WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

eXp COMMERCIAL

Robert Moss,
eXp Commercial
864-569-2786
License: See Bio
robert.moss@expcommercial.com

TABLE OF CONTENTS

1 Welcome Letter

2 Disclaimer

3 Property Info & Disclaimer

4 Property Description

5 Property Details

7 Property Photos

12 Aerial with Borders

13 Demographic Analysis

24 Location Risk Analysis

34 Aerial & Location Report

WESTERN GREENVILLE MACHINE SHOP

TABLE OF CONTENTS

35 Broker Bio

36 SC Agency Disclosure

WESTERN GREENVILLE MACHINE SHOP

INVESTMENT OPPORTUNITY

eXp Commercial has been selected to exclusively market the sale of the asset contained in this offering memorandum. Based on our honest assessment, we welcome the opportunity to provide you with an in-depth review of this investment and its position in today's market.

Within these pages, you will be presented with information on the site features and characteristics, location and market, current performance, and other items deemed pertinent by us to help in your review and consideration.

As professionals in the industry, we keep our fingers on the market's pulse. It is our goal, and in the best interest of our client, to give you a clear understanding of this investment and the driving forces in the current market. What is presented here is based on our market knowledge and proven experience.

eXp Commercial is the agent of the seller; however, we can perform ministerial acts for the potential purchaser to facilitate this transaction and do have the following affirmative legal obligations to the potential purchaser:

- Diligent exercise of reasonable skill and care in performing our duties.
- A duty of honest and fair dealing and good faith.
- A duty to disclose all facts known that materially affect the value or desirability of the property that are not known to, or within the diligent attention and observation of, the potential purchaser.

We invite you to thoroughly review this offering memorandum and contact us with any questions you may have.

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. ALL INQUIRIES SHOULD BE DIRECTED TO THE BROKER DOCUMENTED IN THIS PACKAGE.

GUIDELINES FOR OFFERS

Please sign and return the appropriate pages of the agency disclosure document found at the end of this document.

Offers must be presented in writing to the broker of record as a Letter of Intent (LOI) or purchase agreement. The offer should include, at a minimum, the Offering Price, Earnest Money Deposit, Source of Capital, Proposed Schedule for Due Diligence and Closing, and any substantial and unordinary conditions or terms that will be placed in a purchase agreement, including required committee approvals and contingencies. In addition to the LOI, please provide qualifying documents, including a resume on experience/other holdings and lender pre-qualification letter(s) if available.

The seller will only consider offers submitted through its exclusive listing agent. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

STATE LICENSING

	NC	SC	TN	GA	AL
EXP COMMERCIAL	#C33116	#24614	#264947	#78422	#000135371-0
ROBERT (BOBBY) MOSS	#312110	#106616	#364818	#396512	#000128426-0

DISCLAIMER

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun
Memorial Highway
Greenville, SC 29611

PROPERTY INFORMATION

PURCHASE PRICE
$696,500.00

PROPERTY ADDRESS
3668 Calhoun Memorial Highway
Greenville, SC 29611

YEAR BUILT
1978

PROPERTY SIZE
5,752 Sq. Ft.

LAND SIZE
0.43 Acres

eXp COMMERCIAL

PROPERTY OVERVIEW

eXp Commercial is pleased to present an excellent opportunity for a business owner or investor to acquire an asset equipped for heavy equipment operations. With 208V 3-phase 200A power in two separate buildings and industrial-grade slab foundations, this high-traffic location is ready for a machine shop or similar operation. This site most recently supported a machine shop that provided custom-made parts through CNC machining, 3D printing, and welding. A paint booth and air compressors remain on-site, along with other equipment that may be available.

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Great location!
- 208V 3-Phase 200A power – both buildings
- Ready for heavy equipment
- Industrial slab foundations
- Paint booth included, if desired
- Concrete block building construction

LOCATION INFORMATION

Street Address	3668 Calhoun Memorial (Highway 123)
City, State, Zip	Greenville, SC 29611
County	Pickens
Market	Greenville-Spartanburg
Market Type	Large
Road Type	Highway
Signal Intersection	No
Corner Property	No
Nearest Highway	On Highway 123
Traffic Count	25,500
Traffic Count Street	Calhoun Memorial

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Machine Shop
Zoning	Unzoned
Land Use	Commercial
Lot Size	0.43 Acres +/-
APN #	5059-13-14-5361
Site Features	
Fencing	No
Entry	Gated
Lighting	Wallpacks
Security Cameras	No
Signage	No
Onsite Office	No
Onsite Apartment	Yes
Grounds/Drive Aisles	Gravel
Land For Expansion?	No
Land For Purchase?	No
Flood Zone	No

FACILITY INFORMATION

Facility Class	C
Number of Buildings	2
Number of Floors	1
Estimated Square Feet	5,752 SF +/-
NRSF Notation	***Buyer to verify***
Year Built	1978
Year Renovated	2012
Ceiling Height	8′ – 10′
Roof Type	Shingle
Roof Installed	2013
Foundation	Concrete
Exterior	Concrete Block
Framing	Wood
Grade-Level Doors	3
Dock Doors	1
Carports	3

INDUSTRIAL SPECS

Building 1 Foundation	8″ – 12″
Building 1 Power	208V 3-PH 200A
Building 1 OH Doors	(1) Grade-level 11′6″ W x 7′ H (1) Dock Door 10′ W x 8′ H
Building 2 Foundation	6″
Building 2 Power	208V 3-PH 200A
Building 2 OH Doors	(2) Grade-level 9′6″ W x 7′ H 10′ W x 7′ H
Carports (3)	Reinforced concrete

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

This commercial property is located along a major transit corridor connecting Greenville and Pickens County. US Route 123 (Calhoun Memorial Highway) serves as the primary multi-lane arterial corridor connecting Clemson and Easley to downtown Greenville. It is located just east of the major junction with SC-153, a vital industrial and commercial connector route that runs south to provide direct access to Interstate 85 and handles heavy regional commuter and freight traffic. Positioned slightly further east is the diamond interchange with US-25/White Horse Rd.

SITE DESCRIPTION

The site consists of two buildings with a sloping driveway to the left. The upper building contains three carports with two covered grade-level overhead doors.

EXTERIOR DESCRIPTION

Concrete block buildings with shingled roofs.

INTERIOR DESCRIPTION

Wood framing with various paneling. Thick, industrial concrete foundations/floors. The building were previously utilized as a machine shop providing custom-made parts via CNC machining, 3D printing, and welding.

