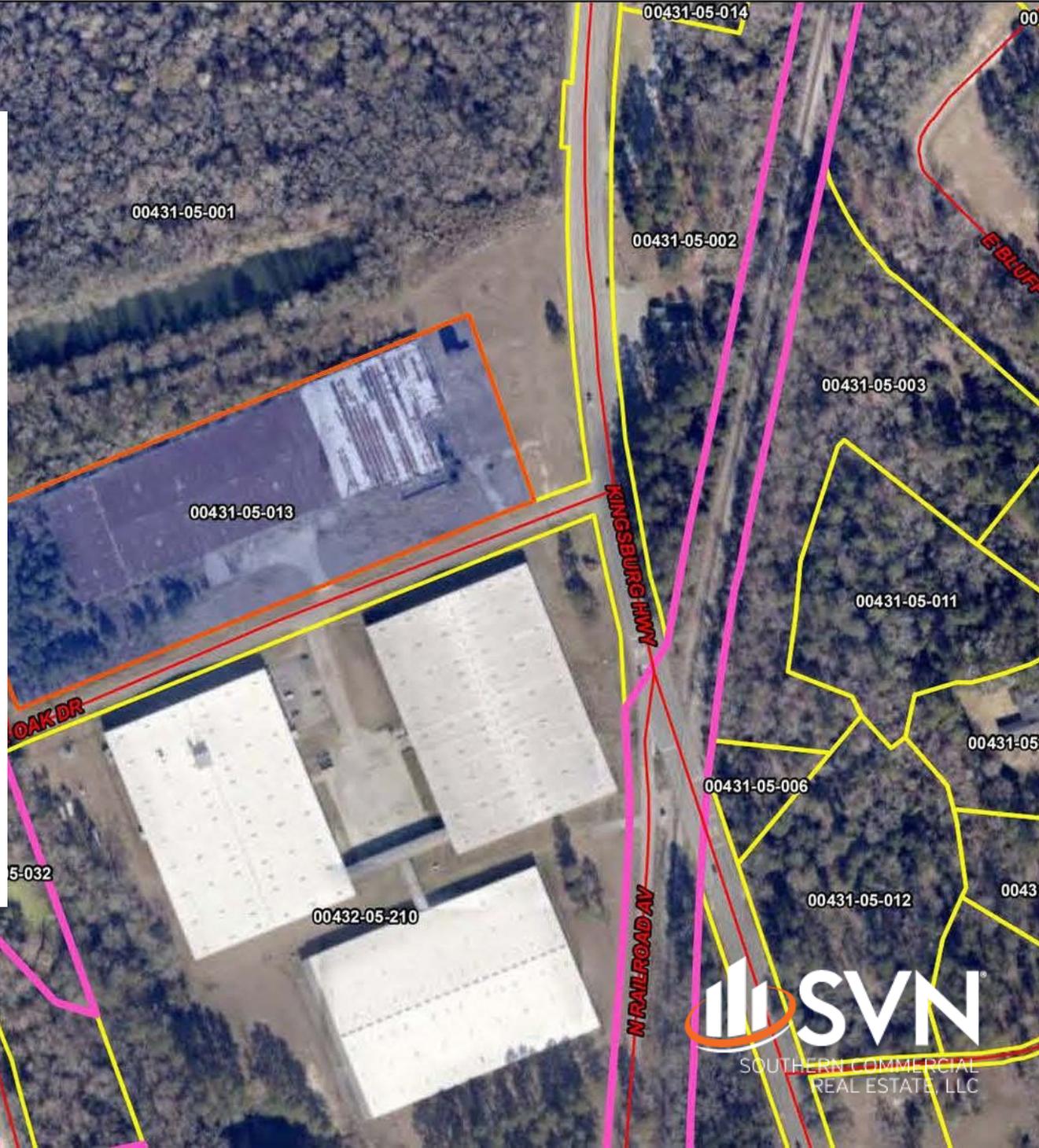
OFFERING MEMORANDUM

Industrial Value Add
Sweat Equity Lease -
Then Rent Inception
146,270 SF (AS IS)
Tenant Fix Up - Initial
Free Rent

