

FOR SALE | SELF STORAGE

Cypress Gardens Self Storage
1505 Cypress Gardens Rd, Moncks Corner, SC

New – Phase I Complete

OPENED JANUARY 2020
Growing Area



PROPERTY HIGHLIGHTS

- New Facility, Opened January 2020
- Occupancy 37.5% after 4 Months
- 145 Climate & Traditional Units, Phase I
- Keypad Code Access
- Security Cameras
- 6.0+/- Acres

PRESENTED BY:

Midcoast Properties, Inc.

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

Identification of the Parties, Disclaimer and Confidentiality

Parties: Midcoast Properties, Inc. is the agent of the Seller and its associated South Carolina licensees as subagents (together referred to as "Broker") represent the seller. Except as indicated herein, no other parties are or will become agent of or for the Seller in the contemplated transaction. Broker will not employ any subagents unless such agents are employed by Broker's real estate firm. Offers to buy or sell this property can only be made through the listing agent identified herein.

The Seller is the owner or the authorized agent of the owner, of the property offered for sale and the subject of the listing agreement between Broker and Seller.

Disclaimer: Neither the Seller, Owner or Broker represents, warrants, either by implication or express statement, the accuracy or completeness of the information contained in this property presentation. The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and purchaser. Projections in the presentation are based on assumptions and interpretations based on future events, market conditions, managerial operations beyond the control of Broker, Seller or Owner, and, therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues and title status) than the material contained herein. This presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.

Confidentiality: The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker.

License Numbers:

	AL	GA	NC	SC
Midcoast Properties, Inc.	#106364-0	#H45199	#C12481	#7889
Dale C. Eisenman	#106084-0	#253682	#198276	#9207
Michael C. Morrison	#106088-0	#360061	#283465	#58247
Robert (Bobby) Moss	#128426-0	#396512	#312110	#106616
Hal H. Tanner, III			#318611	
Jason "Kris" Knowles		#379664		

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MIDCOAST PROPERTIES, INC.

1505 Cypress Gardens Rd, Moncks Corner | South Carolina

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Construction is complete for Phase 1 of Cypress Gardens Self Storage, located in Moncks Corner, South Carolina, which opened in January 2020. Moncks Corner is about 20 miles north of Charleston, SC

This new self storage facility will consist of 21,650 +/- RSF in phase 1 and will have both standard and climate controlled units. Amenities include, cameras, lighting, keypad code entry, and an office with moving supplies. Situated on 6 acres, it offers plenty of room to grow.

Property tours must be arranged at least 48 hours in advance and only with the prior approval of the Broker. All inquiries including requests for site visits as well as other matters should be directed to Michael Morrison at (803) 600-0608, or email michael@midcoastproperties.com.

LOCATION DESCRIPTION

The facility is located at 1505 Cypress Gardens Rd, Moncks Corner, SC, in Berkeley County. It fronts Hwy 52 which sees over 21,000 vehicles per day (2015). There are approximately 15,000 housing units within 5 miles.

Three of the nearby communities with new homes for sale include Foxbank Plantation, Cypress Grove, and Spring Grove Plantation. Foxbank Plantation, located within 4/10 of a mile from the facility, is a planned community featuring single family homes and shops, and a new state of the art elementary school opening in 2019. Cypress Grove is a wooded neighborhood located in Berkeley County's growth corridor featuring 1500-3000 sf homes. It is located about 1 mile from the facility. And Spring Grove Plantation, located within 2 miles of the facility, is another master-planned community featuring large family homes.

Berkeley County is home to the Volvo Manufacturing Plant. According to Volvo Car USA, it estimates that the factory will employ up to 2,000 people over the next decade and up to 4,000 people in the longer term. An economic impact analysis compiled by Dr. Frank Hefner at the College of Charleston estimates that, for an initial 2,000 direct jobs, more than 8,000 total jobs would be created as a result. The plant would contribute approximately \$4.8 billion in total economic output on an annual basis.

Berkeley County is also home to a Google Data Center, located within a mile of the facility, which has created more than 400 jobs on site.

ZONING

Moncks Corner Zoning C-2

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

PROPERTY INFORMATION

PROPERTY OVERVIEW – CYPRESS GARDENS SELF STORAGE

Property		Physical	
Property Name:	Cypress Gardens Self Storage	Foundation:	Concrete
Address:	1505 Cypress Gardens Rd	Exterior Construction:	Metal
City, State	Moncks Corner, SC 29461	Interior Construction:	Metal
County:	Berkeley	Total Units	145 (Phase 1)
Parcel Numbers:	1970001024	Climate Units	69 (Phase 1)
Lot Size:	6 +/- Acres	Occupancy	37.5% four months after opening
Property Type:	Self Storage	Roof:	Standing Seam
Year Built:	Proposed for 2019	Doors:	Roll Up
Gross Square Feet:	26,075 (Phase 1)	Paving:	Asphalt
Rentable Square Feet:	21,650 (Phase 1)	Site Access Controls:	Keypad Code Access
Land for Expansion:	Yes	Office:	Yes
Land for Purchase:	No	Security:	Lighting, Surveillance Cameras, Fencing
		Accounting Software:	Sitelink
		On-Site Apartment:	No
		Number of Buildings:	2 (phase 1)

Offering Price

Offering Price | \$2,750,000

EGI, NOI at Stabilization

EGI at Stabilization, Phase 1 | \$232,705
 NOI at Stabilization, Phase 1 | \$133,869

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

PROPERTY INFORMATION

UNIT MIX – PHASE I

The lower rates in the unit mix are “promotional” during the early rent up period.

Unit Size	Unit Sq. Ft.	# of units	Total RSF	Monthly Rent	Monthly Rent PSF	Monthly Income	Annual Rent PSF	Annual Income
Climate								
5x10	50	13	650	\$65.00	1.30	\$845	15.60	\$10,140
10x10	100	26	2,600	\$90.00	0.90	\$2,340	10.80	\$28,080
10x15	150	14	2,100	\$130.00	0.87	\$1,820	10.40	\$21,840
10x20	200	10	2,000	\$175.00	0.88	\$1,750	10.50	\$21,000
15x15	225	2	450	\$180.00	0.80	\$360	9.60	\$4,320
10x30	300	3	900	\$200.00	0.67	\$600	8.00	\$7,200
20x30	600	1	600	\$550.00	0.92	\$550	11.00	\$6,600
Standard								
5x10	50	3	150	\$55.00	1.10	\$165	13.20	\$1,980
10x5	50	4	200	\$55.00	1.10	\$220	13.20	\$2,640
5x15	75	1	75	\$65.00	0.87	\$65	10.40	\$780
10x10	100	20	2,000	\$80.00	0.80	\$1,600	9.60	\$19,200
10x15	150	24	3,600	\$120.00	0.80	\$2,880	9.60	\$34,560
10x20	200	6	1,200	\$150.00	0.75	\$900	9.00	\$10,800
15x15	225	2	450	\$135.00	0.60	\$270	7.20	\$3,240
15x15	225	1	225	\$145.00	0.64	\$145	7.73	\$1,740
10x25	250	5	1,250	\$160.00	0.64	\$800	7.68	\$9,600
10x30	300	7	2,100	\$175.00	0.58	\$1,225	7.00	\$14,700
15x20	300	1	300	\$200.00	0.67	\$200	8.00	\$2,400
20x20	400	2	800	\$400.00	1.00	\$800	12.00	\$9,600
Total		145	21,650		0.81	\$17,535	9.72	\$210,420
Parking								
12x35		10		\$100.00		\$1,000		\$12,000
TOTAL		155	21,650		0.86	\$18,535	10.27	\$222,420

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina
PROPERTY INFORMATION

EXPANSION ASSUMPTIONS:

Cypress Gardens offers an expansion capability of approximately 65,000 RSF. The average rental price per square foot for phase 1 is \$12.07. Assuming the same rentals rates, the expansion would have the capability of generating an additional \$784,550 of gross potential income for a total GPI of \$1,047,170 (phase 1 + expansion).

Assuming expenses are \$3.25 per. RSF = \$281,937

890,095 - 85% economic occupancy

- 281,937 - expenses

608,157 NOI

6.5 cap = \$9,356,261 value at stabilization

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina
FINANCIAL ANALYSIS

ESTIMATED INCOME & EXPENSES – CYPRESS GARDENS SELF STORAGE

INCOME	Proforma		Phase 1	
	2020		At Stabilization	
Gross Potential Income	222,420		255,783	
Vacancy & Credit Loss	100,089	45%	25,578	10%
Rent	122,331	55%	230,205	90%
Miscellaneous	1,500		2,500	
Effective Gross Income	123,831		232,705	
OPERATING EXPENSES				
Advertising	6,000		6,000	
Insurance	5,600		5,600	
Repairs and Maintenance	4,500		4,500	
General & Administrative	28,000		28,000	
Professional Fees	1,500		1,500	
Taxes and Licenses	31,700		31,700	
Miscellaneous	4,300		4,300	
Utilities	5,600		5,600	
Management Fee	6,192		11,635	
Total Operating Expenses	93,392		98,835	42%
NET OPERATING INCOME				
	30,439	25%	133,869	58%

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina PHOTOS

Phase I



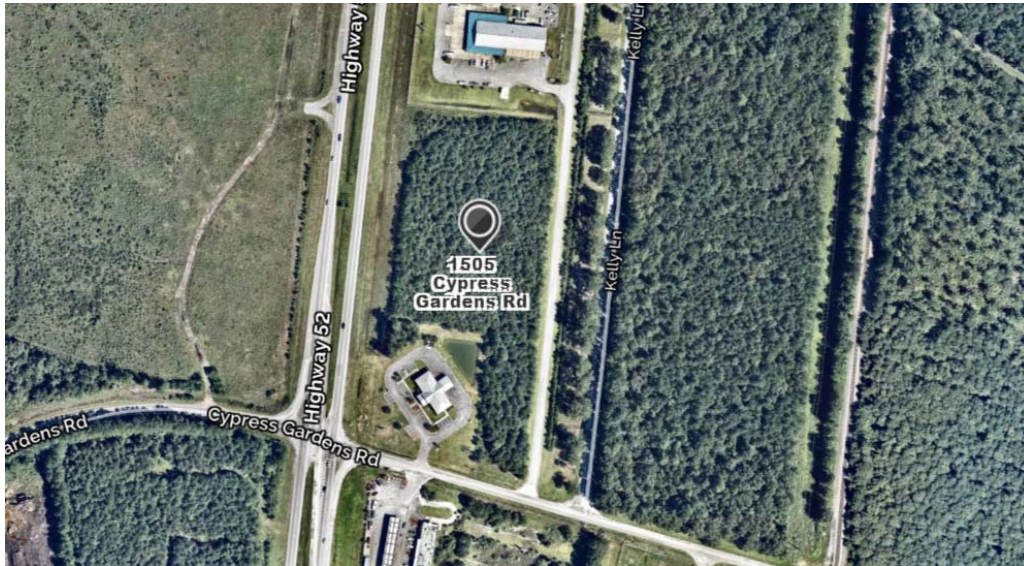
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1505 Cypress Gardens Rd, Moncks Corner | South Carolina LOCATION INFORMATION

AERIAL & PARCEL MAP

1505 Cypress Gardens Rd



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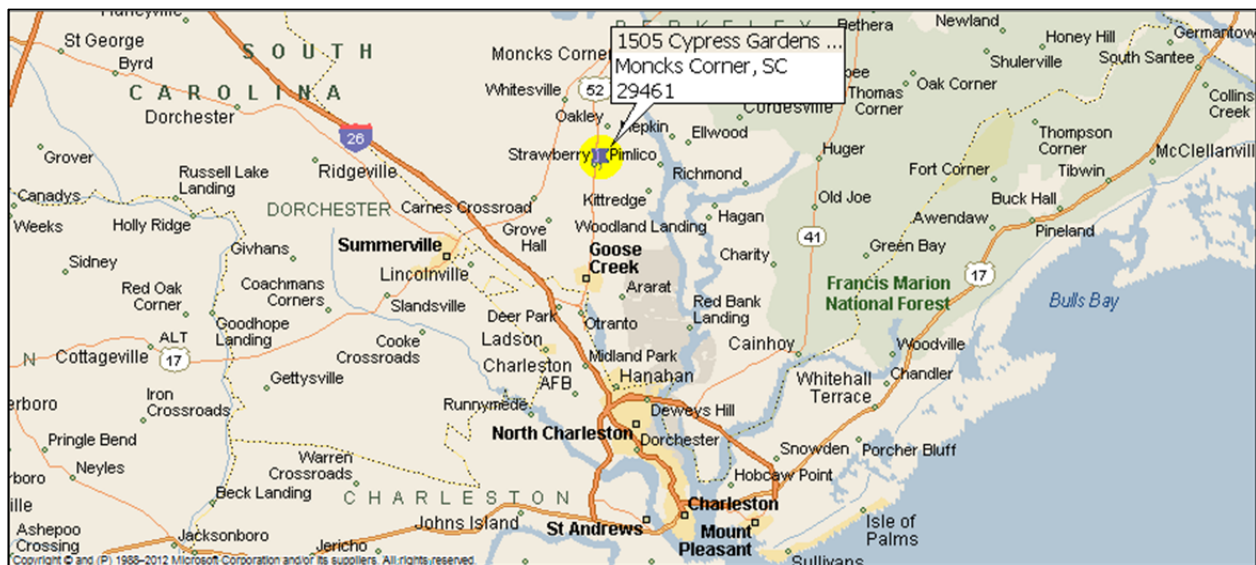
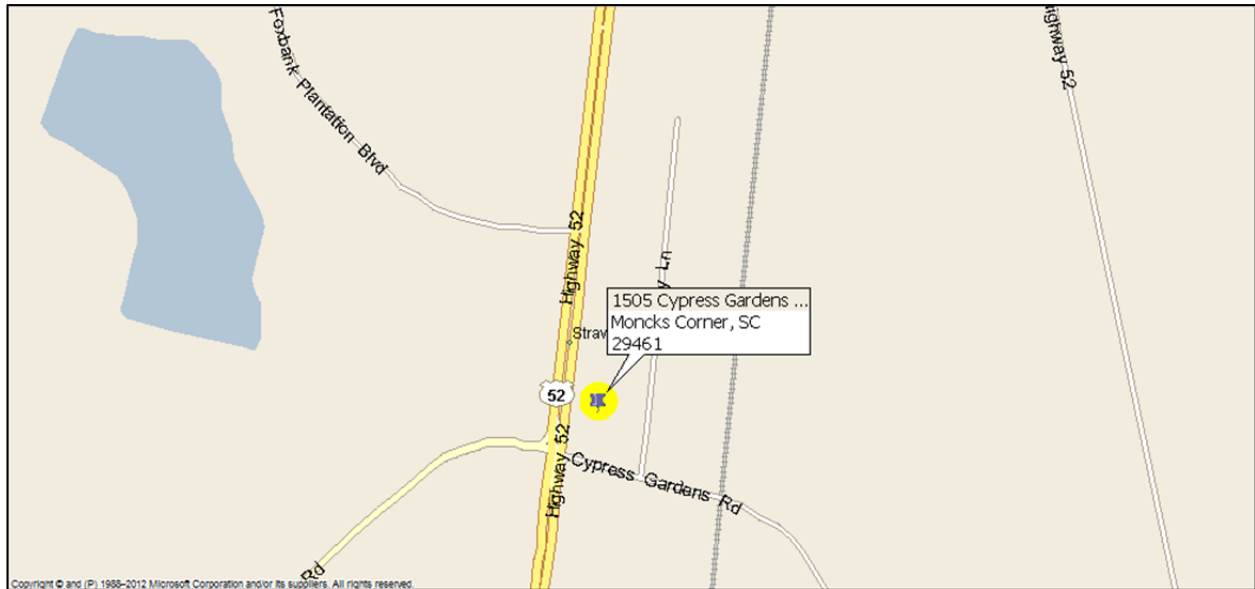
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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

