



SINGLE TEN. NNN-LEASED INDUSTRIAL INVESTMENT

1634 OLIVE RD, AUGUSTA, GA



INVESTMENT DETAILS

Total Square Feet:	±92,892 SF	Tenant:	Clover Environmental Solutions
Occupied Square Feet:	±92,892 SF	Lease Expiration:	6/30/2027
Lot Size:	±5.57 Acres	Lease Type:	NNN
Clear Height:	19'	Tenant Responsibilities:	Taxes, Ins. Utilities, Maint.
Dock Doors:	8 Dock Doors	LL Responsibilities:	Roof, Structure, Ext. Walls

OFFERING MEMORANDUM

SALE PRICE: CONTACT BROKER
BELOW MARKET RENTS: \$3.00/SF NNN
CORPORATELY GUARANTEED LEASE



1634 OLIVE ROAD

- Executive Summary
- Financial Analysis
- Tenant Overview
- Property Pictures
- Location Overview

OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



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EXECUTIVE SUMMARY



A RARE INVESTMENT OPPORTUNITY

WHY THIS DEAL?



\$3.00/SF NNN
Under Mkt Rents



CORPORATE GUARANTEE
Lease Gurantee



NATIONAL TENANT
Tenant Type



BRAND NEW ROOF
20 year Warranty (1.5 Yrs Old)



LOW MARKET INVENTORY
High Demand / Low Supply



ONGOING INTERIOR TI
At Tenant's Sole Expense



COMMITTED TO THE AREA
Low Likelihood Tenant Leaves

INVESTMENT SUMMARY

Purchase Price	Contact Broker
Net Operating Income	\$278,397
Cap Rate	6.98%
Rent/SF	\$3.00/SF NNN
Price/SF	\$42.95/SF

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this industrial investment opportunity located at 1634 Olive Road, Augusta, GA. The 92,892 SF facility is fully leased to Clover Environmental Solutions, LLC, a multinational remanufacturer of printers and electronics, under a corporate-guaranteed lease. With less than three years remaining on the current lease, the \$3/SF rate is below the market average of approximately \$4/SF, offering an attractive value-add opportunity in a market with limited warehouse inventory.

Following Clover's acquisition of America's Remanufacturing Company (ARC), Clover now occupies the property as a tenant. Clover has chosen this building as its only East Coast facility, consolidating two operations into one location, highlighting its strategic importance. Lease terms were negotiated as part of the business sale, not at arm's length. The tenant has given indication that they intend to remain long-term and are currently renovating the office space at their own cost. The landlord is responsible solely for the roof, structure, and foundation.

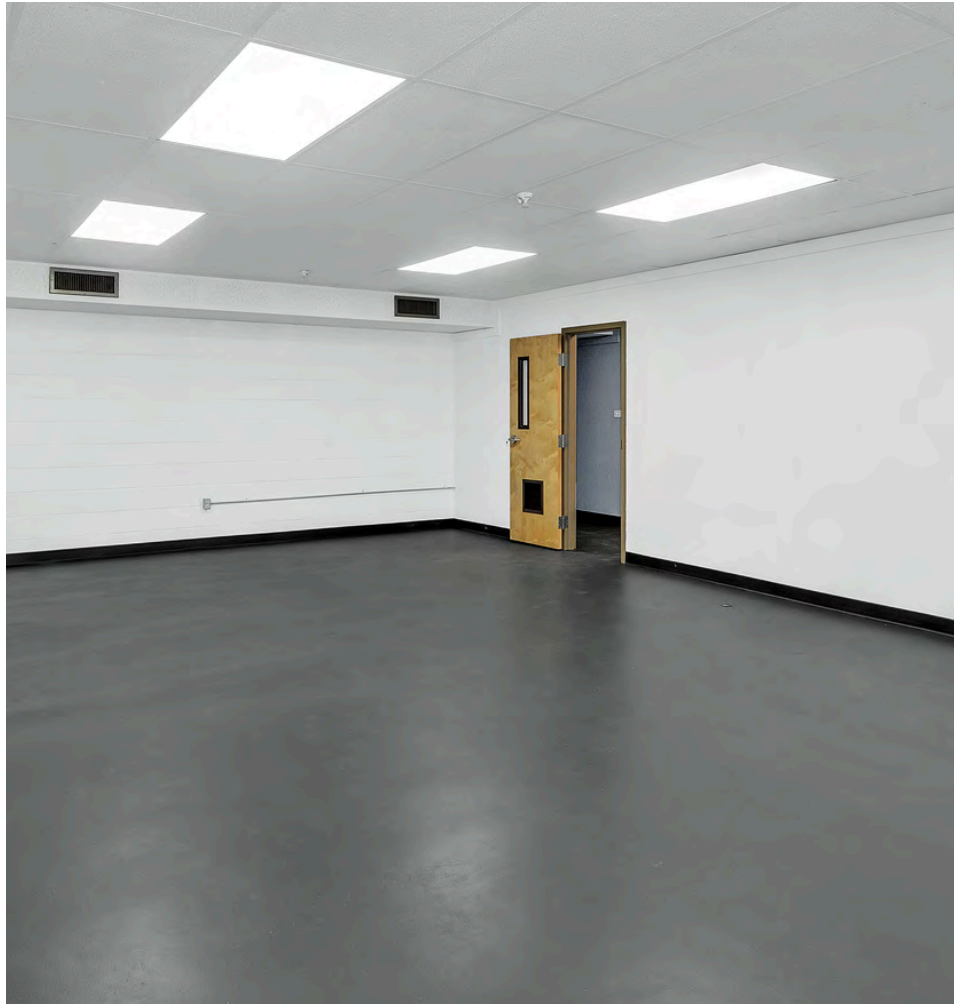
Key property features include a newly installed TPO roof with a 20-year warranty (expiring in 2043), active sprinkler systems, LED lighting throughout, and 19' clear heights. The office space is being upfitted to enhance its operational capabilities. The facility offers 25' x 30' column spacing, six covered dock doors on one side, and two on the other. A railroad spur further enhances its logistical capabilities.

Additional amenities include a new security camera system, an explosion-proof room, multiple office spaces—including a two-story primary office, a warehouse operations office, and a smaller office in the southeast corner—and 240 3-phase power, providing ample support for heavy-duty industrial operations.

STNL INDUSTRIAL INVESTMENT

RENOVATION DETAILS

Clover is investing approximately \$100,000 in renovations to enhance the office space, ensuring it better supports their operations. As part of this investment, they are consolidating their other Augusta office into this location, making it their sole facility on the East Coast. This not only increases the building's value but also reinforces Clover's long-term commitment to this location.

