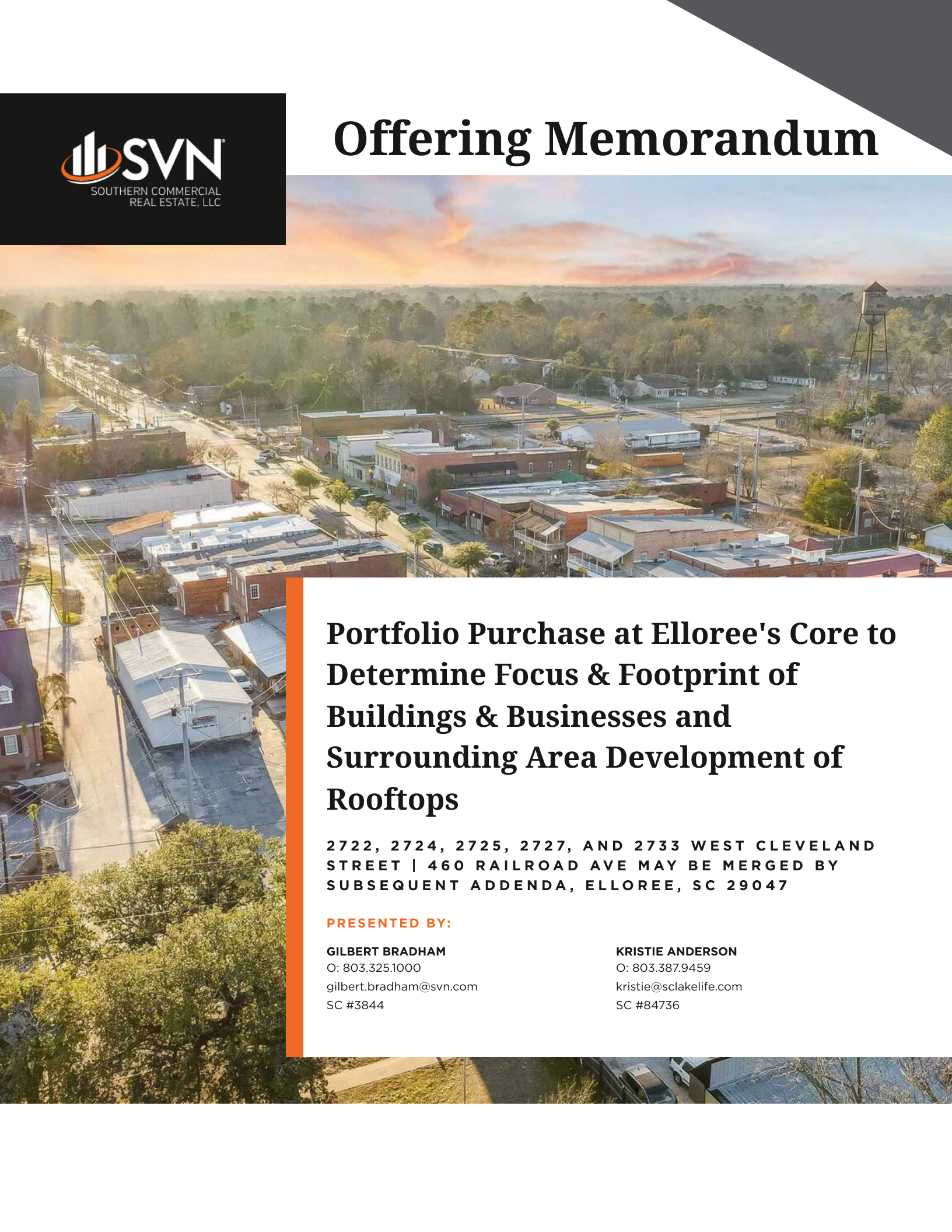




Offering Memorandum

An aerial photograph of a town at sunset. The sky is filled with soft, orange and pink clouds. The town below is a mix of brick and concrete buildings, some with flat roofs and others with gabled roofs. A prominent water tower stands on the right side of the town. The foreground shows more buildings and trees, with a road winding through the area.

Portfolio Purchase at Ellore's Core to Determine Focus & Footprint of Buildings & Businesses and Surrounding Area Development of Rooftops

2722, 2724, 2725, 2727, AND 2733 WEST CLEVELAND STREET | 460 RAILROAD AVE MAY BE MERGED BY SUBSEQUENT ADDENDA, ELLOREE, SC 29047

PRESENTED BY:

GILBERT BRADHAM
O: 803.325.1000
gilbert.bradham@svn.com
SC #3844

KRISTIE ANDERSON
O: 803.387.9459
kristie@sclakelife.com
SC #84736

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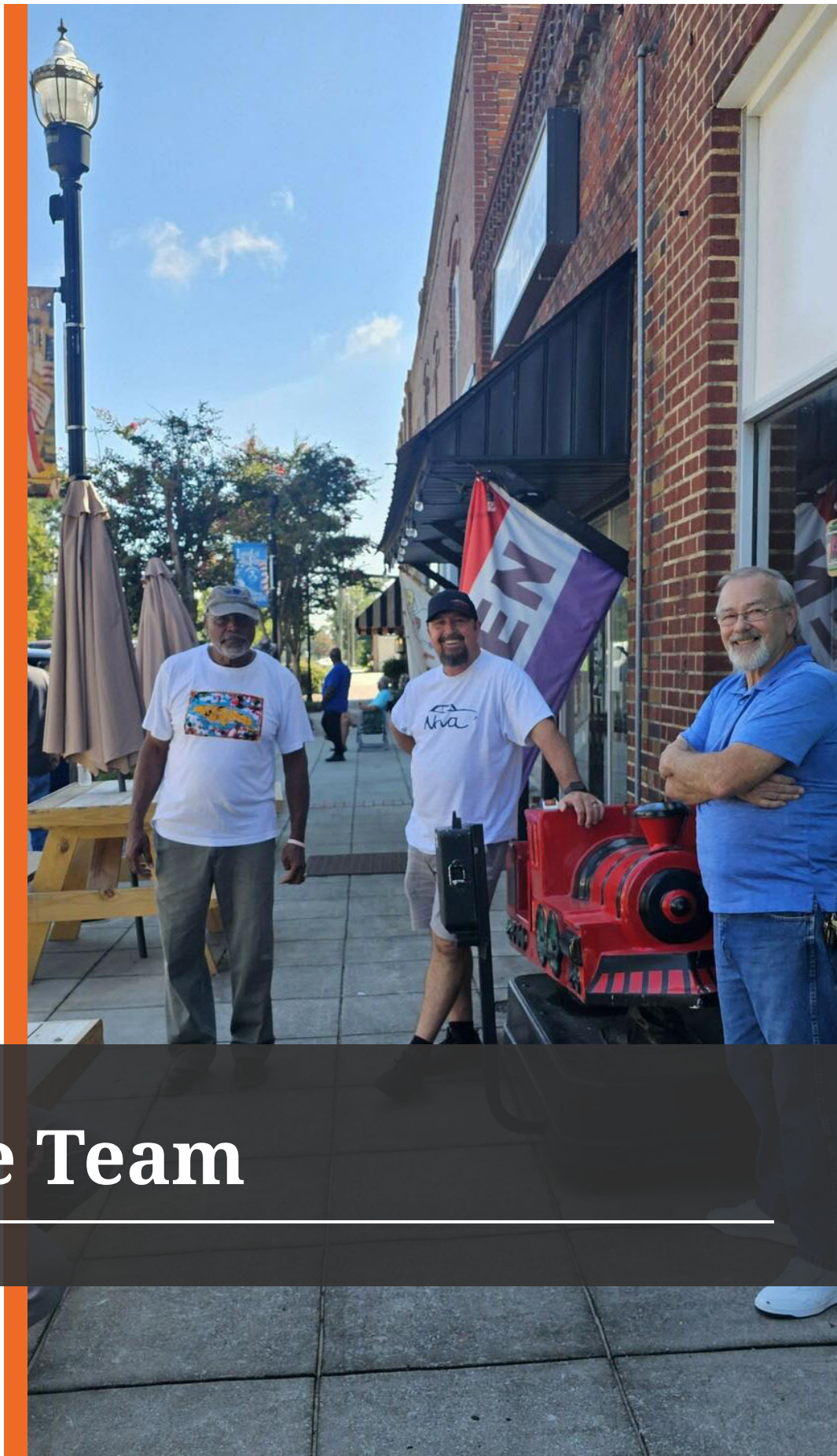
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The Team

MEET THE TEAM



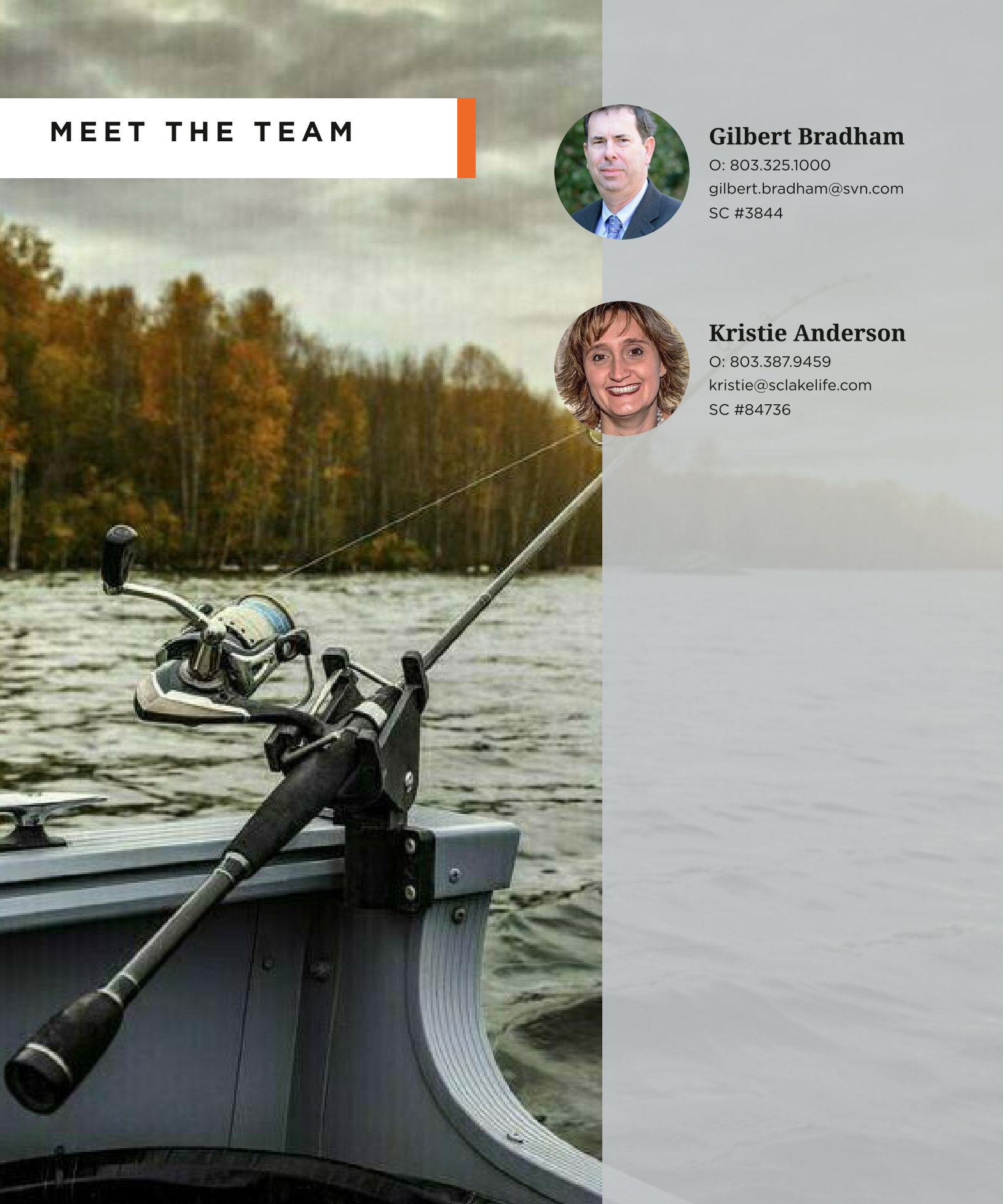
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GILBERT BRADHAM

