

CONFIDENTIAL OFFERING MEMORANDUM

Augusta, GA SFR Portfolio

15 Properties | 17 Units
Columbia County, GA
Richmond County, GA
Aiken County, SC

EXCLUSIVELY LISTED BY

Meybohm
COMMERCIAL



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Prepared by:

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Investment Overview

Asking Price

\$3,700,000

Properties / Units

15 / 17

Occupancy

100%

Annual Gross Rent

\$302,700

Year 1 Proforma NOI

\$198,038

FHFA 10-Year CAGR

7.1%



Meybohm Commercial Properties is pleased to present this exclusive opportunity to acquire a fully occupied, income-producing portfolio of 15 single family residential properties (17 units) located across Columbia County, Georgia, one of the fastest-growing counties in the Augusta-CSRA metro area.

THE OPPORTUNITY

This portfolio offers an investor immediate cash flow from day one with 100% occupancy across all units. The investment thesis centers on a strategic sell-off to owner-occupants over the hold period. Individual home values exceed the portfolio acquisition basis, creating embedded equity from closing. As leases expire, each home can be vacated, prepared, and sold at a premium to owner-occupant buyers, a segment that consistently pays above investor pricing in this submarket. The staggered disposition schedule generates interim cash distributions throughout the hold, enhancing levered returns while systematically de-risking the portfolio.

Rent Roll



PROPERTY	CITY, STATE	BD/BA	SF	RENT/MO	RENT/SF	LEASE START	LEASE END	EST. FMV (OWNER OCC.)
219 Brooks Dr	Martinez, GA	3/2	1,676	\$1,485	\$0.89	10/13/2025	10/12/2026	\$276,780
220 Brooks Dr	Martinez, GA	3/2	1,662	\$1,660	\$1.00	10/05/2025	10/04/2026	\$256,086
720 Low Meadow Dr	Evans, GA	4/2.5	1,984	\$2,400	\$1.21	10/01/2024	09/30/2027	\$286,106
4186 Arlington Rd	Evans, GA	3/2	1,674	\$1,675	\$1.00	01/29/2026	01/28/2027	\$282,513
4405 Squab Ct	Evans, GA	3/2	1,550	\$1,695	\$1.09	04/01/2026	03/31/2027	\$262,041
1007 Evans Rd (Duplex)	Aiken, SC							\$240,000
102 Sawyer Lane		3/1	1,100	\$1,200	\$1.09	10/07/2024	10/31/2026	
1007 Evans Road - 1		2/1	700	\$775	\$1.11	07/01/2023	06/30/2026	
215 Ashley Cir	Martinez, GA	3/2	1,300	\$1,600	\$1.23	02/01/2026	01/31/2027	\$231,996
3301 Westcliffe Ct	Augusta, GA	3/1.5	1,260	\$1,450	\$1.15	10/05/2025	10/04/2026	\$269,363
3302 McDonald St (Duplex)	Augusta, GA							\$192,300
3302 McDonald St		2/1	720	\$995	\$1.38	04/07/2026	04/06/2027	
3306 McDonald St		1/1	400	\$845	\$1.92	03/01/2026	2/28/2027	
348 Deerwood Ct	Augusta, GA	4/2.5	1,375	\$1,335	\$0.97	06/01/2026	05/31/2027	\$247,301
359 Candlestick Way	Martinez, GA	3/2	1,437	\$1,555	\$1.08	04/23/2026	04/22/2027	\$231,565
3861 Boulder Creek Rd	Martinez, GA	3/2	1,350	\$1,415	\$1.05	12/01/2025	11/30/2026	\$215,884
4068 Oregon Trail	Martinez, GA	3/2	1,566	\$1,750	\$1.12	11/01/2025	10/31/2026	\$266,449
4261 Woodland Dr	Martinez, GA	3/2	1,805	\$1,680	\$0.93	05/10/2024	07/31/2026	\$276,905
575 Blue Ridge Crossing	Evans, GA	3/2	1,697	\$1,710	\$1.01	08/08/2025	08/07/2026	\$281,333
TOTALS			23,256	\$25,225	\$1.08			\$3,816,622

As of June 2, 2026 | All units occupied | Est. FMV = Estimated Fair Market Value if sold to owner-occupant today