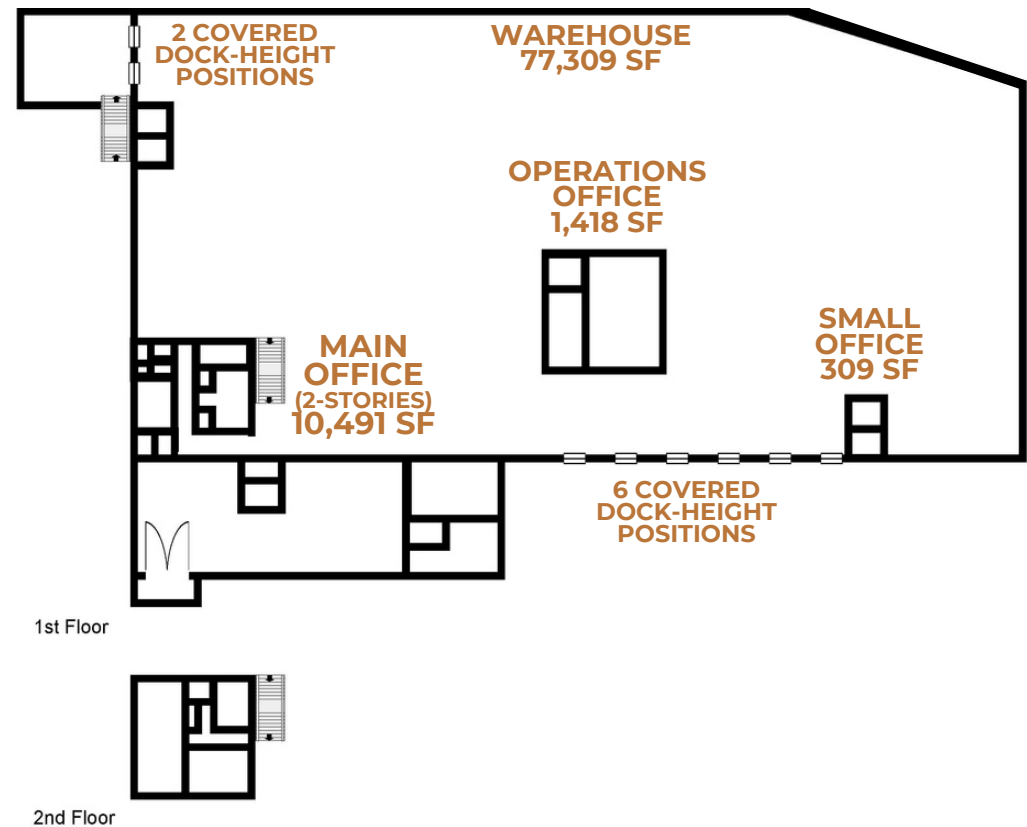


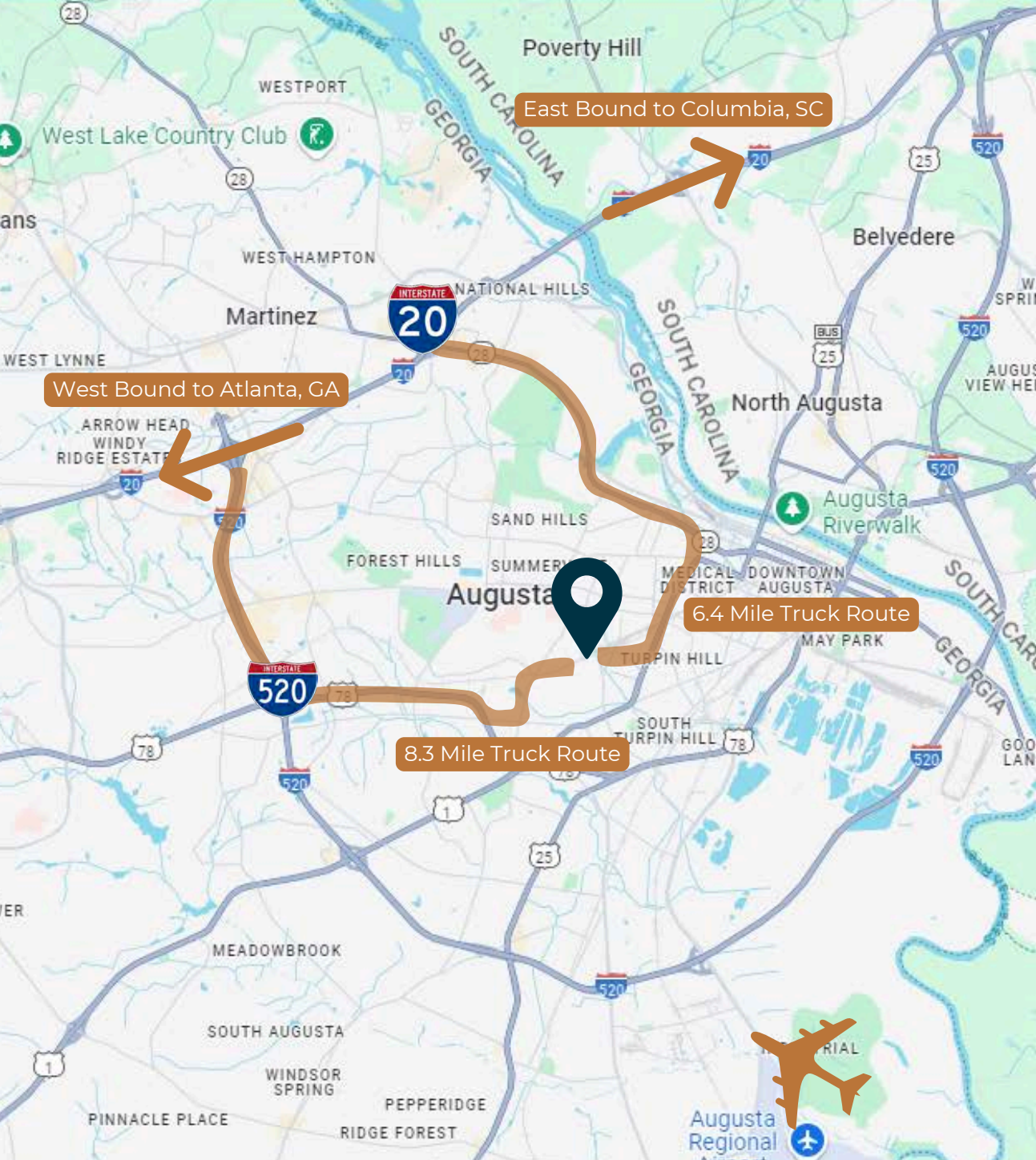
STNL INDUSTRIAL INVESTMENT

BUILDING DETAILS

BUILDING DETAILS	
Building Size	±92,892 SF
Lot Size	±5.57 Acres
Number of Buildings	1
Zoning	Light Industrial
Office Square Feet	15,582 SF
Warehouse Square Feet	77,310 SF
Year Built/Renovated	1965/2024
Clear Heights	19'
Column Spacing	25' x 30'
Lighting	LED Lighting
Floors	Concrete Slab (6" Thickness)
Structure	Steel Beam w/ Masonry Walls
Roof	TPO 1.5 Yrs Old (20 Yr Warranty)
Sprinklers	Active Sprinklers
Dock Doors	8
Drive-In Doors	0
Power	240 3-Phase Power
Gas	Yes
Water	Yes
Sewer	Yes
Rail Access	Railroad Spur
Parking	~80 Spaces
Security	New Camera and System
2023 RE Taxes	\$12,783

FLOOR PLAN





CONVENIENTLY LOCATED TO MAJOR CITIES **LOGISTIC ROUTES**



6.4 Miles To
Interstate-20 East Bound



8.3 Miles To
Interstate-20 West Bound



4.0 Miles To
Interstate-520



TRUCKING DISTANCES

To Important Cities & Ports

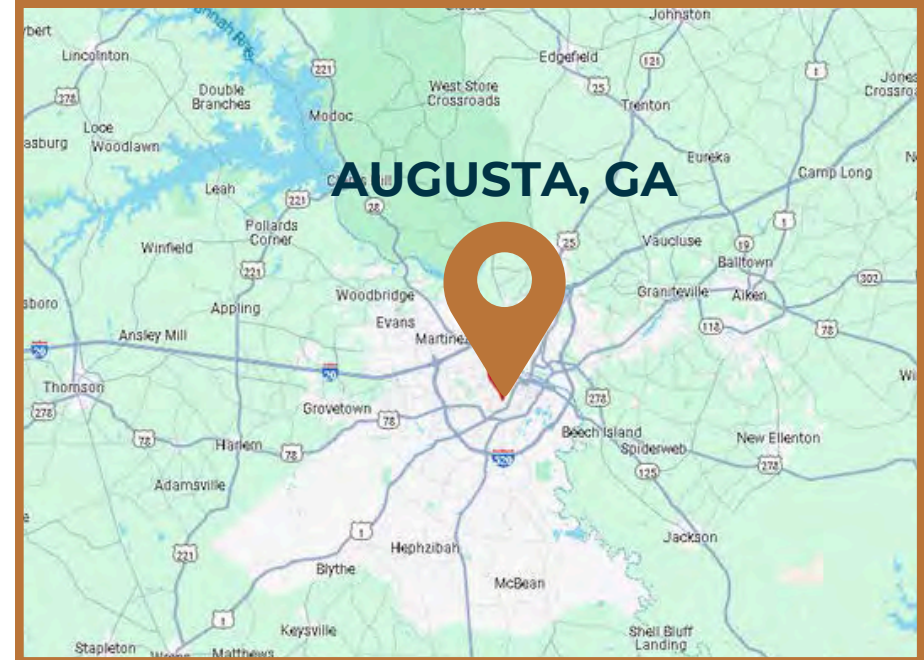
Aiken, SC	21 Miles
Columbia, SC	77 Miles
Charleston (Port)	170 Miles
Savannah (Port)	117 Miles
Atlanta, GA	147 Miles
Greenville, SC	114 Miles
Charlotte, NC	165 Miles
Birmingham, AL	294 Miles



STNL INDUSTRIAL INVESTMENT

LOCATION SUMMARY

- Located at 1634 Olive Rd in Augusta, GA, this industrial property offers excellent logistical advantages. The site is conveniently situated just 6.4 miles from I-20 Eastbound, providing quick access towards Columbia, SC, and 8.3 miles from I-20 Westbound, leading towards Atlanta, making it a prime location for regional distribution. Additionally, the property is only 2.5 miles from I-520 (Bobby Jones Expressway), enhancing connectivity within the Augusta metropolitan area and providing direct routes to major interstate systems.
- This strategic positioning places the property within 180 miles of both the Port of Charleston and the Port of Savannah, two of the busiest and most critical ports in the Southeastern United States. This proximity to major maritime hubs offers significant advantages for companies involved in import/export activities, providing efficient access to national and international markets. The combination of easy highway access and proximity to key transportation infrastructures makes this property ideal for logistics, distribution, and manufacturing operations seeking to optimize their supply chain efficiency.





