PINTAIL *Offering Memorandum*

TWO-TENANT NNN INVESTMENT OPPORTUNITY

8161 WARREN H. ABERNATHY HWY., SPARTANBURG, SC 29301

4,889 SF | 6.5% CAP | $2,655,000

TRANSACTION TEAM

Fallon Hogan

BROKER
fallon@pintailcre.com
864.630.8175

Ross Kester

PARTNER, BROKER IN CHARGE
ross@pintailcre.com
864.303.7532

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The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY OVERVIEW

8161 Warren H. Abernathy Hwy., Spartanburg, SC

PROPERTY DETAILS

Parcel ID #s:	6.20.07.004.00 + 6.20.07.004.04
County:	Spartanburg
Zoning:	6RCG
Building Size:	±4,889 SF
Lot Size:	±1.22 AC + ±.0281 AC = ±1.501 AC
Property Type:	Medical Office + Specialty Drive-Thru Retailer
Building Built:	2005, renovated in 2023
Tenant Mix:	AFC Urgent Care, Bon Secours (3,287 SF) Swig (1,602 SF)

AFC provides an established, needs-based medical component, while Swig provides the growth-oriented consumer component.

COMBINED NOI
$172,487.61

CAP RATE
6.5%

SALES PRICE
$2,655,000

IDEAL OPPORTUNITY FOR

1031 Exchange Investors
Private Investors
Family Offices
Private Equity
NNN Investment Buyers
Medical & Retail Investors
Passive-Income Investors

The offering is well suited for investors seeking **long-term, predictable cash flow with contractual rent growth and diversified tenancy**. The combination of a drive-thru specialty beverage concept and established medical use provides exposure to two distinct, service-oriented tenant categories. **Swig features 10% rent increases every five years, while AFC provides 2% annual rent growth, creating an attractive blended income-growth profile.**

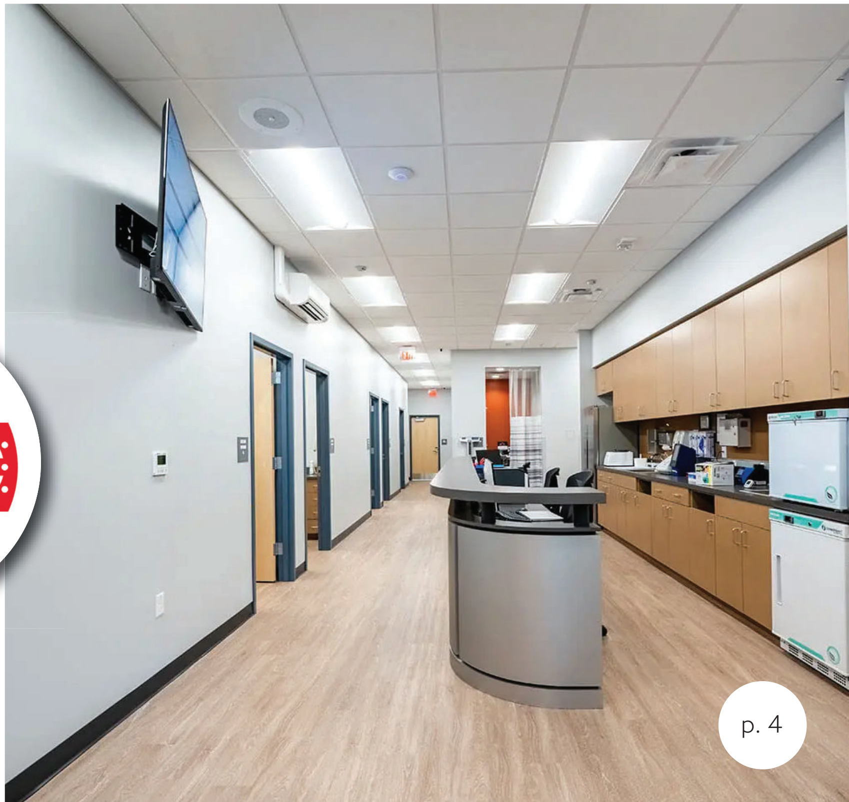
TENANT OVERVIEW

TENANT: AFC URGENT CARE BON SECOURS (3,287 SF)

AFC Urgent Care Bon Secours is a full-service urgent care and walk-in medical provider offering accessible treatment for non-life-threatening illnesses and injuries, along with on-site lab testing, X-rays, physicals, vaccinations and occupational health services. The Spartanburg location operates in partnership with the **Bon Secours Health System**, combining AFC's nationally recognized urgent care platform with the established regional presence of Bon Secours.

