

**Appraisal of
Office Warehouse
205 & 207 Ginn Street
Greenwood, South Carolina 29649**



Restricted Appraisal Report

**Prepared for
Mr. Anthony Hayes
P.O. Box 49754
Greenwood, South Carolina 29649**

**Date of Inspection/Valuation
December 7, 2024**

**Prepared by
Tara V. C. Setzler, MAI
Allen D. McCravy, MAI
Stone & Associates
1100A Rutherford Road
Greenville, South Carolina 29609**



STONE & ASSOCIATES

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December 17, 2024

Mr. Anthony Hayes
P.O. Box 49754
Greenwood, South Carolina 29649

Subject: Office Warehouse
205 & 207 Ginn Street
Greenwood, South Carolina 29649

Dear Mr. Hayes:

At your request, we have prepared a restricted appraisal report of the above referenced property. The subject property is comprised of two contiguous sites that contain an aggregate of 1.83 acres, or 79,715 square feet, more or less. The site is along the eastern side of Ginn Street, just south of its intersection with Highway 72/221 E. The site is within the city limits of Greenwood, Greenwood County, South Carolina. The physical address is 205 & 207 Ginn Street, Greenwood, South Carolina 29649. The subject is further identified by Greenwood County Tax Map Numbers 6856-778-728 and 6856-789-711.

The improvements to the subject site include two single-story masonry office warehouse buildings. The buildings were both vacant at the time of inspection. The improvements contain a total of 12,646 square feet, according to Greenwood County records; this size excludes ancillary structures. The buildings are of block construction and interiors include open and partitioned warehouse space. Please note, a limited interior inspection of the buildings was conducted. Restrooms are assumed to be adequate. There is a covered walkway along the front (southern) elevation of one of the buildings. The roof is metal and was recently replaced on both buildings. Per the owner, in addition to the new roofs, additional improvements to the property include updated painting along the interiors and exteriors and new light fixtures. The improvements were in average condition at the time of inspection.

The purpose of this appraisal is to estimate the as is market value¹ of the fee simple estate² of the subject property as of the date of inspection, which was December 7, 2024.

This appraisal report has been prepared for the exclusive benefit of our client, Mr. Anthony Hayes. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report without the preparers' written consent does so at his or her own risk. It is our understanding that the purpose of this report is to assist the client with establishing the market value for internal decision-making purposes.

¹The Dictionary of Real Estate Appraisal, 6th Edition. (Chicago: The Appraisal Institute, 2015), p. 142.

²The Dictionary of Real Estate Appraisal, 6th Edition. (Chicago: The Appraisal Institute, 2015), p. 90.

Mr. Hayes
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This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2024 Edition) for a restricted report. As such, it includes limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The information contained in this report is specific to the needs of the client and for the intended use stated herein. These appraisers are not responsible for unauthorized use of this report.

History

According to current courthouse documents, the owner of the subject property is listed as Anthony Hayes, who acquired the subject property from Devon Park Holdings, LLC on August 31, 2023 for a consideration of \$140,000 for both properties. The deed to this transaction is recorded in the ROD Office of Greenwood County in Deed Book 1644, beginning at Page 499.

This being the same property acquired by Devon Park Holdings, LLC from Anthony Neal Maddox, Jr. on August 8, 2022 for \$60,000 (for both properties). The deed to this transaction is recorded in the ROD Office of Greenwood County in Deed Book 1636, beginning at Page 219.

Anthony Neal Maddox, Jr. acquired the subject property via an inter-family sale on July 29, 2007 and from Donald B. Weaver, Jr., et al, on January 30, 2002.

Anthony Hayes acquired the property in 2023 prior to improving the subject with a new roof, new lighting, and new paint as well as curing deferred maintenance.

Nothing has been provided to indicate the subject property is currently listed for sale or is under contract.

Valuation

For purposes of this analysis, the sales comparison approach has been performed. The cost approach is omitted due to the effective age of the improvements and the amount of accumulative depreciation present. The income capitalization approach was not performed due to the limited properties in the subject's market encumbered by long-term leases; as a result, there was limited income information available in the market, notably rental rates and market extracted capitalization rates. Due to the strength of data available for the sales comparison approach, it is reasonable to exclude the cost and income approaches from this analysis.

Mr. Hayes
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Sales Comparison Approach

To determine a value indication for the subject via the sales comparison approach, six sales of similar properties have been included, including three sales in Greenwood with the remainder being in Anderson County, a neighboring market to the subject. Due to the smaller size of the subject's market, the data search area is reasonable. These properties are considered to share similar physical and locational characteristics as the subject and have been analyzed on a price per square foot basis.

The sales included in this analysis as well as the physical and locational characteristics of the subject have been considered. Six comparable sales have been included, including three sales in Greenwood. Based on an analysis of the comparable properties, an appropriate per square foot indication for the subject property aligns along the mean of the Greenwood sales, or \$38.00, which is just above the mean and median of the data set. Multiplying the subject's gross building area of 12,646 square feet by \$38 results in a value indication of \$480,548, which has been rounded to **\$480,000**.

Conclusion

Based on the preceding analysis, and considering the sales comparison approach to value, the as is market value of the fee simple estate of the subject property, as of December 7, 2024, is:

**Four Hundred Eighty Thousand Dollars
(\$480,000)**

***This figure represents real property only;
No furniture, fixtures, or equipment have been included.***

The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (USPAP) 2024 Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

We certify that we have the experience and knowledge to competently complete an appraisal of this type, and have made other appraisals of similar properties in the past. We further certify that an inspection of the subject property was performed Tara V. C. Setzler, MAI and Allen D. McCravy, MAI.

The employment of these appraisers was not conditional upon the appraiser producing a specified value or a value within a given range. Future employment prospects are not dependent upon the appraiser producing a specified value. Employment of the appraisers and the payment of the fee are not based on whether a loan application is approved or disapproved.

Mr. Hayes
December 17, 2024
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We appreciate the opportunity to be of service. If you have any questions or require any additional information, please feel to contact us any time.

Respectfully submitted,

Stone & Associates

A handwritten signature in black ink, appearing to read "Tara V. C. Setzler". The signature is fluid and cursive, with a large loop at the end.

Tara V. C. Setzler, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 5546

A handwritten signature in black ink, appearing to read "Allen D. McCravy". The signature is fluid and cursive, with a large loop at the end.

Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 3617



**View of Subject
From Interior of Site**



**View of Subject
From Interior of Site**



**View of Subject
From Interior of Site**



**View of Subject
From Interior of Site**



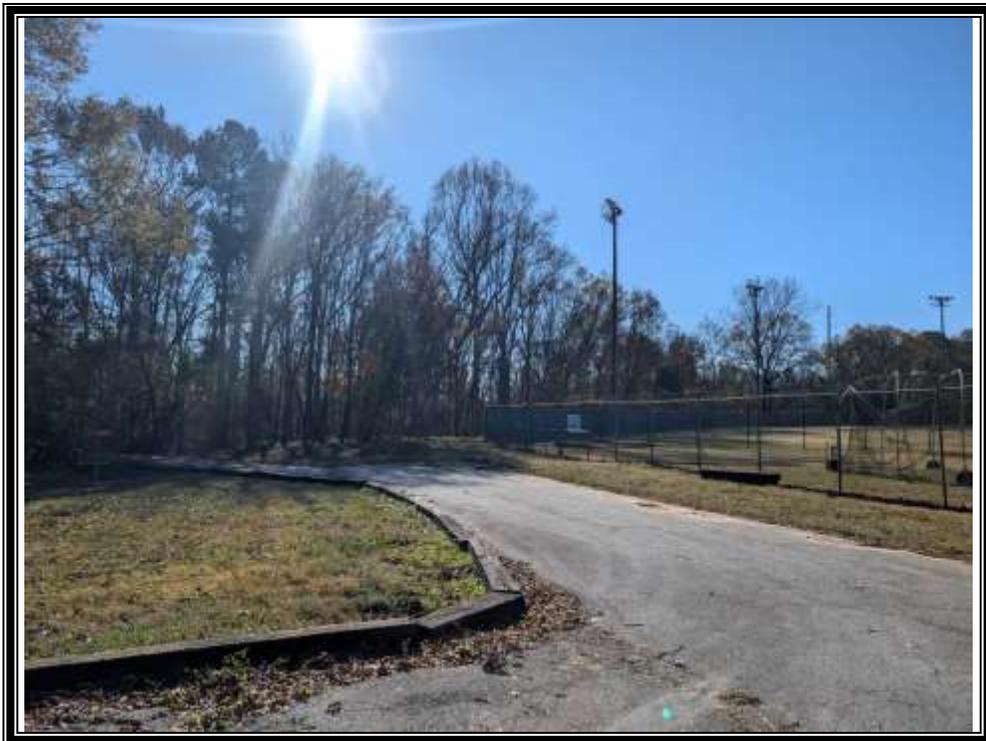
**Ancillary Improvements
From Interior of Site**