STNL INDUSTRIAL INVESTMENT

FINANCIAL ANALYSIS

LEASE ABSTRACT

Tenant	Clover Environmental Solutions
Guarantor	Corporate
Square Feet Leased	±92,799
Original Lease Term	4 Years
Start Date	June 1, 2023
Expiration Date	May 31, 2027
Lease Term Remaining	2.75 Years
Lease Type	NNN
Lease Rate	\$3.00/SF
Monthly Rent	\$23,199.75
Annual Rent	\$278,397
Rental Increases	None
Renewal Options	None
Termination Clause	No Early Termination
LL Responsibilities	Roof, Structure, Ext. Walls
Tenant Responsibilities	Taxes, Ins. Utilities, Maint.

INVESTMENT SUMMARY

Purchase Price	Contact Broker
Net Operating Income	\$278,397
Cap Rate	6.98%
Rent/SF	\$3.00/SF NNN
Price/SF	\$42.95/SF
Market Rent/SF (2027)	\$4.20/SF
Pro Forma NOI	\$394,538
Pro Forma Cap Rate	9.29%

RENT SCHEDULE

Lease Year	Rent/SF	Monthly Rent	Annual Rent	Rent Escalation
Current - 5/31/2025	\$3.00/SF	\$23,199.75	\$278,397	0%
6/1/2025 - 5/31/2026	\$3.00/SF	\$23,199.75	\$278,397	0%
6/1/2026 - 5/31/2027	\$3.00/SF	\$23,199.75	\$278,397	0%

Investment Summary

Property Location		Project Returns	YOC	IRR	EM	Profit
Name	Olive Road Industrial Investment	Year 5 Levered	9.60%	16.20%	2.06x	1,741,332
Address	1634 Olive Rd	Year 5 Unlevered		11.36%	1.63x	2,588,476
City, State, Zip	Augusta, GA, 30904					

Property Overview		Pro Forma (Exc. Free Rent & Leasing Costs)		Year 4
Property Type	STNL Industrial	Total Potential Rental Income		394,538
Building Size	92,799	Total Expense Reimbursements		62,880
Acres	5.57	Total Other Income		-
Year Built/Renovated	1965/2022	Total Effective Gross Revenue		457,417
# of Buildings	1	Total Operating Expenses		62,880
	<u>SF</u> <u>%</u>	Net Operating Income		394,538
Occupied SF	92,799 100%	Cap Ex Budget		15,667
Vacant SF	0 0%	Cash Flow From Operations		378,871
		Debt Service		213,520
		Cash Flow After Financing		165,350

Sources	%	\$ Amount	/SF
Equity	40.2%	1,649,753	17.78
Debt	59.8%	2,458,783	26.50
Total Sources	100.0%	4,108,535	44.27

Uses	% of Total	Amount	/SF
Total Acquisition Costs	99.1%	4,069,800	43.86
Total Capital Expenditure Costs	0.0%	-	-
Total Financing Costs	0.7%	30,000	0.32
Leasing Costs & Opp. Deficit	0.2%	8,735	0.09
Total Uses	100.0%	4,108,535	44.27

Renewal Assumptions	Lease Rate	Leasing Costs	Free Rent
Clover Env. Solutions	4.20/SF	3.00%	2 Months

COC	10.02%
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Value-Add Metrics	
Valuation	5,260,502
Total Project Cost	4,108,535
Cap Rate	7.50%
Yield on Cost	9.60%
Spread	210bps

CoC & DSCR	
Average Cash on Cash	7.30%
Average DSCR	1.53x

Investment Analysis		Date	1-Jan-25	31-Jan-26	31-Jan-27	31-Jan-28	31-Jan-29	31-Jan-30	31-Jan-31
		Year	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Annual Property Cash Flows								Exit Year	
	Physical Occupancy			100%	100%	100%	100%	100%	100%
	Expense Recovery			100%	100%	100%	100%	100%	100%
Revenue									
	Gross Potential Rent			278,397	278,397	343,492	394,538	402,428	410,477
	Concessions/Free Rent			-	-	64,998	-	-	-
	Total Rental Revenue			278,397	278,397	278,494	394,538	402,428	410,477
	Expense Reimbursements			41,224	59,270	61,048	62,880	64,766	66,709
	Other Income			-	-	-	-	-	-
	Gross Revenue			319,621	337,667	339,542	457,417	467,194	477,186
	Vacancy Loss			-	-	-	-	-	-
	Reimbursement Slippage			-	-	-	-	-	-
	Effective Gross Revenue			319,621	337,667	339,542	457,417	467,194	477,186
Expenses									
	Utilities (Tenant Pays Direct)			-	-	-	-	-	-
	Service Contracts (Tenant Pays Direct)			-	-	-	-	-	-
	Repairs & Maintenance (Tenant's R&M)			-	-	-	-	-	-
	Mgmt. Fee			-	-	-	-	-	-
	General Maintenance (LL R&M)			-	-	-	-	-	-
	Property Insurance			23,896	24,613	25,351	26,112	26,895	27,702
	RE Taxes			17,329	34,657	35,697	36,768	37,871	39,007
	Total Expenses			41,224	59,270	61,048	62,880	64,766	66,709
	Net Operating Income			278,397	278,397	278,494	394,538	402,428	410,477
	Cap Ex			14,337	14,768	15,211	15,667	16,137	
	TI & Leasing Costs			-	-	58,498	-	-	
	Cash Flow From Operations			264,060	263,629	204,785	378,871	386,291	
	Debt Service								
		<u>Avg. DSCR</u>	<u>Min DSCR</u>	<u>Max DSCR</u>					
		1.53x	1.30x	1.88x	DSCR	1.30x	1.30x	1.30x	1.85x
	Cash Flow After Financing								
		<u>Avg. COC</u>	<u>Min COC</u>	<u>Max COC</u>					
		5.22%	-0.53%	10.47%	COC	3.08%	3.05%	-0.53%	10.02%

Investment Analysis	Date Year	1-Jan-25 Year 0	31-Jan-26 Year 1	31-Jan-27 Year 2	31-Jan-28 Year 3	31-Jan-29 Year 4	31-Jan-30 Year 5	31-Jan-31 Year 6
Property Returns (Levered)								
Total Acquisition Costs		(4,069,800)	-	-	-	-	-	-
Total Capital Expenditure Costs		-	-	-	-	-	-	-
Total Financing Costs		(30,000)	-	-	-	-	-	-
Add. Equity		-	-	-	(8,735)	-	-	-
Total Uses		(4,099,800)	-	-	(8,735)	-	-	-
Debt Funded		2,458,783	-	-	-	-	-	-
Total Equity Invested		1,641,017	-	-	8,735	-	-	-
Effective Gross Revenue			319,621	337,667	339,542	457,417	467,194	<i>Sale NOI</i> 477,186
Operating Expenses			41,224	59,270	61,048	62,880	64,766	66,709
Net Operating Income			278,397	278,397	278,494	394,538	402,428	410,477
Cap Ex Reserves			14,337	14,768	15,211	15,667	16,137	
TI Costs & Leasing Costs			-	-	58,498	-	-	
Cash Flow From Operations			264,060	263,629	204,785	378,871	386,291	
Debt Service			213,520	213,520	213,520	213,520	213,520	
Cash Flow After Financing			50,539	50,109	(8,735)	165,350	172,771	
<i>Cap Rate</i>								<i>7.50%</i>
Sale Price			-	-	-	-	5,473,026	
Closing Costs			-	-	-	-	273,651	
Net Reversion Value			-	-	-	-	5,199,375	
Loan Proceeds			-	-	-	-	2,247,061	
Net Sale Proceeds			-	-	-	-	2,952,314	
Levered Property Cash Flows		(1,641,017)	50,539	50,109	(8,735)	165,350	3,125,086	
Net Profit		1,741,332						
Equity Multiple		2.06x						
IRR		16.20%						