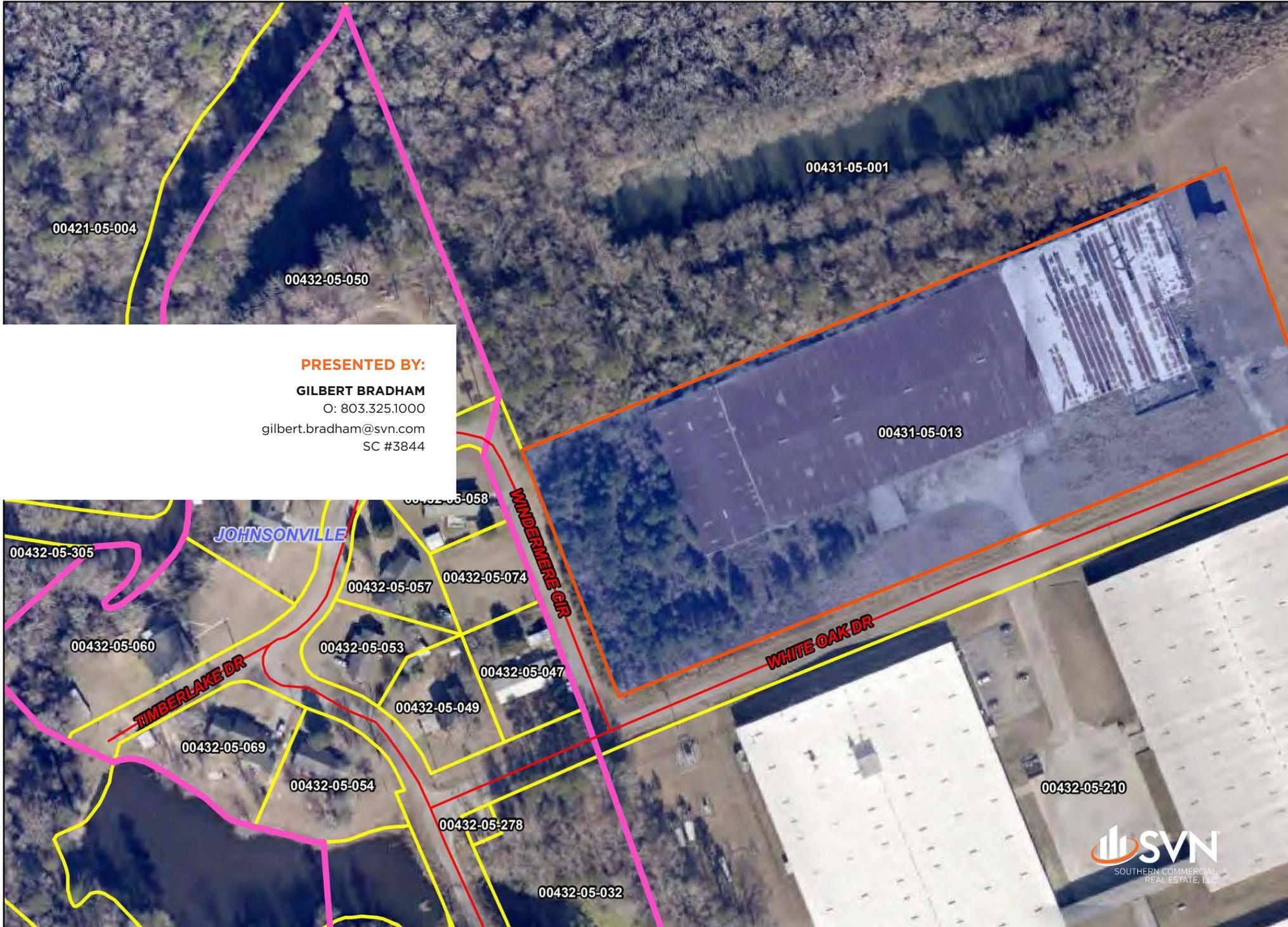
729 WHITE OAK DR
Johnsonville, SC 29555

PRESENTED BY:

GILBERT BRADHAM
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gilbert.bradham@svn.com
SC #3844



ArcGIS Web Map



00421-05-004

00432-05-050

00431-05-001

PRESENTED BY:

GILBERT BRADHAM

O: 803.325.1000

gilbert.bradham@svn.com

SC #3844

00431-05-013

00432-05-305

JOHNSONVILLE

00432-05-058

WINDMERE CIR

00432-05-057

00432-05-074

00432-05-060

00432-05-053

00432-05-047

TIMBERLAKE DR

00432-05-049

WHITE OAK DR

00432-05-069

00432-05-054

00432-05-210

00432-05-278

00432-05-032



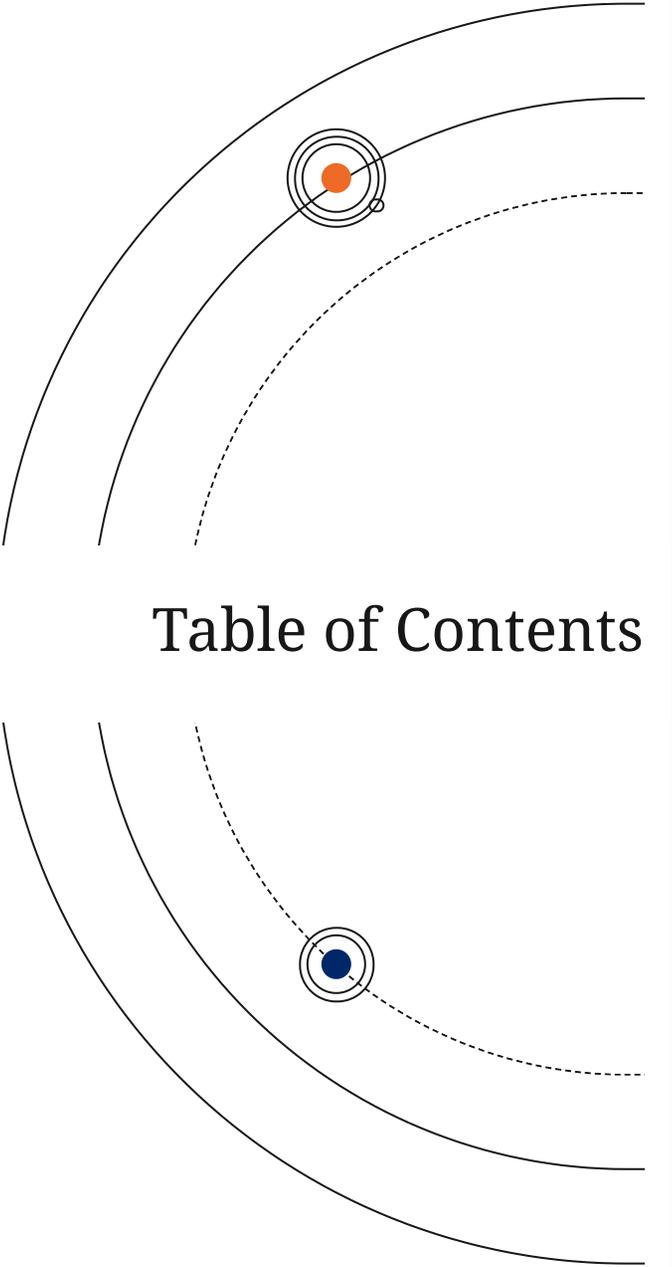


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

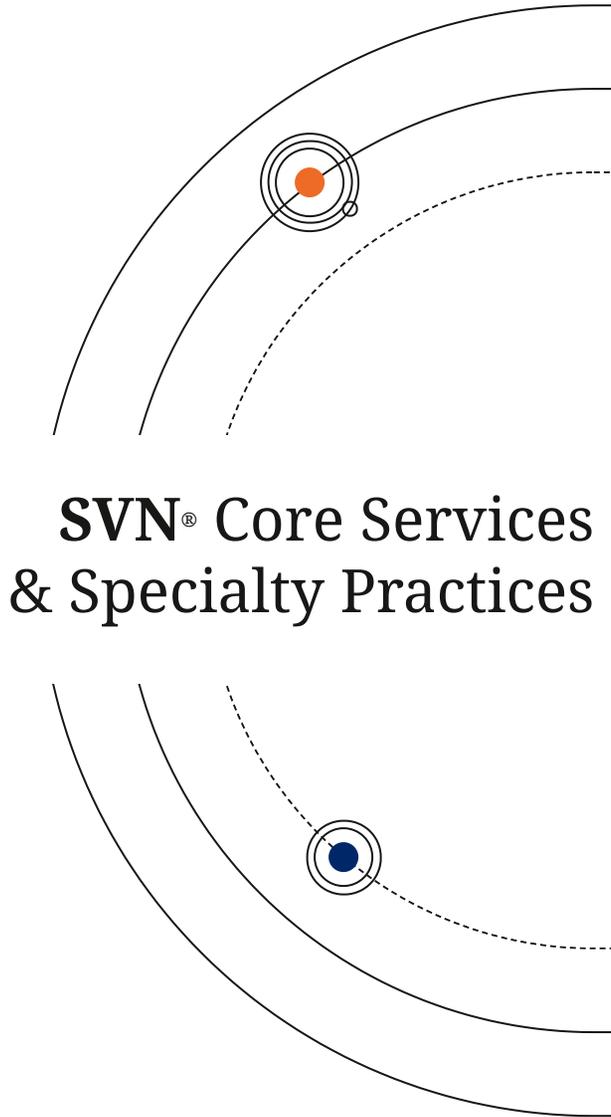
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
About SVN

SVN CORE SERVICES & SPECIALTY PRACTICES



SVN® Core Services & Specialty Practices

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

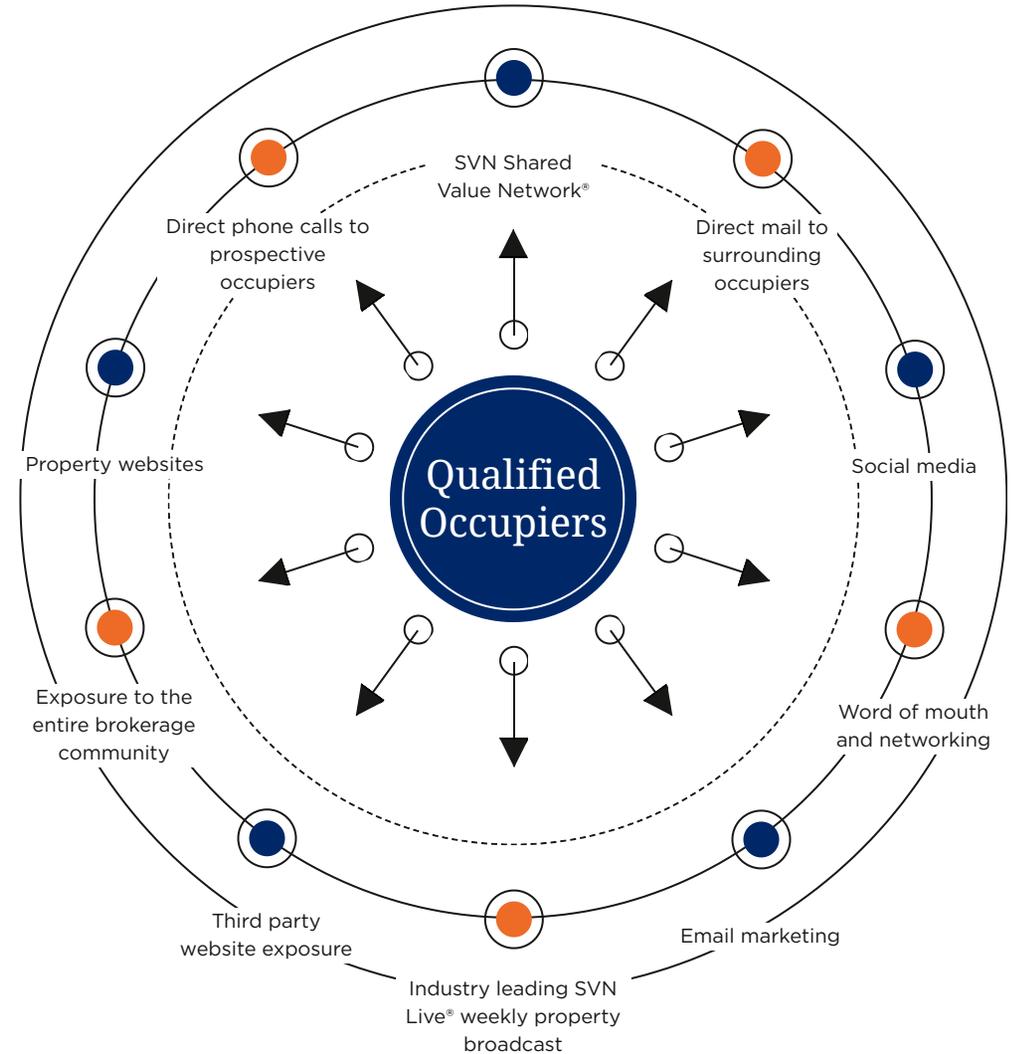
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SVN[®] marketing strategy (leasing | occupier)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

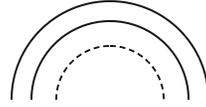
Maximize the value of your property



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SVN MARKETING TIMELINE

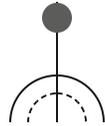
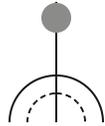
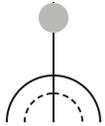


SVN® marketing timeline | leasing

Initial Offering

Marketing Exposure Competitive Landscape Offer Review Process

Property Closing



Weeks 1 - 2

Weeks 3 - 4

Weeks 5 - 6

Weeks 7 - 8

Weeks 9 - 14

- Finalize listing agreement
- Create offering memorandum for ownership's approval
- Begin marketing campaign
- Notify the market of showing and offer due dates
- Present property on SVN | Live property broadcast
- Send out initial announcement packets to all brokers and occupiers