PROPERTY PHOTOS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

eXp COMMERCIAL

PROPERTY PHOTOS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

eXp COMMERCIAL

PROPERTY PHOTOS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

PROPERTY PHOTOS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

PROPERTY PHOTOS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC 29611

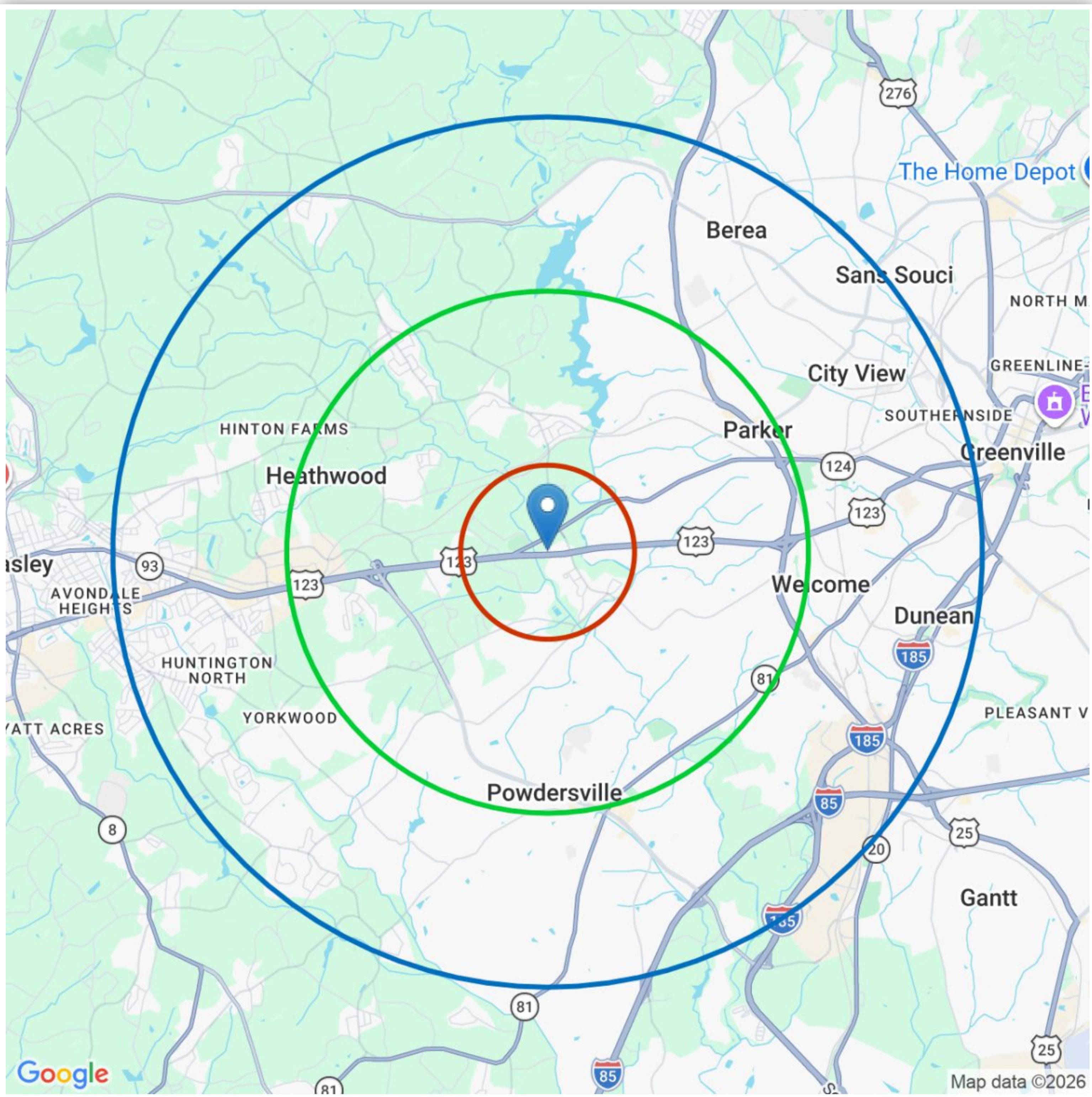
eXp COMMERCIAL

AERIAL WITH BORDERS

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun Memorial Highway, Greenville, SC, 29611

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

2,079
Population

39.3 Median Age

2.42
Average Household Size

859
Total Households

EDUCATION

14.4%
No High School Diploma

9.22%
High School Graduate

7.2%
Some College

11.74%
Bachelor's/Grad

BUSINESS

65
Total Businesses

421
Total Employees

EMPLOYMENT

70
Retail Trade Employees

15
Finance/Ins/Real Estate Emp

39
Manufacturing Employees

3
Eating & Drinking Employees

2.3% Unemployment Rate

INCOME

$57,603
Median Household Income

$28,951
Per Capita Income

$205,317
Median Net Worth

Households by Income

The largest group : $50,000 - $74,999 (25.41%)
The smallest group : < $15,000 (3.73%)

Indicator	Value(%)
< $15,000	3.73
$15,000 - $24,999	8.86
$25,000 - $34,999	12.12
$35,000 - $49,999	13.05
$50,000 - $74,999	25.41
$75,000 - $99,999	11.54
$100,000 - $149,999	17.25
$150,000 - $199,999	4.2
$200,000+	3.85

KEY FACTS

22,238
Population

39.6 Median Age

2.49
Average Household Size

8,896
Total Households

EDUCATION

8.45%
No High School Diploma

6.73%
High School Graduate

17.13%
Some College

16.66%
Bachelor's/ Grad

BUSINESS

759
Total Businesses

6,735
Total Employees

EMPLOYMENT

1,834
Retail Trade Employees

264
Finance/Ins/Real Estate Emp

324
Manufacturing Employees

899
Eating & Drinking Employees

3.5% Unemployment Rate

INCOME

$68,105
Median Household Income

$39,023
Per Capita Income

$225,765
Median Net Worth

Households by Income

The largest group : $50,000 - $74,999 (18.49%)
The smallest group : $150,000 - $199,999 (6.08%)

Indicator	Value(%)	
< $15,000	7.39	
$15,000 - $24,999	6.49	
$25,000 - $34,999	9.4	
$35,000 - $49,999	12.08	
$50,000 - $74,999	18.49	
$75,000 - $99,999	11.37	
$100,000 - $149,999	17.15	
$150,000 - $199,999	6.08	
$200,000+	11.6	

KEY FACTS

91,734
Population

38.5 Median Age

2.44
Average Household Size

37,285
Total Households

EDUCATION

9.05%
No High School Diploma

10.13%
High School Graduate

17.53%
Some College

17.2%
Bachelor's/Grad

BUSINESS

3,126
Total Businesses

33,001
Total Employees

EMPLOYMENT

4,748
Retail Trade Employees

1,399
Finance/Ins/Real Estate Emp

1,814
Manufacturing Employees

3,284
Eating & Drinking Employees

5.1% Unemployment Rate

INCOME

$66,076
Median Household Income

$37,995
Per Capita Income

$160,442
Median Net Worth

Households by Income

The largest group : $100,000 - $149,999 (17.18%)
The smallest group : $150,000 - $199,999 (7.29%)

Indicator	Value(%)	
< $15,000	10.57	
$15,000 - $24,999	7.72	
$25,000 - $34,999	9.62	
$35,000 - $49,999	11.45	
$50,000 - $74,999	15.74	
$75,000 - $99,999	10.95	
$100,000 - $149,999	17.18	
$150,000 - $199,999	7.29	
$200,000+	9.48	

POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

2,079 Population	859 Households	39.3 Median Age
2.42 Avg Size Household	$57,603 Median Household Income	$203,125 Median Home Value
52 Wealth Index	116 Housing Affordability	66.7 Diversity Index

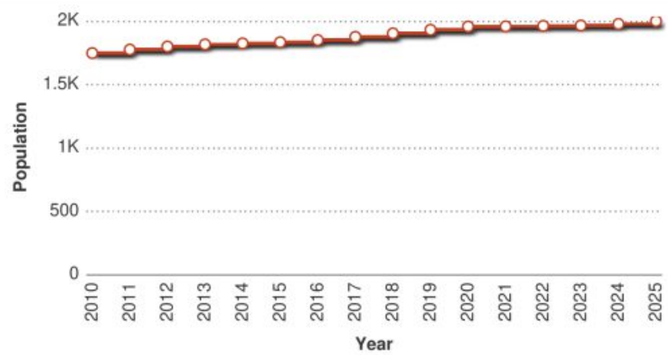
HISTORICAL & FORECAST POPULATION

2020-2026 Historic Growth Rate
0.98%

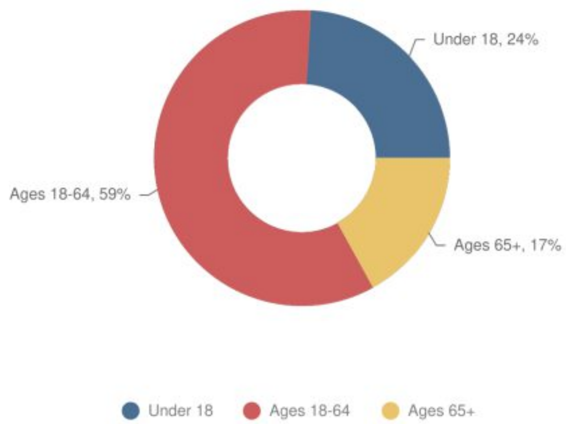
2026-2031 Forecasted Growth Rate
0.49%

Household Population
2,134

Population Density
697



POPULATION BY AGE



DAYTIME POPULATION

1,707
2026 Total Daytime Population

1,048
2026 Daytime Pop: Residents

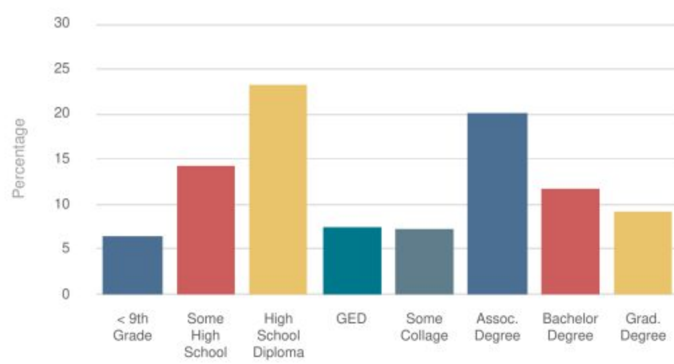
659
2026 Daytime Pop: Workers

557
2026 Daytime Pop Density

POPULATION BY GENERATION

2.02% Greatest Gen: Born 1945/Earlier	**18.91%** Baby Boomer: Born 1946 to 1964	**19.78%** Generation X: Born 1965 to 1980
24.98% Millennial: Born 1981 to 1998	**21.94%** Generation Z: Born 1999 to 2016	**12.42%** Alpha: Born 2017 to Present

POPULATION BY EDUCATION



WESTERN GREENVILLE MACHINE SHOP
3668 Calhoun Memorial Highway, Greenville, SC, 29611

POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

22,238 Population	8,896 Households	39.6 Median Age
2.49 Avg Size Household	$68,105 Median Household Income	$233,895 Median Home Value
72 Wealth Index	118 Housing Affordability	70.5 Diversity Index

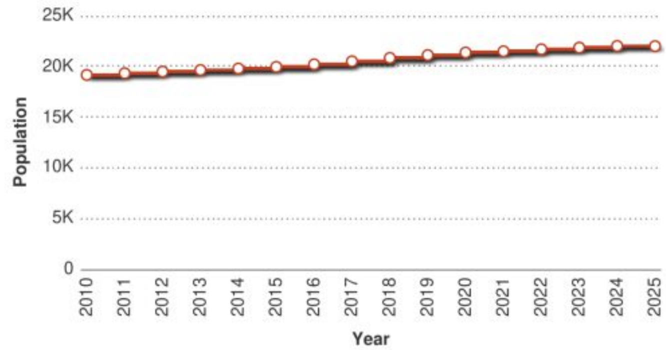
HISTORICAL & FORECAST POPULATION

2020-2026 Historic Growth Rate **0.82%**

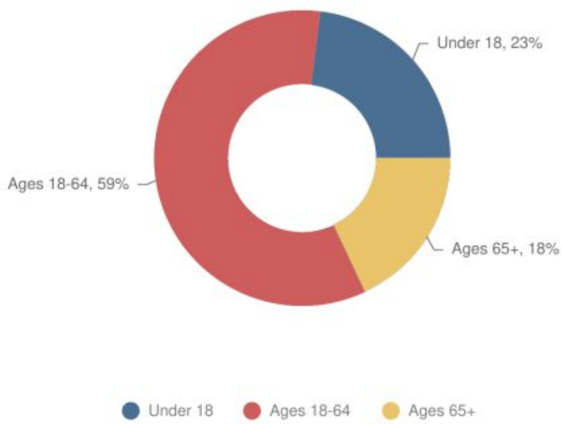
2026-2031 Forecasted Growth Rate **0.64%**

Household Population **22,951**

Population Density **823**



POPULATION BY AGE



DAYTIME POPULATION

20,708 2026 Total Daytime Population

11,629 2026 Daytime Pop: Residents

9,079 2026 Daytime Pop: Workers

742 2026 Daytime Pop Density

POPULATION BY GENERATION

3.11% Greatest Gen: Born 1945/Earlier

18.85% Baby Boomer: Born 1946 to 1964

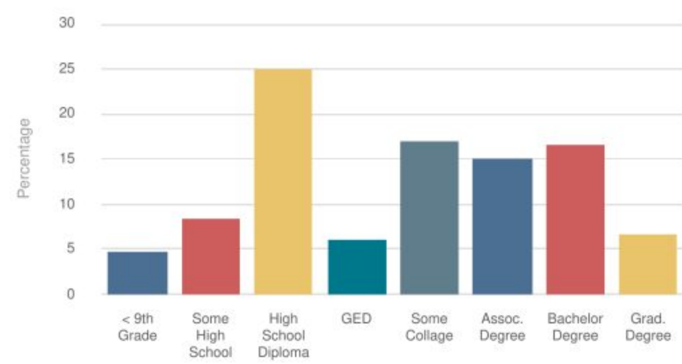
19.54% Generation X: Born 1965 to 1980

24.66% Millennial: Born 1981 to 1998

21.8% Generation Z: Born 1999 to 2016

12.04% Alpha: Born 2017 to Present

POPULATION BY EDUCATION



WESTERN GREENVILLE MACHINE SHOP
3668 Calhoun Memorial Highway, Greenville, SC, 29611