STNL INDUSTRIAL INVESTMENT MODEL ASSUMPTIONS

LEASING ASSUMPTIONS

Assumption When Tenants Lease Expires	Given the tenants expressed desire to stay at the property and their on going improvements, we have assumed that the current tenant signs a new lease at market rate in July of 2027.
Market Lease Rate	\$4.00/SF NNN
Yearly Market Rent Growth	2.5%
New Lease Rate	\$4.20/SF NNN in 2027
Free Rent	2 Months
Leasing Costs	3%
Lease Term	5 Years

ADDITIONAL ASSUMPTIONS

General Expense Inflation	3%
Property Insurance	0.25/SF
Cap Ex Reserves	0.15/SF
Acquisition Costs	2%
Exit Cap Rate	7.50%
Sale Closing Costs	5.00%
Analysis Period	5 Years
Analysis Start - End	1/1/2025 - 1/31/2030

NOI vs Free Cash Flow



Property Taxes	2024	Pro Forma
Value	1,673,860	3,192,000
Assesment %	40%	40%
Millage Rate	25.128	25.128
Property Taxes	\$ 16,824	\$ 32,083

Real Estate Taxes for Year 1 of the pro forma were calculated by taking the current tax assessment value and projected property taxes given the county's assessed value and millage rate. For year 2 and the remaining analysis, the property was reassessed at 80% of the list price and calculated the same way.

STNL INDUSTRIAL INVESTMENT

DEBT ASSUMPTIONS

DEBT ASSUMPTIONS	
Loan Amount	\$2,458,783
LTV	59.8%
Amortization	25 Years
Interest Rate	7.25%
Loan Costs	\$30,000
Fixed/Floating Rate	Fixed

All numbers are assumptions and are not to be taken as facts or guarantees. Buyer is to conduct their own analysis using their own debt/financing assumptions.



Sources	%	\$ Amount	/SF
Equity	40.1%	1,648,751	17.77
Debt	59.9%	2,459,880	26.51
Total Sources	100.0%	4,108,631	44.27

Uses	% of Total	Amount	/SF
Total Acquisition Costs	99.1%	4,069,800	43.86
Total Capital Expenditure Costs	0.0%	-	-
Total Financing Costs	0.7%	30,000	0.32
Leasing Costs & Opp. Deficit	0.2%	8,831	0.10
Total Uses	100.0%	4,108,631	44.27

STNL INDUSTRIAL INVESTMENT

MARKET LEASE COMPS

Executed Lease Comps (>20KSF)

Address	City	State	Date Signed	Lease Rate	SF Leased	Lease Type	Single or Multi-Tenant	Bldg. Class
1550 Wrightsboro Road	Augusta	GA	Jun-24	\$3.50	36,750	NNN	Multi-Tenant	B
1043 Global Avenue	Aiken	SC	May-24	\$4.98	125,108	NNN	Multi-Tenant	A
930 Molly Pond Road	Augusta	GA	May-24	\$6.50	44,000	NNN	Single	C
1741 I20 Industrial Park Drive	Thomson	GA	Apr-24	\$7.00	64,438	NNN	Single	A
2044 Forward Augusta Drive	Augusta	GA	Mar-24	\$4.34	127,159	NNN	Multi-Tenant	A
1621 15th Street	Augusta	GA	Jan-24	\$4.50	43,383	NNN	Multi-Tenant	C
4301 Evans to Lock Road	Evans	GA	Sep-23	\$3.75	74,878	NNN	Multi-Tenant	B
2902 Gun Club Road	Augusta	GA	Aug-23	\$6.00	59,358	NNN	Single	B
780 Innovation Pkwy	Appling	GA	Jul-23	\$7.75	105,391	NNN	Single	A
4301 Evans to Lock Road	Evans	GA	Jun-23	\$4.00	41,247	NNN	Multi-Tenant	B
3464 Mike Padgett Highway	Augusta	GA	Mar-23	\$5.25	48,016	NNN	Multi-Tennt	B
227 Trade Court	Aiken	SC	Mar-23	\$3.95	72,000	NNN	Single	B
3464 Mike Padgett Highway	Augusta	GA	Mar-23	\$5.25	48,016	NNN	Multi-Tenant	B

On Market Lease Comps (>20KSF)

Address	City	State	Months on Market	Lease Rate	SF Available	Lease Type	Single or Multi-Tenant	Bldg. Class
1621 15th Street	Augusta	GA	10 Months	\$5.50	31,769	NNN	Multi-Tenant	C
1621 15th Street	Augusta	GA	10 Months	\$5.50	26,020	NNN	Multi-Tenant	C
1621 15th Street	Augusta	GA	10 Months	\$4.50	55,311	NNN	Multi-Tenant	C
418 Ascauga Lake Road	Aiken	SC	2 Months	\$4.00	85,017	NNN	Multi-Tenant	B
418 Ascauga Lake Road	Aiken	SC	2 Months	\$3.90	80,379	NNN	Multi-Tenant	B
380 Dark Indigo Ln	Aiken	SC	3 Months	\$3.75	326,000	NNN	Single	B
1840 Gordon Hwy	Augusta	GA	6 Months	\$4.50	176,802	NNN	Single	C
1550 Wrightsboro Rd	Augusta	GA	2 Months	\$4.00	36,150	NNN	Multi-Tenant	B
1550 Wrightsboro Rd	Augusta	GA	2 Months	\$4.00	45,696	NNN	Multi-Tenant	B
1550 Wrightsboro Rd	Augusta	GA	2 Months	\$4.00	40,467	NNN	Multi-Tenant	B
1550 Wrightsboro Rd	Augusta	GA	2 Months	\$4.00	75,087	NNN	Multi-Tenant	B
1610 Wrightsboro Rd	Augusta	GA	2 Months	\$3.50	202,617	NNN	Single	B
4301 Evans to Locks Rd	Evans	GA	8 Months	\$4.25	247,699	NNN	Multi-Tenant	B
3464 Mike Padgett Hwy	Augusta	GA	27 Months	\$3.75	534,390	NNN	Single	B

TENANT OVERVIEW



CLOVER ENVIRONMENTAL SOLUTIONS

TENANT SUMMARY

Clover Environmental Solutions provides environmentally sustainable solutions focused on the recovery, returns management, remanufacturing, and recommerce of business and consumer goods. By leveraging its world-class engineering, manufacturing, and distribution infrastructure, Clover Environmental Solutions provides circular economy solutions for various products, making the company a product lifecycle management provider of choice for OEMs and retailers globally.

America's Remanufacturing Company (ARC) is a returns management and remanufacturing solutions company that helps OEMs, distributors, and retailers reduce costs, protect brands, improve customer experience, and access critical data from returned products. ARC serves customers in key consumer product categories, including small appliances, small electric, home comfort, floor care, powered hand tools, and outdoor power equipment. ARC is uniquely positioned as the only vertically integrated solutions company in North America to offer receiving and processing of returns, remanufacturing, technical services, recycling, and recommerce services.

What is Remanufacturing? Remanufacturing is a comprehensive and rigorous industrial process by which a previously sold, leased, used, worn, remanufactured, or non-functional product or part is returned to a like-new, same-as-when-new, or better-than-when-new condition from both a quality and performance perspective, through a controlled, reproducible, and sustainable process. Remanufacturing is not the same as recycling, repairing, or refurbishing.