- Continue marketing and canvassing campaign
- Ongoing contact of prospective occupiers
- Contact all brokers and occupiers to provide promotional information
- Follow up with initial canvass contacts
- Initial tours of prospective occupiers
- Marketing status report to ownership

- Second round of showings
- Follow up with all groups that toured the property
- Confirm receipt of due diligence materials to all prospective occupiers
- Marketing status report to ownership

- Arrange final showings if needed
- Review and assess all offers with ownership
- Provide feedback to occupiers
- Best and final offer due

- Choose winning proposal
- Manage lease preparation, review, and execution process

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SVN PROPERTY MANAGEMENT



40,000,000+
SF of commercial properties under management

5,000+
Beds of student housing under management

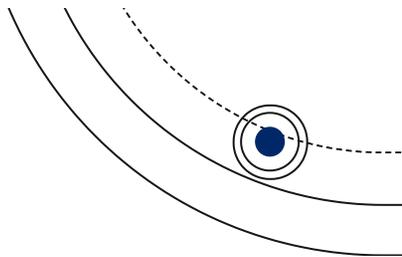
20,000+
Units of multifamily under management

10TH
Largest management firm in America

Global Reach. Local Expertise

Whether you own a single asset or multiple assets spread out across multiple markets in multiple states, we can help. Our network of over 2,000 Advisors and staff in 200 global offices spread across 500+ markets provide expertise in primary, secondary, and tertiary markets to manage, lease, and sell your asset.

SVN® property management



Retail Office

Exclusive insurance product

SVN® Property Management clients have access to our exclusive Master Insurance Program, which has provided significant savings to property owners on their premiums as well as more comprehensive coverage on their asset.

Opportunities to increase NOI

Property owners can increase NOI by leveraging national vendor relationships and our community of Advisors who assist with leasing.

Risk management

Our SVN® Property Management professionals put your asset first through the consistent monitoring and documenting of the condition and activity at your property, regardless of the type of lease on the property.

Comprehensive, customizable reporting

We provide our clients with comprehensive, customizable reports each month. Whether you are an individual property investor or an institutional investor with a portfolio, we report the timely information you need to make important decisions.

Technological infrastructure

At SVN® we pride ourselves on partnering with the best-in-class products and vendors to assist our Advisors and staff more efficiently.

Industrial

Multifamily

Self-Storage

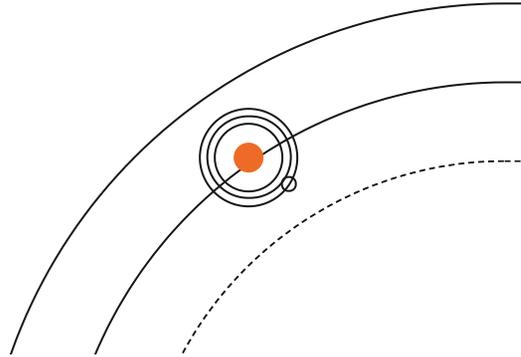
Medical Office

SFR/BFR Portfolio

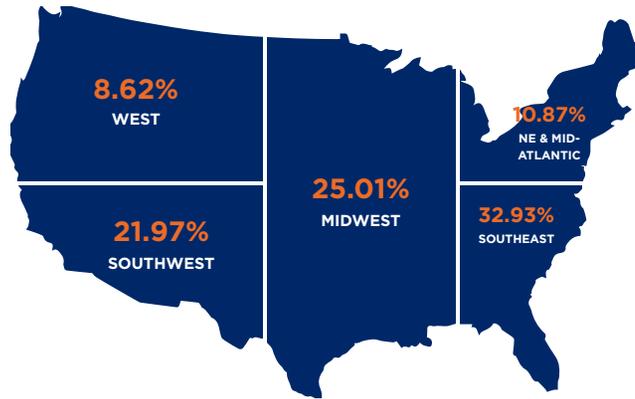
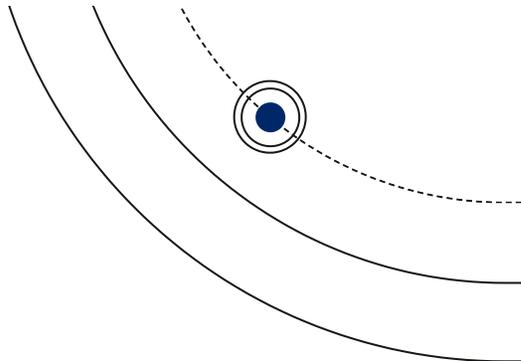
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SVN TRANSACTION VOLUME



SVN[®] transaction volume USA | 2023



\$14.9B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

TRANSACTION VOLUME united states national distribution*

CORE SERVICES

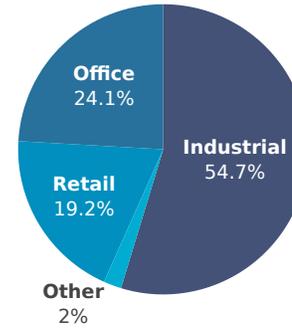
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

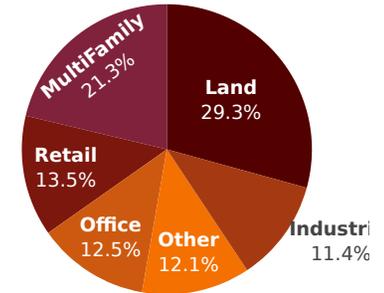
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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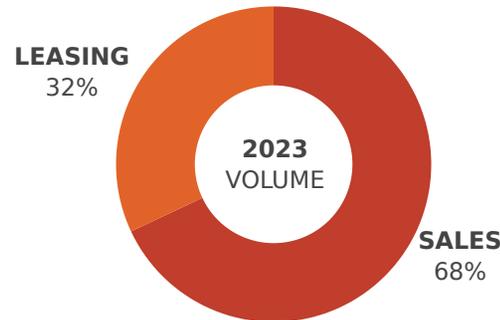
We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