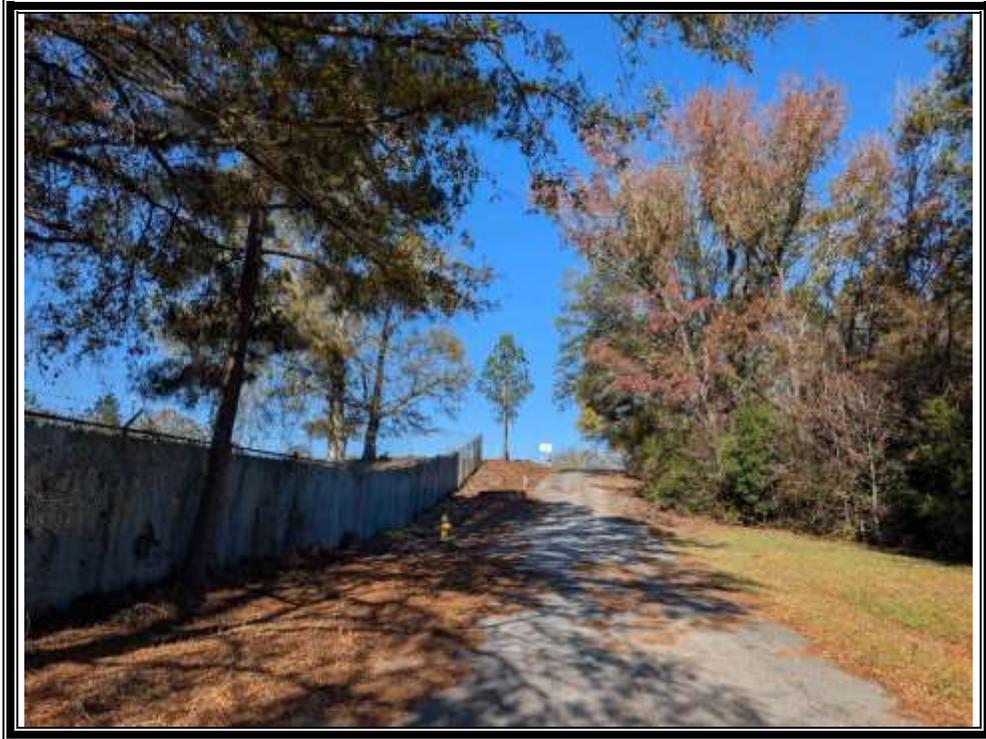
**Looking East towards Subject Property
From Gated Entrance along Ginn Street**



**Looking West across Ginn Street
Subject Improvements Directly Behind**



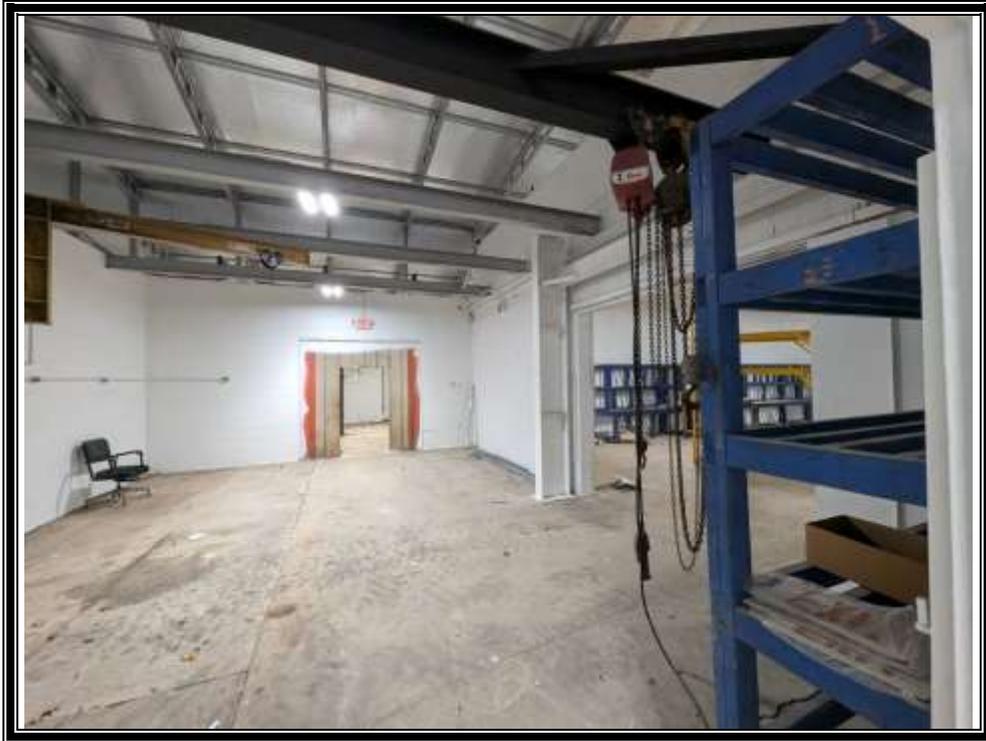
**Looking South along Ginn Street
Subject Property on Left, Wilbanks Sports Complex to Right**



**Looking North along Ginn Street
Subject Property on Right**



**Looking South along Ginn Street
Subject Property to Left**



Interior Warehouse



Interior Warehouse

Summary of Important Facts & Conclusions

| | |
|--|--|
| Property Type | Office Warehouse |
| Location | |
| Street | 205 & 207 Ginn Street |
| City | Greenwood |
| County | Greenwood County |
| State | South Carolina |
| Tax Map Number(s) | 6856-778-728 & 6856-789-711 |
| Owner(s) of Record | Anthony Hayes |
| Date of Inspection / Valuation | December 7, 2024 |
| Land Area | 1.83 acres, or 79,715 square feet |
| Zoning | I-1, Industrial |
| Flood Zone | Zone X – Low Risk Flood Zone |
| Description of Improvements | |
| Type | Office Warehouse (two buildings) |
| Size | 12,646 SF GBA |
| Construction | Class C |
| Highest & Best Use – Vacant | Industrial Development |
| Highest & Best Use – Improved | As Improved |
| Cost Approach | N/A, <i>Please See Limiting Condition No. 24</i> |
| Sales Comparison Approach | \$480,000 |
| Income Approach | N/A, <i>Please See Limiting Condition No. 24</i> |
| Reconciled Market Value | \$480,000 |
| Exposure Time | Approximately 12 to 18 months |
| Marketing Period | Approximately 12 to 18 months |
| Inspecting Appraiser | Tara V. C. Setzler, MAI |
| Inspecting/Reviewing Appraiser | Allen D. McCravy, MAI |

Assumptions & Limiting Conditions

The following report is prepared subject to these limiting conditions. Do not rely on report unless you accept the following conditions:

Condition No. 1

Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Market value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions. If the value reported herein is as of a future date, no liability can be assumed for changes that may occur in any conditions or factors that would impact the value conclusions reported.

Condition No. 2

Title to the subject property is assumed to be good and marketable and is free and clear of all liens and encumbrances, unless otherwise stated herein. No responsibility is assumed for matters legal in nature, nor any opinion of title rendered herewith. Good and marketable title is assumed.

Condition No. 3

The information contained herein has been gathered from sources thought to be reliable; however, no responsibility is assumed for their accuracy.

Condition No. 4

Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report.

Condition No. 5

This appraisal report covers only the property described, and the values and rates used do not apply to any other property, however similar it may be.