Jim Cerkleski
CEO



Hoffman Estates, IL
Head Quarters



Printing Services (B2B)
Primary Industry



Privately Held Company
Ownership Status



Located in 7 Countries
Global Reach



16 Locations
Total Facilities



Over 5,000
Total Employees



99.8% Order
Accuracy Rate





Clover Environmental Solutions Acquires

AMERICA'S REMANUFACTURING COMPANY

CLOVER ENVIRONMENTAL SOLUTIONS ACQUIRES AMERICA'S REMANUFACTURING COMPANY

NEWS ARTICLE: 6/16/2023

Chicago, IL – [Clover Environmental Solutions](#) (Clover), a provider of sustainable lifecycle management services and solutions, announced today that it has completed the acquisition of all operating assets of [America's Remanufacturing Company](#) (ARC), a returns management and remanufacturing solutions company servicing OEMs, distributors, and retailers.

Headquartered in Augusta, Georgia, ARC is the only vertically integrated lifecycle management company in North America to offer end-to-end returns management solutions, including receiving and processing, remanufacturing, technical services, recycling, and recommerce. ARC services an expansive portfolio of product categories, including small home appliances, small consumer electronics, floor care, home comfort, powered hand tools, and outdoor power equipment.

"We are thrilled to complete the acquisition of ARC, which marks a pivotal moment in our diversification and growth strategy. The infrastructure, relationships, and expertise that ARC has established during its 21 years of operation, coupled with Clover's expansive geographic footprint, advanced engineering capabilities, and financial resources, uniquely position the combined entity to go to market with true end-to-end returns management and recommerce solutions in North America," said George Milton, CEO of Clover Environmental Solutions.

David Hogan, ARC CEO & President, commented on the acquisition, "We're pleased to join the Clover family and bring ARC's deep knowledge of consumer product returns management to expand Clover's established capabilities. By taking control of the entire returns, recommerce, and recycling reverse supply chain, we can assist our clients in reducing the costs associated with processing returns while also providing them with valuable information on product quality and reasons for return. No other consumer products returns and remanufacturing company in North America can provide the services of the combined Clover-ARC entity. This is a game-changer for the consumer products returns space."



Expediated Transit Times With Coast-to-Coast Coverage

UNITED STATES 01

Farmingdale, NJ
Ottawa, IL
Calexico, CA
Duluth, GA

CANADA 02

Calgary, AB
Guelph, ON
Halifax, NS

MEXICO 03

Mexicali, MX

Same-day shipping

1-2 day transit across the majority of the US and Canada



PREMIER LOGISTICS OPERATION

GLOBAL FOOTPRINT



STRATEGICALLY LOCATED FACILITIES ACROSS N. AMERICA

1-2 Day Transit Across the Majority of the US and Canada



- CAPACITY TO PROCESS 10,000 PARCELS A DAY ACROSS DISTRIBUTION NETWORK
- ISO 9001:2015 CERTIFIED
- ALL FACILITIES ENVIRONMENT & TEMPERATURE CONTROLLED
- SOURCE AND SHIP 10,000 SKUS
- 99.8% ORDER FULFILLMENT ACCURACY RATE, DUAL CONFIRMATION PROCESS TO ENSURE ALL ORDERS ARE VERIFIED.