LOCATION INFORMATION

LOCATION MAP

1505 Cypress Gardens Rd



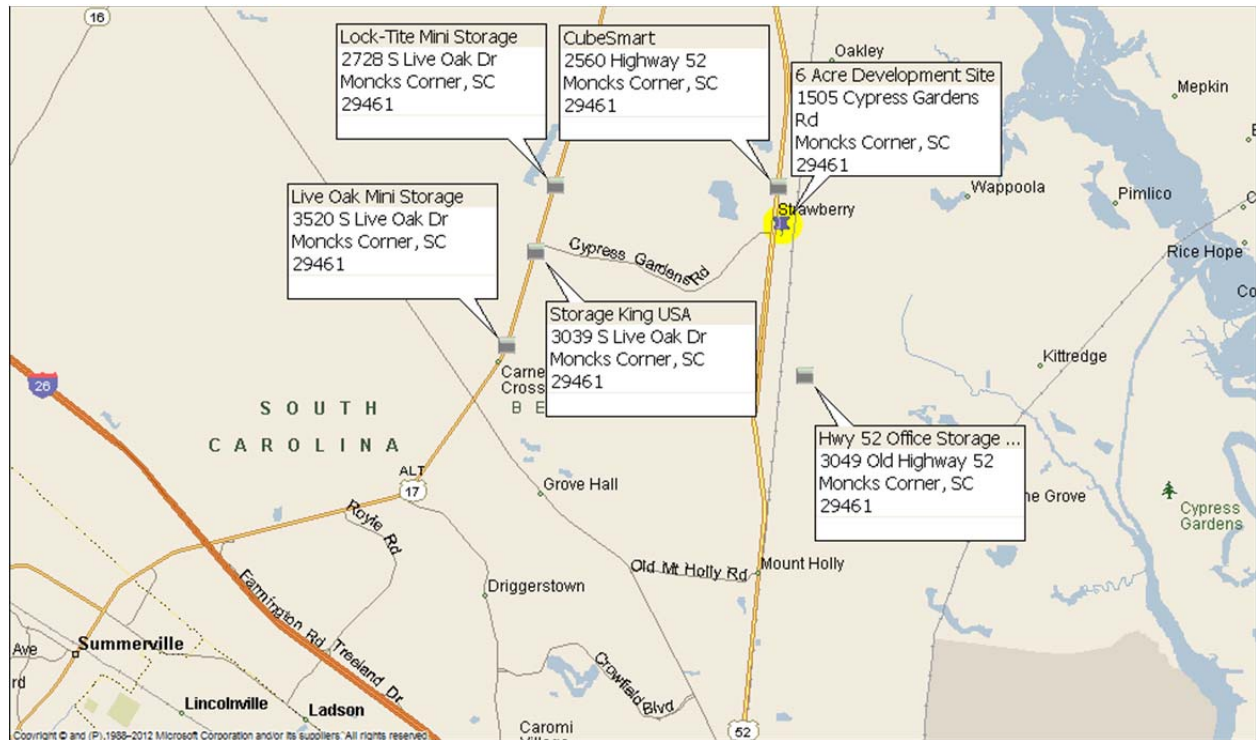
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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

COMPETITION

SAMPLING OF COMPETITORS



		Driving Distance, Miles
CubeSmart	2560 Hwy 52, Moncks Corner, SC 29461	0.7
Hwy 52 Office Storage Park	3049 Old US 52, Moncks Corner, SC 29461	2.4
Storage King USA	3039 S Live Oak Dr, Moncks Corner, SC 29461	3.4
Lock-Tite Mini Storage	2728 S Live Oak Dr, Moncks Corner, SC 29461	4.0
Live Oak Mini Storage	3520 S Live Oak Dr, Moncks Corner, SC 29461	4.6

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1505 Cypress Gardens Rd, Moncks Corner | South Carolina

COMPETITION

SAMPLING OF RENTAL RATES

COMPARABLE RENTS - CLIMATE CONTROLLED UNITS														
	5 x 5		5 x 10		10 x 10		10 x 15		10 x 20		10 x 25		10 x 30	
Facility	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF
Cypress Gardens Self Storage	\$55	\$26.40	\$75	\$18.00	\$140	\$16.80	\$175	\$14.00	\$215	\$12.90	n/a	\$0.00	\$290	\$11.60
CubeSmart*	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00
Hwy 52 Office Storage Park	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	\$129	\$10.32	\$169	\$10.14	n/a	\$0.00	n/a	\$0.00
Storage King USA	\$44	\$21.12	n/a	\$0.00	\$109	\$13.08	\$159	\$12.72	n/a	\$0.00	n/a	\$0.00	\$136	\$5.44
Lock-Tite Mini Storage	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00
Live Oak Mini Storage	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00

COMPARABLE RENTS - NONCLIMATE UNITS														
	5 x 5		5 x 10		10 x 10		10 x 15		10 x 20		10 x 25		10 x 30	
Facility	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF	Rent	Annual PSF
Cypress Gardens Self Storage	n/a	\$0.00	\$60	\$14.40	\$90	\$10.80	\$135	\$10.80	\$175	\$10.50	\$200	\$9.60	\$225	\$9.00
CubeSmart*	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00
Hwy 52 Office Storage Park	n/a	\$0.00	n/a	\$0.00	n/a	\$0.00	\$109	\$8.72	\$129	\$7.74	n/a	\$0.00	n/a	\$0.00
Storage King USA	\$41	\$19.68	\$69	\$16.56	\$99	\$11.88	\$144	\$11.52	\$158	\$9.48	n/a	\$0.00	\$272	\$10.88
Lock-Tite Mini Storage	n/a	\$0.00	\$41	\$9.84	\$70	\$8.40	\$99	\$7.92	\$104	\$6.24	\$110	\$5.28	\$135	\$5.40
Live Oak Mini Storage	n/a	\$0.00	\$50	\$12.00	\$75	\$9.00	\$95	\$7.60	\$115	\$6.90	n/a	\$0.00	\$145	\$5.80

*CubeSmart - under construction

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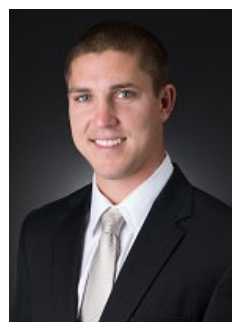
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BROKERAGE TEAM



Dale C. Eisenman is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in North Carolina, South Carolina, Alabama and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as a self storage investor and as a self-storage broker since 2000. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real world experience, knowledge and negotiation skills to each client relationship.

AL #106084-0; GA# 253682; NC# 198276; SC# 9207



Michael Morrison joined Midcoast Properties, Inc., in 2014, and is a licensed real estate broker in North Carolina, South Carolina, Alabama and Georgia, and has been selling real estate since 2006. Prior to joining Midcoast Properties, he worked with Re/Max in both residential and commercial real estate, receiving Rookie of the Year for all of South Carolina Agents in 2010, and was top three in the nation first year sales for 2010. Michael is a native of South Carolina, growing up in Blythewood, South Carolina. He holds a Bachelor's Degree in Economics from the University of South Carolina. He currently owns two self storage facilities which enhances his knowledge and understanding of our industry.

AL #106088-0; GA# 360061; NC# 283465; SC# 58247



Bobby Moss joined Midcoast Properties in 2019 as an Associate. Bobby is a licensed real estate professional in North Carolina, South Carolina, Alabama and Georgia. After 25 years of delivering optimized solutions to his clients as an IT professional, Bobby transitioned to commercial real estate investing and sales where he could apply his consulting, sales, and management skills. Bobby's commercial real estate experience includes a focus on both self storage facilities and manufactured housing communities. Bobby is a native of western North Carolina and currently resides in upstate South Carolina. He holds a Bachelor's Degree from Furman University.

AL# 128426-0; GA# 396512; NC# 312110; SC# 106616



Hal H. Tanner, III, joined Midcoast Properties in 2020 as an Associate. He is a licensed real estate professional in North Carolina. After more than 30 years in the media business holding key executive leadership roles including Chief Executive Officer for the last 10 years, Hal transitioned to commercial real estate. He is eager to apply his experience in finance, revenue improvements and controlling costs in ways that serve clients best. His working knowledge of client-based solutions that provide positive financial returns make him an excellent fit for Midcoast Properties, Inc. Hal currently resides in eastern North Carolina. He holds an undergraduate degree from Wake Forest and an MBA from Clemson University.

NC# 318611

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
 PO BOX 11847, Columbia, S.C. 29211-1847
 Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

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

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

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

You Are a Customer of the Brokerage Firm

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

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

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

Transaction Brokerage

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

You Can Become a Client of the Brokerage Firm

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

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

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

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SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
 PO BOX 11847, Columbia, S.C. 29211-1847
 Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

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

Single Agency

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

Dual Agency

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

Disclosed Dual Agency

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

Designated Agency

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

It's Your Choice

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

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

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

The choice of services belongs to you - the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature _____ Date _____

Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
 This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

1505 Cypress Gardens Rd, Moncks Corner | South Carolina

SITE PLAN

Neither the Seller, Owner nor Broker represents, warrants, either by implication or express statement, the accuracy or completeness of the information contained in this property presentation. The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein.

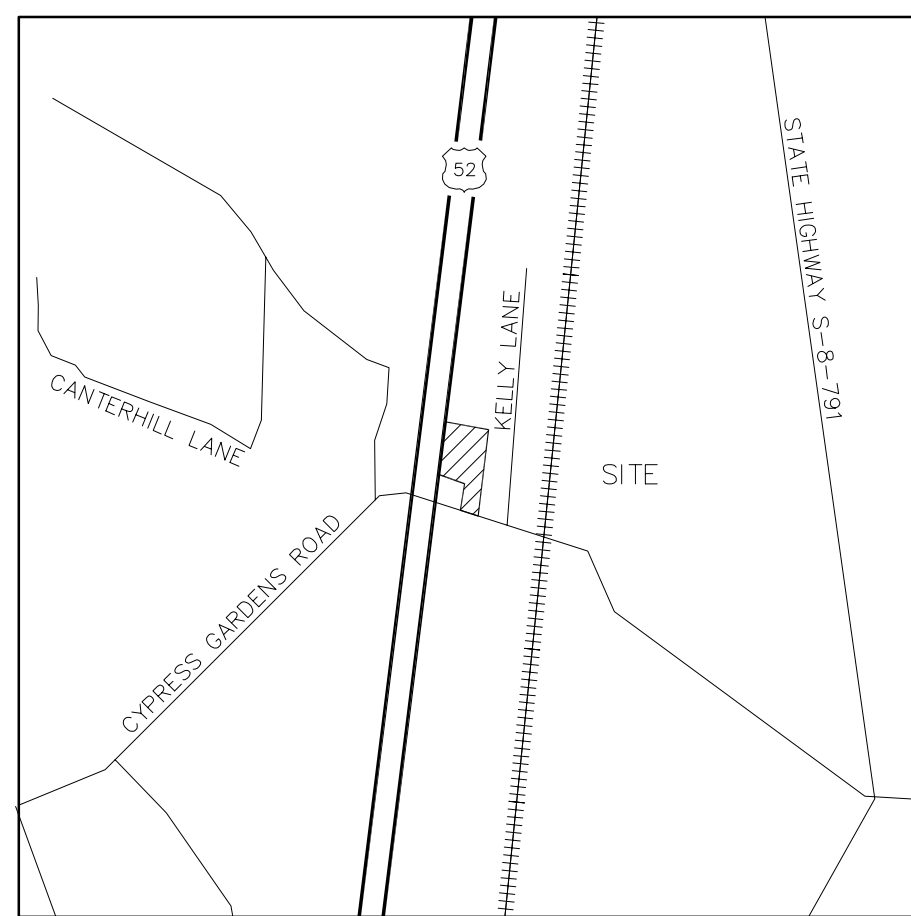
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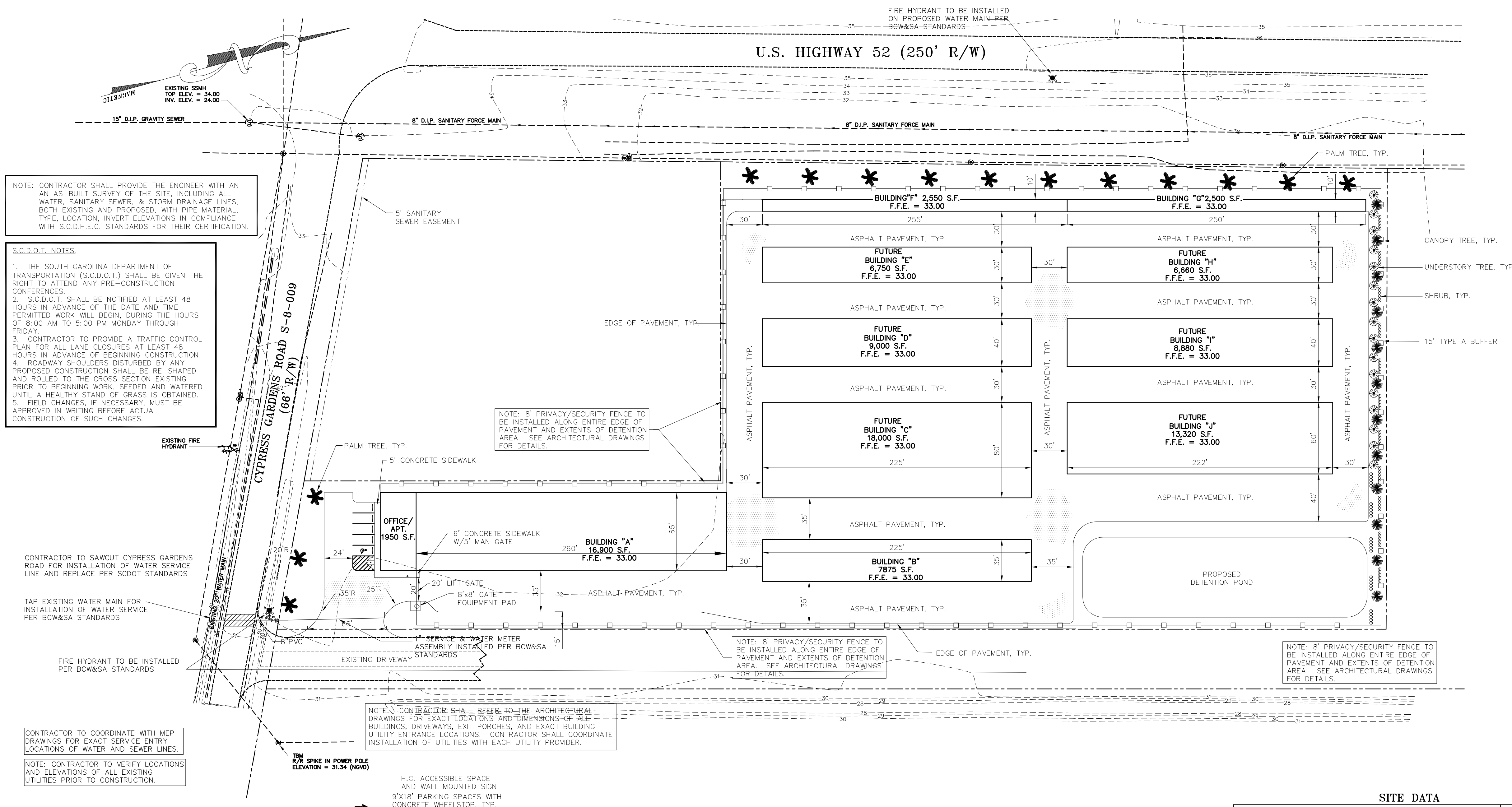
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LOCATION MAP

N.T.S.



PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	MIN. SPACING	QUANTITY
	BETULA NIGRA	RIVER BIRCH	CANOPY	2.5" CAL./12' HT.	25' O.C.	12
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	UNDERSTORY	2" CAL./8' HT.	15' O.C.	16
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	SHRUB	3 GAL./36" HT.	5' O.C.	77

SITE & UTILITY PLAN

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

SITE DATA

	SQUARE FOOTAGE	PARKING REQUIRED
TOTAL OFFICE SQUARE FOOTAGE	1,950 S.F.	5/OFFICE BUILDING
TOTAL SELF STORAGE SQUARE FOOTAGE	94,960 S.F.	N/A
TOTAL NUMBER OF PARKING STALLS REQUIRED	5 PARKING STALLS	
TOTAL NUMBER OF PARKING STALLS PROVIDED	5 PARKING STALLS	

LEGEND

EXISTING FEATURES	---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	---
PROPERTY LINES	---
BUILDING SETBACK LINES	---
EXISTING EASEMENT LINES	---
PROPOSED BUILDINGS	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER SERVICE	---
ASPHALT PAVEMENT	---
SCDOT APPROVED PAVEMENT	---
CONCRETE SIDEWALK	---

GENERAL NOTES:

- OWNER/DEVELOPER:
CYPRESS GARDENS SELF STORAGE, LLC
1211 ROPER MOUNTAIN ROAD
GREENVILLE, SC 29615
(864) 616-9696
- PERSONS USING THIS DRAWING SHOULD CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EACH EXISTING UTILITY BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY WITHIN THE VICINITY.
- ALL DIMENSIONS ARE TO / FROM FACE OF CURB, EDGE OF PAVEMENT, OR OUTSIDE FACE OF BUILDING WALL UNLESS NOTED OTHERWISE. ALL RADIUS DIMENSIONS ARE 3', UNLESS NOTED OTHERWISE.
- SITE IS LOCATED IN TMS #197-00-01-017, IN BERKELEY COUNTY, SOUTH CAROLINA AND CONTAINS 6.00 ACRES.
- PROPERTY IS LOCATED IN SPECIAL FLOOD ZONE X PER F.E.M.A. MAP COMMUNITY PANEL NUMBER 45015C0585 D, DATED 10-16-03, DATED OCTOBER 16, 2003.
- PROPERTY ZONING: GC, GENERAL COMMERCIAL.
- VERTICAL AND HORIZONTAL DATUM FOR THIS PROJECT IS BASED ON A SURVEY BY LINDBERGH AND ASSOCIATES, LLC, DATED APRIL 15, 2005.
- ALL CONSTRUCTION TO CONFORM TO BERKELEY COUNTY'S STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- NO MATERIALS SHALL BE BURIED ON SITE.
- THE CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, FIRE MARSHALL, AND OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO EACH UTILITY COMPANY'S AND FIRE MARSHALL'S REGULATIONS REGARDING SERVICE INTERRUPTION.
- THE CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE SUCH ITEMS IF DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR MUST PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER MUST BE REMOVED, IT SHALL BE REMOVED BY A LICENSED LAND SURVEYOR AND RELOCATED.
- THE CONTRACTOR SHALL FIELD LOCATE, MARK AND PROTECT ALL EXISTING UTILITIES.

BUFFER AREA REQUIREMENT CALCULATIONS:

TOTAL PL LENGTH REQUIRING TYPE "A" BUFFER	385.91'
TOTAL # CANOPY TREES REQUIRED	12
TOTAL # CANOPY TREES PROVIDED ALONG PL	12
TOTAL # UNDERSTORY TREES REQUIRED	16
TOTAL # UNDERSTORY TREES PROVIDED ALONG PL	16
TOTAL # ORNAMENTAL SHRUBS REQUIRED	77
TOTAL # ORNAMENTAL SHRUBS PROVIDED ALONG PL	77

Site and Utility Plan

SHEET NO. 1 OF 1

DATE: 09/05/06

SCALE: 1"=50'

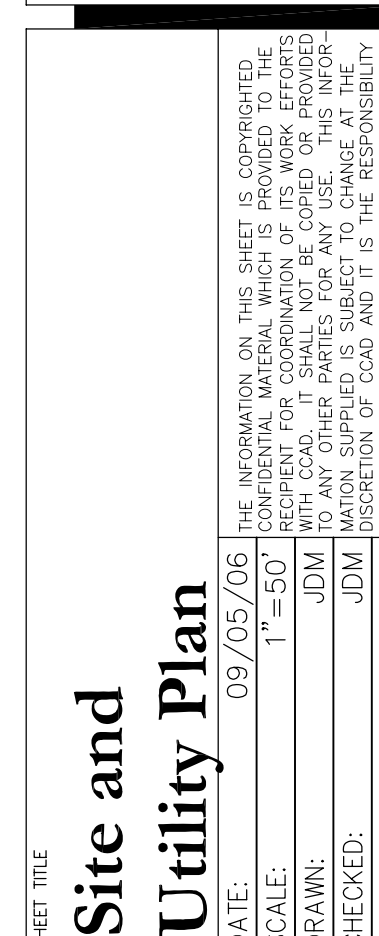
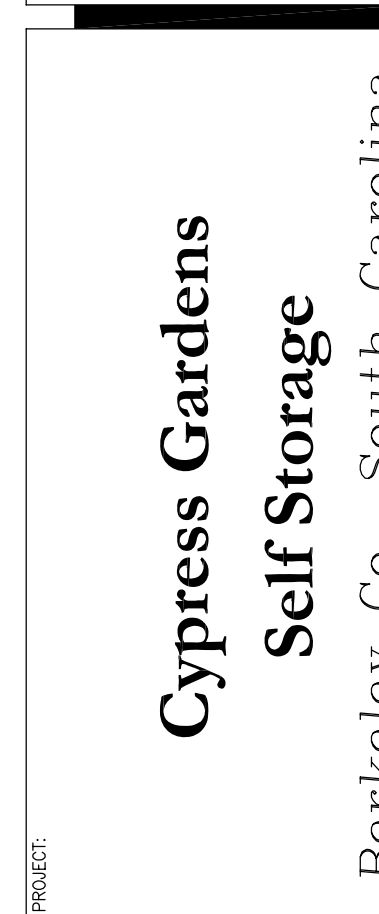
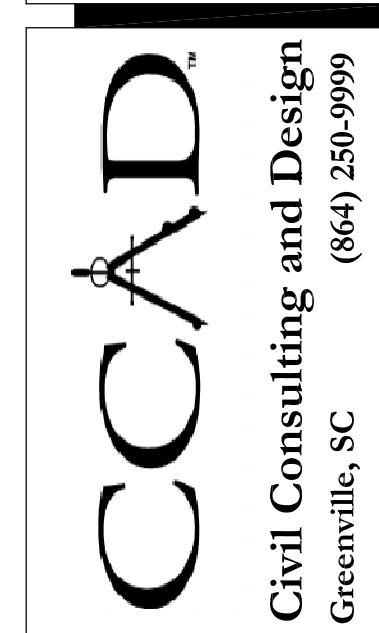
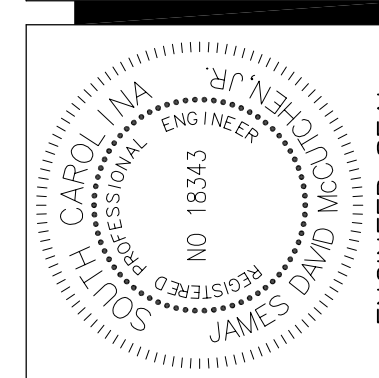
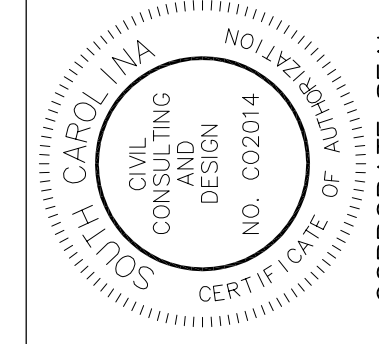
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CHECKED: JDM

PROJECT NO. C06021

DWG. NO. C06021-r8

CV-1



SHEET NO. 1 OF 1

DATE: 09/05/06

SCALE: 1"=50'

DRAWN: JDM

CHECKED: JDM

PROJECT NO. C06021

DWG. NO. C06021-r8

CV-1

1505 Cypress Gardens Rd, Moncks Corner | South Carolina

DEMOGRAPHICS

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Demographic and Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 1 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Summary	Census 2010	2018	2023				
Population	658	1,630	2,054				
Households	249	636	802				
Families	197	486	609				
Average Household Size	2.64	2.56	2.56				
Owner Occupied Housing Units	225	603	761				
Renter Occupied Housing Units	24	34	41				
Median Age	31.1	35.0	35.4				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	4.73%	1.25%	0.83%				
Households	4.75%	1.26%	0.79%				
Families	4.62%	1.13%	0.71%				
Owner HHs	4.76%	1.37%	1.16%				
Median Household Income	2.76%	2.16%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	40	6.3%	41	5.1%		
	\$15,000 - \$24,999	41	6.4%	41	5.1%		
	\$25,000 - \$34,999	51	8.0%	53	6.6%		
	\$35,000 - \$49,999	78	12.3%	85	10.6%		
	\$50,000 - \$74,999	140	22.0%	163	20.3%		
	\$75,000 - \$99,999	115	18.1%	152	19.0%		
	\$100,000 - \$149,999	118	18.6%	184	22.9%		
	\$150,000 - \$199,999	34	5.3%	52	6.5%		
\$200,000+	19	3.0%	31	3.9%			
Median Household Income	\$67,327		\$77,132				
Average Household Income	\$80,058		\$91,549				
Per Capita Income	\$29,522		\$33,759				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	68	10.4%	135	8.3%	170	8.3%
	5 - 9	52	7.9%	140	8.6%	173	8.4%
	10 - 14	42	6.4%	127	7.8%	161	7.8%
	15 - 19	27	4.1%	95	5.8%	122	5.9%
	20 - 24	38	5.8%	78	4.8%	92	4.5%
	25 - 34	161	24.5%	239	14.7%	292	14.2%
	35 - 44	98	14.9%	294	18.0%	383	18.6%
	45 - 54	77	11.7%	191	11.7%	230	11.2%
	55 - 64	61	9.3%	173	10.6%	197	9.6%
	65 - 74	24	3.7%	111	6.8%	160	7.8%
	75 - 84	7	1.1%	38	2.3%	62	3.0%
	85+	2	0.3%	10	0.6%	14	0.7%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		493	74.9%	1,152	70.7%	1,405	68.4%
Black Alone		126	19.1%	346	21.2%	458	22.3%
American Indian Alone		3	0.5%	11	0.7%	15	0.7%
Asian Alone		11	1.7%	31	1.9%	47	2.3%
Pacific Islander Alone		1	0.2%	3	0.2%	4	0.2%
Some Other Race Alone		6	0.9%	24	1.5%	36	1.8%
Two or More Races		18	2.7%	62	3.8%	88	4.3%
Hispanic Origin (Any Race)		25	3.8%	79	4.8%	115	5.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019

Demographic and Income Profile

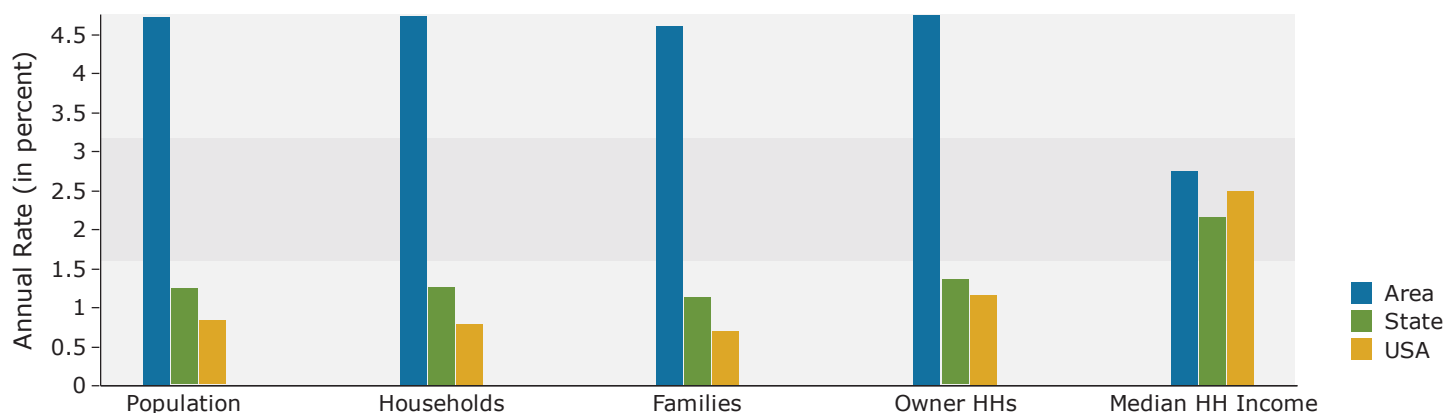
1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 1 mile radius

Prepared by Dale C. Eisenman, CCIM

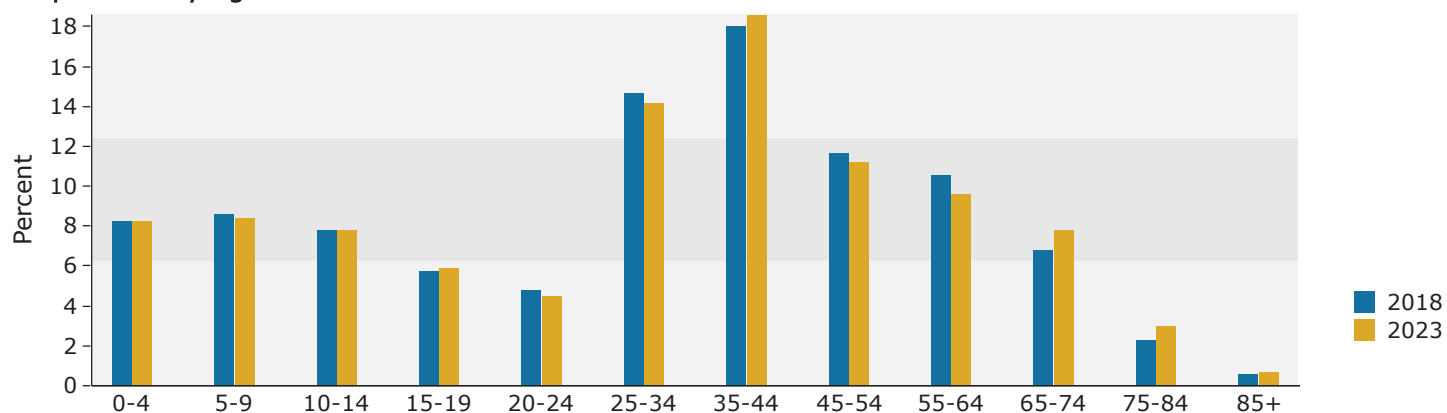
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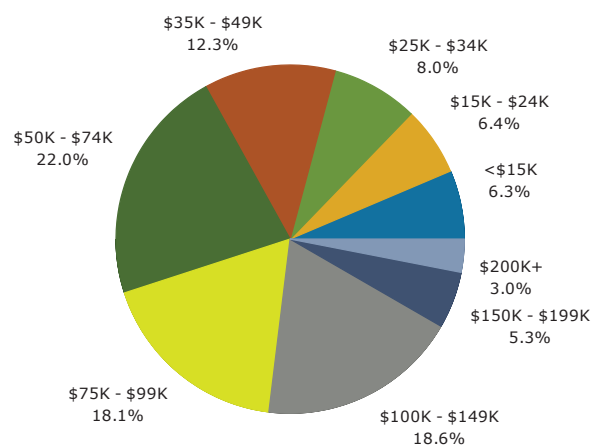
Trends 2018-2023