Condition No. 6

It is assumed that the description of the property is correct, that the improvements are entirely and correctly located on the described property and that there are no encroachments on this property; however, no investigation or survey has been made.

Assumptions & Limiting Condition – Continued

Condition No. 7

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Condition No. 8

No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered.

Condition No. 9

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sale, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to (The Appraisal Institute or any of its designations.) Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

Condition No. 10

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would make it more or less valuable. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Condition No. 11

This appraisal assumes competent management and marketing.

Assumptions & Limiting Condition – Continued

Condition No. 12

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

Condition No. 13

The distribution, if any, of the total valuation of this report between land and improvement applies only under the stated program of utilization. Separate valuations of land and improvements must not be used for any other purposes and are invalid if done so.

Condition No. 14

The projections of income and expenses including the reversionary value are based on economic trends as of the date of the appraisal. The real estate market is constantly fluctuating and we cannot accept responsibility for economic variables that may occur in the future which was not known as of the date of the appraisal.

Condition No. 15

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

Condition No. 16

It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

Assumptions & Limiting Condition – Continued

Condition No. 17

No liability is assumed for the condition of the mechanical equipment, plumbing, roof, or electrical systems of the building. These components are considered to be in good condition and needed no repairs at the time of this appraisal.

Condition No. 18

Possession of this report, or a copy thereof, does not carry with it the rights of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with properly written qualification and only in its entirety.

Condition No. 19

The exact location and the determination of specific availability of any particular utility are beyond the scope of this appraisal. The client and prospective user of the property must make such additional investigations and inquiries with professional engineers or directly with utility providers concerning specific utility services(s) as a part of the client's due diligence studies required for the client's intended use(s) of the property, all as the client, in the client's judgment, may deem appropriate. Any comments as to utilities contained herein are strictly limited to our physical observations, and we expressly do not warrant such comments or service(s) in any fashion. Any lack of particular utility service(s) will have a direct impact upon the valuation contained in this appraisal.

Condition No. 20

The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (USPAP) 2024 Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Condition No. 21

An extraordinary assumption is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions (USPAP 2024 Edition, ASB of The Appraisal Foundation). "Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or

Assumptions & Limiting Condition – Continued

trends; or about the integrity of data used in an analysis” (USPAP 2024 Edition, ASB of The Appraisal Foundation, Comment).

This appraisal employs the extraordinary assumption that the subject improvements are comprised of 12,646 square feet, as indicated by Greenwood County Assessor. No physical measurements were made at the time of inspection. Additionally, the appraisal also assumed the interior of the buildings are in similar condition, as access was only obtained to one building at the time of inspection. If the size of the improvements and/or the interior conditions vary from one another and as assumed and described in this report, the concluded opinion of value could be affected.

This appraisal also assumes the subject site has access from Ginn Street. The property is along a portion of Ginn Street where the road had been closed; however, the site has additional frontage along Ginn Street along which the road has not been closed.

Condition No. 22

A hypothetical condition is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis (USPAP 2024 Edition, ASB of The Appraisal Foundation). “Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis” (USPAP 2024 Edition, ASB of The Appraisal Foundation, Comment).

This appraisal employs no hypothetical conditions.

Condition No. 23

This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2-2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2024 Edition) for a restricted appraisal report. The content of this report is specific to the needs of the client/intended user and for the intended use stated herein. The client/ intended user is warned that the rationale for how the appraisers arrived at the opinions and conclusions set forth in the report may not be

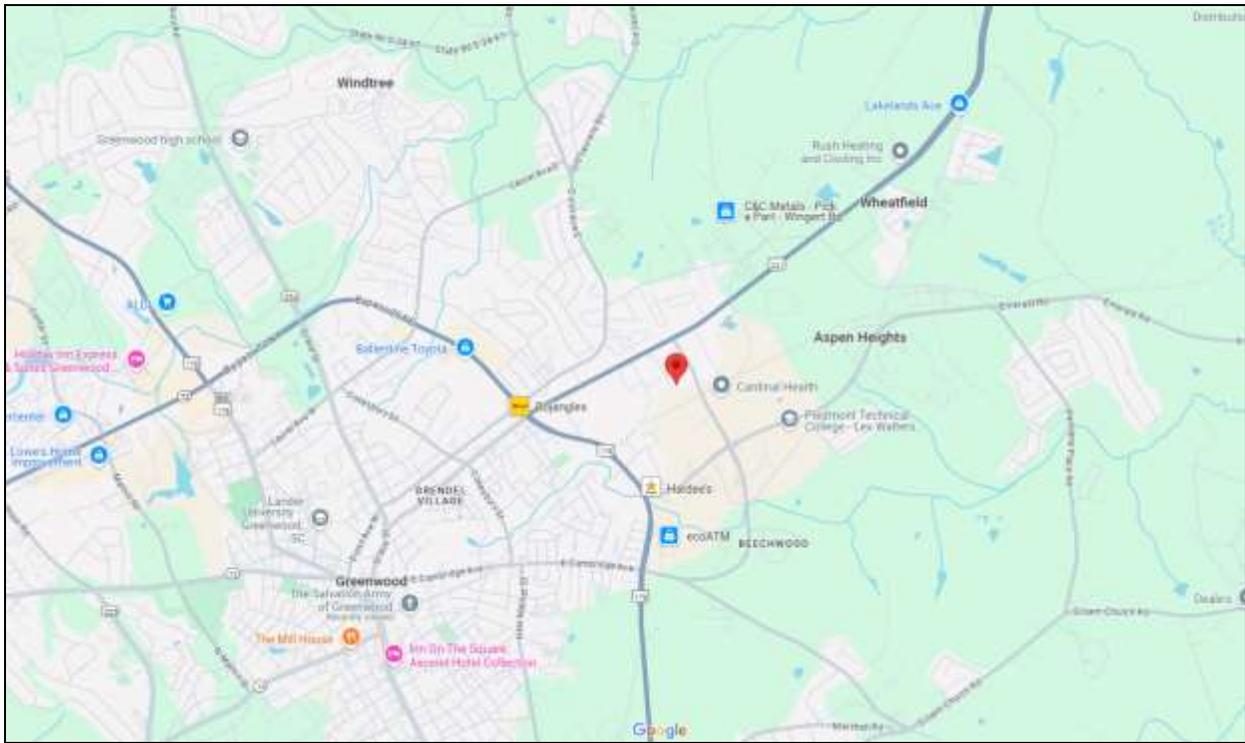
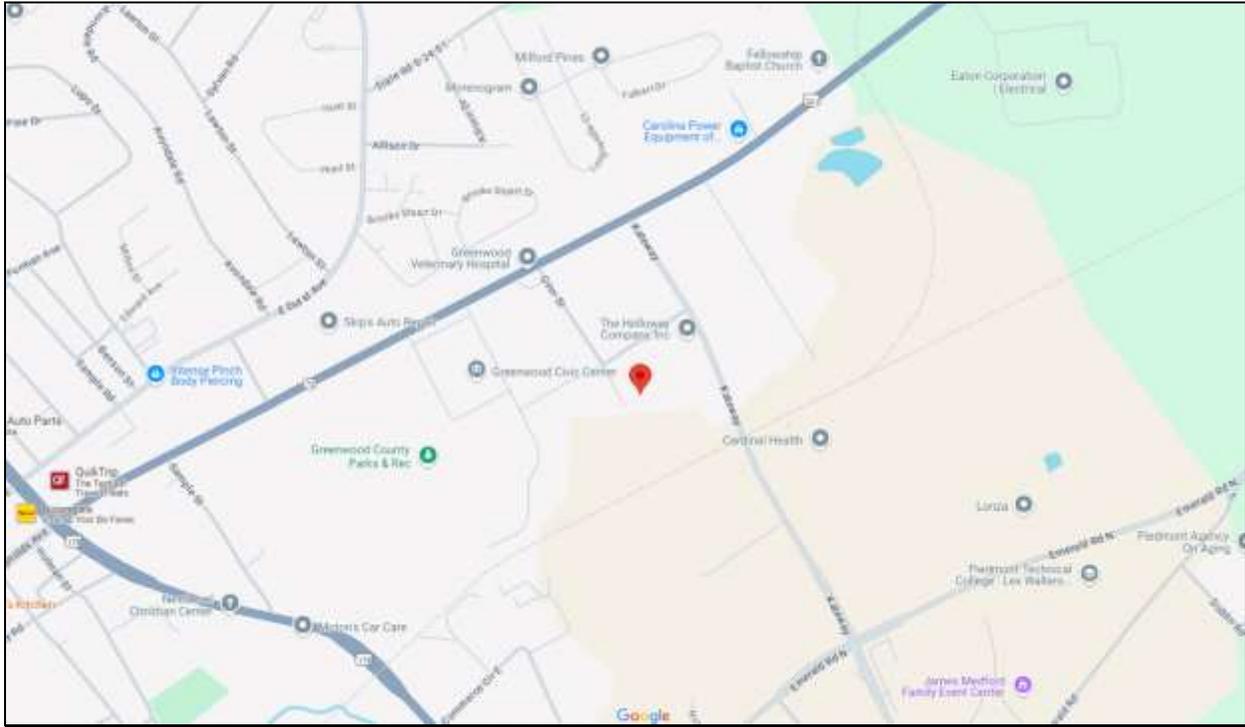
Assumptions & Limiting Condition – Continued

understood properly without additional information contained the appraisers' work file. These appraisers are not responsible for unauthorized use of this report.