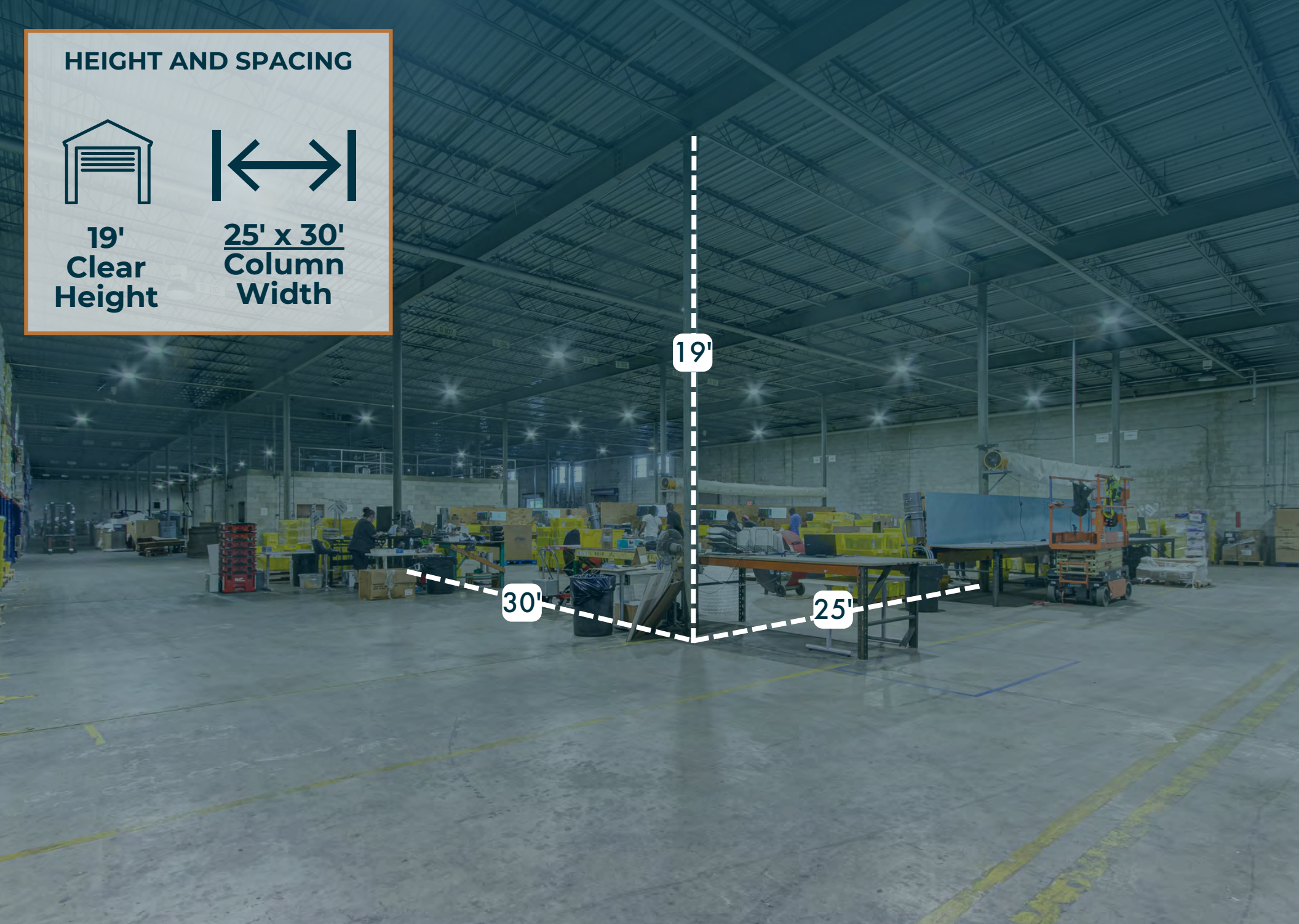
HEIGHT AND SPACING

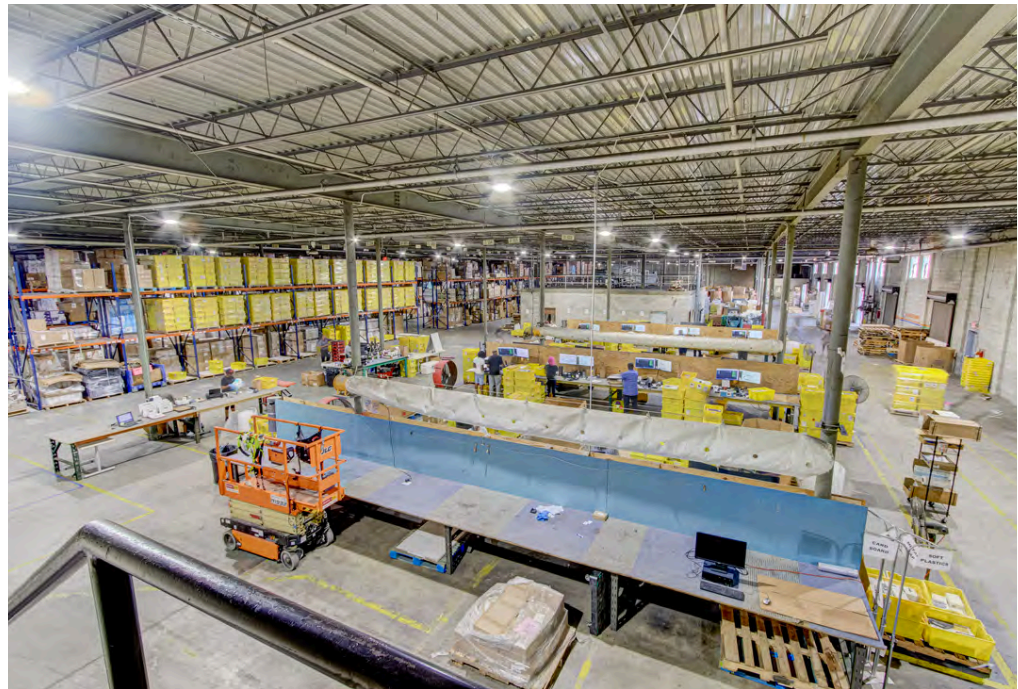
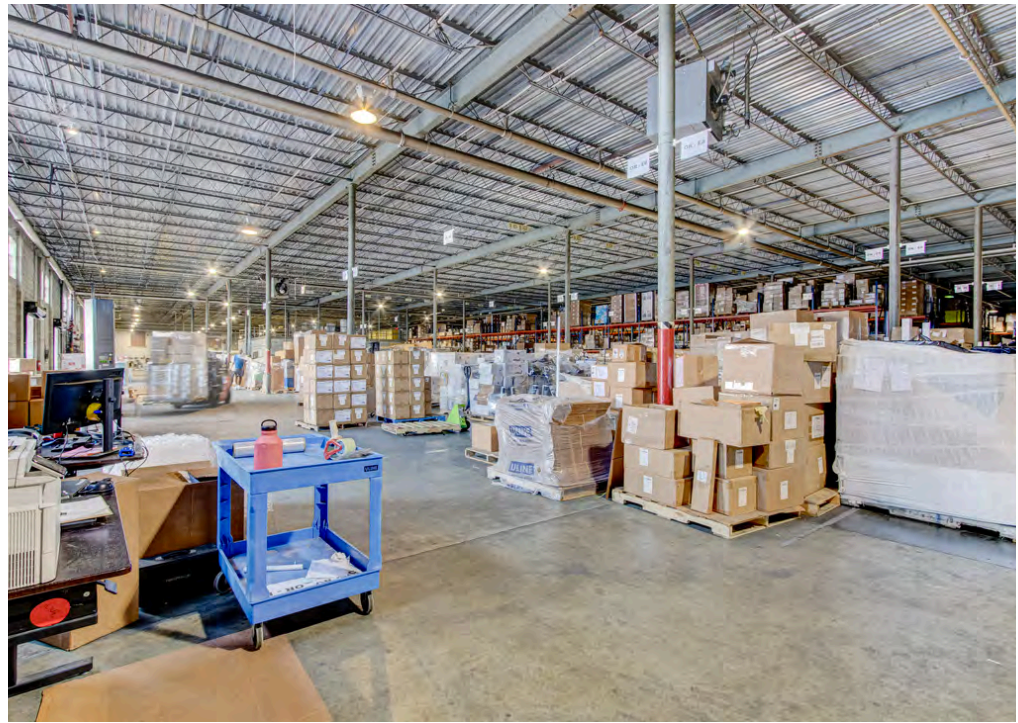