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SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political Science with Pre-Law & Legal Subfield

Summa Cum Laude Institutional Honors

CGC M.A. in Intelligence & Securities Studies Graduate May 2023

CGC Master of Science in Leadership Studies Graduate May 2025

Citadel Zucker Family School of Education, M.Ed. in Higher Education Leadership, Projected May 2028

[linkedin.com/in/gilbradhamjr29487](https://www.linkedin.com/in/gilbradhamjr29487)

MEMBERSHIPS

Commercial Realtor

Charleston Ducks Unlimited Committee Member

SC SLED Authorized State Constable, Volunteer Certified Law Enforcement Officer

SVN | Southern Commercial Real Estate, LLC

116 E. Main Street, Suite 201

Rock Hill, SC 29730

803.325.1000



KRISTIE ANDERSON

Broker-In-Charge

kristie@sclakelife.com

Direct: **803.387.9459**

SC #84736

PROFESSIONAL BACKGROUND

Kristie Anderson | Lake Marion & Lake Moultrie Real Estate | SC Lake Life

I'm Kristie Anderson — a Lake Marion local and Realtor® with Lake Homes Realty, helping buyers and sellers across Lake Marion, Lake Moultrie, and the surrounding small towns, including Elloree, Santee, Summerton, Manning, Cameron, Vance, and Eutawville. I don't just sell the lake lifestyle — I live it, from boating and kayaking to raising my family right here in the community.

Real estate is a team sport in my world. I work alongside my husband and licensed Realtor® teammate, which means my clients get double the coverage, fast response times, and a steady hand guiding every step of the transaction. When one of us is unavailable, the other steps in — no delays, no dropped balls.

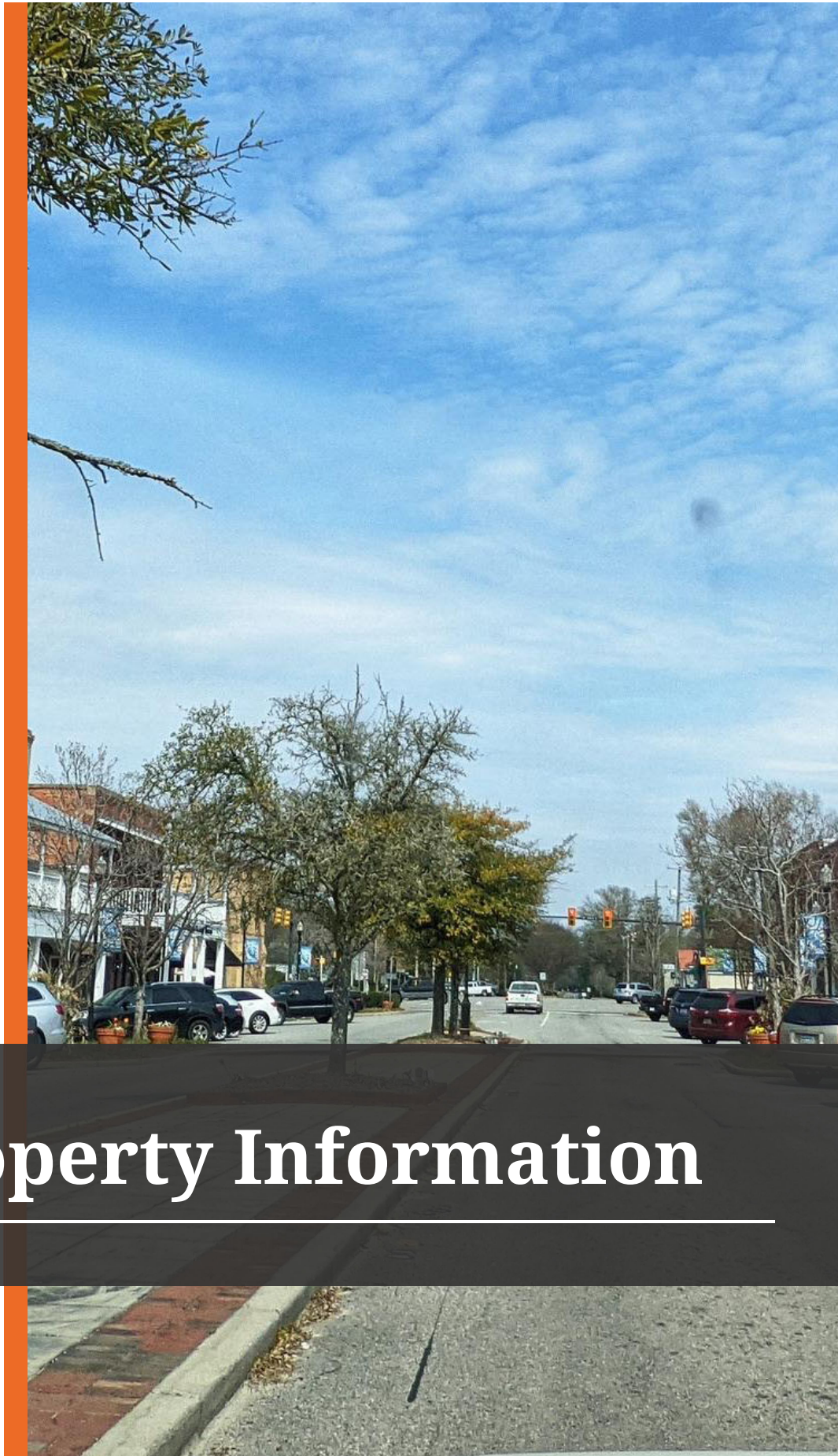
I operate from a brick-and-mortar office in Elloree, South Carolina, because being local isn't just something I say — it's how I work. I know the neighborhoods, the back roads, the lake details, and the small-town dynamics that matter when you're buying or selling in this area.