Condition No. 24

Based on estimates, the improvements were constructed in 1975 with updates and renovations made periodically, the most recent of which were made in 2024. Due to the effective age of the improvements, estimating accrued depreciation would prove difficult. As a result, the cost approach has been excluded from this analysis. The income capitalization approach was not performed due to the limited properties in the subject's market encumbered by long-term leases; as a result, there was limited income information available in the market, notably rental rates and market extracted capitalization rates. Due to the strength of data available for the sales comparison approach, it is reasonable to exclude the cost and income approaches from this analysis.

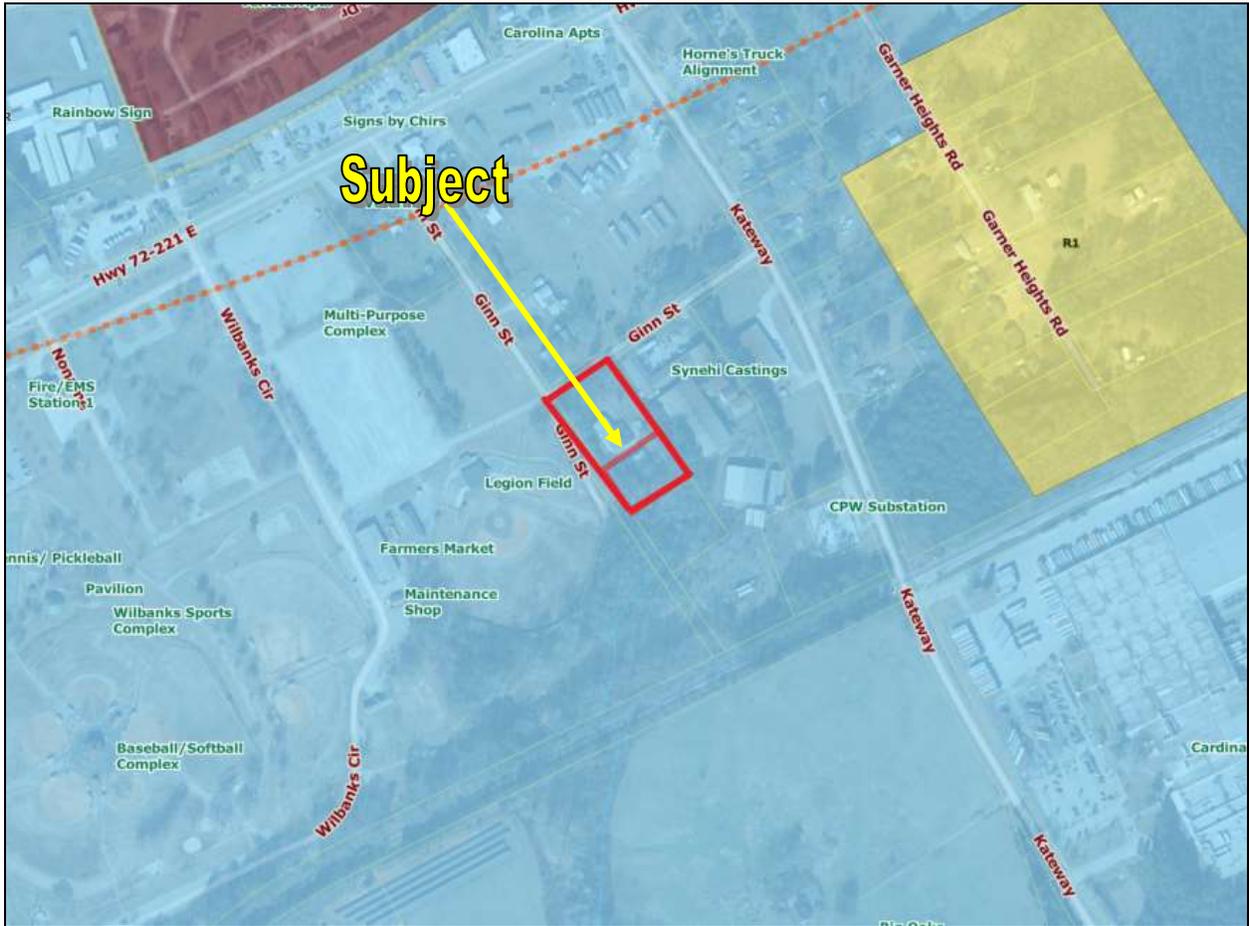
Neighborhood Maps



Greenwood County Tax Map



City of Greenwood Zoning



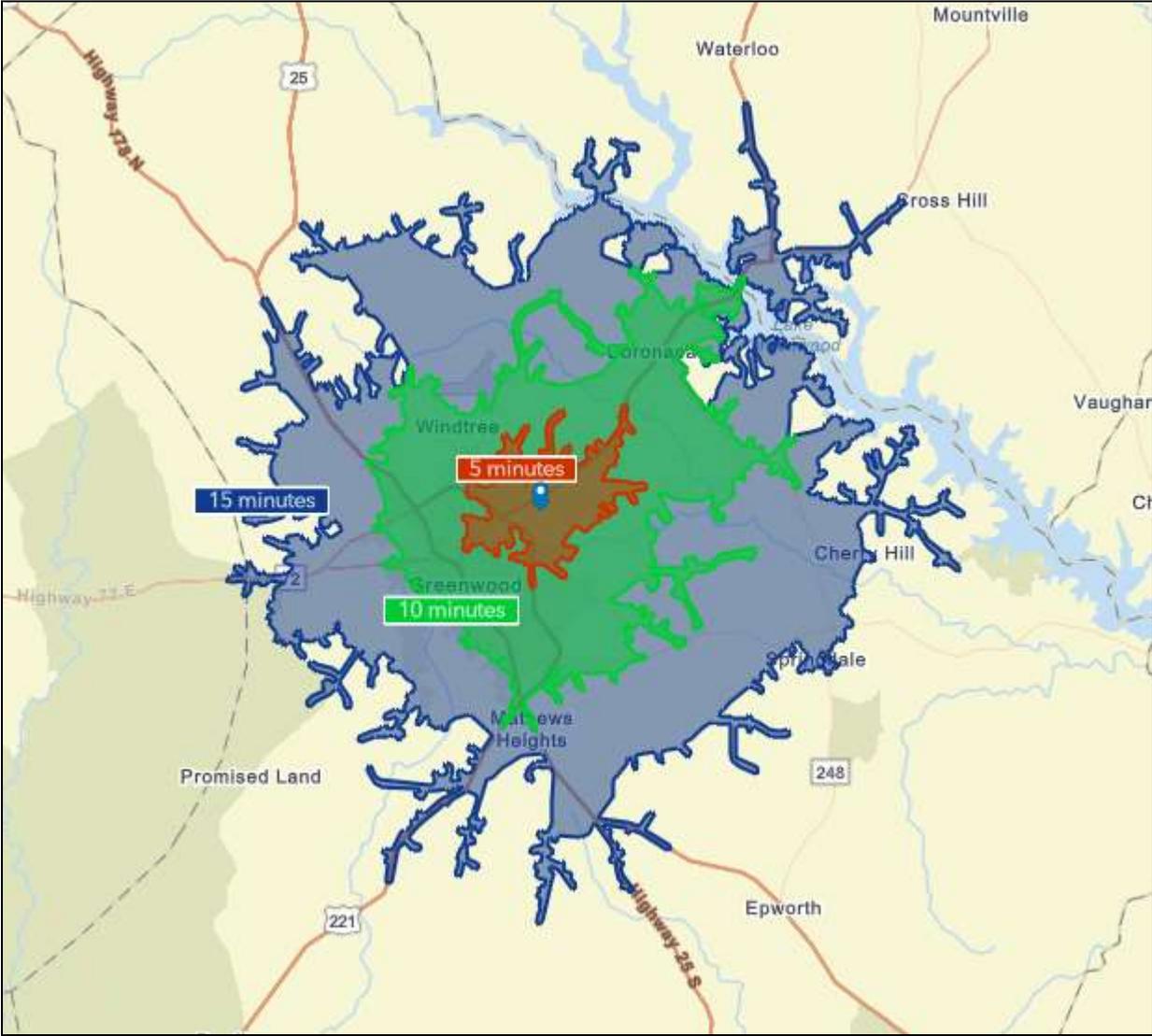
FEMA Flood Map



Topographic Overlay



Drive-Time Map





Demographic and Income Profile

207 Ginn St, Greenwood, South Carolina, 29649
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 34.21148
 Longitude: -82.13176

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|-------|-------|
| Population | 4,612 | 4,465 | 4,420 | 4,371 |
| Households | 1,841 | 1,834 | 1,847 | 1,852 |
| Families | 1,168 | 1,066 | 1,061 | 1,061 |
| Average Household Size | 2.49 | 2.42 | 2.38 | 2.35 |
| Owner Occupied Housing Units | 935 | 900 | 990 | 1,052 |
| Renter Occupied Housing Units | 906 | 934 | 857 | 801 |
| Median Age | 33.2 | 37.4 | 37.2 | 38.1 |

| Trends: 2024-2029 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.22% | 0.86% | 0.38% |
| Households | 0.05% | 1.13% | 0.64% |
| Families | 0.00% | 1.08% | 0.56% |
| Owner HHs | 1.22% | 1.57% | 0.97% |
| Median Household Income | 1.14% | 3.53% | 2.95% |

| Households by Income | 2024 | | 2029 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 395 | 21.4% | 371 | 20.0% |
| \$15,000 - \$24,999 | 256 | 13.9% | 226 | 12.2% |
| \$25,000 - \$34,999 | 159 | 8.6% | 144 | 7.8% |
| \$35,000 - \$49,999 | 440 | 23.8% | 432 | 23.3% |
| \$50,000 - \$74,999 | 322 | 17.4% | 339 | 18.3% |
| \$75,000 - \$99,999 | 96 | 5.2% | 106 | 5.7% |
| \$100,000 - \$149,999 | 124 | 6.7% | 164 | 8.9% |
| \$150,000 - \$199,999 | 29 | 1.6% | 40 | 2.2% |
| \$200,000+ | 27 | 1.5% | 30 | 1.6% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$37,735 | \$39,936 |
| Average Household Income | \$49,385 | \$55,502 |
| Per Capita Income | \$21,121 | \$24,077 |

| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 403 | 8.7% | 290 | 6.5% | 289 | 6.5% | 279 | 6.4% |
| 5 - 9 | 311 | 6.7% | 290 | 6.5% | 291 | 6.6% | 269 | 6.2% |
| 10 - 14 | 294 | 6.4% | 311 | 7.0% | 286 | 6.5% | 277 | 6.3% |
| 15 - 19 | 334 | 7.2% | 273 | 6.1% | 280 | 6.3% | 263 | 6.0% |
| 20 - 24 | 414 | 9.0% | 371 | 8.3% | 276 | 6.2% | 271 | 6.2% |