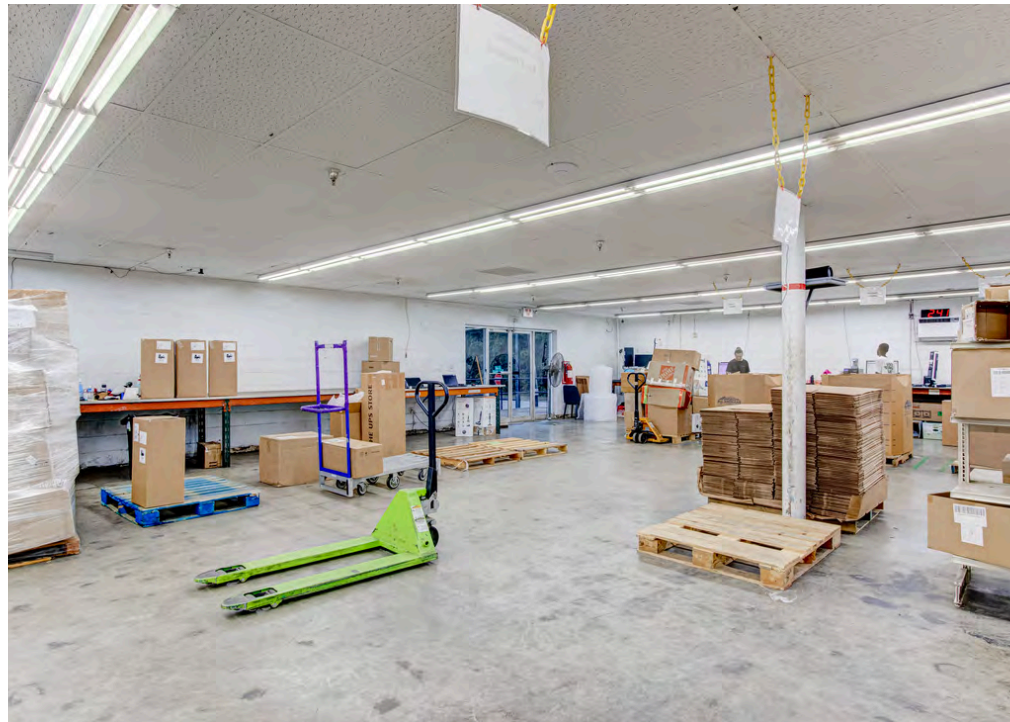
19'
**Clear
Height**

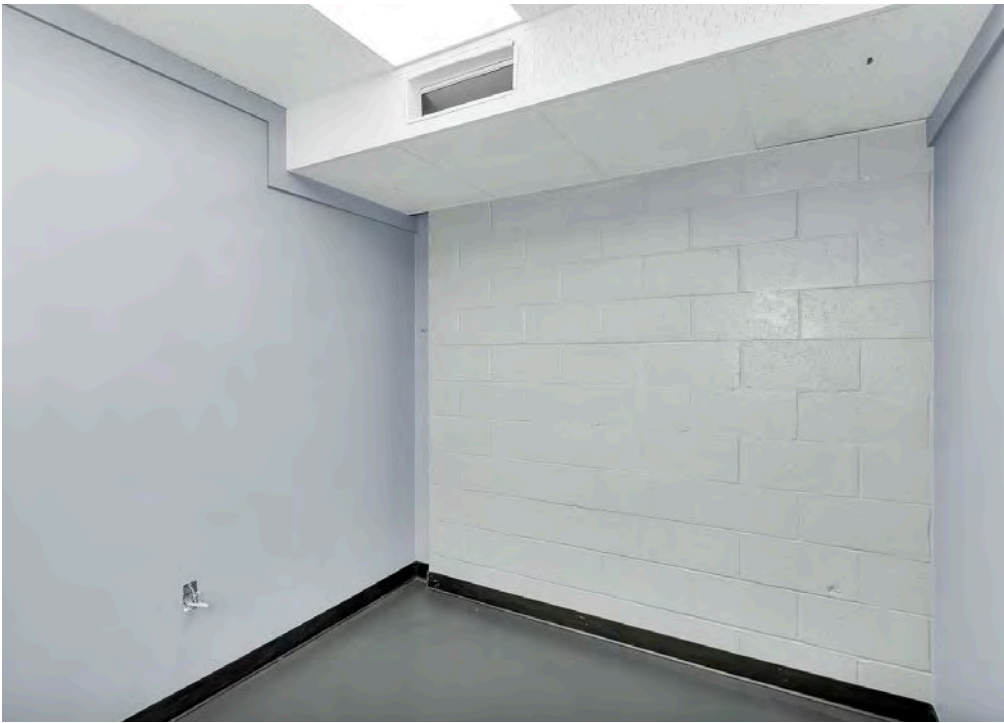


25' x 30'
**Column
Width**











LOCATION OVERVIEW



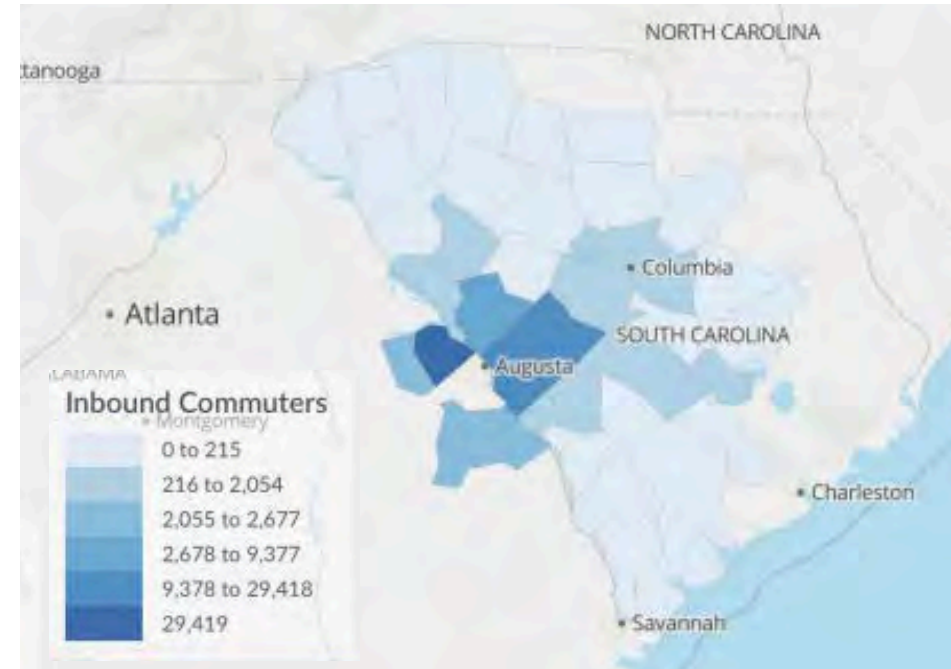
WORKFORCE

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

“Georgia earned a No. 1 ranking for the 14th year in a row for its nationally recognized workforce development program -- Georgia Quick Start -- in addition to a No. 1 ranking for competitive labor market.”

48,779 individuals commute into Richmond County on a daily basis with an outbound total of 18,225 individuals, meaning there is substantial potential for capturing quality labor currently leaving the county.



Inbound Commuters	Outbound Commuters	Net Commuters
48,779	18,225	30,554

NON-INDUSTRIAL TOP 10 EMPLOYERS

1. Fort Eisenhower	29,252
2. Savannah River Site	11,200
3. Augusta University	6,775
4. NSA Augusta	6,000
5. AU Hospitals	5,341
6. RCBOE	4,398
7. CCBOE	4,070
8. Piedmont Hospital	3,000
9. City of Augusta	2,840
10. VA Medical Center	2,082

INDUSTRIAL TOP 10 EMPLOYERS

1. Amazon	4,500
2. Bridgestone	1,900
3. John Deere	1,400
4. EZGO Textron	1,350
5. Graphic Packaging	963
6. Ferrara USA	900
7. FPL Food LLC	660
8. UPS	600
9. GIW Industries	500
10. Morgan Thermal Ceramics	400



WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

WHY? AUGUSTA

OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.

2nd

Most
Populated
MSA in GA

611K

CSRA
Population

270K

CSRA
Labor Force

5.7%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

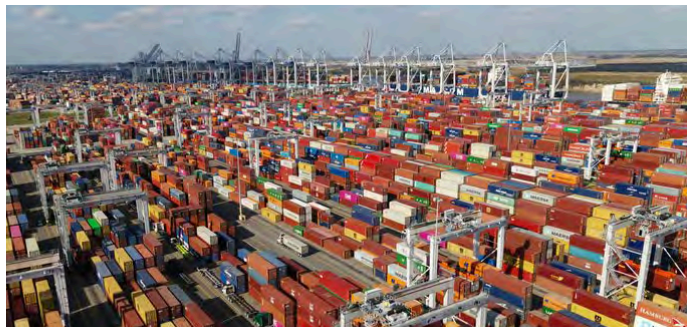
THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



4 Hour Drive to Major Markets:
Atlanta, Orlando, and Charlotte



The Largest Concentration of Retail Imports on the East Coast



Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)



20% of the US Population and Industry is best served by the Port of Savannah

44% Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston. Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