Clients choose me because they want clear communication, honest advice, and someone who knows how to navigate the details — from lakefront specifics and dock considerations to smart pricing, negotiation, and smooth closings. My results reflect that consistency, with a strong track record of successful sales and five-star client feedback across major real estate platforms.

Whether you're buying your first lake home, upgrading your waterfront lifestyle, selling a property that needs the right marketing strategy, or looking for a solid investment near the water, I'll bring a clear plan, strong advocacy, and just enough humor to keep the process sane (because real estate is serious — but we don't have to be miserable about it).

Kristie Anderson
Lake Homes Realty
Broker in Charge
Your Lake Marion & Lake Moultrie Agent

Lake Home Realty
2732 W. Cleveland Street
Elloree, SC 29047



Property Information

PROPERTY SUMMARY

PORTFOLIO PURCHASE AT ELLOREE'S CORE TO DETERMINE FOCUS & FOOTPRINT OF BUILDINGS & BUSINESSES AND

SURROUNDING AREA

DEVELOPMENT OF PROPERTY SUMMARY ROOFTOPS

2722, 2724, 2725, 2727, AND

Ellore Downtown Redevelopment Opportunity Five Buildings. One Vision. A Downtown Positioned to Anchor Ellore's Next Chapter. **Essential to view now: <https://vimeo.com/912362422?fl=pl&fe=sh> Welcome to Ellore, South Carolina—a town rooted in heritage, pride, and a strong sense of place. Offered at \$1,400,000, this rare portfolio of five downtown buildings presents a compelling opportunity for a homebuilder, land developer, or mixed-use investor to control and shape the commercial heart of Ellore. This is more than a real estate acquisition; it is an opportunity to establish the amenity foundation that drives long-term residential growth. *A Downtown Built to Support Residential Growth* In emerging markets like Ellore, rooftops follow lifestyle—and lifestyle begins downtown. This portfolio allows a developer to prioritize placemaking by activating uses that support and accelerate nearby residential absorption. Flexible configurations across the five buildings enable retail, office, mixed-use, or adaptive-reuse concepts. Potential uses include coffee and dining concepts, boutique retail, professional services, or a branded sales and design studio. By establishing these amenities early, downtown becomes the daily destination that sells lots, homes, and future phases well before the first foundation is poured. See the focus: <https://vimeo.com/912362422?fl=pl&fe=sh> *Strategic Location with Sustainable Demand* Ellore's location strengthens the investment thesis. Proximity to Lake Marion and regional travel corridors provides steady local and seasonal traffic while preserving the town's small-town character. This balance supports sustainable commercial tenancy as residential development expands throughout the surrounding area. *Historic Character as a Competitive Advantage* Ellore's historic downtown and authentic sense of place are assets—not obstacles. Thoughtful redevelopment can enhance the town's identity while introducing modern functionality, creating a walkable and vibrant town center that feels both timeless and livable. As growth pushes outward from saturated markets, buyers increasingly seek communities that offer character, walkability, and a genuine sense of home. Ellore is well-positioned to capture this demand. *Why a Homebuilder's Approach Wins* This opportunity favors a homebuilder or land-development mindset rather than a traditional passive investor. The next owner can shape the downtown narrative—aligning placemaking, product, and timing to elevate surrounding residential development and long-term value creation. The framework is already in place. What's missing is a developer ready to connect the pieces and position Ellore's downtown as the amenity anchor for the region's next phase of growth. *Strategic Expansion and Solid Monetization Opportunity* As a private entity, this acquisition provides the opportunity to capture and refine the downtown vision, establish brand identity, and control the development narrative. The concept can then be positioned and delivered to a regional or national homebuilding partner at a significant premium. With workforce housing demand rising near Santee and broader regional growth drivers—including the potential for a future casino destination entertainment development—this \$1.4 million investment secures a critical market driver that can influence growth across a substantial portion of the surrounding countryside.

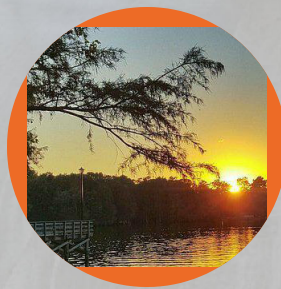


PROPERTY HIGHLIGHTS

- **Development Branding Capture for Greater Land-Dev Rooftops Expansion**
- **Brand the Downtown in your Image**
- **Potential for the Sixth Major Building | Ask About It**
- **Coffee Shops, Ice Cream, Branded Sales Center, Executive Offices**
- **Event Venue in 460 Railroad Ave if brought into the equation**
- **Capture Downtown Ellore and thus Capture the Surrounding Countryside**
- **ABSOLUTE REQUIREMENT VISION:**
<https://vimeo.com/912362422>
fl=pl&fe=sh
- **Owner retiring, \$1.4M at closing. Portfolio Sale Preferred will Lease Spaces**