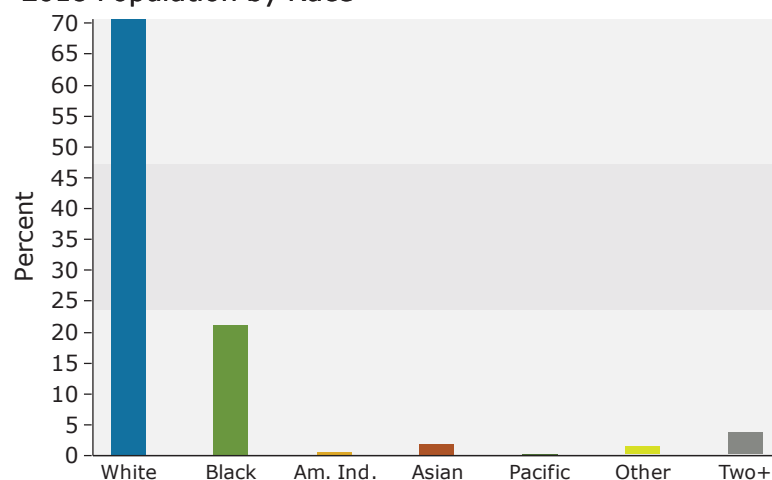
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.8%



Demographic and Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 3 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Summary	Census 2010	2018	2023				
Population	4,425	8,462	10,456				
Households	1,629	3,116	3,851				
Families	1,238	2,337	2,872				
Average Household Size	2.72	2.72	2.71				
Owner Occupied Housing Units	1,402	2,870	3,565				
Renter Occupied Housing Units	227	246	286				
Median Age	34.0	36.3	36.9				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	4.32%	1.25%	0.83%				
Households	4.33%	1.26%	0.79%				
Families	4.21%	1.13%	0.71%				
Owner HHs	4.43%	1.37%	1.16%				
Median Household Income	3.05%	2.16%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	224	7.2%	221	5.7%		
	\$15,000 - \$24,999	230	7.4%	227	5.9%		
	\$25,000 - \$34,999	291	9.3%	303	7.9%		
	\$35,000 - \$49,999	423	13.6%	460	11.9%		
	\$50,000 - \$74,999	669	21.5%	780	20.3%		
	\$75,000 - \$99,999	529	17.0%	699	18.2%		
	\$100,000 - \$149,999	514	16.5%	796	20.7%		
	\$150,000 - \$199,999	145	4.7%	217	5.6%		
\$200,000+	90	2.9%	147	3.8%			
Median Household Income	\$61,992		\$72,032				
Average Household Income	\$75,994		\$87,493				
Per Capita Income	\$28,177		\$32,420				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	370	8.4%	640	7.6%	784	7.5%
	5 - 9	316	7.1%	666	7.9%	809	7.7%
	10 - 14	289	6.5%	621	7.3%	786	7.5%
	15 - 19	248	5.6%	485	5.7%	630	6.0%
	20 - 24	256	5.8%	417	4.9%	469	4.5%
	25 - 34	809	18.3%	1,209	14.3%	1,402	13.4%
	35 - 44	612	13.8%	1,378	16.3%	1,782	17.0%
	45 - 54	643	14.5%	1,030	12.2%	1,208	11.6%
	55 - 64	509	11.5%	1,026	12.1%	1,150	11.0%
	65 - 74	251	5.7%	683	8.1%	952	9.1%
	75 - 84	95	2.1%	247	2.9%	395	3.8%
	85+	25	0.6%	62	0.7%	89	0.9%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		3,320	75.0%	6,000	70.9%	7,169	68.6%
Black Alone		819	18.5%	1,756	20.7%	2,290	21.9%
American Indian Alone		56	1.3%	99	1.2%	128	1.2%
Asian Alone		55	1.2%	140	1.7%	208	2.0%
Pacific Islander Alone		4	0.1%	12	0.1%	17	0.2%
Some Other Race Alone		43	1.0%	124	1.5%	181	1.7%
Two or More Races		128	2.9%	332	3.9%	463	4.4%
Hispanic Origin (Any Race)		150	3.4%	384	4.5%	559	5.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019

Demographic and Income Profile

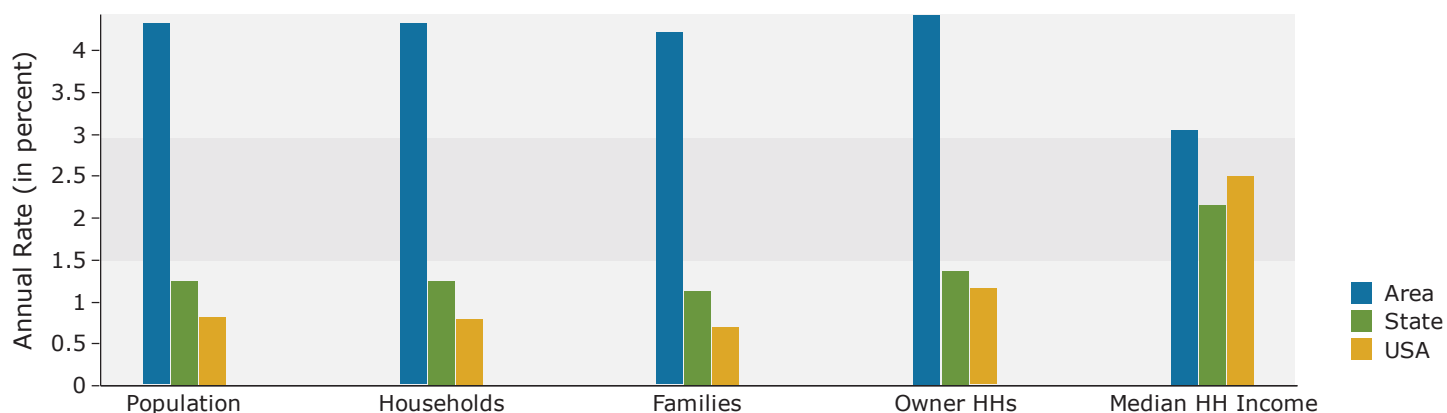
1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 3 mile radius

Prepared by Dale C. Eisenman, CCIM

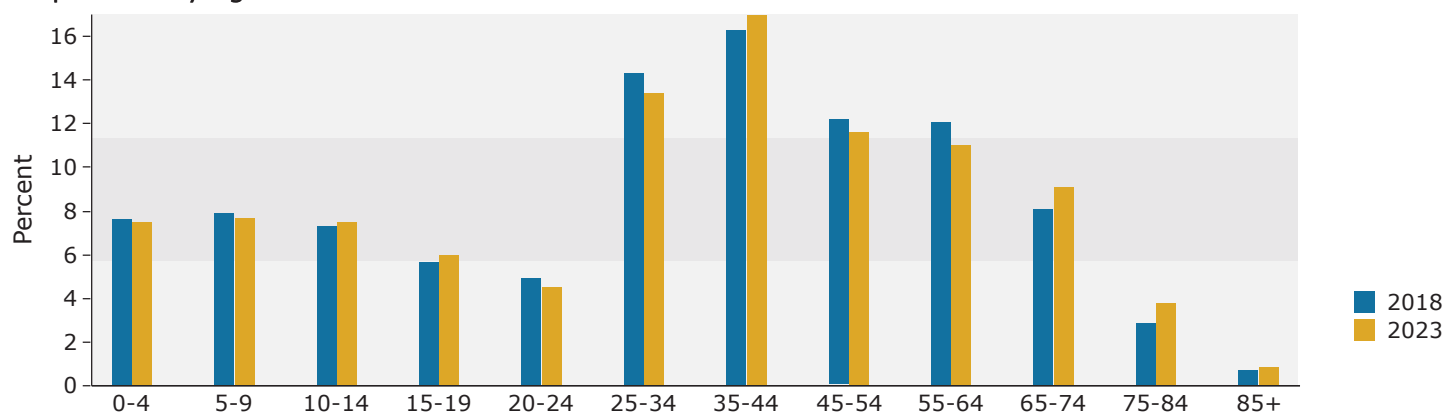
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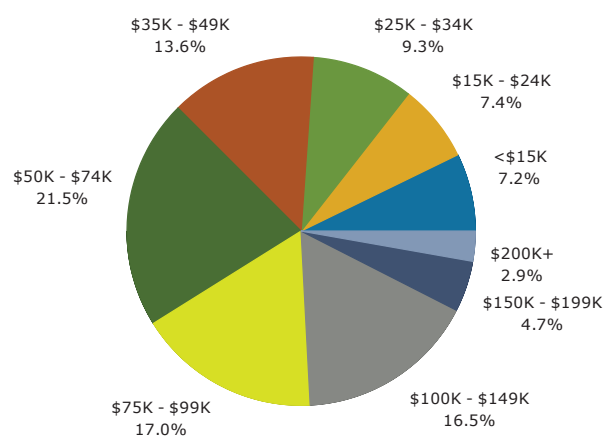
Trends 2018-2023



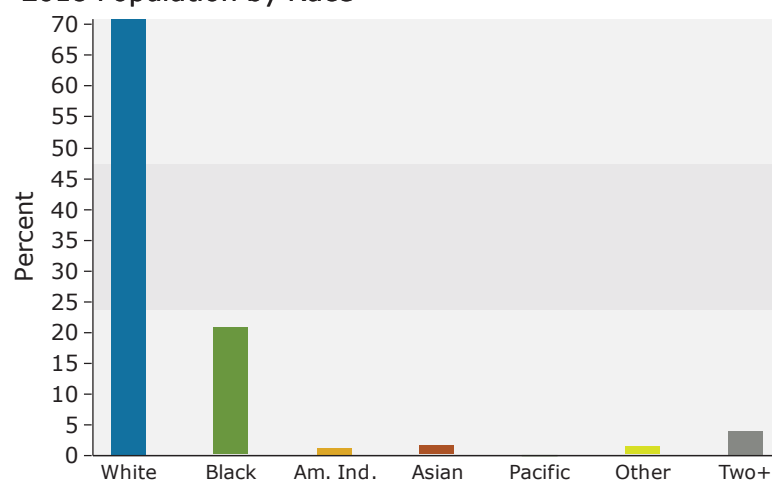
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.5%



Demographic and Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 5 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Summary	Census 2010	2018	2023
Population	25,360	36,634	43,018
Households	9,452	13,714	16,140
Families	6,996	10,053	11,772
Average Household Size	2.68	2.67	2.66
Owner Occupied Housing Units	7,269	10,950	13,008
Renter Occupied Housing Units	2,183	2,765	3,132
Median Age	34.3	36.5	36.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	3.27%	1.25%	0.83%
Households	3.31%	1.26%	0.79%
Families	3.21%	1.13%	0.71%
Owner HHs	3.50%	1.37%	1.16%
Median Household Income	2.41%	2.16%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,133	8.3%	1,077	6.7%
\$15,000 - \$24,999	926	6.8%	884	5.5%
\$25,000 - \$34,999	1,245	9.1%	1,225	7.6%
\$35,000 - \$49,999	1,955	14.3%	2,035	12.6%
\$50,000 - \$74,999	3,328	24.3%	3,772	23.4%
\$75,000 - \$99,999	2,381	17.4%	3,078	19.1%
\$100,000 - \$149,999	1,956	14.3%	2,880	17.8%
\$150,000 - \$199,999	481	3.5%	676	4.2%
\$200,000+	311	2.3%	512	3.2%

Median Household Income	\$59,261	\$66,768
Average Household Income	\$71,677	\$82,551
Per Capita Income	\$26,603	\$30,655

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,970	7.8%	2,588	7.1%	3,017	7.0%
5 - 9	1,834	7.2%	2,646	7.2%	3,079	7.2%
10 - 14	1,710	6.7%	2,531	6.9%	3,108	7.2%
15 - 19	1,647	6.5%	2,105	5.7%	2,644	6.1%
20 - 24	1,739	6.9%	1,980	5.4%	2,101	4.9%
25 - 34	4,047	16.0%	5,589	15.3%	6,176	14.4%
35 - 44	3,556	14.0%	5,370	14.7%	6,746	15.7%
45 - 54	3,609	14.2%	4,580	12.5%	5,049	11.7%
55 - 64	2,865	11.3%	4,536	12.4%	4,850	11.3%
65 - 74	1,650	6.5%	3,180	8.7%	3,970	9.2%
75 - 84	598	2.4%	1,245	3.4%	1,874	4.4%
85+	135	0.5%	285	0.8%	405	0.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,397	72.5%	25,257	68.9%	28,680	66.7%
Black Alone	4,899	19.3%	7,689	21.0%	9,426	21.9%
American Indian Alone	181	0.7%	282	0.8%	352	0.8%
Asian Alone	492	1.9%	912	2.5%	1,280	3.0%
Pacific Islander Alone	17	0.1%	33	0.1%	46	0.1%
Some Other Race Alone	581	2.3%	949	2.6%	1,252	2.9%
Two or More Races	793	3.1%	1,512	4.1%	1,983	4.6%
Hispanic Origin (Any Race)	1,439	5.7%	2,349	6.4%	3,123	7.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019

Demographic and Income Profile

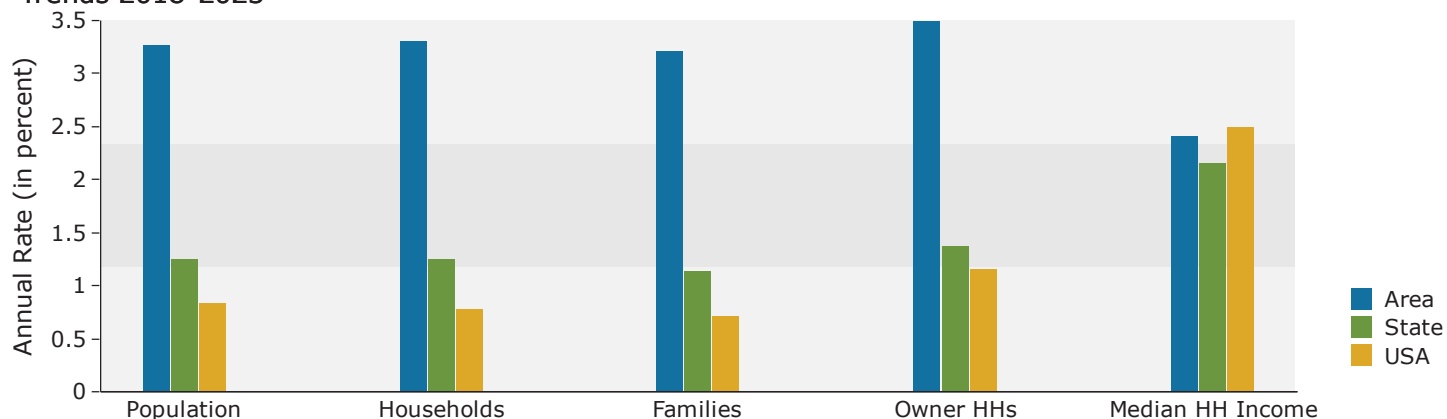
1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 5 mile radius