200+
OFFICE OWNERS

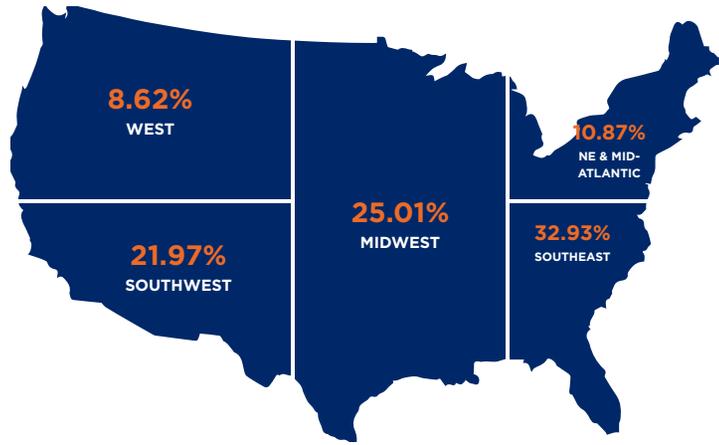
2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS



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TRANSACTION VOLUME
united states national distribution*

CORE SERVICES

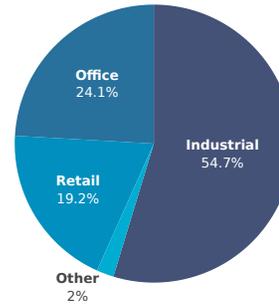
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

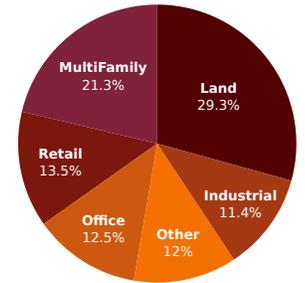
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE
national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

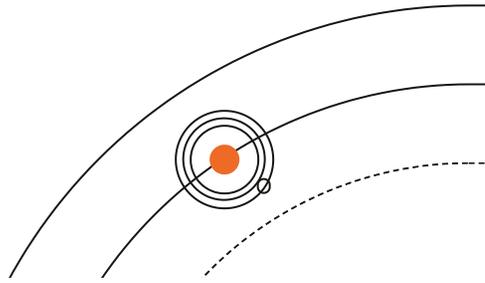
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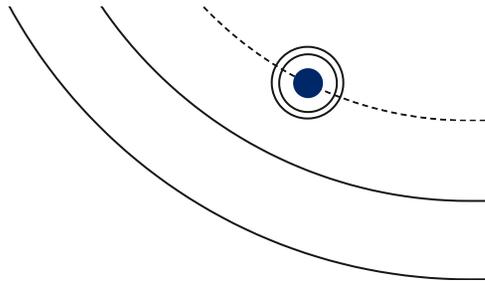
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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

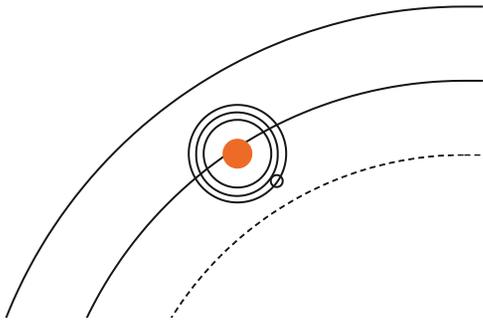
Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

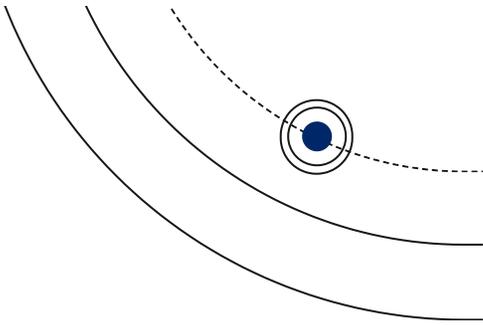
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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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The graphic features the text 'SVN® core covenants' in a large, bold, black sans-serif font. The text is centered between two sets of three curved lines that sweep across the page. The top set of lines is solid, and the bottom set is dashed. Each set of lines frames a circular target icon. The top target has an orange center, and the bottom target has a blue center. The overall design is clean and modern, emphasizing the 'core' nature of the covenants.

SVN® core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

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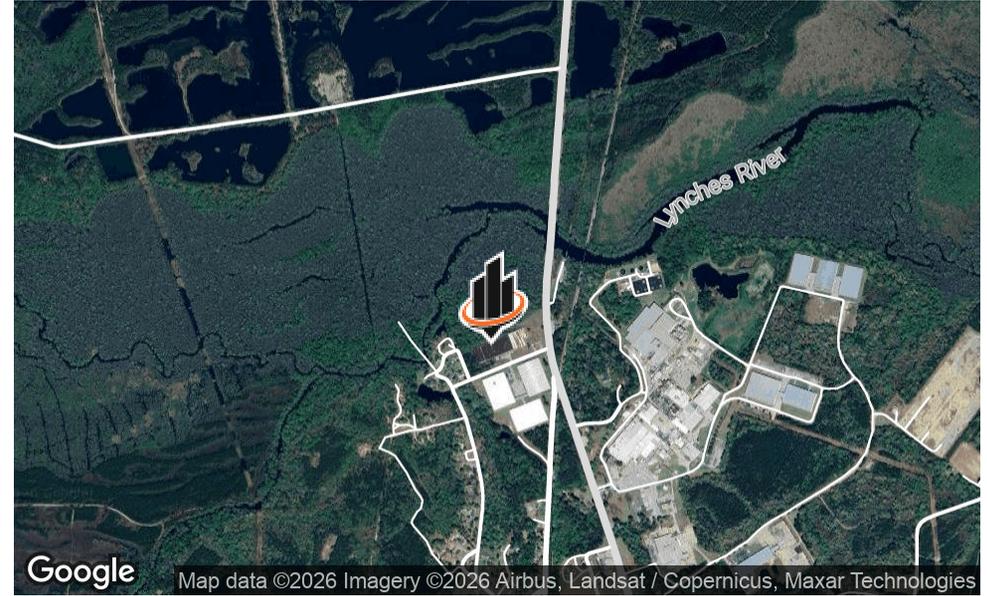