Assumptions & Returns Summary



KEY ASSUMPTIONS

Purchase Price	\$3,700,000
Hold Period	120 months (10 years)
Exit Method	Appreciated Value
Annual Appreciation	5%
Loan-to-Cost	60%
Loan Amount	\$2,220,000
Interest Rate	6%
Amortization	25 years
Vacancy	3%
Management Fee	6%
Income Growth	4% / year
Expense Growth	2% / year
Broker Commission	3%
Closing Costs	1%

INVESTMENT RETURNS

	Unlevered	Levered
IRR	9.6%	13.3%
Equity Multiple	1.61x	2.02x
Net Profit	\$2,328,811	\$1,625,790
Total Invested	\$3,816,000	\$1,596,000

OPERATING METRICS

Year-1 Pro Forma NOI	\$198,038
Entry Cap Rate	5.37%
Year-1 Est. DSCR	1.15X
Year-2 Est. DSCR	1.21X

Sell-off Schedule



PROPERTY	SELL MONTH	EST. SALE PRICE	EST. LOAN PAYOFF	EST. NET PROCEEDS
4186 Arlington Rd	36	\$328,131	\$155,001	\$160,005
359 Candlestick Way	36	\$268,957	\$127,048	\$131,150
219 Brooks Dr	48	\$337,919	\$148,426	\$175,977
4405 Squab Ct	48	\$319,925	\$140,522	\$166,606
4068 Oregon Trail	48	\$325,306	\$142,886	\$169,408
220 Brooks Dr	60	\$328,650	\$133,960	\$181,544
1007 Evans Rd (Duplex)	60	\$308,006	\$125,545	\$170,141
4261 Woodland Dr	60	\$355,368	\$144,850	\$196,303
720 Low Meadow Dr	72	\$385,963	\$145,668	\$224,856
3302/3306 McDonald (Duplex)	72	\$259,416	\$97,907	\$151,132
348 Deerwood Ct	72	\$333,613	\$125,910	\$194,358
3301 Westcliffe Ct	84	\$381,967	\$133,149	\$233,539
3861 Boulder Creek	96	\$321,794	\$103,316	\$205,606
215 Ashley Cir	108	\$363,502	\$107,149	\$241,813
575 Blue Ridge Crossing	120	\$463,358	\$124,944	\$319,880
TOTAL		\$5,081,875	\$1,956,280	\$2,922,320

Homes sold to owner-occupants at appreciated value. Net proceeds = sale price less broker commission (3%), closing costs (1%), and estimated allocated loan payoff.

Annual Operating Projections



	YR 0	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Rental Income	—	302,700	314,808	327,400	296,897	239,564	171,548	93,760	74,613	54,360	29,206
Vacancy / Credit Loss	—	-9,081	-9,444	-9,822	-8,907	-7,187	-5,146	-2,813	-2,238	-1,631	-876
Effective Gross Revenue	—	293,619	305,364	317,578	287,990	232,377	166,402	90,947	72,375	52,729	28,330
Total Operating Expenses	—	-95,581	-97,845	-100,168	-88,828	-70,177	-48,766	-27,785	-21,663	-15,561	-8,761
Net Operating Income	—	198,038	207,519	217,410	199,161	162,200	117,635	63,162	50,712	37,168	19,569
Capital Reserve	—	-990	-1,038	-1,087	-996	-811	-588	-316	-254	-186	-98
Debt Service	—	-171,642	-171,642	-171,642	-148,523	-112,308	-77,545	-44,908	-32,794	-23,086	-12,652
Net Cash Flow After Debt	—	25,406	34,839	44,681	49,643	49,081	39,502	17,938	17,664	13,897	6,819
DSCR (NOI / Debt Service)	N/A	1.15x	1.21x	1.27x	1.34x	1.44x	1.52x	1.41x	1.55x	1.61x	1.55x
FINANCING											
Loan Proceeds	2,220,000	—	—	—	—	—	—	—	—	—	—
Loan Balance (Payoff)	—	2,180,483	2,138,529	2,093,987	1,771,019	1,306,335	877,899	493,608	348,979	237,085	124,944
DISPOSITION											
Sales Price	—	—	—	597,088	983,150	992,024	978,992	381,967	321,794	363,502	463,358
Broker Commission	—	—	—	-17,913	-29,495	-29,761	-29,370	-11,459	-9,654	-10,905	-13,901
Other Closing Costs	—	—	—	-5,971	-9,832	-9,920	-9,790	-3,820	-3,218	-3,635	-4,634
Loan Payoff	—	—	—	-282,049	-431,833	-404,355	-369,486	-133,149	-103,316	-107,149	-124,944
Net Proceeds from Sale	—	—	—	291,156	511,991	547,988	570,347	233,539	205,606	241,813	319,880
Unlevered Cash Flow (Annual)	-3,816,000	197,048	206,481	789,527	1,141,990	1,113,732	1,056,879	429,534	359,380	385,944	464,296
Levered Cash Flow (Annual)	-1,596,000	25,406	34,839	335,836	561,634	597,069	609,849	251,477	223,270	255,710	326,700