AFC has **40+ years of operating history, 400+ clinic locations nationwide and treated more than 4 million patients in 2025**, providing the location with the benefit of a large, established healthcare platform. The Spartanburg clinic is open seven days a week and serves both walk-in and scheduled patients.

The Property benefits from tenancy by AFC Urgent Care Bon Secours, combining the national scale of American Family Care with the regional healthcare presence of Bon Secours. The location provides urgent care, diagnostic, occupational health and walk-in medical services, creating a needs-based use that generates consistent patient traffic and is less dependent on discretionary consumer spending.



TENANT OVERVIEW

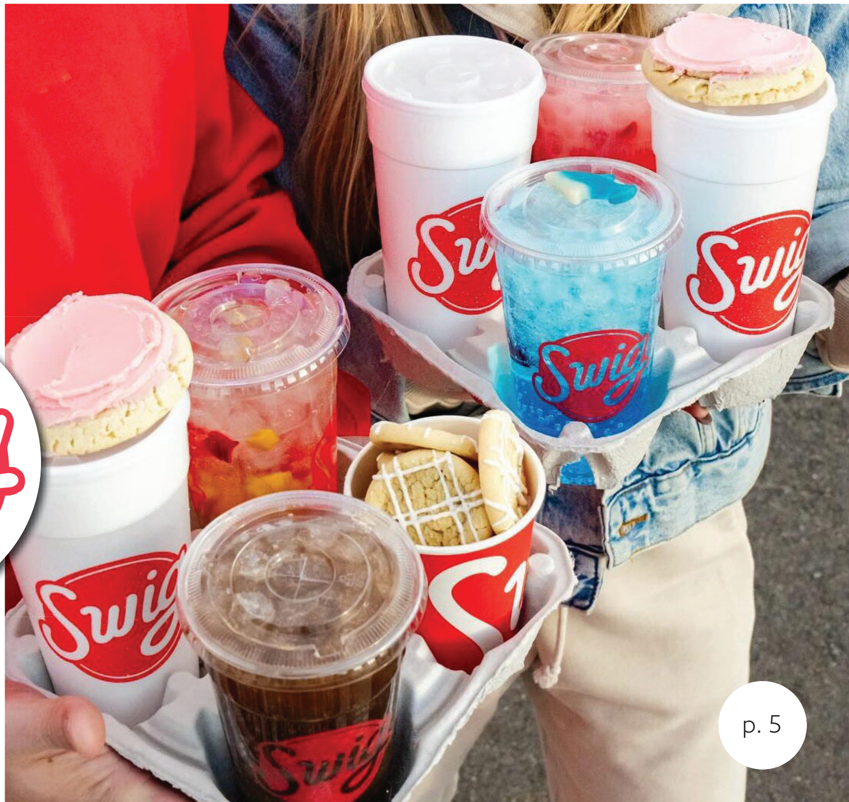
TENANT: SWIG (1,602 SF)

Swig is the creator of the "Original Dirty Soda™" and a rapidly expanding drive-thru specialty beverage concept. Founded in 2010 in St. George, Utah, Swig pioneered the customized soda category and has since expanded its menu across sodas, refreshers, energy drinks and sweet treats, establishing a differentiated, convenience-focused beverage platform.

Swig has emerged as one of the fastest-growing specialty beverage concepts in the U.S., **expanding from 124 locations in October 2025 to 158 locations as of March 2026**. The brand is targeting more than 1,400 locations by 2034 and has already secured commitments for 500+ franchise units, demonstrating significant momentum in its national expansion.