SECTION 2
Property
Information

PROPERTY SUMMARY

ArcGIS Web Map



OFFERING SUMMARY

LEASE RATE:

Industrial Value Add Sweat Equity Lease - Then Rent Inception 146,270 SF (AS IS) Tenant Fix Up - Initial Free Rent - Subsequent Negotiated

NUMBER OF UNITS:

1

AVAILABLE SF:

146,270 SF

LOT SIZE:

333,209 SF

BUILDING SIZE:

146,270 SF

PROPERTY DESCRIPTION

146,270 sq ft Industrial Warehouse, 729 White Oak Dr, Johnsonville, SC 29555, Florence County. Rail within 1/4 mile of site. Lease with just sweat equity cleanup, utility connections or reconnections, any and all aspects, for approximately five to six months then reasonable rent ensues. Initial Negotiated Deposit to Cover Lease Security and Soft Costs. Area (AS IS, WHERE IS) ALL ASPECTS OF TENANT'S AGREEMENT ARE SOLELY TENANT'S DUE DILIGENCE. Rent shall be negotiated reasonably. Likely three (3) year initial term. Broker shall have allocated oversight as to sweat equity cleanup progression. Should Tenant default in reasonable cleanup, utility connections or reconnections, any and all aspects, rent shall accelerate for the full term of the lease. Tenant realizes site cleanup, utility connections or reconnections, any and all aspects, including exterior landscaping is part of the rent structure. <https://729-white-oak-drive.industrial.brevitas.com/>

NOW - Pallet Manufacturing - Auto Parts Storage - Industrial Onsite Storage - Literally Anything You Want To Do Within Reason - Partition Into Individual Storage - Blank Slate To Put Your Imprint On - Reach Out Unique Terms Here. Might consider a sale.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

146,270 sq ft Industrial Warehouse, 729 White Oak Dr, Johnsonville, SC 29555, Florence County. Rail within 1/4 mile of site. Lease with just sweat equity cleanup, utility connections or reconnections, any and all aspects, for approximately five to six months then reasonable rent ensues. Initial Negotiated Deposit to Cover Lease Security and Soft Costs. Area (AS IS, WHERE IS) ALL ASPECTS OF TENANT'S AGREEMENT ARE SOLEY TENANT'S DUE DILIGENCE. Rent shall be negotiated reasonably. Likely three (3) year initial term. Broker shall have allocated oversight as to sweat equity cleanup progression. Should Tenant default in reasonable cleanup, utility connections or reconnections, any and all aspects, rent shall accelerate for the full term of the lease. Tenant realizes site cleanup, utility connections or reconnections, any and all aspects, including exterior landscaping is part of the rent structure. <https://729-white-oak-drive.industrial.brevitas.com/>

NOW - Pallet Manufacturing - Auto Parts Storage - Industrial Onsite Storage - Literally Anything You Want To Do Within Reason - Partition Into Individual Storage - Blank Slate To Put Your Imprint On - Reach Out Unique Terms Here. Might consider a sale.

LOCATION DESCRIPTION

146,270 sq ft Industrial Warehouse, 729 White Oak Dr, Johnsonville, SC 29555, Florence County. Rail within 1/4 mile of site. Lease with just sweat equity cleanup, utility connections or reconnections, any and all aspects for approximately five to six months then reasonable rent ensues. (AS IS, WHERE IS) ALL ASPECTS OF TENANT'S AGREEMENT ARE SOLEY TENANT'S DUE DILIGENCE. | NOW THOUGHTS - Pallet Manufacturing - Auto Parts Storage - Industrial Onsite Storage - Literally Anything You Want To Do Within Reason - Partition Into Individual Storage - Blank Slate To Put Your Imprint On - Reach Out Unique Terms Here. **Owner may consider a sale - Propose Terms**

SITE DESCRIPTION

This Property Features a Large Class B Light Manufacturing Zoned Industrial (146,270 SF) Complex that was built in 1972

COMPLETE HIGHLIGHTS

ArcGIS Web Map



PROPERTY HIGHLIGHTS

- Large Class B Light Manufacturing Zoned Industrial Complex
- 146,270 sq ft Warehouse
- Favorable Clear Height: 13'4" to 27'
- Unique Value-Add Opportunity
- Strategic Prime Location
- Close Proximity to Rail Line, Interstate, Airport, and Port
- Versatile Use Options
- Ideal for Pallet Manufacturing, Auto Parts Storage, and Industrial Onsite Storage



ADDITIONAL PHOTOS



ArcGIS Web Map



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www.svn-scre.com

116 E. Main Street, Suite 201, Rock Hill, SC 29730

LOCATION	PROPERTY SUMMARY
Property Address : 729 White Oak Dr, Johnsonville, SC 29555	Property Type : Commercial
County : Florence County, SC	Land Use : Commercial Improved
GENERAL PARCEL INFORMATION	Improvement Type : Industrial Light Manufacturing
Parcel ID/Tax ID : 00431-05-013	Square Feet : 146,270
Alternate Parcel ID	CURRENT OWNER
Account Number	Name : Fortezza LLC
District/Ward : Johnsonville Area	Mailing Address : 729 White Oak Dr, Johnsonville, SC 29555
2010 Census Tract/Block : 19/3	SCHOOL ZONE INFORMATION
Assessor Roll Year : 2024	Johnsonville Elementary School : 1.4 mi





SECTION 3
Location Information

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Improved
Improvement Type	Industrial Light Manufacturing
Square Feet	146270