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

91,734 Population	37,285 Households	38.5 Median Age
2.44 Avg Size Household	$66,076 Median Household Income	$263,632 Median Home Value
66 Wealth Index	102 Housing Affordability	74.6 Diversity Index

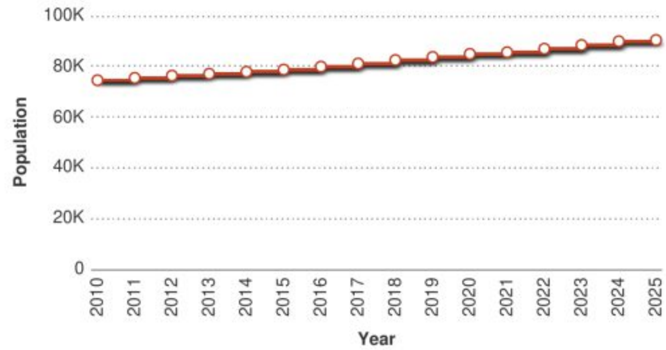
HISTORICAL & FORECAST POPULATION

2020-2026 Historic Growth Rate
1.4%

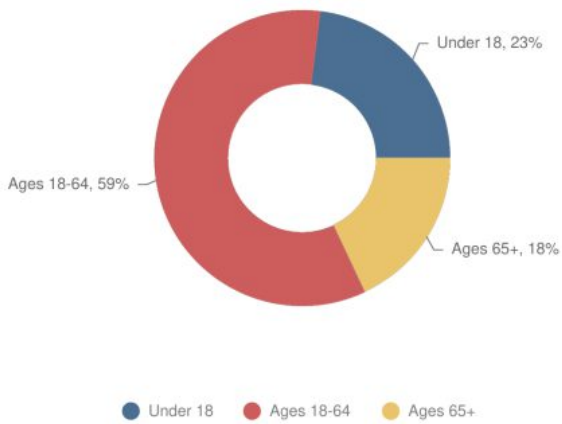
2026-2031 Forecasted Growth Rate
0.9%

Household Population
95,416

Population Density
1,245



POPULATION BY AGE



DAYTIME POPULATION

94,918
2026 Total Daytime Population

49,809
2026 Daytime Pop: Residents

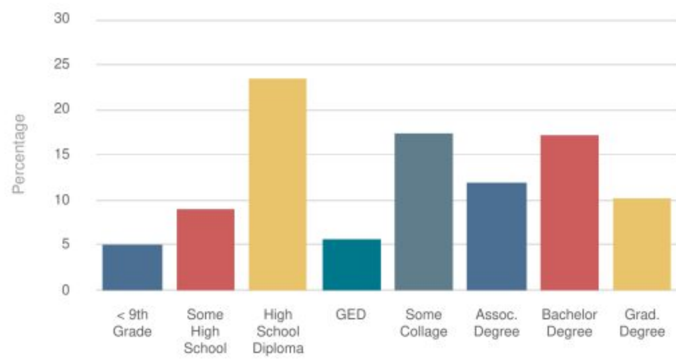
45,109
2026 Daytime Pop: Workers

1,227
2026 Daytime Pop Density

POPULATION BY GENERATION

3.47% Greatest Gen: Born 1945/Earlier	17.9% Baby Boomer: Born 1946 to 1964	18.63% Generation X: Born 1965 to 1980
25.03% Millennial: Born 1981 to 1998	22.51% Generation Z: Born 1999 to 2016	12.46% Alpha: Born 2017 to Present

POPULATION BY EDUCATION



WESTERN GREENVILLE MACHINE SHOP
3668 Calhoun Memorial Highway, Greenville, SC, 29611

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

- **2,382,598** Meals at Restaurants
- **1,351,794** Apparel & Services
- **2,204,870** Entertainment/ Recreation
- **1,306,921** Home Services
- **18,697,486** Retail Goods

ANNUAL LIFESTYLE SPENDING

$1,697,920 Travel	**$55,296** Theatre/Operas/Concerts	**$35,623** Movies/Museums/Parks	**$79,278** Sports Events	**$638,630** Pets
$4,974 Online Gaming	**$264,319** Cash Gifts to Charities	**$442,530** Life/Other Insurance	**$820,869** Education	**$85,053** RV (Recreational Vehicles)

TAPESTRY SEGMENTS

I6

LifeMode Group: Countryscapes
Southern Satellites
580 Households
Household Percentage: 67.5%
Median Age: 41.6
Median Household Income: $76,136

E2

LifeMode Group: Community Connections
Southwestern Families
102 Households
Household Percentage: 11.9%
Median Age: 36.8
Median Household Income: $46,504

I2

LifeMode Group: Countryscapes
Scenic Byways
101 Households
Household Percentage: 11.8%
Median Age: 43.7
Median Household Income: $51,062

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

31,477,983	Meals at Restaurants
18,205,161	Apparel & Services
30,467,897	Entertainment/ Recreation
16,843,416	Home Services
244,541,593	Retail Goods

ANNUAL LIFESTYLE SPENDING

$23,948,563	Travel
$838,975	Theatre/Operas/Concerts
$514,486	Movies/Museums/Parks
$1,084,921	Sports Events
$8,486,146	Pets
$75,597	Online Gaming
$3,558,714	Cash Gifts to Charities
$5,632,916	Life/Other Insurance
$12,424,717	Education
$1,200,233	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

I6

LifeMode Group: Countryscapes
Southern Satellites
2,664 Households
Household Percentage: 29.9%
Median Age: 41.6
Median Household Income: $76,136

K4

LifeMode Group: Suburban Shine
Classic Comfort
983 Households
Household Percentage: 11%
Median Age: 40.3
Median Household Income: $93,469

E5

LifeMode Group: Community Connections
Rural Versatility
841 Households
Household Percentage: 9.5%
Median Age: 38.9
Median Household Income: $61,956

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

125,651,816	Meals at Restaurants
73,931,575	Apparel & Services
122,937,619	Entertainment/ Recreation
65,207,748	Home Services
958,081,210	Retail Goods

ANNUAL LIFESTYLE SPENDING

$97,012,422	Travel
$3,614,322	Theatre/Operas/Concerts
$2,139,297	Movies/Museums/Parks
$4,229,673	Sports Events
$33,489,102	Pets
$329,585	Online Gaming
$13,769,883	Cash Gifts to Charities
$21,125,101	Life/Other Insurance
$53,355,332	Education
$4,674,649	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

E3

LifeMode Group: Community Connections
Hometown Charm
6,987 Households
Household Percentage: 18.7%
Median Age: 35.9
Median Household Income: $53,246

I6

LifeMode Group: Countryscapes
Southern Satellites
4,134 Households
Household Percentage: 11.1%
Median Age: 41.6
Median Household Income: $76,136

H1

LifeMode Group: Family Prosperity
Flourishing Families
3,604 Households
Household Percentage: 9.7%
Median Age: 39.1
Median Household Income: $117,489

ArcGIS Tapestry Segmentation

ArcGIS Tapestry classifies U.S. neighborhoods into 60 segments based on their socioeconomic and demographic composition, summarized under 12 LifeMode Groups. Each segment is identified by an alphanumeric Segment Code — a LifeMode Group letter followed by a number (for example, L2). Match the segment code shown on the report to the list below. See

Esri's ArcGIS Tapestry documentation

for detailed segment profiles.