| 25 - 34 | 661 | 14.3% | 566 | 12.7% | 675 | 15.3% | 649 | 14.9% |
| 35 - 44 | 540 | 11.7% | 515 | 11.5% | 519 | 11.7% | 539 | 12.3% |
| 45 - 54 | 589 | 12.8% | 538 | 12.0% | 498 | 11.3% | 485 | 11.1% |
| 55 - 64 | 470 | 10.2% | 557 | 12.5% | 542 | 12.3% | 494 | 11.3% |
| 65 - 74 | 302 | 6.5% | 433 | 9.7% | 442 | 10.0% | 466 | 10.7% |
| 75 - 84 | 215 | 4.7% | 235 | 5.3% | 233 | 5.3% | 280 | 6.4% |
| 85+ | 80 | 1.7% | 87 | 1.9% | 88 | 2.0% | 98 | 2.2% |



Demographic and Income Profile

207 Ginn St, Greenwood, South Carolina, 29649
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 34.21148
 Longitude: -82.13176

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 31,817 | 31,680 | 31,494 | 31,265 |
| Households | 12,561 | 12,780 | 12,811 | 12,916 |
| Families | 7,743 | 7,560 | 7,474 | 7,499 |
| Average Household Size | 2.39 | 2.32 | 2.30 | 2.26 |
| Owner Occupied Housing Units | 6,601 | 6,647 | 7,221 | 7,672 |
| Renter Occupied Housing Units | 5,960 | 6,133 | 5,590 | 5,244 |
| Median Age | 33.1 | 35.6 | 35.6 | 36.9 |

| Trends: 2024-2029 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.15% | 0.86% | 0.38% |
| Households | 0.16% | 1.13% | 0.64% |
| Families | 0.07% | 1.08% | 0.56% |
| Owner HHs | 1.22% | 1.57% | 0.97% |
| Median Household Income | 2.03% | 3.53% | 2.95% |

| Households by Income | 2024 | | 2029 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,461 | 19.2% | 2,314 | 17.9% |
| \$15,000 - \$24,999 | 1,696 | 13.2% | 1,451 | 11.2% |
| \$25,000 - \$34,999 | 1,348 | 10.5% | 1,239 | 9.6% |
| \$35,000 - \$49,999 | 2,141 | 16.7% | 2,092 | 16.2% |
| \$50,000 - \$74,999 | 2,112 | 16.5% | 2,152 | 16.7% |
| \$75,000 - \$99,999 | 938 | 7.3% | 998 | 7.7% |
| \$100,000 - \$149,999 | 1,354 | 10.6% | 1,725 | 13.4% |
| \$150,000 - \$199,999 | 449 | 3.5% | 577 | 4.5% |
| \$200,000+ | 311 | 2.4% | 368 | 2.8% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$40,067 | \$44,310 |
| Average Household Income | \$59,135 | \$67,477 |
| Per Capita Income | \$24,262 | \$28,098 |

| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 2,451 | 7.7% | 1,890 | 6.0% | 1,889 | 6.0% | 1,826 | 5.8% |
| 5 - 9 | 2,015 | 6.3% | 2,019 | 6.4% | 1,921 | 6.1% | 1,772 | 5.7% |
| 10 - 14 | 1,971 | 6.2% | 2,139 | 6.8% | 1,952 | 6.2% | 1,812 | 5.8% |
| 15 - 19 | 2,777 | 8.7% | 2,726 | 8.6% | 2,820 | 9.0% | 2,694 | 8.6% |
| 20 - 24 | 3,082 | 9.7% | 2,933 | 9.3% | 2,585 | 8.2% | 2,586 | 8.3% |
| 25 - 34 | 4,349 | 13.7% | 3,920 | 12.4% | 4,346 | 13.8% | 4,181 | 13.4% |
| 35 - 44 | 3,739 | 11.8% | 3,586 | 11.3% | 3,618 | 11.5% | 3,711 | 11.9% |
| 45 - 54 | 3,788 | 11.9% | 3,463 | 10.9% | 3,337 | 10.6% | 3,390 | 10.8% |
| 55 - 64 | 3,171 | 10.0% | 3,628 | 11.5% | 3,483 | 11.1% | 3,212 | 10.3% |
| 65 - 74 | 2,050 | 6.4% | 2,910 | 9.2% | 2,961 | 9.4% | 3,176 | 10.2% |
| 75 - 84 | 1,659 | 5.2% | 1,649 | 5.2% | 1,768 | 5.6% | 2,020 | 6.5% |
| 85+ | 766 | 2.4% | 818 | 2.6% | 812 | 2.6% | 883 | 2.8% |