CURRENT OWNER

Name	Fortezza LLC
Mailing Address	729 White Oak Dr Johnsonville, SC 29555

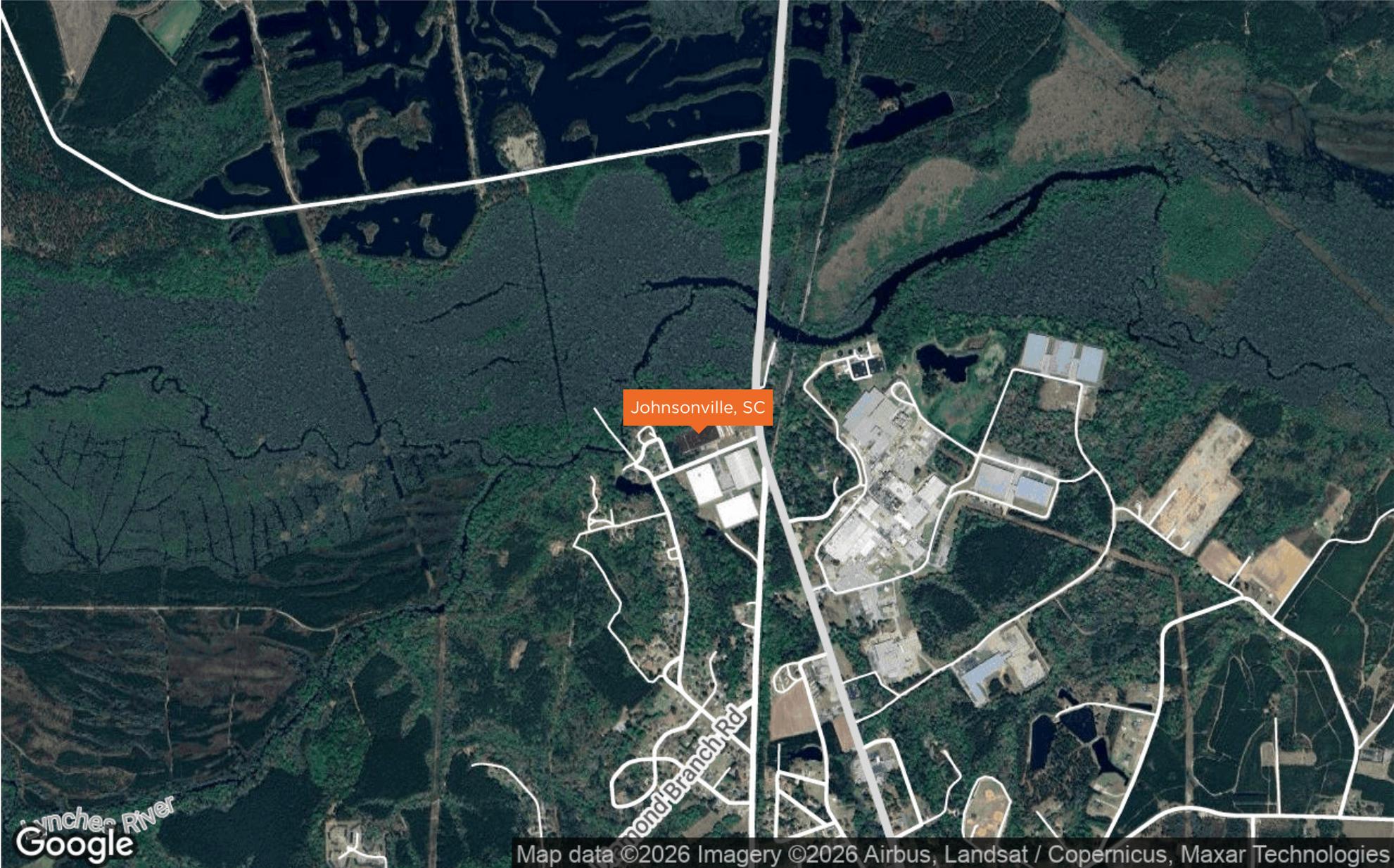
SCHOOL ZONE INFORMATION

Johnsonville Elementary School	1.4 mi
Elementary: Pre K to 4	Distance
Johnsonville Middle School	1.9 mi
Primary Middle: 5 to 8	Distance
Johnsonville High School	1.4 mi
High: 9 to 12	Distance