A. Urban Threads
- A1 Independent Cityscapes
- A2 City Commons
- A3 Social Security Set
- A4 Fresh Ambitions
- A5 Welcome Waves
- A6 Young and Restless

B. Books and Boots
- B1 Dorms to Diplomas
- B2 College Towns
- B3 Military Proximity

C. Metro Vibes
- C1 Single Thrifties
- C2 Kids and Kin
- C3 Metro Fusion
- C4 Family Foundations
- C5 Diverse Horizons
- C6 Moderate Metros

D. Tech Trailblazers
- D1 Emerging Hub
- D2 Trendsetters
- D3 Modern Minds
- D4 Metro Renters
- D5 Laptops and Lattes

E. Community Connections
- E1 Modest Income Homes
- E2 Southwestern Families
- E3 Hometown Charm
- E4 Mobile Meadows
- E5 Rural Versatility
- E6 Family Bonds

F. Urban Harmony
- F1 High Rise Renters
- F2 Family Extensions
- F3 Downtown Melting Pot
- F4 City Strivers
- F5 Uptown Lights

G. Family Fabric
- G1 Shared Roots
- G2 Up and Coming Families
- G3 Generational Ties

H. Family Prosperity
- H1 Flourishing Families
- H2 Boomburbs
- H3 Neighborhood Spirit
- H4 Urban Chic

I. Countryscapes
- I1 Small Town Sincerity
- I2 Scenic Byways
- I3 Heartland Communities
- I4 Rooted Rural
- I5 Rural Resort Dwellers
- I6 Southern Satellites
- I7 Country Charm

J. Mature Reflections
- J1 Senior Escapes
- J2 The Elders
- J3 Retirement Communities
- J4 Silver and Gold

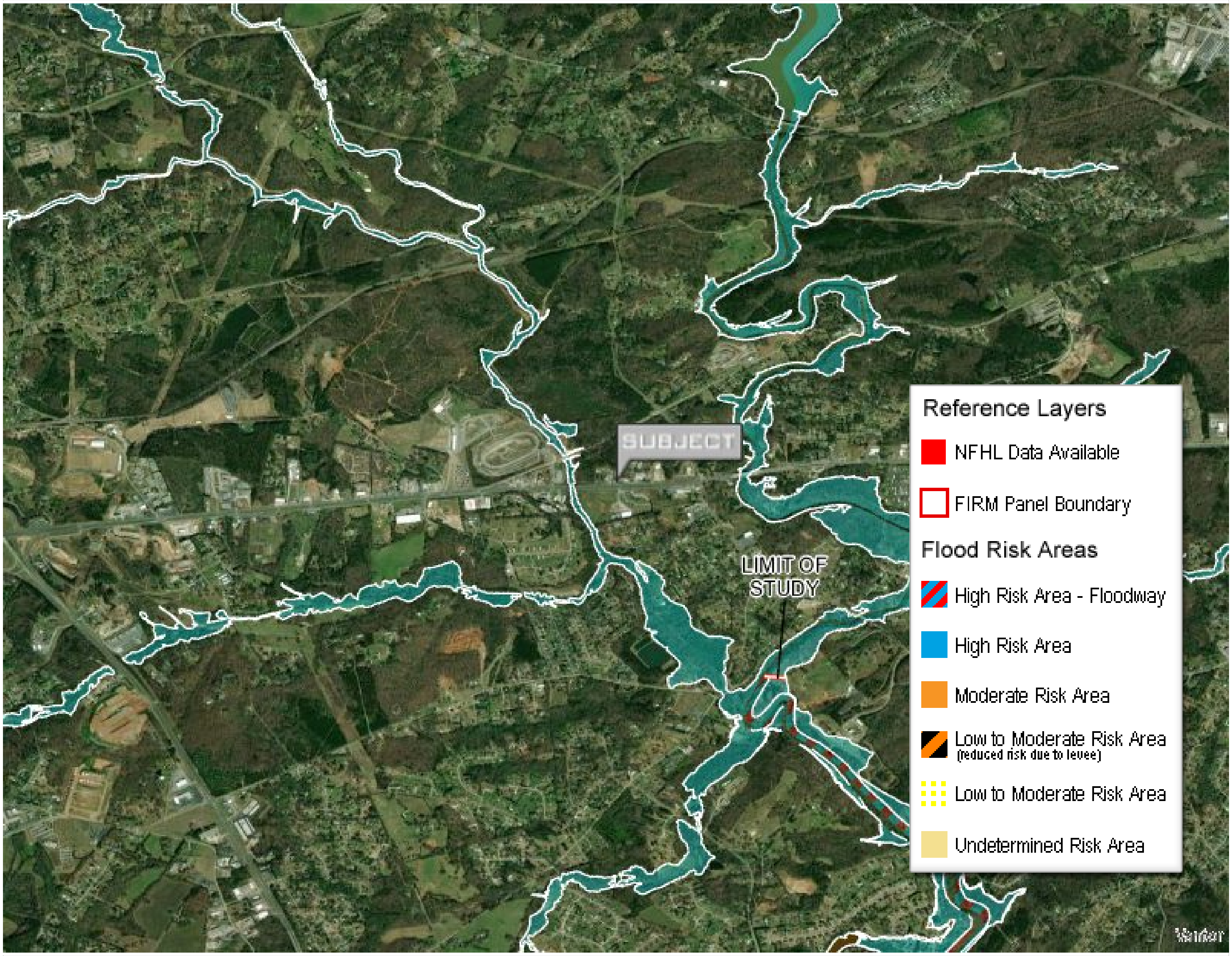
K. Suburban Shine
- K1 Legacy Hills
- K2 Middle Ground
- K3 Loyal Locals
- K4 Classic Comfort
- K5 Dreambelt
- K6 City Greens
- K7 Room to Roam
- K8 Burbs and Beyond

L. Premier Estates
- L1 Savvy Suburbanites
- L2 Professional Pride
- L3 Top Tier

A small share of areas fall outside these 60 profiles and are labeled Unclassified — typically uninhabited or non-residential land. Unclassified areas carry no LifeMode Group or Segment Code.

LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



LOCATION RISK ANALYSIS

FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive rquirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

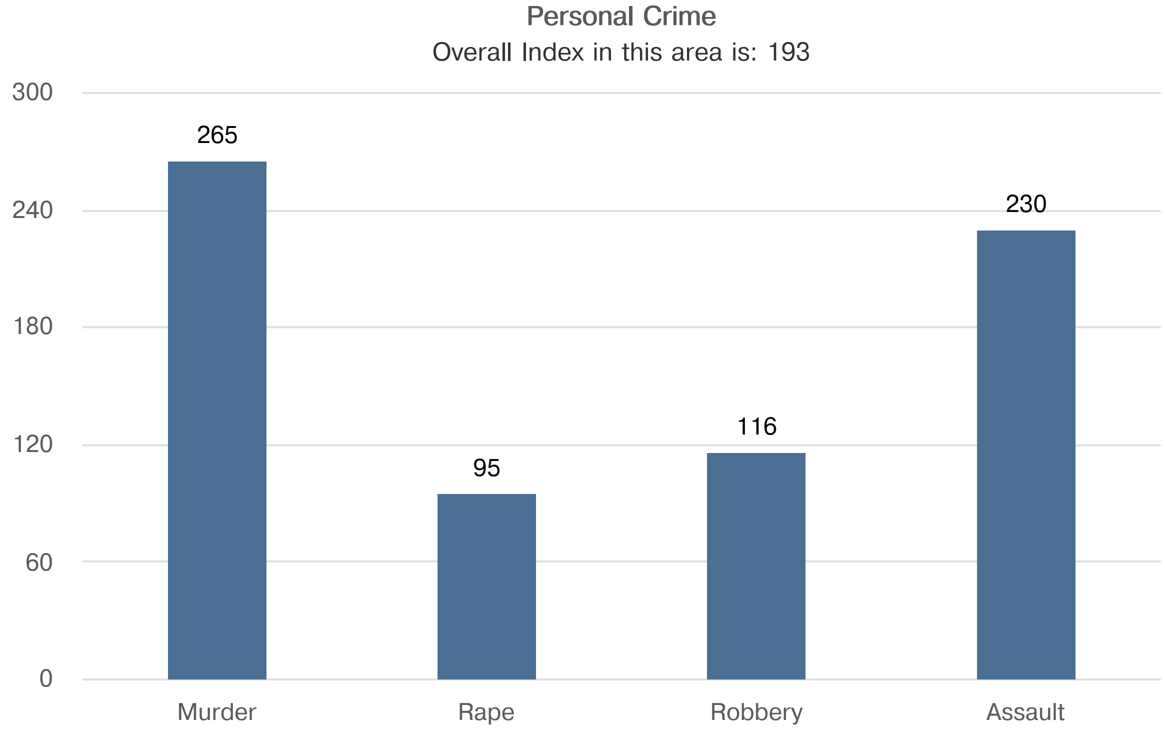
Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

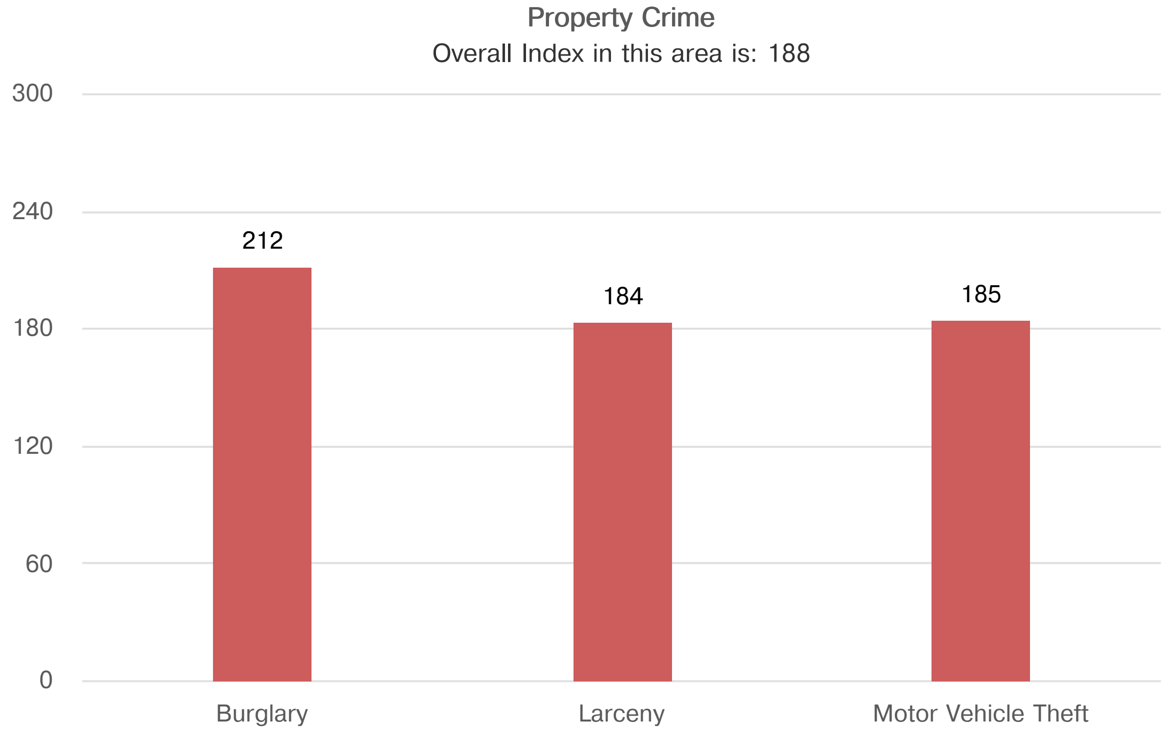
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

LOCATION RISK ANALYSIS

CRIME RISK ANALYSIS

LOCATION RISK ANALYSIS





LOCATION RISK ANALYSIS

CRIME DESIGNATIONS

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the “Part 1” crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative “overall” crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