Prepared by Dale C. Eisenman, CCIM

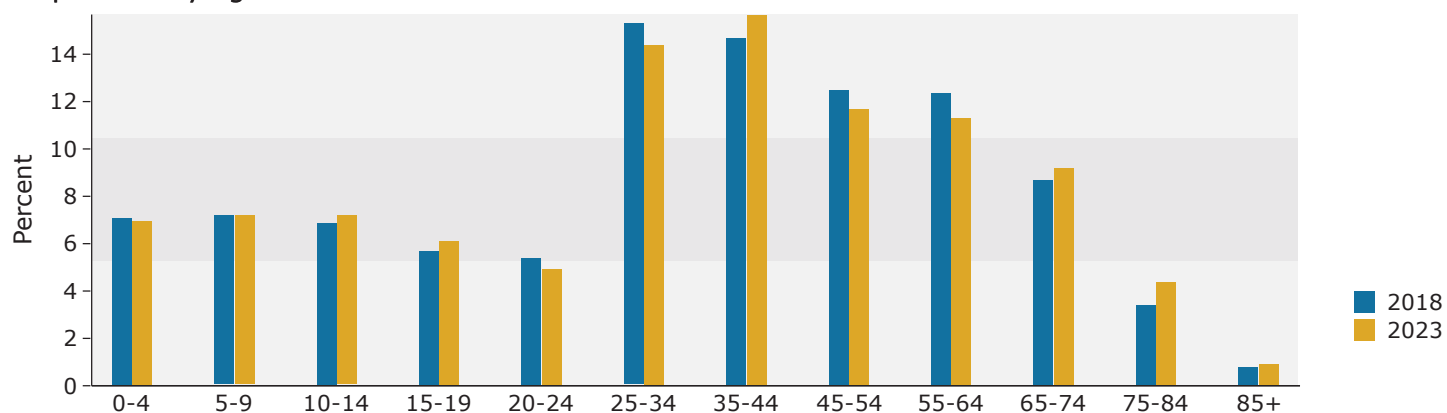
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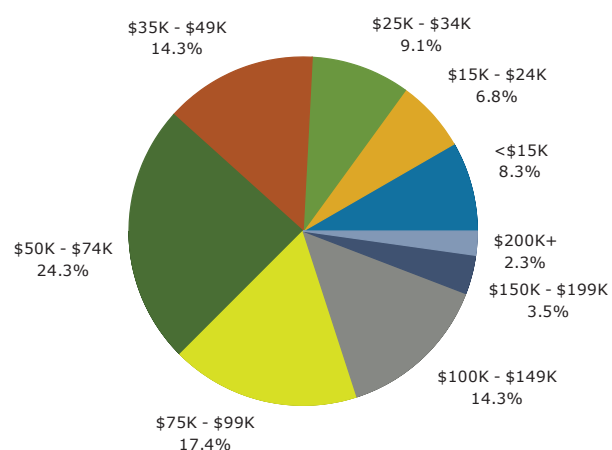
Trends 2018-2023



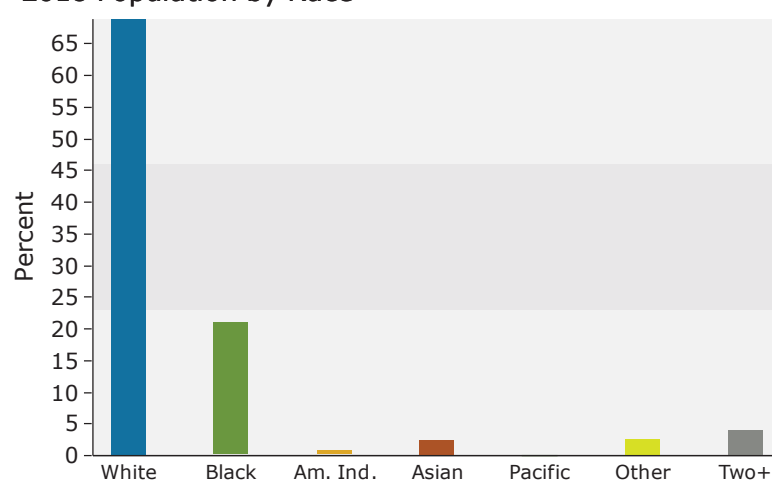
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 6.4%



Disposable Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 1 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	Census 2010	2018	2023	2018-2023 Change	2018-2023 Annual Rate
Population	658	1,630	2,054	424	4.73%
Median Age	31.1	35.0	35.4	0.4	0.23%
Households	249	636	802	166	4.75%
Average Household Size	2.64	2.56	2.56	0.00	0.00%

2018 Households by Disposable Income	Number	Percent
Total	636	100.0%
<\$15,000	47	7.4%
\$15,000-\$24,999	58	9.1%
\$25,000-\$34,999	68	10.7%
\$35,000-\$49,999	104	16.4%
\$50,000-\$74,999	170	26.7%
\$75,000-\$99,999	98	15.4%
\$100,000-\$149,999	75	11.8%
\$150,000-\$199,999	10	1.6%
\$200,000+	6	0.9%
Median Disposable Income	\$53,983	
Average Disposable Income	\$63,034	

2018 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	28	125	163	108	102	80	32
<\$15,000	3	6	7	5	9	11	5
\$15,000-\$24,999	3	9	9	5	9	13	10
\$25,000-\$34,999	3	17	15	9	10	10	4
\$35,000-\$49,999	7	21	21	16	15	16	6
\$50,000-\$74,999	7	35	51	29	28	15	5
\$75,000-\$99,999	3	20	36	18	14	6	1
\$100,000-\$149,999	1	14	19	22	13	6	1
\$150,000-\$199,999	0	1	3	2	3	0	0
\$200,000+	0	1	1	2	2	1	0
Median Disposable Income	\$43,108	\$54,214	\$61,021	\$63,655	\$55,178	\$38,495	\$26,975
Average Disposable Income	\$49,234	\$62,713	\$68,992	\$74,506	\$64,768	\$48,377	\$34,462

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019



Disposable Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 3 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	Census 2010	2018	2023	2018-2023 Change	2018-2023 Annual Rate
Population	4,425	8,462	10,456	1,994	4.32%
Median Age	34.0	36.3	36.9	0.6	0.33%
Households	1,629	3,116	3,851	735	4.33%
Average Household Size	2.72	2.72	2.71	-0.01	-0.07%

2018 Households by Disposable Income			Number	Percent
Total			3,116	100.0%
<\$15,000			260	8.3%
\$15,000-\$24,999			326	10.5%
\$25,000-\$34,999			373	12.0%
\$35,000-\$49,999			524	16.8%
\$50,000-\$74,999			792	25.4%
\$75,000-\$99,999			431	13.8%
\$100,000-\$149,999			329	10.6%
\$150,000-\$199,999			49	1.6%
\$200,000+			32	1.0%
Median Disposable Income			\$51,457	
Average Disposable Income			\$60,123	

2018 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	120	549	704	535	573	444	190
<\$15,000	12	29	33	30	58	66	31
\$15,000-\$24,999	15	46	44	28	55	76	62
\$25,000-\$34,999	14	85	72	52	63	63	24
\$35,000-\$49,999	32	95	97	86	92	89	33
\$50,000-\$74,999	29	146	216	142	149	81	29
\$75,000-\$99,999	12	81	148	81	69	33	7
\$100,000-\$149,999	5	57	75	94	64	30	5
\$150,000-\$199,999	0	6	15	12	14	2	0
\$200,000+	0	4	6	9	9	3	0
Median Disposable Income	\$42,023	\$52,069	\$59,224	\$59,589	\$51,928	\$36,969	\$25,786
Average Disposable Income	\$48,022	\$60,350	\$67,046	\$71,574	\$62,110	\$46,619	\$35,089

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019



Disposable Income Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 5 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	Census 2010	2018	2023	2018-2023 Change	2018-2023 Annual Rate
Population	25,360	36,634	43,018	6,384	3.27%
Median Age	34.3	36.5	36.9	0.4	0.22%
Households	9,452	13,714	16,140	2,426	3.31%
Average Household Size	2.68	2.67	2.66	-0.01	-0.08%

2018 Households by Disposable Income	Number	Percent
Total	13,714	100.0%
<\$15,000	1,268	9.2%
\$15,000-\$24,999	1,346	9.8%
\$25,000-\$34,999	1,693	12.3%
\$35,000-\$49,999	2,526	18.4%
\$50,000-\$74,999	3,702	27.0%
\$75,000-\$99,999	1,691	12.3%
\$100,000-\$149,999	1,210	8.8%
\$150,000-\$199,999	163	1.2%
\$200,000+	116	0.8%
Median Disposable Income	\$50,094	
Average Disposable Income	\$57,286	

2018 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	508	2,466	2,780	2,449	2,532	1,986	993
<\$15,000	63	156	156	172	270	288	164
\$15,000-\$24,999	56	226	180	121	222	263	279
\$25,000-\$34,999	65	436	328	237	278	238	111
\$35,000-\$49,999	150	463	444	422	457	410	180
\$50,000-\$74,999	120	682	891	722	689	408	189
\$75,000-\$99,999	40	298	496	357	276	182	41
\$100,000-\$149,999	14	177	227	342	258	166	26
\$150,000-\$199,999	1	16	43	42	47	13	2
\$200,000+	0	11	16	34	36	18	1
Median Disposable Income	\$40,295	\$47,877	\$55,182	\$56,587	\$50,837	\$41,029	\$29,126
Average Disposable Income	\$45,015	\$54,679	\$62,190	\$67,120	\$59,925	\$51,214	\$37,469

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 1 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Population		Households	
2010 Total Population	658	2018 Median Household Income	\$67,327
2018 Total Population	1,630	2023 Median Household Income	\$77,132
2023 Total Population	2,054	2018-2023 Annual Rate	2.76%
2018-2023 Annual Rate	4.73%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	378	100.0%	802	100.0%	1,010	100.0%
Occupied	249	65.9%	637	79.4%	802	79.4%
Owner	225	59.5%	603	75.2%	761	75.3%
Renter	24	6.3%	34	4.2%	41	4.1%
Vacant	129	34.1%	166	20.7%	208	20.6%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	601	100.0%	761	100.0%
<\$50,000	28	4.7%	26	3.4%
\$50,000-\$99,999	22	3.7%	19	2.5%
\$100,000-\$149,999	67	11.1%	61	8.0%
\$150,000-\$199,999	198	32.9%	227	29.8%
\$200,000-\$249,999	128	21.3%	169	22.2%
\$250,000-\$299,999	85	14.1%	129	17.0%
\$300,000-\$399,999	37	6.2%	62	8.1%
\$400,000-\$499,999	36	6.0%	67	8.8%
\$500,000-\$749,999	0	0.0%	1	0.1%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$196,338	\$214,053
Average Value	\$210,815	\$230,486

Census 2010 Housing Units	Number	Percent
Total	378	100.0%
In Urbanized Areas	14	3.7%
In Urban Clusters	0	0.0%
Rural Housing Units	364	96.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 1 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	225	100.0%
Owned with a Mortgage/Loan	205	91.1%
Owned Free and Clear	20	8.9%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	80	100.0%
For Rent	6	7.5%
Rented- Not Occupied	0	0.0%
For Sale Only	58	72.5%
Sold - Not Occupied	5	6.2%
Seasonal/Recreational/Occasional Use	3	3.8%
For Migrant Workers	0	0.0%
Other Vacant	8	10.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	250	225	90.0%
15-24	11	8	72.7%
25-34	87	78	89.7%
35-44	53	49	92.5%
45-54	42	37	88.1%
55-64	35	32	91.4%
65-74	16	15	93.8%
75-84	5	5	100.0%
85+	1	1	100.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	250	226	90.4%
White Alone	192	176	91.7%
Black/African American	46	40	87.0%
American Indian/Alaska	1	1	100.0%
Asian Alone	5	4	80.0%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	2	2	100.0%
Two or More Races	3	2	66.7%
Hispanic Origin	8	7	87.5%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	247	224	90.7%
1-Person	38	32	84.2%
2-Person	92	86	93.5%
3-Person	53	49	92.5%
4-Person	39	35	89.7%
5-Person	19	17	89.5%
6-Person	5	4	80.0%
7+ Person	1	1	100.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 3 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186
Longitude: -80.02977

Population		Households	
2010 Total Population	4,425	2018 Median Household Income	\$61,992
2018 Total Population	8,462	2023 Median Household Income	\$72,032
2023 Total Population	10,456	2018-2023 Annual Rate	3.05%
2018-2023 Annual Rate	4.32%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,952	100.0%	3,736	100.0%	4,623	100.0%
Occupied	1,629	83.5%	3,116	83.4%	3,851	83.3%
Owner	1,402	71.8%	2,870	76.8%	3,565	77.1%
Renter	227	11.6%	246	6.6%	286	6.2%
Vacant	323	16.5%	620	16.6%	772	16.7%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	2,868	100.0%	3,566	100.0%
<\$50,000	181	6.3%	161	4.5%
\$50,000-\$99,999	158	5.5%	139	3.9%
\$100,000-\$149,999	386	13.5%	347	9.7%
\$150,000-\$199,999	815	28.4%	927	26.0%
\$200,000-\$249,999	486	16.9%	638	17.9%
\$250,000-\$299,999	454	15.8%	681	19.1%
\$300,000-\$399,999	229	8.0%	383	10.7%
\$400,000-\$499,999	141	4.9%	263	7.4%
\$500,000-\$749,999	5	0.2%	8	0.2%
\$750,000-\$999,999	5	0.2%	8	0.2%
\$1,000,000-\$1,499,999	8	0.3%	11	0.3%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$193,497	\$216,379
Average Value	\$210,094	\$232,480