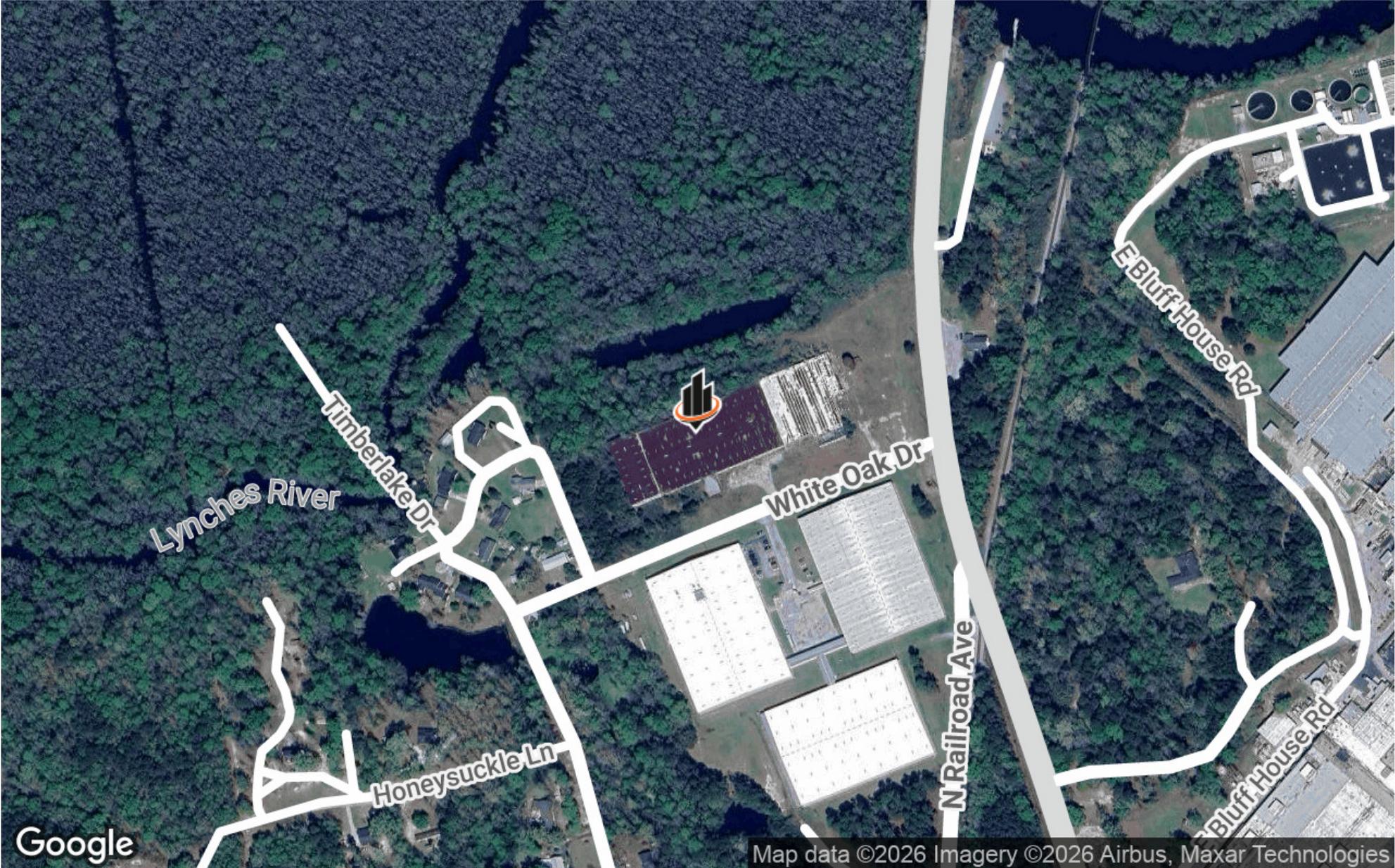
SALES HISTORY THROUGH 08/08/2025

Date	Amount	Buyer/Occupant	Seller	Instrument	No. Pages	Book Page
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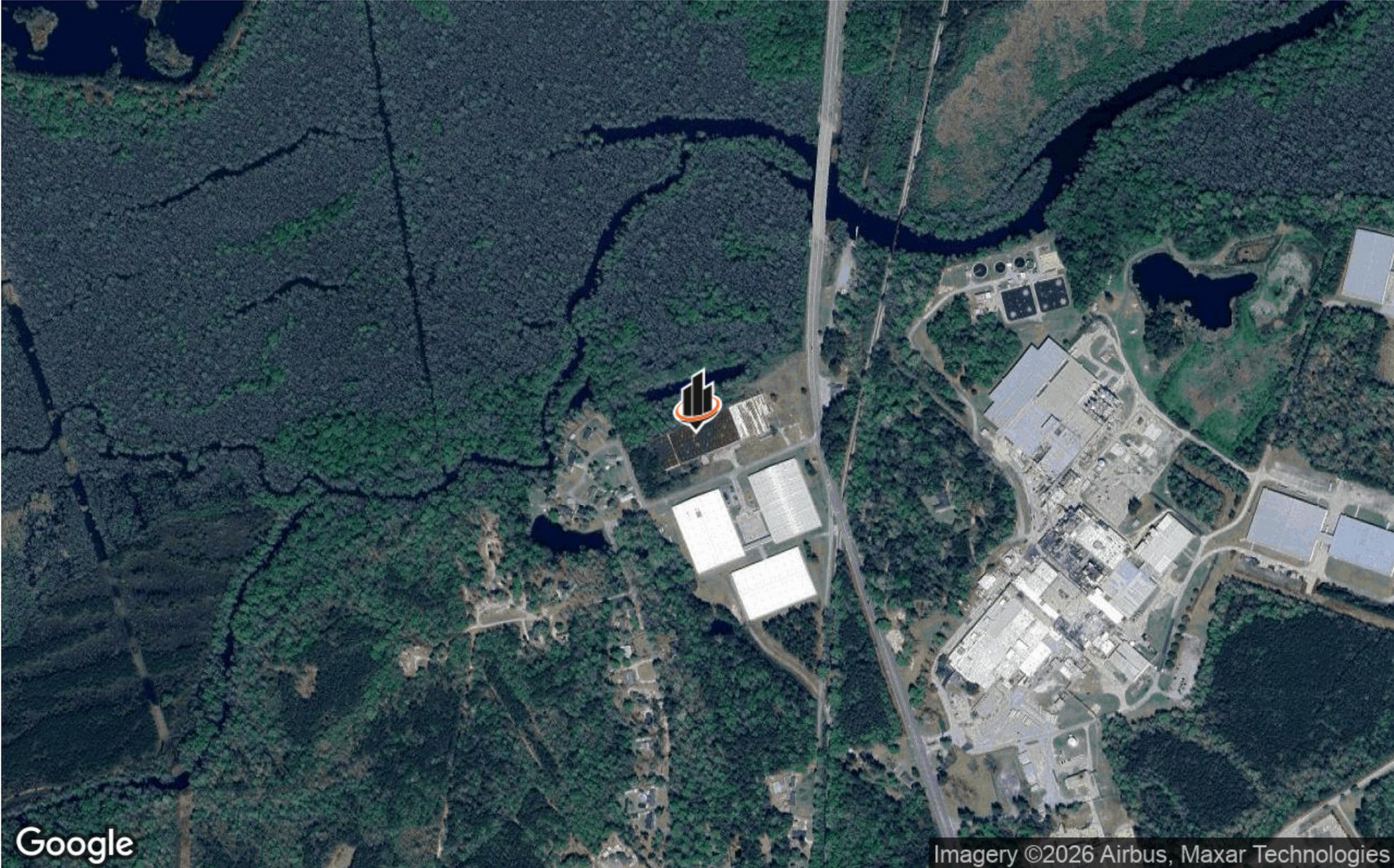
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies



SECTION 4
Advisor Bios

ADVISOR BIO 1



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political

Science with Pre-Law & Legal Subfield

Summa Cum Laude Institutional Honors

CGC M.A. in Intelligence & Securities Studies Graduate May 2023

SVN | Southern Commercial Real Estate, LLC

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803.325.1000