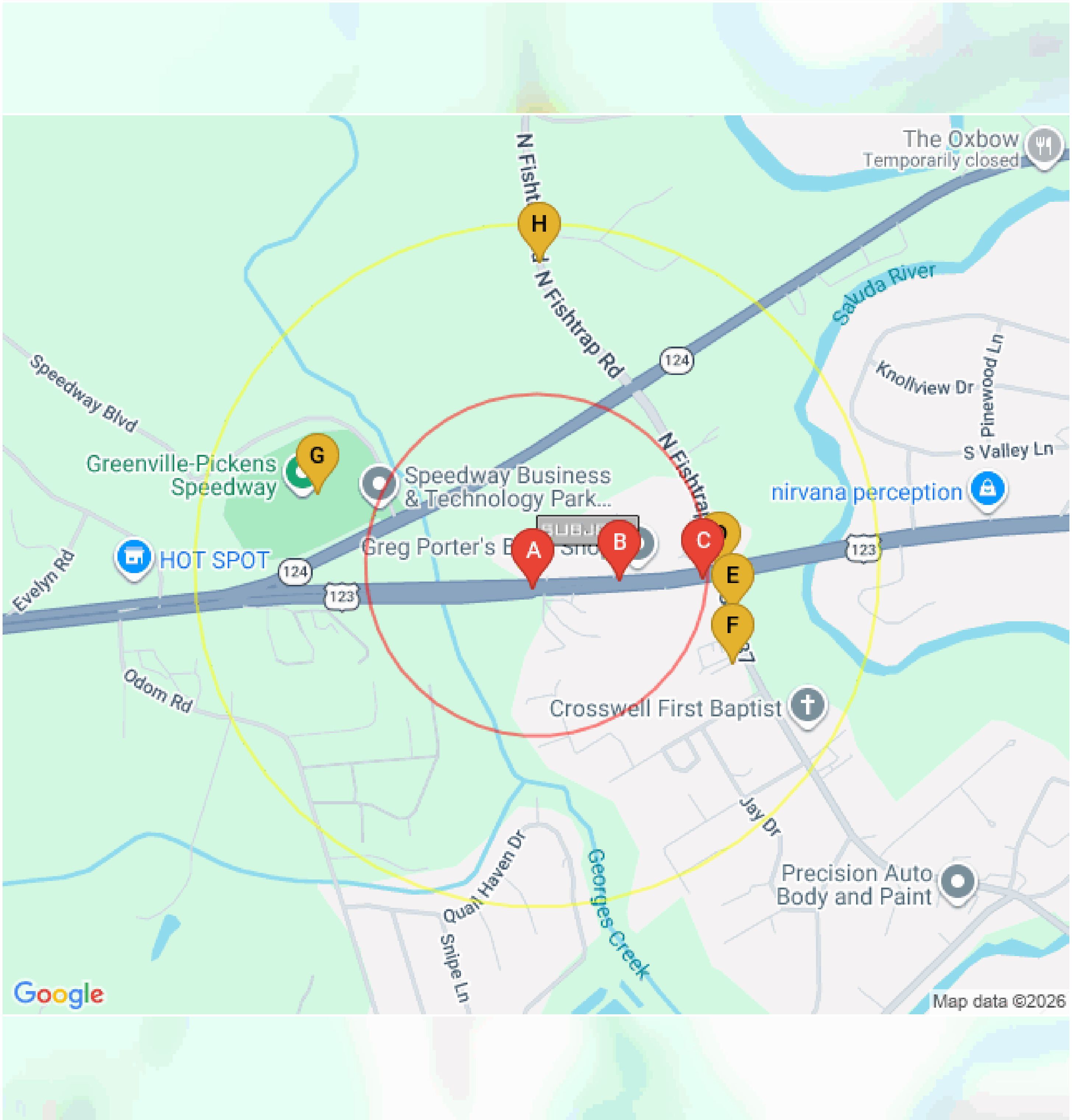
The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2026 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.

LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

LOCATIONS WITHIN 0.25 MILE OF SUBJECT

A

Latest Update:

US 123 NB BRIDGE REPLACEMENT OVER GEORGES CREEK

Site Type:	STATIONARY	**Address:**	US 123 NB BRIDGE OVER GEORGES CREEK
County:	PICKENS		
Country:	USA	**Facility Detail Report:**	110071951967

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

B

GREG PORTERS BODY SHOP

Latest Update: 09-Aug-2010

Site Type:	STATIONARY	**Address:**	3630 CALHOUN MEMORIAL HWY
County:	GREENVILLE	**Facility Detail Report:**	110002195142
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
VSQG	RCRAINFO			
STATE MASTER	SC-EFIS			

C

123 Q MART

Latest Update: 29-Dec-2014

Site Type:	STATIONARY	**Address:**	3601 CALHOUN MEMORIAL HWY
County:	PICKENS	**Facility Detail Report:**	110017065995
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		RIVERA, JUAN	

LOCATIONS WITHIN 0.50 MILE OF SUBJECT

LOCATION RISK ANALYSIS

D GREENVILLE WATER SYSTEM

Latest Update: 09-Aug-2010

Site Type: STATIONARY
County: PICKENS
Country: UNITED STATES
Address: FISHTRAP ROAD AND LATHAM ROAD
Facility Detail Report: 110012223637

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		SHARPLESS, MIKE	

E DEE S INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: GREENVILLE
Country: UNITED STATES
Address: 132 S FISH TRAP RD
Facility Detail Report: 110017299136

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

F UPSTATE WINDOWS & EXTERIORS

Latest Update:

Site Type: STATIONARY
County: GREENVILLE COUNTY
Country:
Address: 111 HASLEY BARN DRIVE
Facility Detail Report: 110066857182

Interest Type	Source	Contact Role	Contact Name	Phone
FORMAL ENFORCEMENT ACTION	ICIS			
ENFORCEMENTCOMPLIANCE ACTIVITY	ICIS			

G ENGINEERED PRODUCTS

Latest Update:

Site Type: STATIONARY
County: PICKENS
Country: USA
Address: BACKSTRETCH BLVD
Facility Detail Report: 110071927155

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

H FISH TRAP RETAIL SUBSTATION

Latest Update:

Site Type:	STATIONARY	**Address:**	285 N FISHTRAP ROAD
County:	PICKENS	**Facility Detail Report:**	110072105367
Country:	USA		