Demographic and Income Profile

207 Ginn St, Greenwood, South Carolina, 29649
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 34.21148
 Longitude: -82.13176

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|--------------------------------------|--------------------|--------------------|-----------------|-------------|
| Population | 51,095 | 51,024 | 50,899 | 50,832 |
| Households | 20,093 | 20,538 | 20,731 | 21,034 |
| Families | 13,014 | 12,817 | 12,781 | 12,920 |
| Average Household Size | 2.41 | 2.35 | 2.32 | 2.29 |
| Owner Occupied Housing Units | 12,061 | 12,265 | 13,222 | 14,018 |
| Renter Occupied Housing Units | 8,033 | 8,273 | 7,509 | 7,016 |
| Median Age | 36.0 | 38.5 | 38.7 | 39.6 |
| Trends: 2024-2029 Annual Rate | Area | State | National | |
| Population | -0.03% | 0.86% | 0.38% | |
| Households | 0.29% | 1.13% | 0.64% | |
| Families | 0.22% | 1.08% | 0.56% | |
| Owner HHs | 1.18% | 1.57% | 0.97% | |
| Median Household Income | 2.43% | 3.53% | 2.95% | |
| Households by Income | | 2024 | 2029 | |
| | | Number | Percent | Number |
| <\$15,000 | | 3,396 | 16.4% | 3,163 |
| \$15,000 - \$24,999 | | 2,359 | 11.4% | 1,979 |
| \$25,000 - \$34,999 | | 2,037 | 9.8% | 1,846 |
| \$35,000 - \$49,999 | | 3,111 | 15.0% | 3,007 |
| \$50,000 - \$74,999 | | 3,519 | 17.0% | 3,529 |
| \$75,000 - \$99,999 | | 1,751 | 8.4% | 1,812 |
| \$100,000 - \$149,999 | | 2,727 | 13.2% | 3,440 |
| \$150,000 - \$199,999 | | 926 | 4.5% | 1,179 |
| \$200,000+ | | 905 | 4.4% | 1,080 |
| Median Household Income | | \$46,664 | | \$52,618 |
| Average Household Income | | \$70,407 | | \$80,682 |
| Per Capita Income | | \$28,831 | | \$33,547 |
| Population by Age | Census 2010 | Census 2020 | 2024 | 2029 |
| | Number | Percent | Number | Percent |
| 0 - 4 | 3,698 | 7.2% | 2,897 | 5.7% |
| 5 - 9 | 3,202 | 6.3% | 3,148 | 6.2% |
| 10 - 14 | 3,244 | 6.3% | 3,407 | 6.7% |
| 15 - 19 | 3,971 | 7.8% | 3,906 | 7.7% |
| 20 - 24 | 4,179 | 8.2% | 3,973 | 7.8% |
| 25 - 34 | 6,646 | 13.0% | 6,106 | 12.0% |
| 35 - 44 | 6,317 | 12.4% | 5,814 | 11.4% |
| 45 - 54 | 6,555 | 12.8% | 5,881 | 11.5% |
| 55 - 64 | 5,747 | 11.2% | 6,366 | 12.5% |
| 65 - 74 | 3,774 | 7.4% | 5,382 | 10.5% |
| 75 - 84 | 2,629 | 5.1% | 2,928 | 5.7% |
| 85+ | 1,136 | 2.2% | 1,218 | 2.4% |

Property Tax Calculations

Address: 205 & 207 Ginn Street
City, State: Greenwood, SC
County: Greenwood Co.
District: 6 - Greenwood Metro

Tax Map Number: 6856-778-728 6856-789-711

Millage Rates:

| | | | |
|--------|---|--------------|--------------|
| County | | 73.6 | 73.6 |
| School | + | 248.8 | 248.8 |
| Other | + | 8.6 | 8.6 |
| Total | | <u>331.0</u> | <u>331.0</u> |

| | | | |
|-------------------------------|---|-----------------------|-----------------------|
| Taxable Market Value | | 70,000 | 60,000 |
| Assessment Ratio | x | <u>6%</u> | <u>6%</u> |
| Assessed Value | | 4,200 | 3,600 |
| Millage Rate | x | <u>.3310</u> | <u>.3310</u> |
| Total Property Taxes | | 1,390 | 1,192 |
| Plus: Fees | + | 322 | 497 |
| Total Taxes & Fees | | <u>\$1,712</u> | <u>\$1,688</u> |

2024 Taxes & Fees Due

January 2025

January 2025

Property Tax - Estimated

Address: 205 & 207 Ginn Street
City, State: Greenwood, SC
County: Greenwood Co.
District: 6 - Greenwood Metro

Millage Rates:

| | | |
|--------|--|--------------|
| County | | 73.6 |
| School | | 248.8 |
| Other | | 8.6 |
| Total | | <u>331.0</u> |

| | | |
|-----------------------------------|---|-----------------------|
| Market Value (Less: 25%) | | 360,000 |
| Assessment Ratio | x | <u>6%</u> |
| Assessed Value | | 21,600 |
| Millage Rate | x | <u>.3310</u> |
| Total Property Taxes | | 7,150 |
| Plus: Fees | + | 819 |
| Estimated Taxes & Fees | | <u>\$7,968</u> |

Improved Sales Grid

| RID No. | 12973 | 12092 | 11488 | 12257 |
|---------------------------------------|--|---|--|---|
| | Sale 2 | Sale 4 | Sale 5 | Sale 6 |
| Property | Flex Building | Office Warehouse | Office Warehouse | Flex Building |
| Street | 2352 Highway 72/221 E | 2027 Montague Avenue Ext | 516 W Market Street | 4102 US Highway 29 Bypass |
| City, State | Greenwood, SC | Greenwood, SC | Anderson, SC | Ballon, SC |
| TMS No. | 6857-189-078 | 6837-793-321 & 6837-788-313 | 124-13-06-016 | 198-00-05-066 |
| Subject | Office Warehouse 205 & 207 Ginn Street Greenwood, SC 6856-778-728 | Flex Building 2027 Montague Avenue Ext Greenwood, SC 6837-793-321 & 6837-788-313 | Office Warehouse 516 W Market Street Anderson, SC 124-13-06-016 | Flex Building 4102 US Highway 29 Bypass Ballon, SC 198-00-05-066 |
| Size (GBA) | 12,646 | 9,686 | 9,880 | 29,997 |
| Year Built/Renovated | 1980 | 1987 | 1967/Renov. | 1984 |
| Construction | Pre-eng steel w/ metal | Frame w/ brick | Pre-eng steel w/ metal | Pre-eng steel w/ metal |
| % Office | 100% conditioned | Two small offices | N/A | 12% |
| Ceiling Height | 20' | 12 | 14' | 14' to 19' |
| Condition | Fair to average | Average | Average | Average |
| Land Area - Acres | 2.81 | 0.92 | 2.30 | 7.46 |
| Land to Building Ratio | 4.7 | 4.1 | 10.1 | 10.8 |
| Sales Price | 805,000 | 490,000 | 310,000 | 1,163,000 |
| Plus: Cost to Cure | 0 | 0 | 0 | 0 |
| Less: Other | 0 | 0 | 0 | 0 |
| Effective Price | \$805,000 | \$490,000 | \$310,000 | \$1,163,000 |
| | \$31.11 | \$50.59 | \$31.38 | \$38.77 |
| Property Rights Adjustment | Leased Fee 0% | Fee Simple 0% | Fee Simple 0% | Fee Simple 0% |
| Financing Terms Adjustment | Cash 0% | Cash 0% | Cash 0% | Cash 0% |
| Condition of Sale Adjustment | Arm's Length 0% | Arm's Length 0% | Arm's Length 0% | Arm's Length 0% |
| Post-Purchase Expenditures Adjustment | None 0% | None 0% | None 0% | None 0% |
| Market Conditions Adjustment | October 3, 2024 0% | March 24, 2023 3% | April 13, 2022 6% | December 22, 2021 9% |
| Adjustment % | 0% | 3% | 6% | 9% |
| Adjusted \$/SF | \$47 | \$52 | \$33 | \$42 |
| Location/ | | | | |
| Location | -5% | -10% | | |
| Other | | | | |
| Physical | | | | |
| Size | 10% | -5% | | 10% |
| Age/Condition | -5% | 10% | 10% | -10% |
| Quality | -10% | | | |
| % Office | | | | |
| Ceiling Height | -5% | 5% | -5% | -5% |
| LTB Ratio | -15% | -10% | 0% | -10% |
| Adjustment % | | | | |
| Adjusted \$/SF | \$26 | \$47 | \$33 | \$38 |
| All Comparables | Unadjusted Price per SF | Adjusted Price per SF | Value Indications | |
| Minimum | \$31 | \$26 | \$334,365 | Price Per Unit \$38 |
| Maximum | \$51 | \$37 | \$593,041 | Subject Size (SF) 12,646 |
| Mean | \$38 | \$35 | \$466,600 | Value Indication 480,548 |
| Median | \$35 | \$7 | \$461,297 | Plus/Less: Other 0 |
| Standard Deviation | \$9 | 19.41% | | Value Indication \$480,548 |
| % of Mean | 22.11% | | | Rounded To \$480,000 |