Census 2010 Housing Units	Number	Percent
Total	1,952	100.0%
In Urbanized Areas	404	20.7%
In Urban Clusters	0	0.0%
Rural Housing Units	1,548	79.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 3 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,401	100.0%
Owned with a Mortgage/Loan	1,091	77.9%
Owned Free and Clear	310	22.1%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	333	100.0%
For Rent	32	9.6%
Rented- Not Occupied	2	0.6%
For Sale Only	196	58.9%
Sold - Not Occupied	23	6.9%
Seasonal/Recreational/Occasional Use	18	5.4%
For Migrant Workers	0	0.0%
Other Vacant	62	18.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,627	1,400	86.0%
15-24	63	41	65.1%
25-34	377	314	83.3%
35-44	312	267	85.6%
45-54	340	289	85.0%
55-64	296	265	89.5%
65-74	164	154	93.9%
75-84	59	55	93.2%
85+	16	15	93.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,629	1,402	86.1%
White Alone	1,241	1,089	87.8%
Black/African American	300	248	82.7%
American Indian/Alaska	22	16	72.7%
Asian Alone	26	22	84.6%
Pacific Islander Alone	2	2	100.0%
Other Race Alone	13	8	61.5%
Two or More Races	25	17	68.0%
Hispanic Origin	43	31	72.1%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	1,628	1,402	86.1%
1-Person	305	242	79.3%
2-Person	571	516	90.4%
3-Person	337	297	88.1%
4-Person	236	204	86.4%
5-Person	125	100	80.0%
6-Person	39	29	74.4%
7+ Person	15	14	93.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 5 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Population		Households	
2010 Total Population	25,360	2018 Median Household Income	\$59,261
2018 Total Population	36,634	2023 Median Household Income	\$66,768
2023 Total Population	43,018	2018-2023 Annual Rate	2.41%
2018-2023 Annual Rate	3.27%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,475	100.0%	15,194	100.0%	17,750	100.0%
Occupied	9,452	90.2%	13,715	90.3%	16,140	90.9%
Owner	7,269	69.4%	10,950	72.1%	13,008	73.3%
Renter	2,183	20.8%	2,765	18.2%	3,132	17.6%
Vacant	1,023	9.8%	1,480	9.7%	1,610	9.1%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	10,949	100.0%	13,008	100.0%
<\$50,000	941	8.6%	856	6.6%
\$50,000-\$99,999	908	8.3%	827	6.4%
\$100,000-\$149,999	2,189	20.0%	2,061	15.8%
\$150,000-\$199,999	2,821	25.8%	3,242	24.9%
\$200,000-\$249,999	1,483	13.5%	1,951	15.0%
\$250,000-\$299,999	1,255	11.5%	1,814	13.9%
\$300,000-\$399,999	792	7.2%	1,282	9.9%
\$400,000-\$499,999	265	2.4%	493	3.8%
\$500,000-\$749,999	147	1.3%	274	2.1%
\$750,000-\$999,999	44	0.4%	67	0.5%
\$1,000,000-\$1,499,999	44	0.4%	62	0.5%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	60	0.5%	79	0.6%

Median Value	\$175,461	\$192,566
Average Value	\$205,914	\$230,773

Census 2010 Housing Units	Number	Percent
Total	10,475	100.0%
In Urbanized Areas	7,434	71.0%
In Urban Clusters	0	0.0%
Rural Housing Units	3,041	29.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Housing Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Ring: 5 mile radius

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	7,269	100.0%
Owned with a Mortgage/Loan	5,587	76.9%
Owned Free and Clear	1,682	23.1%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	1,003	100.0%
For Rent	271	27.0%
Rented- Not Occupied	12	1.2%
For Sale Only	337	33.6%
Sold - Not Occupied	59	5.9%
Seasonal/Recreational/Occasional Use	68	6.8%
For Migrant Workers	0	0.0%
Other Vacant	256	25.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	9,453	7,269	76.9%
15-24	440	161	36.6%
25-34	1,859	1,238	66.6%
35-44	1,899	1,412	74.4%
45-54	2,010	1,610	80.1%
55-64	1,680	1,445	86.0%
65-74	1,069	968	90.6%
75-84	406	361	88.9%
85+	90	74	82.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	9,454	7,270	76.9%
White Alone	7,136	5,657	79.3%
Black/African American	1,758	1,242	70.6%
American Indian/Alaska	74	49	66.2%
Asian Alone	172	129	75.0%
Pacific Islander Alone	7	6	85.7%
Other Race Alone	151	84	55.6%
Two or More Races	156	103	66.0%
Hispanic Origin	375	239	63.7%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	9,452	7,269	76.9%
1-Person	1,898	1,373	72.3%
2-Person	3,188	2,628	82.4%
3-Person	1,883	1,427	75.8%
4-Person	1,451	1,109	76.4%
5-Person	662	468	70.7%
6-Person	242	170	70.2%
7+ Person	128	94	73.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 06, 2019



Market Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	115	2,162	17,101
2010 Total Population	658	4,425	25,360
2018 Total Population	1,630	8,462	36,634
2018 Group Quarters	0	2	19
2023 Total Population	2,054	10,456	43,018
2018-2023 Annual Rate	4.73%	4.32%	3.27%
2018 Total Daytime Population	1,330	6,328	24,706
Workers	460	1,693	4,847
Residents	870	4,635	19,859
Household Summary			
2000 Households	42	778	6,157
2000 Average Household Size	2.74	2.78	2.77
2010 Households	249	1,629	9,452
2010 Average Household Size	2.64	2.72	2.68
2018 Households	636	3,116	13,714
2018 Average Household Size	2.56	2.72	2.67
2023 Households	802	3,851	16,140
2023 Average Household Size	2.56	2.71	2.66
2018-2023 Annual Rate	4.75%	4.33%	3.31%
2010 Families	197	1,238	6,996
2010 Average Family Size	2.92	3.06	3.06
2018 Families	486	2,337	10,053
2018 Average Family Size	2.90	3.09	3.07
2023 Families	609	2,872	11,772
2023 Average Family Size	2.91	3.11	3.08
2018-2023 Annual Rate	4.62%	4.21%	3.21%
Housing Unit Summary			
2000 Housing Units	73	837	6,530
Owner Occupied Housing Units	50.7%	80.2%	78.1%
Renter Occupied Housing Units	6.8%	12.8%	16.2%
Vacant Housing Units	42.5%	7.0%	5.7%
2010 Housing Units	378	1,952	10,475
Owner Occupied Housing Units	59.5%	71.8%	69.4%
Renter Occupied Housing Units	6.3%	11.6%	20.8%
Vacant Housing Units	34.1%	16.5%	9.8%
2018 Housing Units	802	3,736	15,194
Owner Occupied Housing Units	75.2%	76.8%	72.1%
Renter Occupied Housing Units	4.2%	6.6%	18.2%
Vacant Housing Units	20.7%	16.6%	9.7%
2023 Housing Units	1,010	4,623	17,750
Owner Occupied Housing Units	75.3%	77.1%	73.3%
Renter Occupied Housing Units	4.1%	6.2%	17.6%
Vacant Housing Units	20.6%	16.7%	9.1%
Median Household Income			
2018	\$67,327	\$61,992	\$59,261
2023	\$77,132	\$72,032	\$66,768
Median Home Value			
2018	\$196,338	\$193,497	\$175,461
2023	\$214,053	\$216,379	\$192,566
Per Capita Income			
2018	\$29,522	\$28,177	\$26,603
2023	\$33,759	\$32,420	\$30,655
Median Age			
2010	31.1	34.0	34.3
2018	35.0	36.3	36.5
2023	35.4	36.9	36.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	636	3,116	13,714
<\$15,000	6.3%	7.2%	8.3%
\$15,000 - \$24,999	6.4%	7.4%	6.8%
\$25,000 - \$34,999	8.0%	9.3%	9.1%
\$35,000 - \$49,999	12.3%	13.6%	14.3%
\$50,000 - \$74,999	22.0%	21.5%	24.3%
\$75,000 - \$99,999	18.1%	17.0%	17.4%
\$100,000 - \$149,999	18.6%	16.5%	14.3%
\$150,000 - \$199,999	5.3%	4.7%	3.5%
\$200,000+	3.0%	2.9%	2.3%
Average Household Income	\$80,058	\$75,994	\$71,677
2023 Households by Income			
Household Income Base	802	3,851	16,140
<\$15,000	5.1%	5.7%	6.7%
\$15,000 - \$24,999	5.1%	5.9%	5.5%
\$25,000 - \$34,999	6.6%	7.9%	7.6%
\$35,000 - \$49,999	10.6%	11.9%	12.6%
\$50,000 - \$74,999	20.3%	20.3%	23.4%
\$75,000 - \$99,999	19.0%	18.2%	19.1%
\$100,000 - \$149,999	22.9%	20.7%	17.8%
\$150,000 - \$199,999	6.5%	5.6%	4.2%
\$200,000+	3.9%	3.8%	3.2%
Average Household Income	\$91,549	\$87,493	\$82,551
2018 Owner Occupied Housing Units by Value			
Total	603	2,870	10,950
<\$50,000	4.6%	6.3%	8.6%
\$50,000 - \$99,999	3.6%	5.5%	8.3%
\$100,000 - \$149,999	11.1%	13.4%	20.0%
\$150,000 - \$199,999	32.8%	28.4%	25.8%
\$200,000 - \$249,999	21.2%	16.9%	13.5%
\$250,000 - \$299,999	14.1%	15.8%	11.5%
\$300,000 - \$399,999	6.1%	8.0%	7.2%
\$400,000 - \$499,999	6.0%	4.9%	2.4%
\$500,000 - \$749,999	0.0%	0.2%	1.3%
\$750,000 - \$999,999	0.0%	0.2%	0.4%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.5%
Average Home Value	\$210,815	\$210,094	\$205,914
2023 Owner Occupied Housing Units by Value			
Total	761	3,565	13,008
<\$50,000	3.4%	4.5%	6.6%
\$50,000 - \$99,999	2.5%	3.9%	6.4%
\$100,000 - \$149,999	8.0%	9.7%	15.8%
\$150,000 - \$199,999	29.8%	26.0%	24.9%
\$200,000 - \$249,999	22.2%	17.9%	15.0%
\$250,000 - \$299,999	17.0%	19.1%	13.9%
\$300,000 - \$399,999	8.1%	10.7%	9.9%
\$400,000 - \$499,999	8.8%	7.4%	3.8%
\$500,000 - \$749,999	0.1%	0.2%	2.1%
\$750,000 - \$999,999	0.0%	0.2%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.6%
Average Home Value	\$230,486	\$232,480	\$230,773

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	656	4,428	25,362
0 - 4	10.4%	8.4%	7.8%
5 - 9	7.9%	7.1%	7.2%
10 - 14	6.4%	6.5%	6.7%
15 - 24	9.9%	11.4%	13.4%
25 - 34	24.5%	18.3%	16.0%
35 - 44	14.9%	13.8%	14.0%
45 - 54	11.7%	14.5%	14.2%
55 - 64	9.3%	11.5%	11.3%
65 - 74	3.7%	5.7%	6.5%
75 - 84	1.1%	2.1%	2.4%
85 +	0.3%	0.6%	0.5%
18 +	73.0%	74.6%	74.2%
2018 Population by Age			
Total	1,631	8,464	36,635
0 - 4	8.3%	7.6%	7.1%
5 - 9	8.6%	7.9%	7.2%
10 - 14	7.8%	7.3%	6.9%
15 - 24	10.6%	10.7%	11.2%
25 - 34	14.7%	14.3%	15.3%
35 - 44	18.0%	16.3%	14.7%
45 - 54	11.7%	12.2%	12.5%
55 - 64	10.6%	12.1%	12.4%
65 - 74	6.8%	8.1%	8.7%
75 - 84	2.3%	2.9%	3.4%
85 +	0.6%	0.7%	0.8%
18 +	71.6%	73.6%	75.3%
2023 Population by Age			
Total	2,056	10,456	43,019
0 - 4	8.3%	7.5%	7.0%
5 - 9	8.4%	7.7%	7.2%
10 - 14	7.8%	7.5%	7.2%
15 - 24	10.4%	10.5%	11.0%
25 - 34	14.2%	13.4%	14.4%
35 - 44	18.6%	17.0%	15.7%
45 - 54	11.2%	11.6%	11.7%
55 - 64	9.6%	11.0%	11.3%
65 - 74	7.8%	9.1%	9.2%
75 - 84	3.0%	3.8%	4.4%
85 +	0.7%	0.9%	0.9%
18 +	71.7%	73.5%	74.8%
2010 Population by Sex			
Males	333	2,229	12,432
Females	325	2,196	12,928
2018 Population by Sex			
Males	815	4,230	18,046
Females	815	4,232	18,589
2023 Population by Sex			
Males	1,029	5,235	21,281
Females	1,025	5,221	21,737