Swig is backed by The Larry H. Miller Company, which acquired a reported 75% stake in the company in 2022, and is led by an experienced executive team with backgrounds at Dutch Bros, Raising Cane's, Dave's Hot Chicken, Starbucks, Sonic, Wendy's and Chick-fil-A. The combination of institutional backing, experienced leadership and rapid unit growth positions Swig as an emerging national leader within the drive-thru specialty beverage category.

Swig stores reportedly average $1 Million in annual sales with some stores reporting up to $2 Million in annual sales.



LEASE OVERVIEW

AFC URGENT CARE BON SECOURS:

Lease Type:	NNN
Current NOI:	$125,574.84
Lease Term:	7/1/23-6/30/33
Escalations	2.0% Annually
Renewal Options	(2) 60-Months (5 Years)
LL Responsibilities:	Foundation, roof, exterior walls (excluding storefront)
Tenant Responsibilities:	All interior, glass, plumbing and HVAC (maintenance, repair, replacement)

BASE RENT	2% ANNUAL INCREASE	ANNUAL NOI
YEAR 1	$9,861.00	$118,332.00
YEAR 2	$10,058.22	$120,698.64
YEAR 3	$10,259.38	$123,112.56
YEAR 4	$10,464.57	$125,574.84
YEAR 5	$10,673.86	$128,086.32
YEAR 6	$10,887.34	$130,648.08
YEAR 7	$11,105.09	$133,261.08
YEAR 8	$11,327.19	$135,926.28
YEAR 9	$11,553.73	$138,644.76
YEAR 10	$11,784.81	$141,417.72

SWIG:

Lease Type:	NNN
Current NOI:	$45,657
Lease Term:	120 Months (10 Years)
Expected Opening:	October 2026
Escalations	10% Every 5 Years
Renewal Options	(2) 60-Months (5 Years)
LL Responsibilities:	Structure, roof, exterior
Tenant Responsibilities:	All interior and HVAC (maintenance, repair, replacement)