Source: CoStar, Industrial/Flex Properties, Greenwood County – 5,000 to 50,000SF

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have not performed appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Tara V. C. Setzler, MAI and Allen D. McCravy, MAI have made an inspection of the property that is the subject of this report.

Certification – Continued

- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Allen D. McCravy, MAI and Tara V. C. Setzler, MAI have completed the continuing education program of the Appraisal Institute.



Tara V. C. Setzler, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 5546



Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 3617

December 17, 2024
Date

Appraiser's Qualifications
Allen D. McCravy, MAI
amccravy@stoneandassoc.com

EDUCATION:

- Graduated Presbyterian College, B.S. in Business Administration, 1997.
- Appraisal Procedures, Charlotte, North Carolina, 1999.
- Appraisal Principles, Charlotte, North Carolina, 1999.
- Standards of Professional Practice – Part A, Greensboro, North Carolina, 1999.
- Standards of Professional Practice – Part B, Greensboro, North Carolina, 1999.
- Highest and Best Use Applications, 2000.
- Valuation of Detrimental Conditions, 2000.
- Basic Income Capitalization, 2000.
- General Applications, 2001.
- Advance Income Capitalization, 2001.
- Income Valuation of Small, Mixed-Use Properties, 2001.
- Appraisal of Eminent Domain Acquisitions, 2002.
- Highest and Best Use and Market Analysis, 2003.
- Advanced Sales Comparison & Cost Approach, 2003.
- Business Practices & Ethics, 2004.
- National USPAP Update, 2004.
- Report Writing, 2004.
- Advanced Applications, 2005.
- Standards of Professional Practice Update, Greenville, South Carolina, 2006.
- Inverse Condemnation, 2007.
- Analyzing Effects of Contamination on Real Property, 2011.
- Appraising the Appraisal, 2012.
- Fundamentals of Separating Real, Personal Property, and Intangible Business Assets, Columbia, South Carolina, 2012.
- Appraisal of Self Storage Facilities, 2014.
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), McKissock, 2021.
- Valuation of Conservation Easements
- Multiple other continuing education classes, sponsored by the Appraisal Institute.

PROFESSIONAL AFFILIATIONS:

Member of Appraisal Institute with the MAI Designation
Board of Directors – Greer Chamber of Commerce (2006 – 2009)
President of Associate Council for the Appraisal Institute (2009)
Chairman of Education Committee SC Appraisal Institute (2012-2013)
Secretary of SC Chapter Appraisal Institute (2014)
Treasurer of SC Chapter Appraisal Institute (2015)
Vice President of SC Chapter Appraisal Institute (2016)
President of SC Chapter Appraisal Institute (2017)

COURT EXPERIENCE

Qualified as an expert witness in Circuit Court, Family Court, Master in Equity Court

LICENSED:

South Carolina, State Certified General - License No. CG 3617
North Carolina, State Certified General – License No. A7985
Georgia, State Certified General – License No. 364211

EMPLOYMENT:

September 2015-Current: Stone & Associates, Greenville, SC, Principal/Owner, Real Estate Appraiser/Consultant
February 1999-September 2015: Stone & Associates, Inc., Greenville, SC, Real Estate Appraiser/Consultant

APPRAISAL EXPERIENCE:

Appraisal experience consists of various types of income-producing properties, including office buildings, mixed-use properties, industrial properties, apartments, shopping centers, retail establishments, and motel/hotel operations. Other specific properties include church structures, convenience stores, restaurant buildings, medical office buildings, converted residences, and manufacturing facilities. Also specialize in appraising various eminent domain assignments, conservation easements, and unimproved land.

Appraiser's Qualifications
Tara V. C. Setzler, MAI
tsetzler@stoneandassoc.com

EDUCATION:

- Graduated Erskine College, B.S. Business Administration, Magna cum Laude (2004)
- Graduated Winthrop University, MBA – Finance Concentration (2010)

- Foundations of Real Estate Appraisal (L-1), Pendleton, SC (2005)
- Appraisal Principles, (L-2), Pendleton, SC (2005)
- Uniform Standards of Professional Appraisal Practice (USPAP) (L-3), Charleston, SC (2005)
- Private Appraisal Assignments, McKissock, Greenville, SC (2007)
- National USPAP Update Equivalent, McKissock, Greenville, SC 2007
- General Appraisal Methods (C-1), Crider Appraisals, LLC, Greenville, SC (2007)
- Advanced Income Capitalization (C-2), Spearman Center, Charleston, SC (2007)
- Applied Income Valuation (C-3), Spearman Center, Charleston, SC (2007)
- Residential Case Studies (CR), New South Educational Services, Easley, SC (2007)
- National USPAP Update, Spearman Center, Columbia, SC (2009)
- Introduction to Green Buildings, Appraisal Institute, Columbia, SC (2009)
- Commercial Appraisal Engagement and Review, Appraisal Institute, Columbia, SC (2010)
- Business Practices & Ethics, Appraisal Institute, Columbia, SC (2010)
- Analyzing Distressed Real Estate, Appraisal Institute, Online (2010)
- Comparative Analysis, Appraisal Institute, Online (2011)
- Business Practice & Ethics, Appraisal Institute, Columbia, SC, Online (2010, 2011, 2018)
- National USPAP Update, Appraisal Institute, Columbia, SC (2012)
- Valuation of Federal Land Acquisitions (Yellow Book), Richmond, VA (2013)
- Advanced Income Capitalization Analysis Appraisal Institute, Chicago, IL (2013)
- Report Writing & Case Studies, Appraisal Institute, Atlanta, GA (2013)
- National USPAP Course, Appraisal Institute, Columbia, SC (2014, 2016, 2018, 2020 – Online)
- Advanced Highest & Best Use, Appraisal Institute, San Antonio, TX (2014)
- Advanced Concepts & Case Studies, Appraisal Institute, Nashville, TN (2015)
- General Demonstration Report-Capstone Program, Appraisal Institute, Sacramento, CA (2015)

(Courses approved by the South Carolina Real Estate Appraisers Board)

PROFESSIONAL AFFILIATIONS:

Member of Appraisal Institute with the MAI Designation
Alumni Board of Directors – Erskine College (2014 – 2017)

LICENSED:

South Carolina, Certified Real Estate Appraiser - License No. CG-5546
North Carolina, Certified Real Estate Appraiser – License No. A9175

EMPLOYMENT:

October 2005 – August 2007: Meridian Property Advisors, Inc., Anderson, South Carolina, Real Estate Appraiser.

September 2007 – September 2015: Stone & Associates, Inc., Greenville, South Carolina, Real Estate Appraiser.

September 2015 – Present: Stone & Associates, Greenville, South Carolina, Real Estate Appraiser.

APPRAISAL EXPERIENCE:

Appraisal experience consists of various types of income-producing properties including, but not limited to, office buildings, conservation easements, industrial properties, self-storage facilities, agricultural properties, shopping centers, special-use properties, retail strip centers, apartment complexes, residential subdivisions, rental houses, commercial retail buildings, conservation easements, and vacant land.