TOP 10 US CONTAINER PORT

6. Houston, TX
7. Charleston, SC
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL



Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships



100 Foreign Ports Served Directly From the Port of Charleston

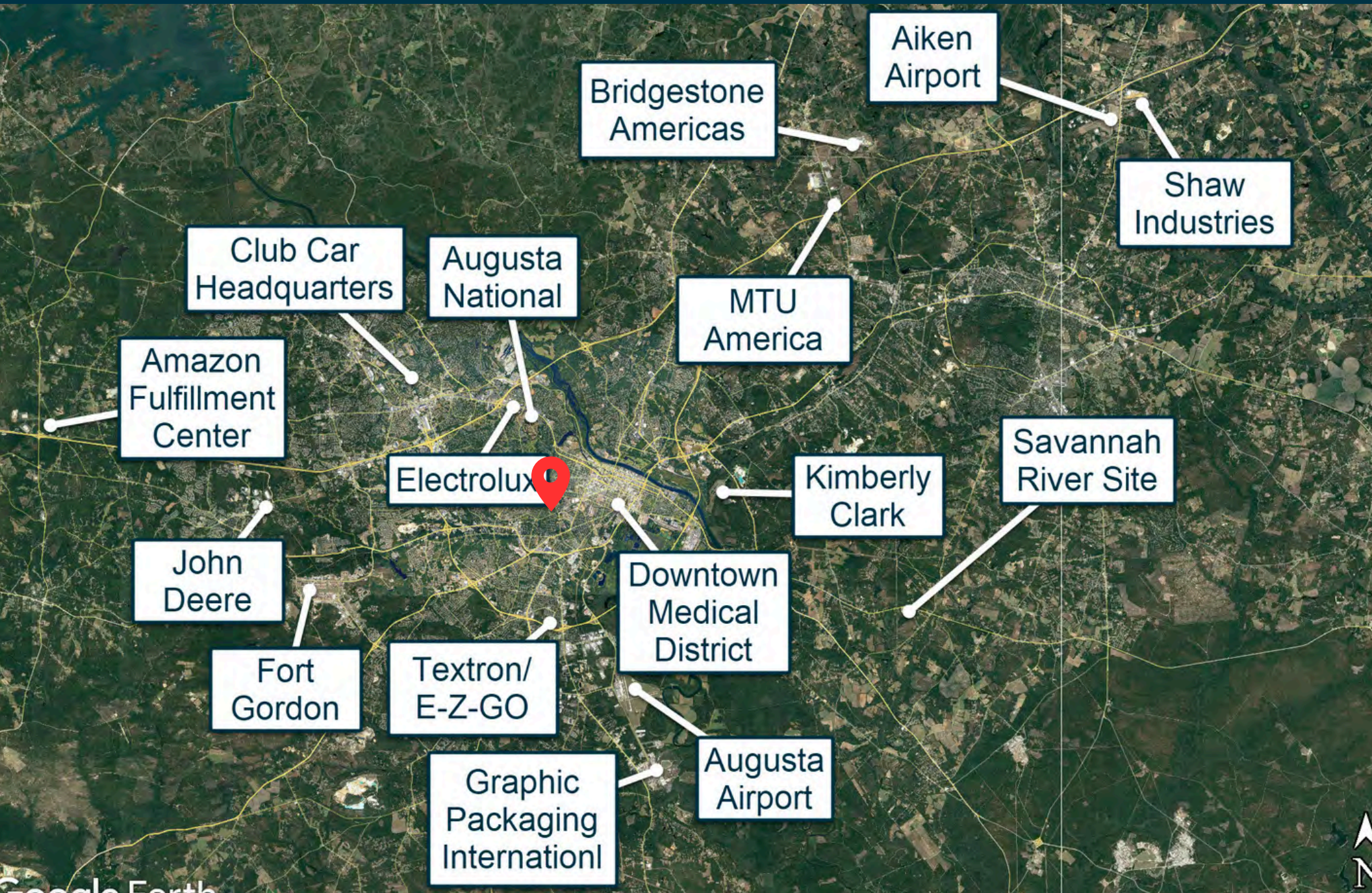
11%

of all jobs in South Carolina are Connected to the Port of Charleston

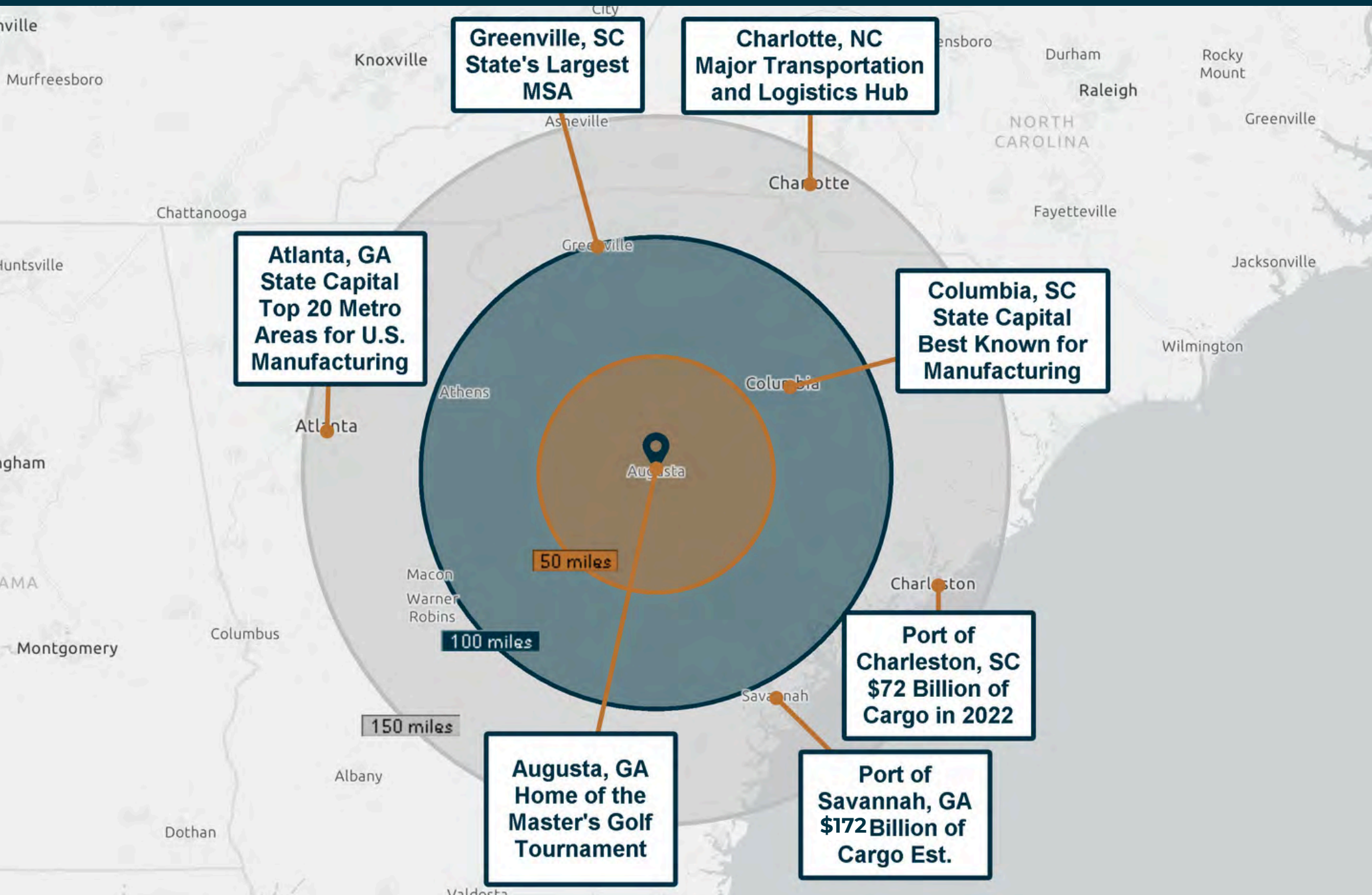
8th

largest Maritime Hub in the US (2022)

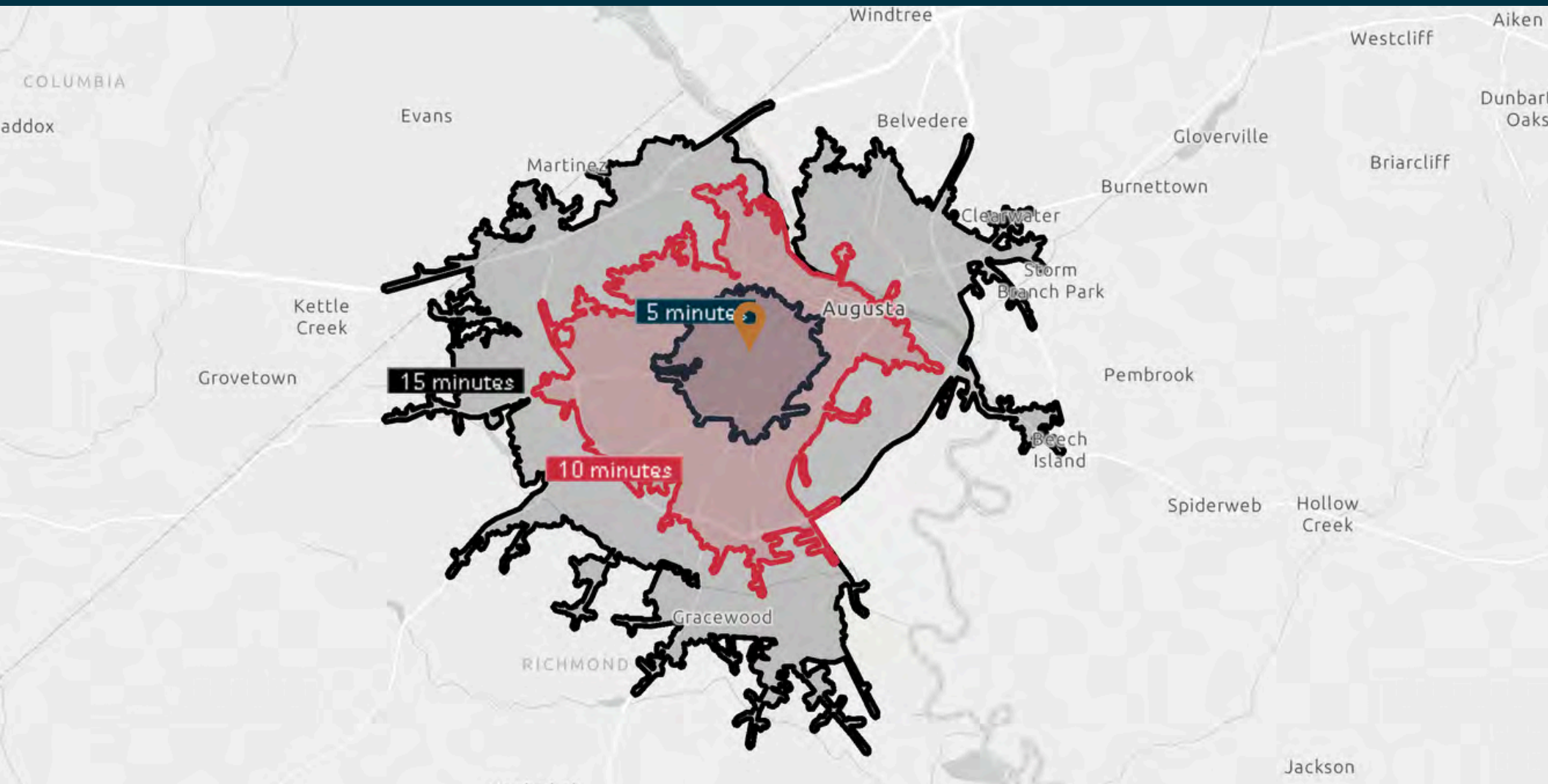
ECONOMIC DRIVERS



SURROUNDING MARKETS



AREA DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	19,812	70,188	154,399
Median HH Income	\$35,367	\$36,559	\$50,587
Median Age	37.2 Yrs	37.5 Yrs	36.8 Yrs

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HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data