RECREATION

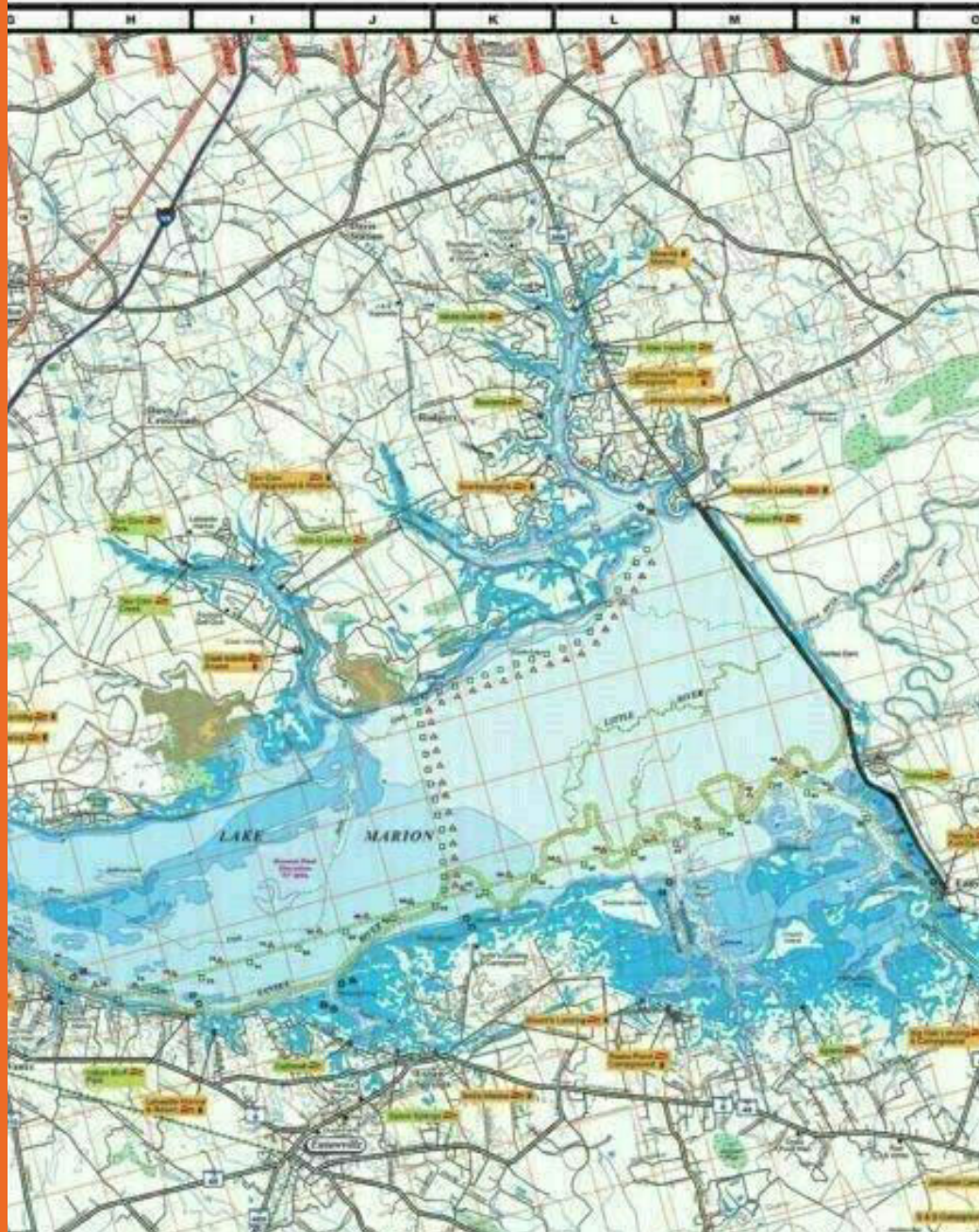


PEACE & CALM

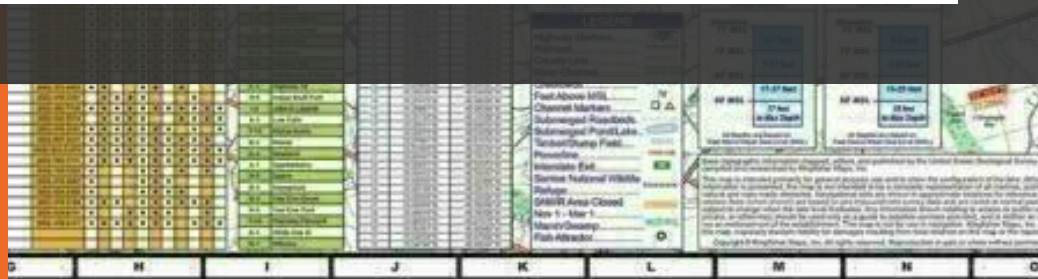


**CAPTURE THE
BRANDING FOR THE
WHOLE AREA BY
CONTROLLING
DOWNTOWN**





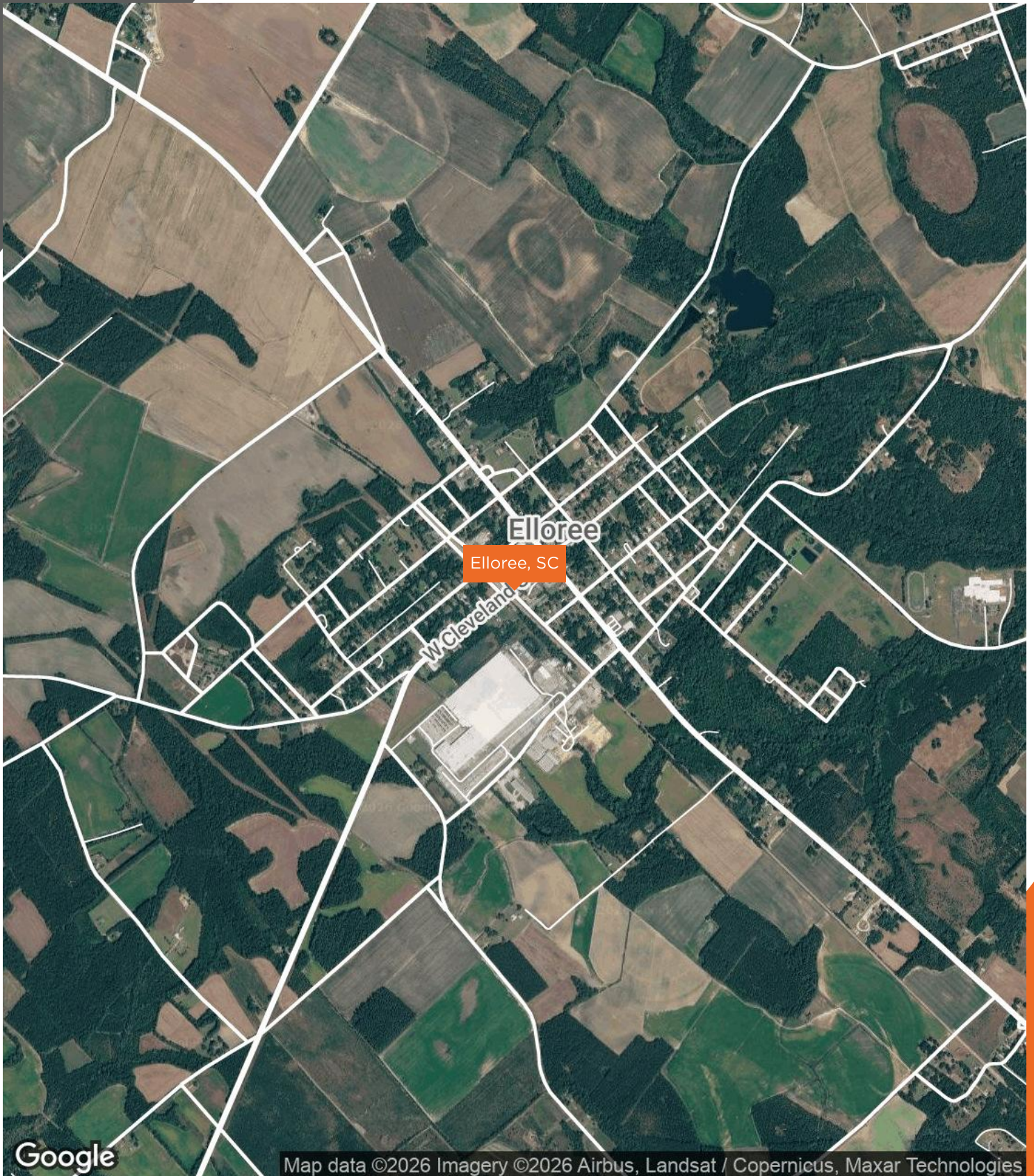
Location Information



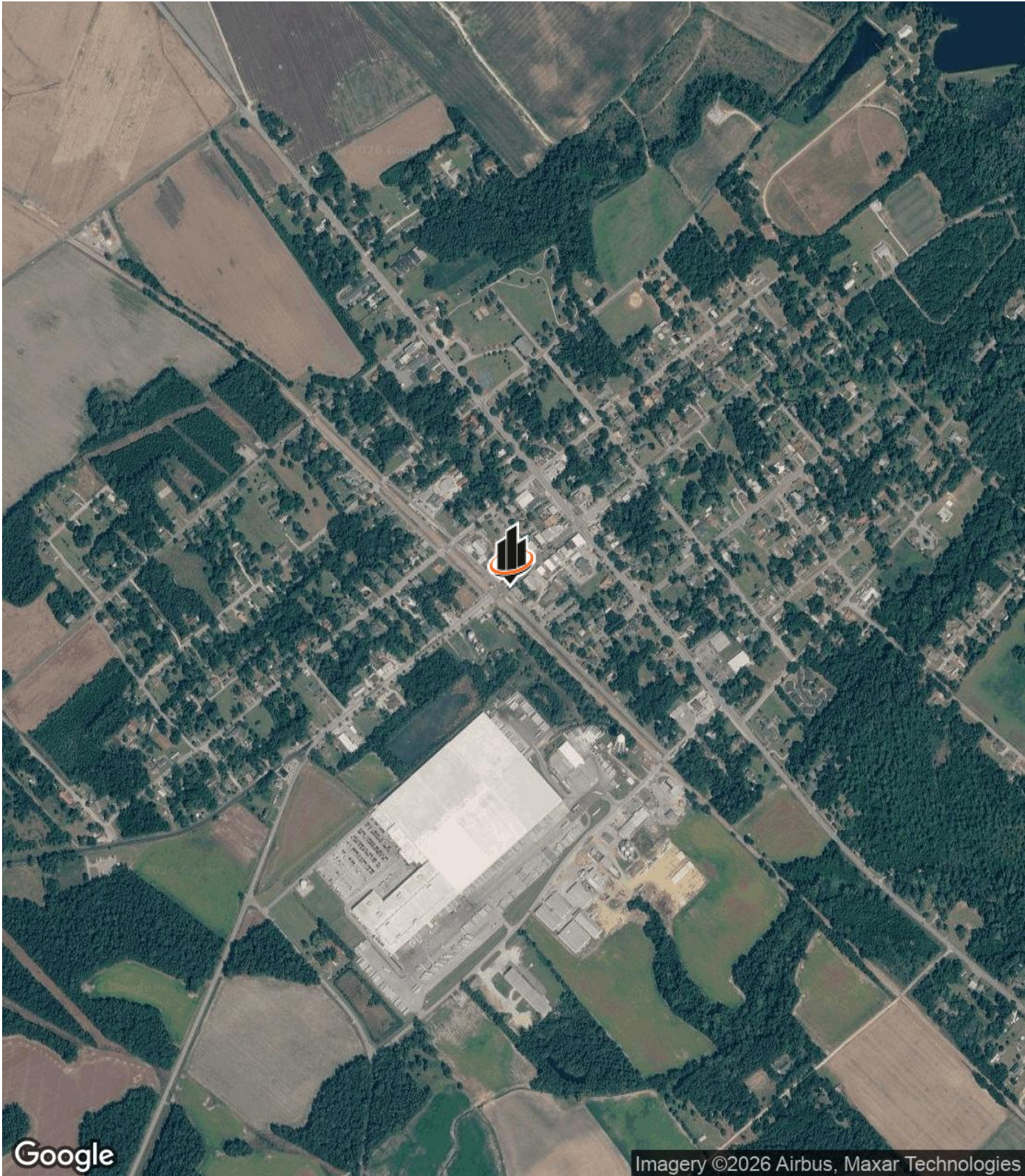


LOCATION DESCRIPTION

Discover the vibrant charm of Downtown Ellore, a burgeoning commercial hub with a rich history and promising future. Nestled within walking distance of the property, visitors will find enticing boutiques, locally-owned restaurants, and cultural landmarks that contribute to the area's distinct character. With its close proximity to key attractions like the Ellore Heritage Museum and Cultural Center, as well as the enchanting surroundings of Joe Miller Park, this location offers a unique blend of modern amenities and timeless Southern hospitality. Perfectly positioned for an office or office building investment, the area presents an exciting opportunity to be a part of a dynamic and evolving community.