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

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Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	658	4,425	25,360
White Alone	74.9%	75.0%	72.5%
Black Alone	19.1%	18.5%	19.3%
American Indian Alone	0.5%	1.3%	0.7%
Asian Alone	1.7%	1.2%	1.9%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	0.9%	1.0%	2.3%
Two or More Races	2.7%	2.9%	3.1%
Hispanic Origin	3.8%	3.4%	5.7%
Diversity Index	44.5	44.2	49.6
2018 Population by Race/Ethnicity			
Total	1,629	8,463	36,634
White Alone	70.7%	70.9%	68.9%
Black Alone	21.2%	20.7%	21.0%
American Indian Alone	0.7%	1.2%	0.8%
Asian Alone	1.9%	1.7%	2.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	1.5%	1.5%	2.6%
Two or More Races	3.8%	3.9%	4.1%
Hispanic Origin	4.8%	4.5%	6.4%
Diversity Index	50.5	50.1	54.2
2023 Population by Race/Ethnicity			
Total	2,053	10,456	43,019
White Alone	68.4%	68.6%	66.7%
Black Alone	22.3%	21.9%	21.9%
American Indian Alone	0.7%	1.2%	0.8%
Asian Alone	2.3%	2.0%	3.0%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	1.8%	1.7%	2.9%
Two or More Races	4.3%	4.4%	4.6%
Hispanic Origin	5.6%	5.3%	7.3%
Diversity Index	53.7	53.4	57.3
2010 Population by Relationship and Household Type			
Total	658	4,425	25,360
In Households	100.0%	100.0%	99.9%
In Family Households	89.7%	88.5%	87.4%
Householder	29.0%	28.3%	27.4%
Spouse	23.7%	21.8%	19.7%
Child	31.9%	32.1%	33.2%
Other relative	2.7%	3.4%	4.0%
Nonrelative	2.1%	2.8%	3.1%
In Nonfamily Households	10.3%	11.5%	12.5%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	1,055	5,633	24,785
Less than 9th Grade	0.6%	1.5%	3.0%
9th - 12th Grade, No Diploma	4.9%	6.3%	7.0%
High School Graduate	18.0%	20.9%	21.2%
GED/Alternative Credential	1.2%	3.3%	5.3%
Some College, No Degree	31.0%	27.3%	29.0%
Associate Degree	14.2%	13.7%	11.9%
Bachelor's Degree	18.1%	16.8%	15.4%
Graduate/Professional Degree	11.9%	10.2%	7.2%
2018 Population 15+ by Marital Status			
Total	1,228	6,534	28,870
Never Married	18.9%	23.0%	28.8%
Married	70.2%	63.8%	54.4%
Widowed	3.3%	3.9%	4.8%
Divorced	7.7%	9.4%	12.0%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.3%	94.1%	93.7%
Civilian Unemployed (Unemployment Rate)	5.9%	5.9%	6.3%
2018 Employed Population 16+ by Industry			
Total	756	3,792	16,682
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	7.1%	8.1%	8.2%
Manufacturing	12.8%	15.1%	12.9%
Wholesale Trade	0.7%	1.7%	2.4%
Retail Trade	12.6%	12.7%	13.1%
Transportation/Utilities	4.2%	5.4%	7.6%
Information	3.7%	3.3%	2.2%
Finance/Insurance/Real Estate	5.6%	5.3%	4.7%
Services	45.8%	42.1%	42.9%
Public Administration	7.3%	6.1%	5.8%
2018 Employed Population 16+ by Occupation			
Total	755	3,791	16,682
White Collar	60.1%	59.4%	58.3%
Management/Business/Financial	13.2%	14.0%	11.7%
Professional	29.8%	26.0%	20.6%
Sales	9.7%	10.4%	11.0%
Administrative Support	7.4%	9.0%	15.0%
Services	17.6%	15.0%	14.9%
Blue Collar	22.2%	25.6%	26.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.3%
Construction/Extraction	6.6%	6.7%	7.1%
Installation/Maintenance/Repair	5.4%	5.3%	6.2%
Production	6.9%	9.5%	6.9%
Transportation/Material Moving	3.3%	4.0%	6.2%
2010 Population By Urban/ Rural Status			
Total Population	658	4,425	25,360
Population Inside Urbanized Area	2.1%	23.4%	74.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	97.9%	76.6%	25.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	249	1,628	9,453
Households with 1 Person	15.3%	18.7%	20.1%
Households with 2+ People	84.7%	81.3%	79.9%
Family Households	79.1%	76.0%	74.0%
Husband-wife Families	64.7%	58.5%	53.2%
With Related Children	33.3%	27.6%	24.5%
Other Family (No Spouse Present)	14.5%	17.4%	20.9%
Other Family with Male Householder	4.8%	5.8%	6.0%
With Related Children	2.8%	3.5%	3.7%
Other Family with Female Householder	9.6%	11.6%	14.8%
With Related Children	6.4%	7.7%	10.0%
Nonfamily Households	5.6%	5.2%	5.9%
All Households with Children	43.0%	39.3%	39.0%
Multigenerational Households	2.8%	4.8%	5.4%
Unmarried Partner Households	6.0%	6.1%	7.2%
Male-female	5.2%	5.4%	6.5%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	248	1,628	9,452
1 Person Household	15.3%	18.7%	20.1%
2 Person Household	37.1%	35.1%	33.7%
3 Person Household	21.4%	20.7%	19.9%
4 Person Household	16.1%	14.5%	15.4%
5 Person Household	7.7%	7.7%	7.0%
6 Person Household	2.0%	2.3%	2.6%
7 + Person Household	0.4%	0.9%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	249	1,629	9,452
Owner Occupied	90.4%	86.1%	76.9%
Owned with a Mortgage/Loan	82.3%	67.0%	59.1%
Owned Free and Clear	8.0%	19.0%	17.8%
Renter Occupied	9.6%	13.9%	23.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	378	1,952	10,475
Housing Units Inside Urbanized Area	3.7%	20.7%	71.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	96.3%	79.3%	29.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1. Up and Coming Families	Middleburg (4C)	Up and Coming Families	
2. Middleburg (4C)	Southern Satellites (10A)	Southern Satellites (10A)	
3. Southern Satellites (10A)	Up and Coming Families	Salt of the Earth (6B)	
2018 Consumer Spending			
Apparel & Services: Total \$	\$1,357,919	\$6,279,271	\$25,954,093
Average Spent	\$2,135.09	\$2,015.17	\$1,892.53
Spending Potential Index	98	93	87
Education: Total \$	\$802,754	\$3,677,242	\$15,582,987
Average Spent	\$1,262.19	\$1,180.12	\$1,136.28
Spending Potential Index	87	82	79
Entertainment/Recreation: Total \$	\$1,970,262	\$9,242,363	\$38,290,018
Average Spent	\$3,097.90	\$2,966.10	\$2,792.04
Spending Potential Index	96	92	87
Food at Home: Total \$	\$3,060,901	\$14,416,527	\$59,874,426
Average Spent	\$4,812.74	\$4,626.61	\$4,365.93
Spending Potential Index	96	92	87
Food Away from Home: Total \$	\$2,210,342	\$10,245,481	\$42,341,225
Average Spent	\$3,475.38	\$3,288.02	\$3,087.45
Spending Potential Index	99	94	88
Health Care: Total \$	\$3,512,187	\$16,799,170	\$69,169,681
Average Spent	\$5,522.31	\$5,391.26	\$5,043.73
Spending Potential Index	96	94	88
HH Furnishings & Equipment: Total \$	\$1,310,559	\$6,076,763	\$25,187,733
Average Spent	\$2,060.63	\$1,950.18	\$1,836.64
Spending Potential Index	99	93	88
Personal Care Products & Services: Total \$	\$518,451	\$2,409,060	\$9,956,446
Average Spent	\$815.17	\$773.13	\$726.01
Spending Potential Index	98	93	88
Shelter: Total \$	\$9,921,178	\$45,612,052	\$191,352,431
Average Spent	\$15,599.34	\$14,638.01	\$13,953.07
Spending Potential Index	93	87	83
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,466,409	\$6,972,310	\$28,671,274
Average Spent	\$2,305.67	\$2,237.58	\$2,090.66
Spending Potential Index	93	90	84
Travel: Total \$	\$1,296,440	\$5,921,613	\$24,794,934
Average Spent	\$2,038.43	\$1,900.39	\$1,808.00
Spending Potential Index	95	88	84
Vehicle Maintenance & Repairs: Total \$	\$668,517	\$3,143,856	\$13,008,966
Average Spent	\$1,051.13	\$1,008.94	\$948.59
Spending Potential Index	98	94	88

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019

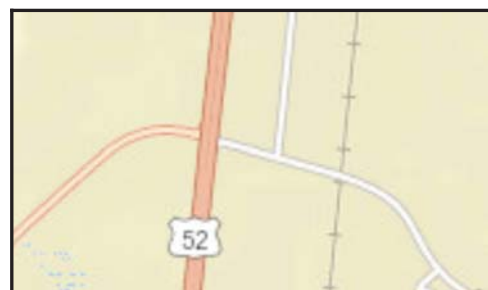
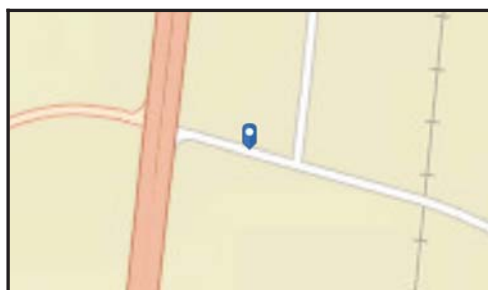
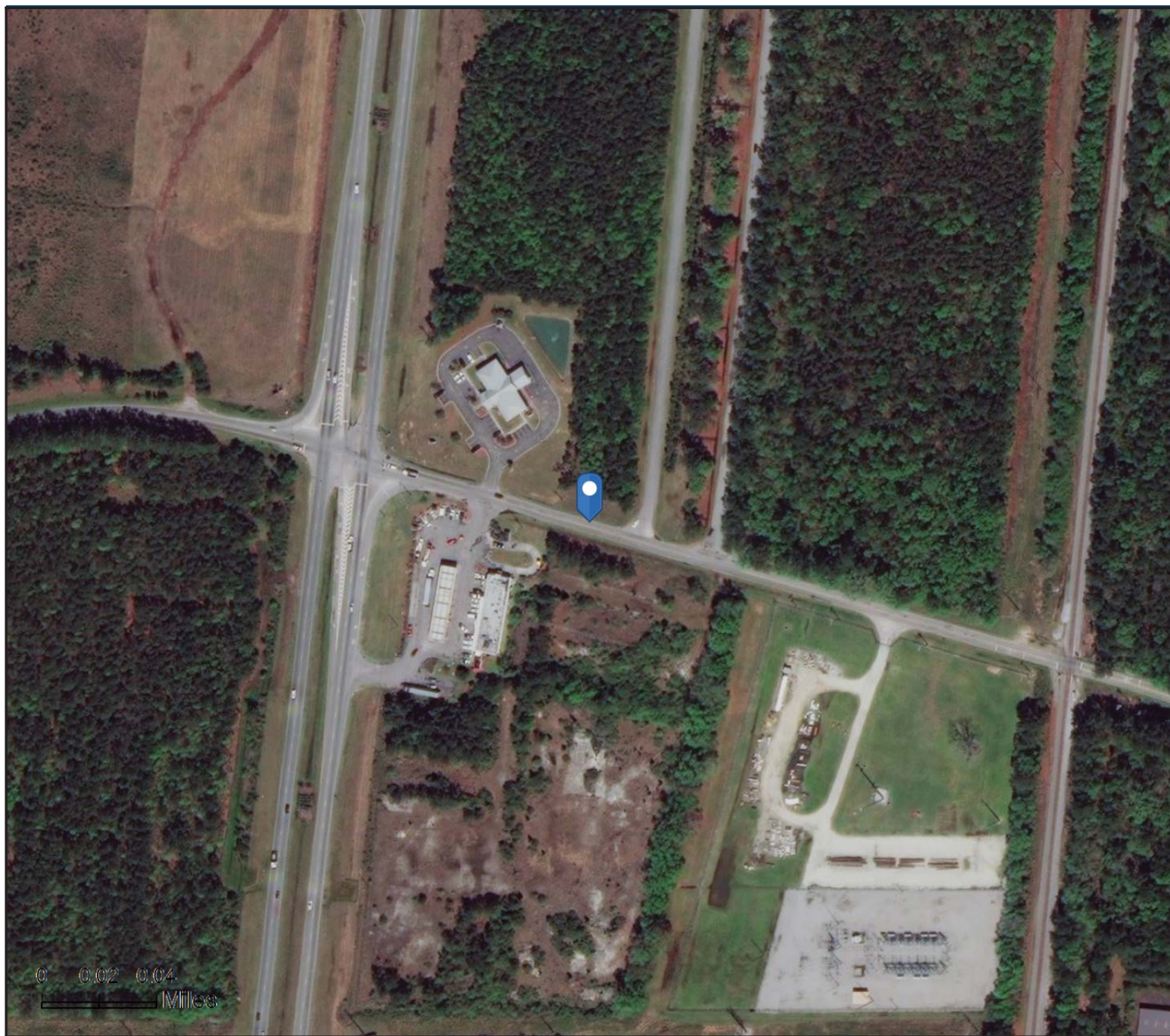
Site Map on Satellite Imagery - 0.4 Miles Wide

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977



Source: ArcGIS Online World Imagery Basemap

March 06, 2019

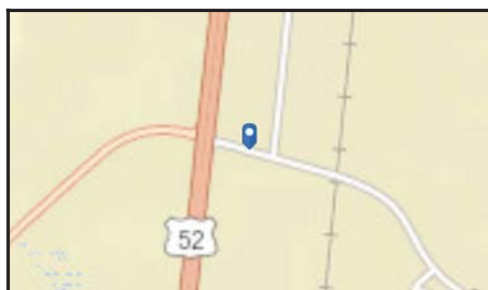
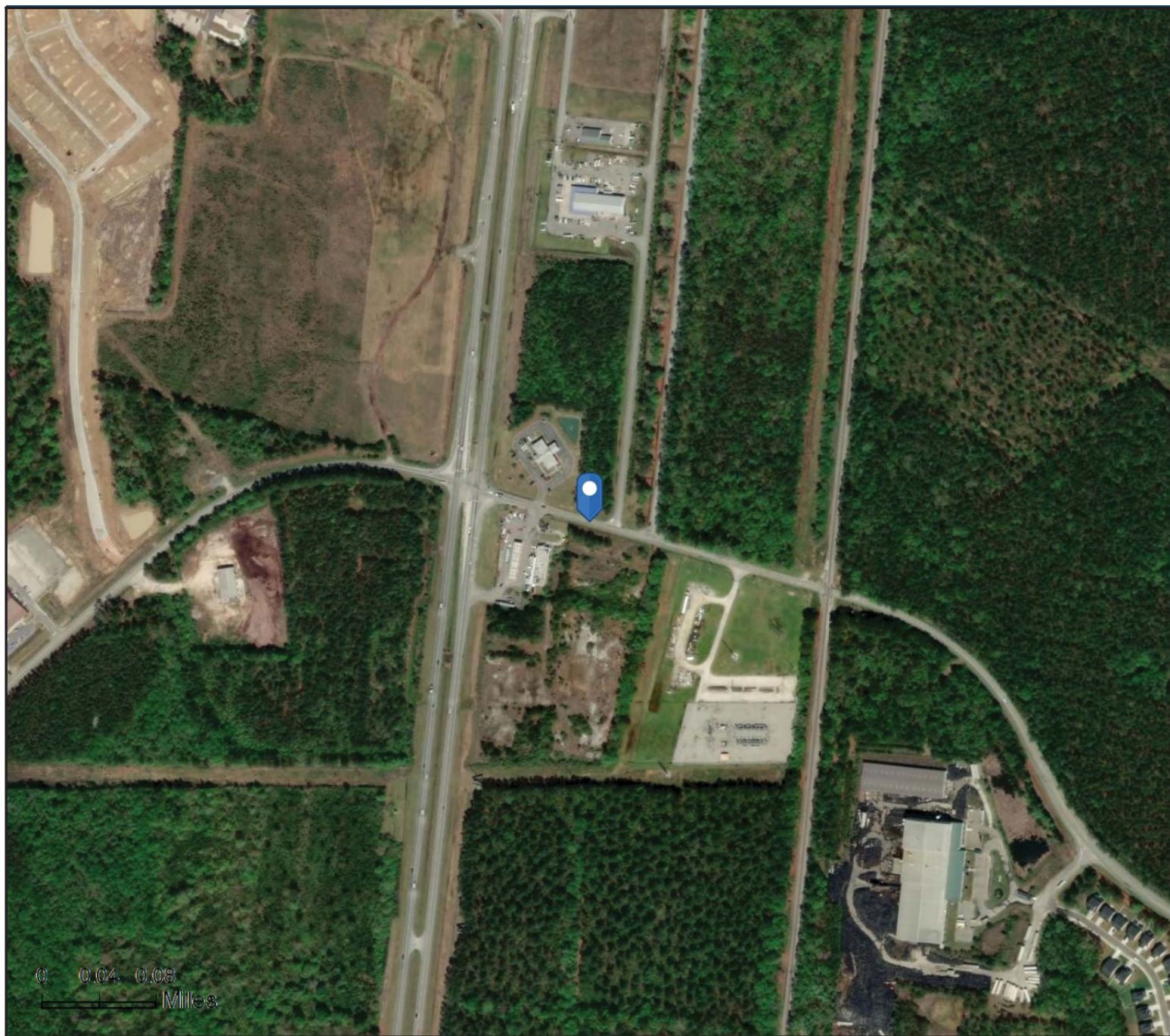
Site Map on Satellite Imagery - 0.8 Miles Wide