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

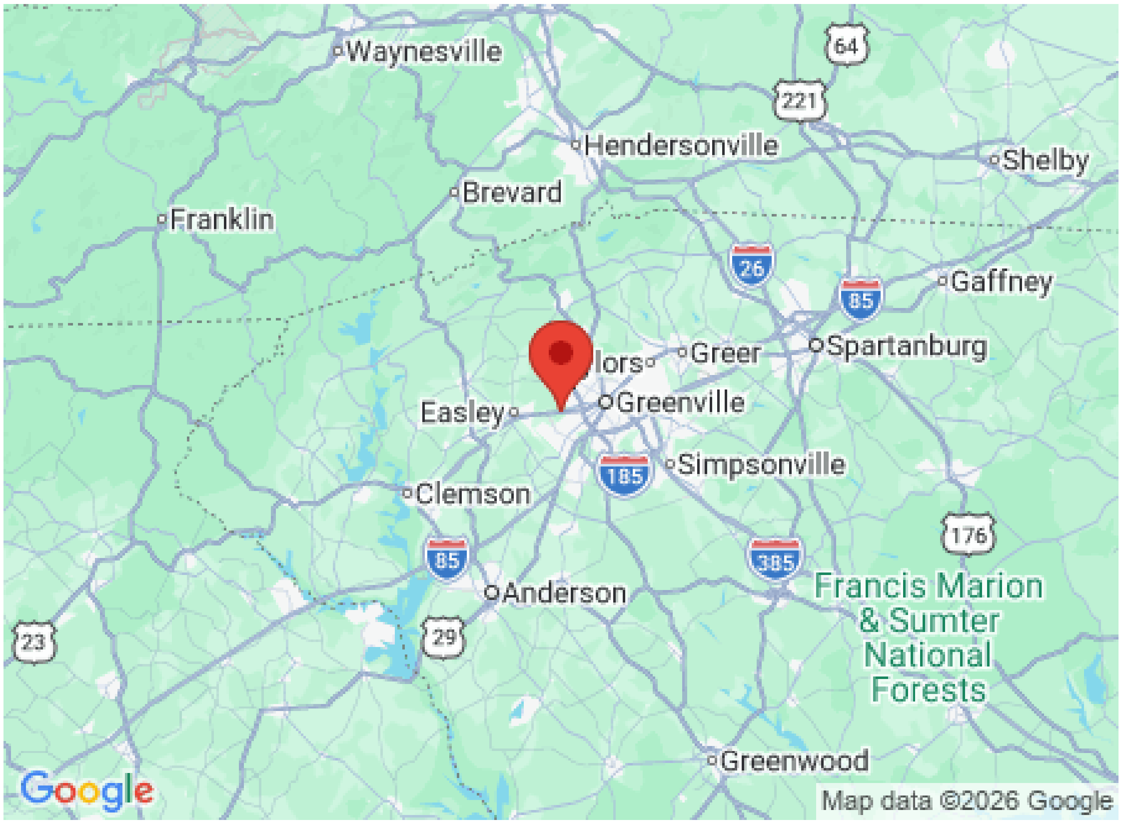
Disclaimer

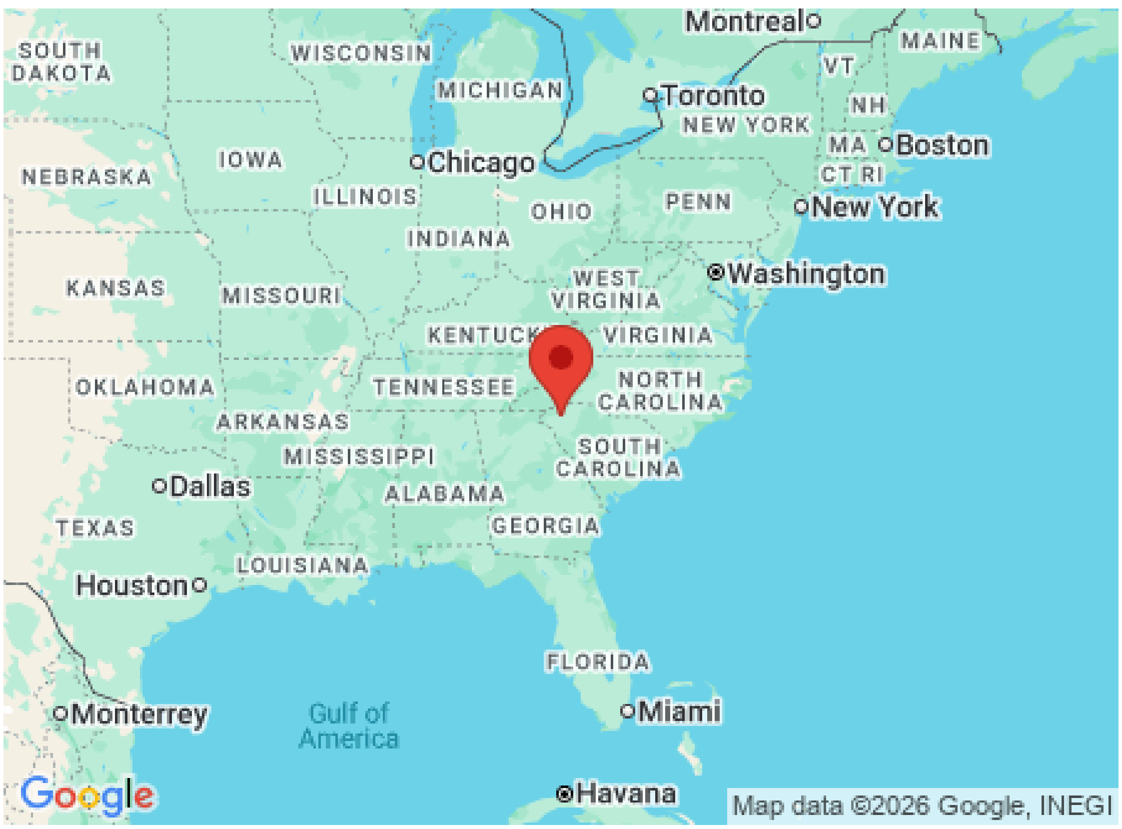
This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. eXp Commercial makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and eXp Commercial does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and eXp Commercial expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., eXp Commercial, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

AREA LOCATION MAP





WESTERN GREENVILLE MACHINE SHOP

3668 CALHOUN MEMORIAL HIGHWAY, GREENVILLE, SC, 29611

BROKER BIO

Robert (Bobby) Moss

Commercial Real Estate and Business Broker – NC, SC, TN, GA, AL
robert.moss@expcommercial.com
864.569.2786
NC #312110, SC #106616, TN #364818, GA #396512, AL #000128426-0

PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional serving the Southeast, including North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years as an IT consulting professional delivering optimized solutions to clients, he transitioned into commercial real estate investing, brokerage, and business sales—leveraging his background in consulting, technical sales, finance, and management.

With a strong passion for financial analysis and real estate investing, Bobby naturally gravitated toward underwriting and asset analysis. He brings a disciplined, data-driven approach to every opportunity, helping clients maximize returns while protecting and growing their wealth.

His focus is on recession-resistant commercial assets, with a primary emphasis on self-storage facilities. He also works with industrial assets (Warehouse/Flex/IOS), manufactured housing communities, and land investments.

A native of western North Carolina, Bobby now resides in Upstate South Carolina.

EDUCATION

Bachelor of Arts, Furman University
Computer Science/Business
Greenville, SC

MEMBERSHIPS

International Business Brokers Association (IBBA)

---

eXp COMMERCIAL

South Carolina Department of Labor, Licensing and Regulation
South Carolina Real Estate Commission
110 Centerview Dr. • Columbia • SC • 29210
P.O. Box 11847 • Columbia • SC 29211-1847
Phone: 803-896-4400 • Contact.REC@llr.sc.gov • Fax: 803-896-4427
llr.sc.gov/re

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, including being shown a home (or any property), it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in- charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with any real estate buyer or seller as customers: ***present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.***

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40- 57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A ***seller becomes a client*** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A ***buyer becomes a client*** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following ***client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.*** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in- charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.

The choice of service belongs to you -- the South Carolina Consumer.

Acknowledgement of Receipt:

Signature:______________________________ Date:_____________

Signature:______________________________ Date:_____________

Brokerage Firm Name:

eXp Commercial LLC

Signature: Robert J Moss Date:_____________

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

CONTACT

Robert Moss
Phone: 864-569-2786
Email: robert.moss@expcommercial.com
License: See Bio

WESTERN GREENVILLE MACHINE SHOP

3668 Calhoun
Memorial Highway
Greenville, SC 29611

eXp COMMERCIAL

864-569-2786

robert.moss@expcommercial.com

481 Lake Rd
Ware Shoals, SC 29692 United States

.