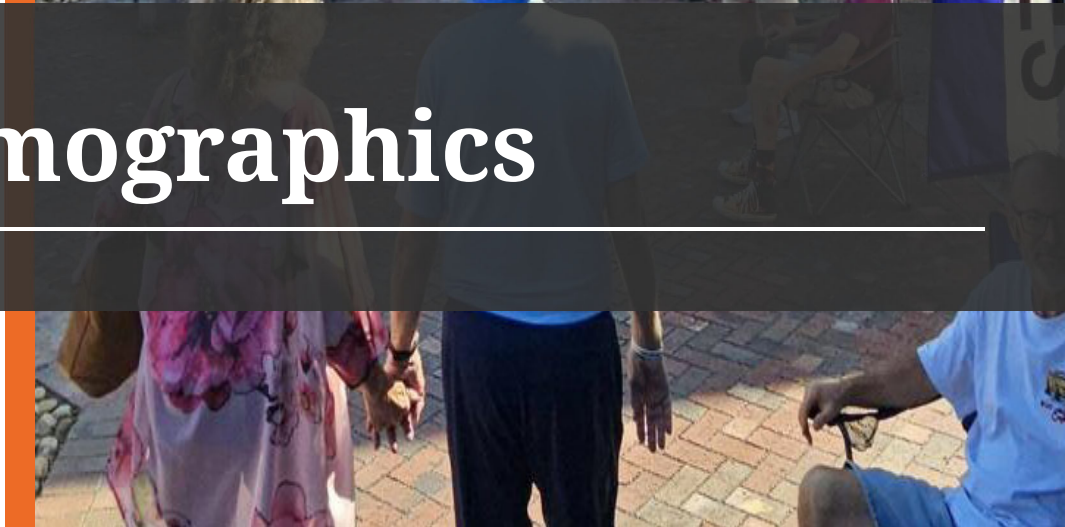


AERIAL MAP

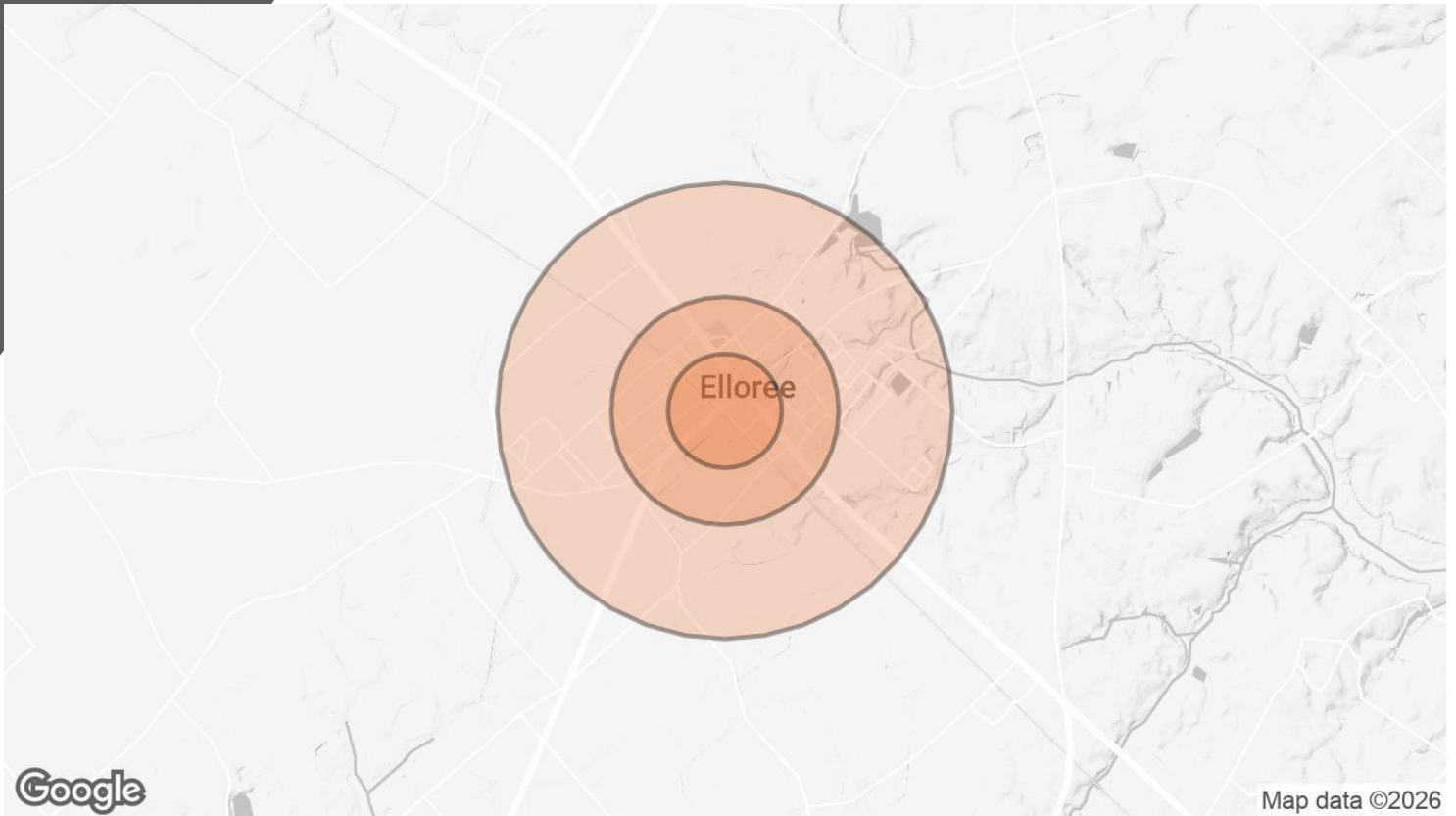




Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	17	66	266
AVERAGE AGE	59.5	59.6	58.8
AVERAGE AGE (MALE)	59.2	59.3	58.5
AVERAGE AGE (FEMALE)	61.7	61.9	61.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	33	136
# OF PERSONS PER HH	2.1	2.0	2.0
AVERAGE HH INCOME	\$55,207	\$51,638	\$49,769
AVERAGE HOUSE VALUE	\$186,681	\$180,835	\$176,054