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977



Source: ArcGIS Online World Imagery Basemap

March 06, 2019

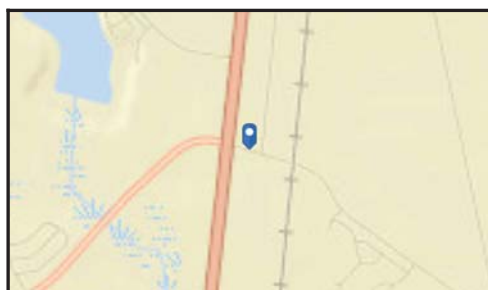
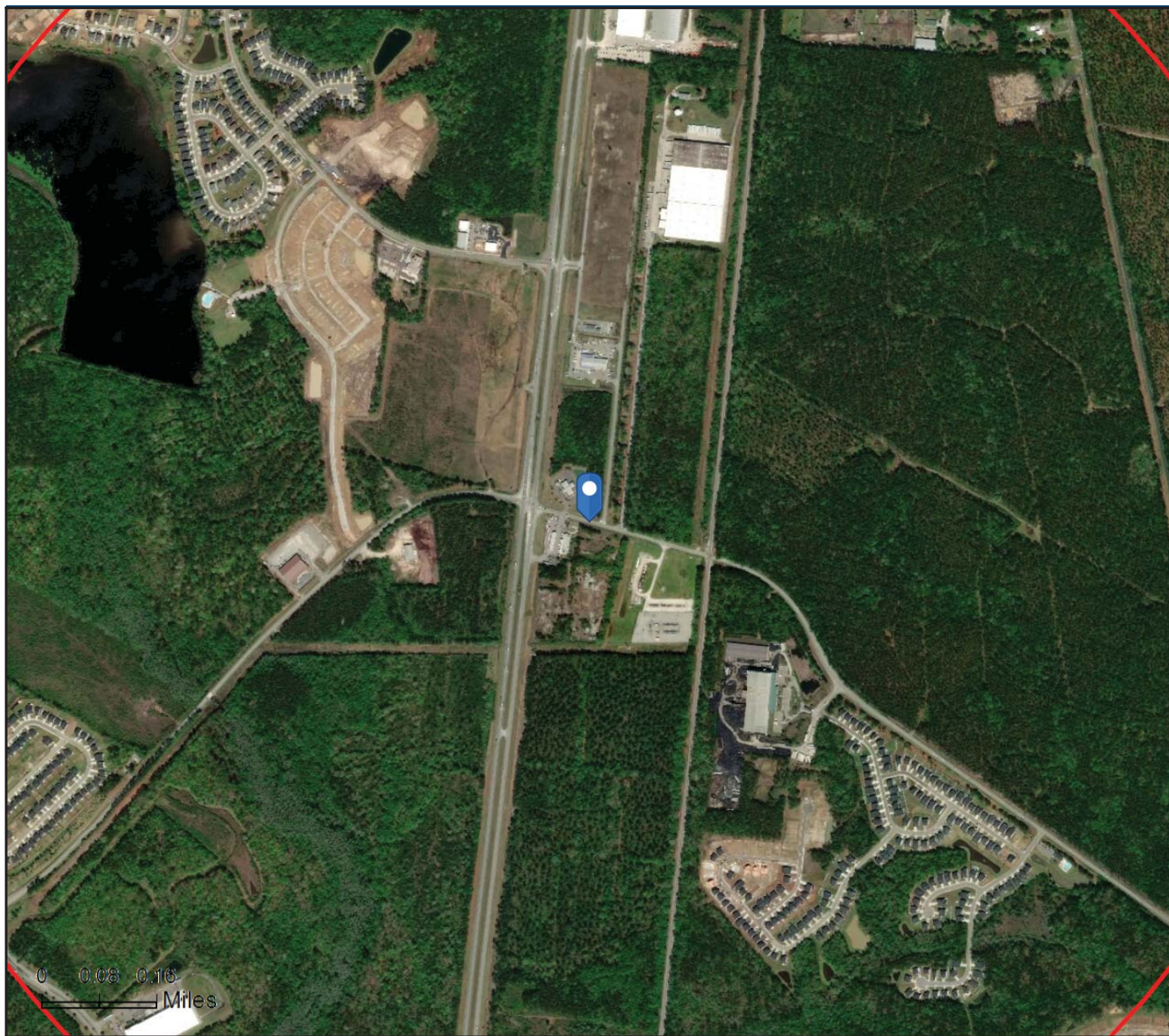
Site Map on Satellite Imagery - 1.6 Miles Wide

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977



Source: ArcGIS Online World Imagery Basemap

March 06, 2019

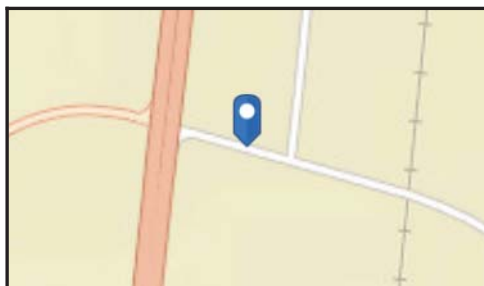
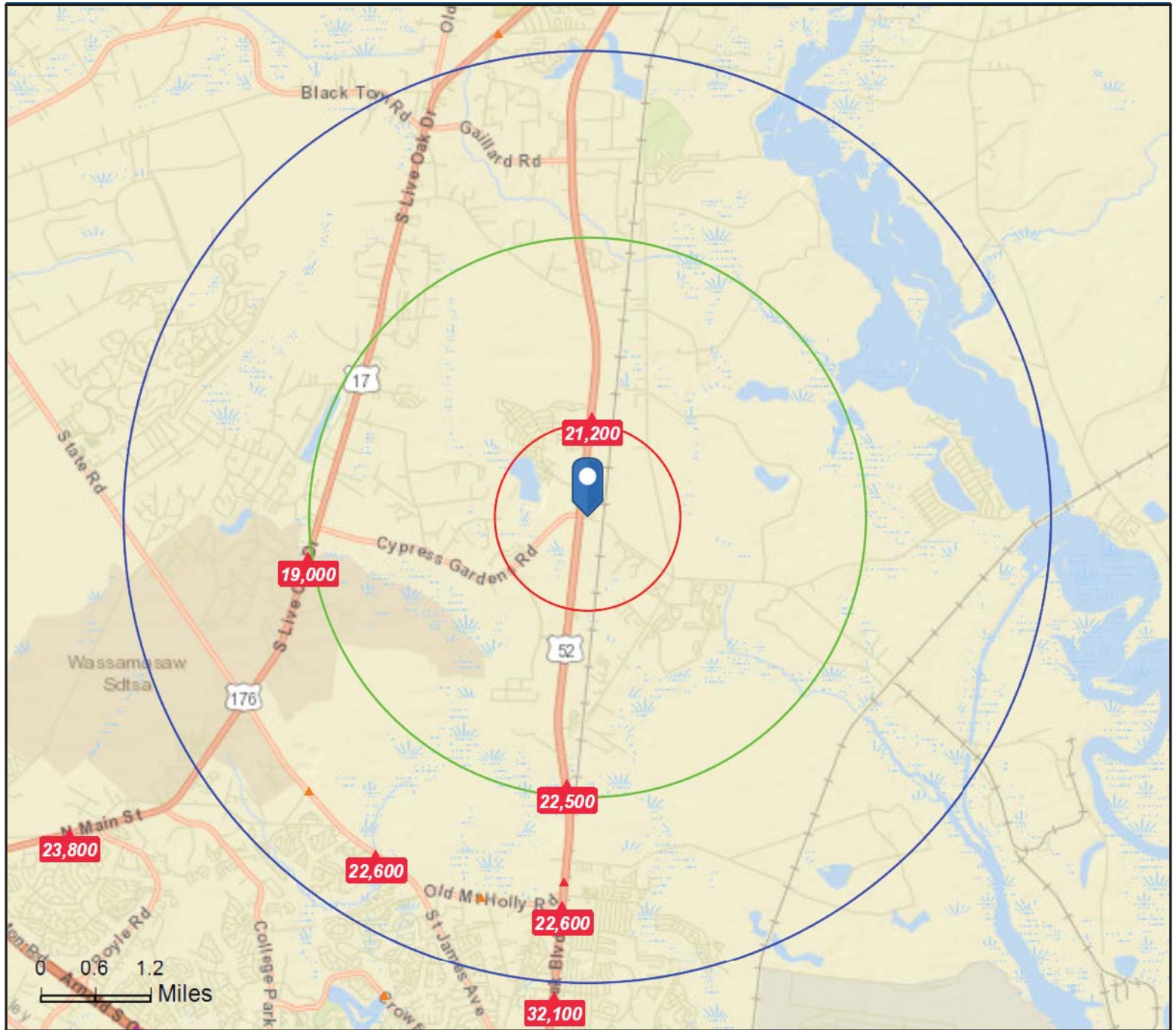
Traffic Count Map

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

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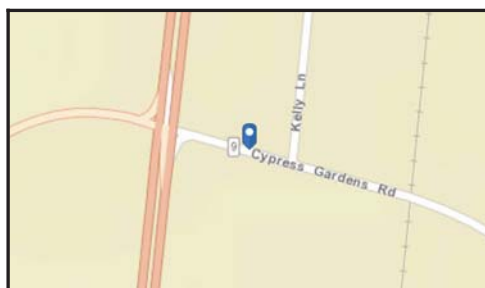
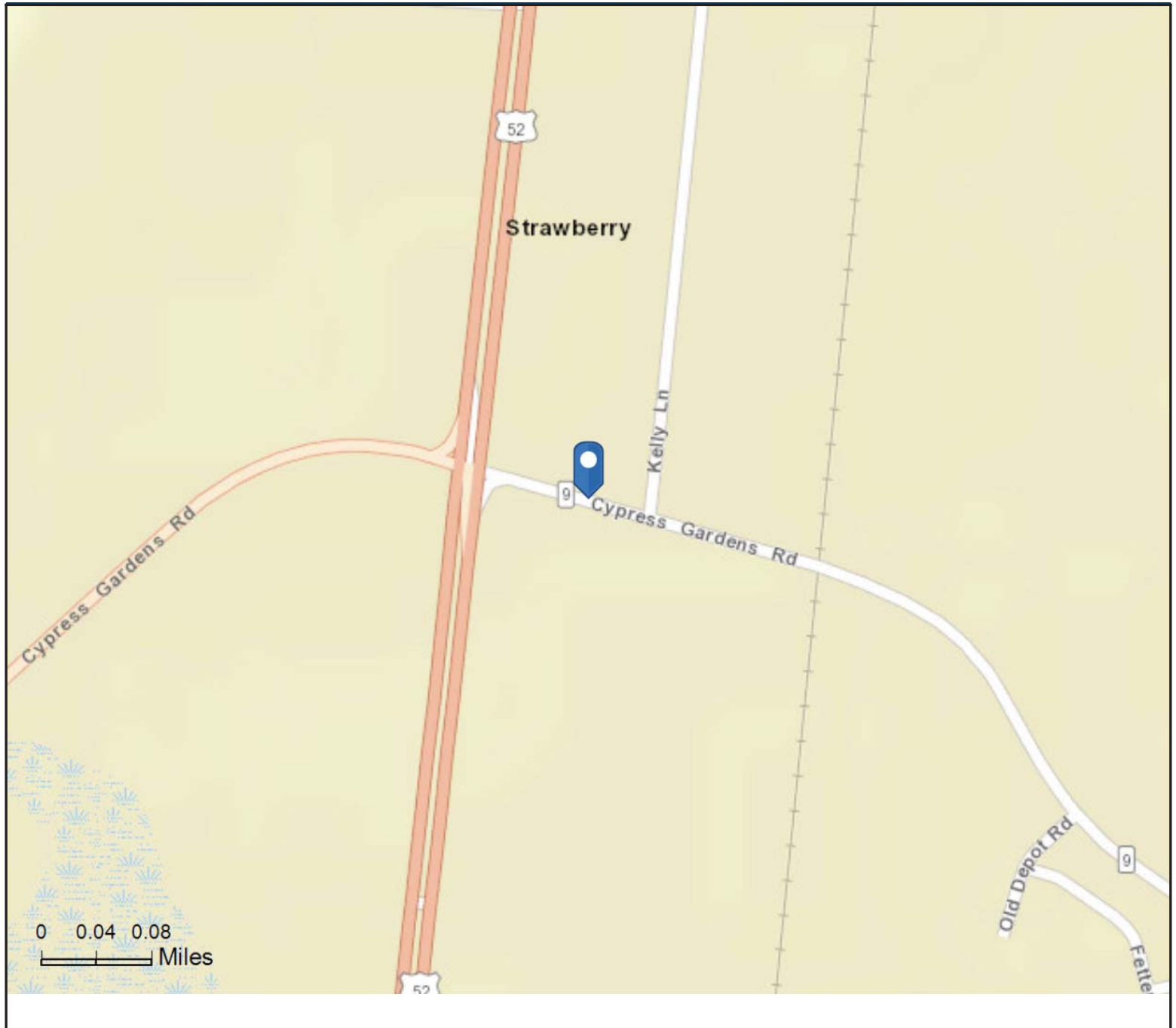
Traffic Count Map - Close Up

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

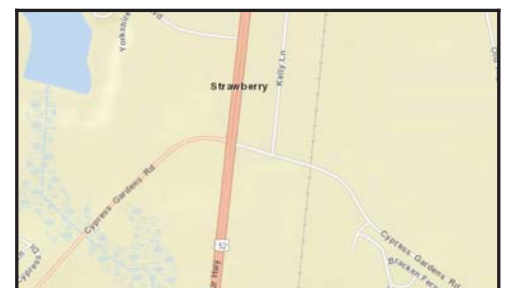
Latitude: 33.09186

Longitude: -80.02977



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

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Traffic Count Profile

1505 Cypress Gardens Rd, Moncks Corner, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Dale C. Eisenman, CCIM

Latitude: 33.09186

Longitude: -80.02977

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.59	Cypress Gardens Rd	Bald Cypress Dr (0.16 miles SE)	2015	2,100
1.09	US Hwy 52	Red Leaf Blvd (0.15000001 miles S)	2015	21,200
1.36	Old Hwy 52	Cypress Plantation Rd (0.12 miles NE)	2005	1,400
1.51	Cypress Gardens Rd	Groomsville Rd (0.18000001 miles W)	2015	2,100
1.79	Cypress Gardens Rd	Spring Grove Rd (0.14 miles E)	2015	5,700
2.67		(0.0 miles)	1999	1,900
2.87	US Hwy 52	Ramp (0.31 miles N)	2015	22,500
2.89	Old Hwy 52	Mulberry Crossing Ln (0.40000001 miles N)	2015	3,200
3.04	S Live Oak Dr	E Poplar Branch Dr (0.14 miles S)	2015	19,000
3.21	Pimlico Blvd	British Dr (0.64999998 miles NE)	2015	1,950
3.86	Gaillard Rd	Jacob Piland Rd (0.04 miles E)	2015	1,400
3.92	N Goose Creek Blvd	Montague Plantation Rd (0.14 miles S)	2015	22,500
4.00	Albert Storm Ave	Perch Rd (0.03 miles NW)	2010	300
4.04	Albert Storm Ave	Dyke Rd (0.03 miles NW)	2015	200
4.05	Waterside Blvd	Trout St (0.03 miles NW)	2015	150
4.07	Gaillard Rd	March Ln (0.15000001 miles SE)	2015	3,500
4.18	N Goose Creek Blvd	Old Mount Holly Rd (0.11 miles N)	2015	22,600
4.19	Albert Storm Ave	Pintail Rd (0.03 miles NW)	2015	375
4.20	Saint James Ave	Planet Rd (0.04 miles NW)	2015	11,800
4.25	Old Mount Holly Rd	Thurgood Rd (0.07 miles E)	2015	9,200
4.27	Saint James Ave	Devon Blvd (0.12 miles NW)	2015	22,600
4.43	State Rd	Domingo Dr (0.13 miles SE)	2015	7,800
4.93	Myers Rd	Edgebrook Dr (0.03 miles SE)	2015	5,900
4.94	Myers Rd	Edgebrook Dr (0.04 miles SE)	2010	7,400

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q3 2018).

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