Partial Listing of Company Clients

Lending Institutions

- Ameris Bank
- Arthur State Bank
- Bank of America
- Bank of Travelers Rest
- Bank One
- Bank Greenville
- Barclay's Business Credit, Inc.
- Bank of North Carolina
- Branch Banking and Trust Co.
- Capital Bank
- Capital Corporation
- Chemical Bank of New York
- Columbus Bank and Trust
- CCNB
- Countybank
- Charlotte Metro Credit Union
- First Citizens Bank
- First Community Bank
- First National Bank of Pennsylvania
- First Trust Mortgage Corporation
- First Savers Bank
- GrandSouth Bank
- Great Western Bank
- Greer State Bank
- Harris Bank
- Independence Bank
- LJ Melody
- Laureate Capital
- Magna Bank
- National Bank of South Carolina
- Park National Bank
- Park Sterling Bank
- Pinnacle Bank
- PNC Bank
- Regions Bank
- South Carolina Bank and Trust
- Southern First
- South State Bank
- SunTrust Bank
- Truist
- TD Bank, N.A.
- United Community Bank
- Wachovia/Wells Fargo
- WesBanco

Commercial and Other

- Alice Manufacturing
- American United Life Insurance Co.
- Belk Simpson Co.
- City of Anderson, SC
- City of Easley, SC
- City of Greenville, SC
- City of Greer, SC
- City of Simpsonville, SC
- City of Travelers Rest, SC
- Clemson University
- Coopers & Lybrand
- County of Greenville, SC
- Cryovac/Sealed Air
- Duke Power Company
- Elliott Davis
- Fidelity Mutual Life Insurance Co.
- Flagstar
- Greenville Hospital System/Prisma
- Haynsworth Sinkler Boyd
- Jefferson Pilot Life Insurance Co.
- J. P. Stevens and Company, Inc.
- Love, Thornton, Arnold and Thomason
- Mays Department Stores
- McNair Law Firm
- Merrill Lynch
- Metropolitan Sewer District
- Mission Hospital
- National Housing Corporation
- Nature Conservancy
- Naturaland Trust
- Nelson, Mullins, Riley & Scarborough
- North Greenville College
- Saluda River Electric Cooperative, Inc.
- Santee Cooper Electric
- Smith, Moore, Leatherwood, LLP
- S.C. Dept. of Highways and Public
- S. C. Dept. of Natural Resources
- S. C. Master and Equity Court
- University of South Carolina
- USC Upstate
- Upstate Forever
- U. S. Internal Revenue Service
- U. S. Postal Service
- Womble Carlyle Sandridge & Rice

Addenda

Prepared by: Zimmerman Jones, LLC
109 Oak Ave., Greenwood, SC 29646

**STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD**

WARRANTY DEED

202300006052
Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
9/5/2023 10:17:54 AM
DEED \$15.00
County: \$154.00
State: \$364.00
BOOK: 1644 PGS: 499 - 502

KNOW ALL MEN BY THESE PRESENTS, that **Devon Park Holdings, LLC**

(hereafter called "Grantor") for and in consideration of the sum of **FIFTEEN AND**

NO/100 (\$15.00) DOLLARS and other valuable consideration, to the Grantor in hand

paid at and before the sealing of these present by **Anthony Hayes** (hereafter called

"Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and

released, and by these presents do grant, bargain, sell and release unto the Grantee, his

heirs, successors and assigns:

All that certain piece, parcel, or lot of land situate, lying, and being in the County of Greenwood, State of South Carolina, and being shown and designated as Parcel A containing 1.14 acres and shown on plat thereof by Carolina Engineering Service dated January 26, 1998, and recorded in the OCC for Greenwood County in Plat Book 105 at Page 96. For a more complete and accurate description reference is hereby made to the aforementioned plat. Included in this conveyance is an easement for use of a septic tank located on Parcel B of the aforementioned plat.

AND

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Greenwood, South Carolina, and being more particularly described as Parcel "B" containing 0.69 acres as shown on a plat thereof by Carolina Engineering Service, Inc. dated January 26, 1998, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 105 at Page 96. For a more complete description reference is hereby made to the aforementioned plat.

This is the identical property conveyed by Anthony Neal Maddox, Jr. to Devon Park Holdings, LLC by deed dated August 9, 2022 and recorded in Book 1636 at Page 219.

TMS: 6856-778-728 and 6856-789-711

Grantee's Mailing Address: P.O. Box 49754, Greenwood, SC 29649

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

202300006052
ZIMMERMAN JONES LLC
109 OAK AVENUE
GREENWOOD, SC 29646

TOGETHER with all and Singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind themselves and their heirs, successors, and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors, and Assigns against their and their Heirs, Successors, and Assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the grantor has hereunto set their hand and seal.

Date: This 31 Day of August, 2023

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Alexa Wilde
Witness #1

Ellen Jones
Witness # 2

[Signature]
Devon Park Holdings, LLC
By: [Signature]
Its: MC 19 2023

[Signature]
Devon Park Holdings, LLC
By: [Signature]
Its: Subrina K. [Signature]
Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

PERSONALLY appeared before me the above signed witness #1 who, being first duly sworn, says that (s)he saw the within-named Grantor sign, seal, and deliver the within Deed; and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Sworn to before me the 31 Day of August, 2023

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
PRINT NAME: Ellen Jones
MY COMMISSION EXPIRES: Oct 16, 2023



STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT

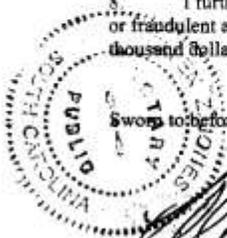
PERSONALLY APPEARED before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at **205/207 Ginn Street, Greenwood County South Carolina** County Tax Map Number **6856-778-725 and 6856-789-711**, and was transferred by **Devon Park Holdings, LLC** to **Anthony Hayes** on 8/31, 2023.
3. Check one of the following: The Deed is
 - a. subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, a partner, or owner of the entity, or is a transfer to a trust beneficiary.
 - c. exempt from the deed recording fee because (see information section of affidavit): (If exempt, please skip items 4-7 and go to item 8 of this affidavit).
4. Check one of the following if either 3 (a) or item 3(b) above has been checked (see information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 140,000.00.
 - b. The fee is computed on the fair market value of the realty which is \$ 140,000.00.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes or No to the following: Alien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "yes" the amount of the outstanding balance of the lien or encumbrance is: \$ _____
The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 140,000.00.
 - b. Place the amount listed in item 5 above here: \$ _____.
 - c. Subtract line 6(b) from line 6(a) and place result here: \$ 140,000.00.
6. The deed recording fee is based on the amount listed on line 6(c) above, and the deed recording fee due is \$ 518.00.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

SELLER

8. I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me on 31, 2023



Notary Public for South Carolina
Print Name: Ellen Jones
My commission expires: Oct 16, 2023

[Signature]
Devon Park Holdings, LLC
By: DAN THOMPSON
Its: MEMBER

[Signature]
Devon Park Holdings, LLC
By: [Signature]
Its: [Signature]

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in Money's worth includes, but is not limited to, the other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculation the consideration paid in money's worth. Taxpayers may elect to sue the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, and in the case of realty transferred to a trust or a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed the amount of any lien or encumbrance existing on the land, tenement, or realty before and remaining on the land, tenement or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee imposed by the chapter are deeds:

1. transferring realty in which the value of the realty, as defined in Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty, as long as no consideration is paid for the transfer other than the interest in the realty that are exchanged in order to effect the partition;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporations, interest in the partnership, beneficiary interests in the trust, or the increase in values in the stock or interest held by the grantor. However, except for transfers from one family trust to a stockholder, partner or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and their grantor's spouse, parents, grand parents, sisters, brother, children stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
12. that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration is paid or is to be paid under the corrective or quitclaim deed; and
13. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

ALLEN DEAN MCCRAVY

Is hereby entitled in practice as a:

Certified General Appraiser

License Number: **3617**

Expiration Date: 06/30/2026

OFFICE COPY


Board Executive

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board



CERTIFIES THAT:

TARA V C SETZLER

IS AUTHORIZED TO PRACTICE

Certified General Appraiser

LICENSE NO.

AB .5546 CG

EXPIRATION DATE: 06/30/2026

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>