2023 American Community Survey (ACS)

SVN[®] Core Services & Specialty Practices

Our **SVN[®] Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to **network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



THE SVN BRAND

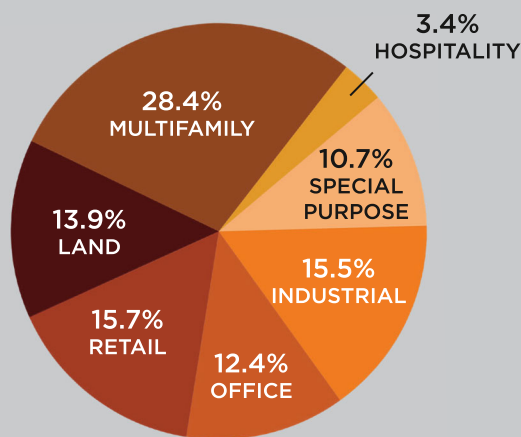


- Founded in 1987
- A **globally recognized** brand
- Local **independent ownership** combined with a **global support** network
- **225+ Offices** across the globe (and expanding)
- **Accelerated growth** through the **collective strength** of our network
- **Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration and organized competition**
- A franchise business model that supports **entrepreneurial growth and autonomy**
- Over **2,000 Advisors** and staff
- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company
- Comprehensive **training & support**
- Commitment to working together to create **amazing value** with our clients, colleagues and our communities

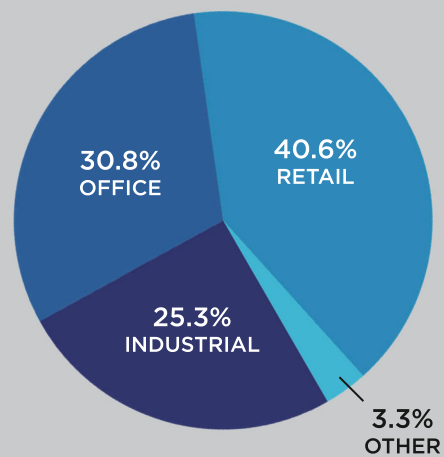
THE SHARED VALUE NETWORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

SALES

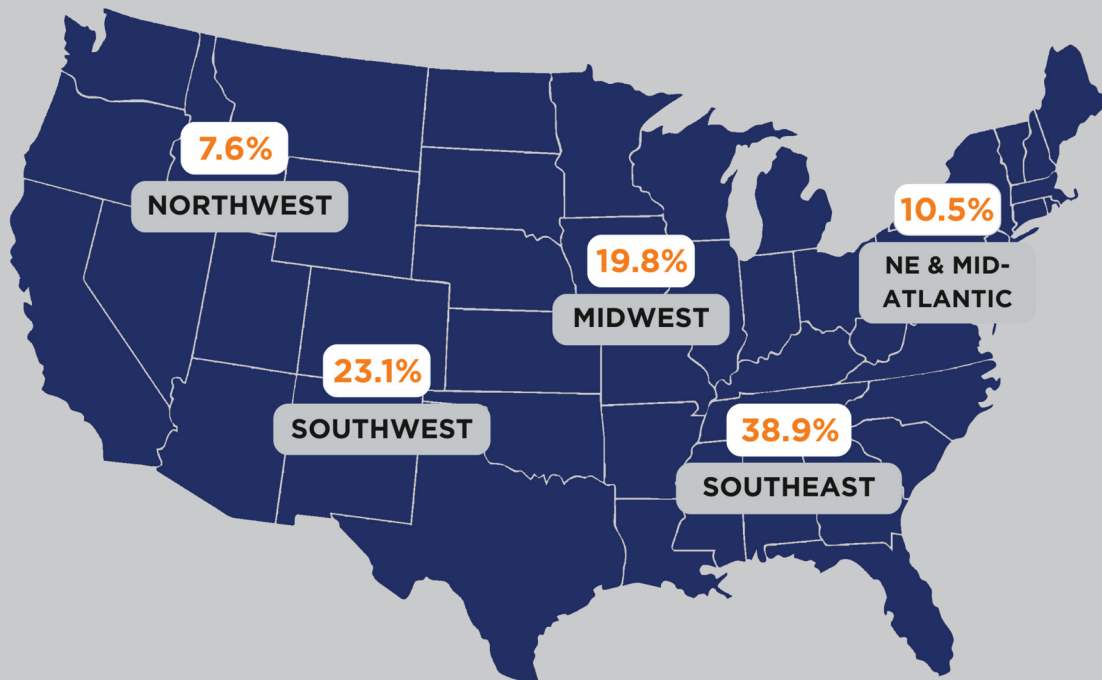


LEASING



TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

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SPECIALTY PRACTICES

- SPECIAL PURPOSE
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- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE
ADMINISTRATION



REPAIRS
& MAINTENANCE



COLLECTIONS
& BILL PAYMENTS



TENANT RELATIONS
& OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership.

We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

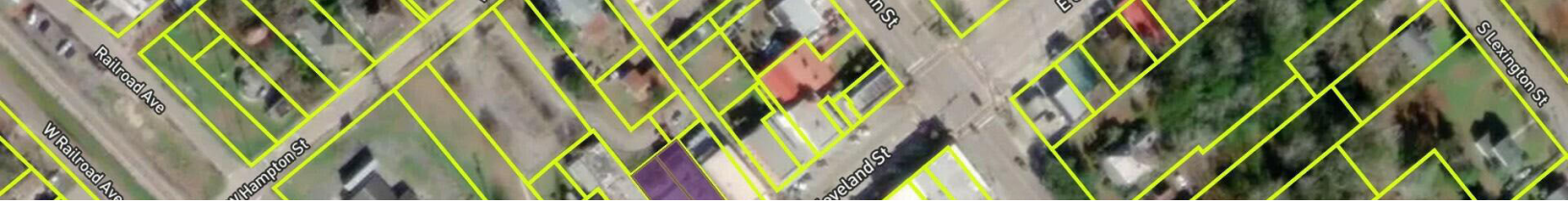
Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

116 E. MAIN STREET,
SUITE 201
ROCK HILL, SC 29730



SVN-SCRE.COM