LEASE YEAR	ANNUAL RENT
YEARS 1-5	$45,675.00
YEARS 6-10	$50,222.70
OPTION 1	$55,244.97
OPTION 2	$60,769.47

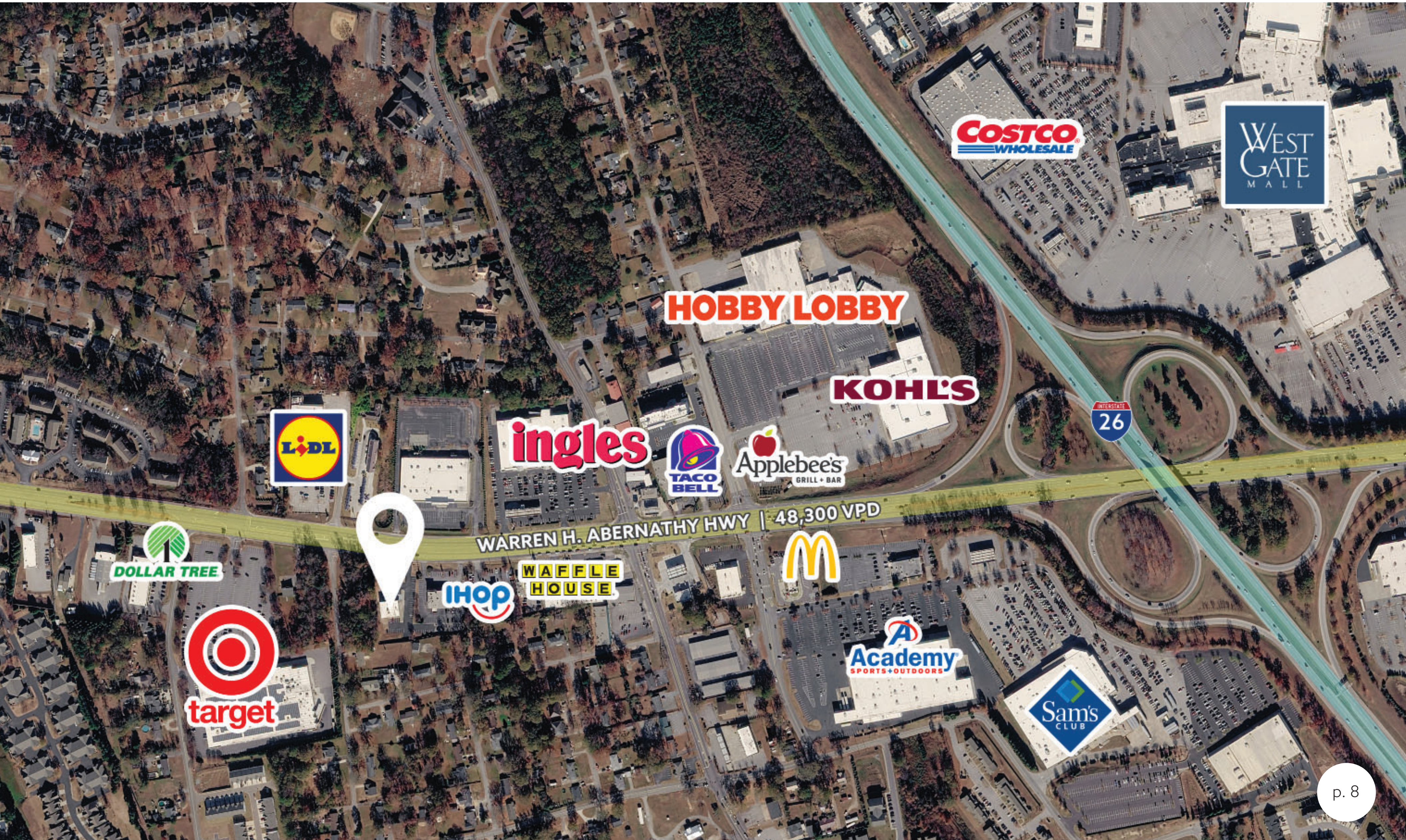
10% Rent Escalations every 5 years, including option periods.

COMBINED NOI: $172,487.61

PROPERTY LOCATION

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,247	36,990	83,114
HOUSEHOLDS	2,088	14,664	32, 038
AVG HH INCOME	$117,331	$97, 156	$88,133

SURROUNDING RETAIL



LOCATION HIGHLIGHTS:

AT THE HEART OF WEST SPARTANBURG'S PRIMARY RETAIL CORRIDOR

The Property is strategically positioned along the Warren H. Abernathy Highway/West Spartanburg retail corridor, one of Spartanburg County's most established commercial destinations.

Anchored by the US-29 and I-26 interchange, the corridor benefits from significant traffic volumes, exceptional regional accessibility and a dense concentration of national retailers, grocers, restaurants, healthcare providers and service-oriented businesses.

Traffic volumes along Warren H. Abernathy Highway reach approximately 30,400 vehicles per day, increasing to approximately 48,300 vehicles per day along US-29 within the core West Spartanburg retail area.

The surrounding concentration of national retail and daily-needs uses creates consistent consumer traffic and provides a complementary environment for the Property's medical and drive-thru specialty beverage tenancy.

Spartanburg is one of the fastest-growing markets in South Carolina's Upstate, benefiting from substantial population growth, global manufacturing investment and its strategic position along the I-85 corridor. Spartanburg County's population reached an estimated 380,857 residents in 2025, an increase of approximately 16.1% since 2020.

The market is anchored by BMW Group Plant Spartanburg, which employs more than 11,000 people and represents nearly $16 billion in cumulative investment in South Carolina. Continued residential and employment growth, coupled with a significant healthcare sector and expanding consumer base, provides a compelling environment for needs-based medical and service-oriented retail uses.

PINTAIL

Fallon Hogan fallon@pintailcre.com | 864.630.8175
Ross Kester ross@pintailcre.com | 864.303.7532

PO BOX 9776 . GREENVILLE SC 29604 864.729.4500 | INFO@PINTAILCRE.COM | WWW.**PINTAILCRE**.COM