Unlevered Cash Flow

Unlevered IRR: 9.6%

Equity Multiple: 1.61x

Cash Outflow: 3,816,000

Cash Inflow: 6,144,811

Net Profit: 2,328,811

Levered Cash Flow

Levered IRR: 13.3%

Equity Multiple: 2.02x

Cash Outflow: 1,596,000

Cash Inflow: 3,221,790

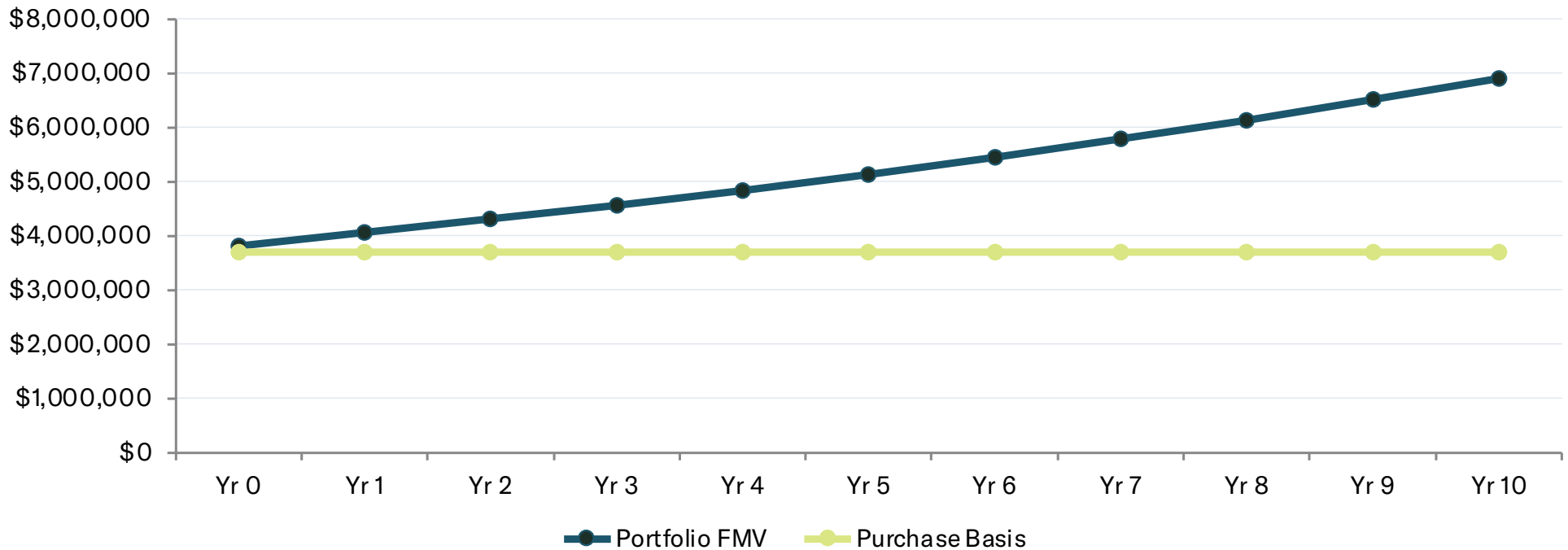
Net Profit: 1,625,790

Proforma projections. Yr 0 = acquisition (no operations). Income & expenses step down as homes are sold per the Sell-Off Schedule; returns shown on an annual cash-flow basis.

Value Appreciation Tracker

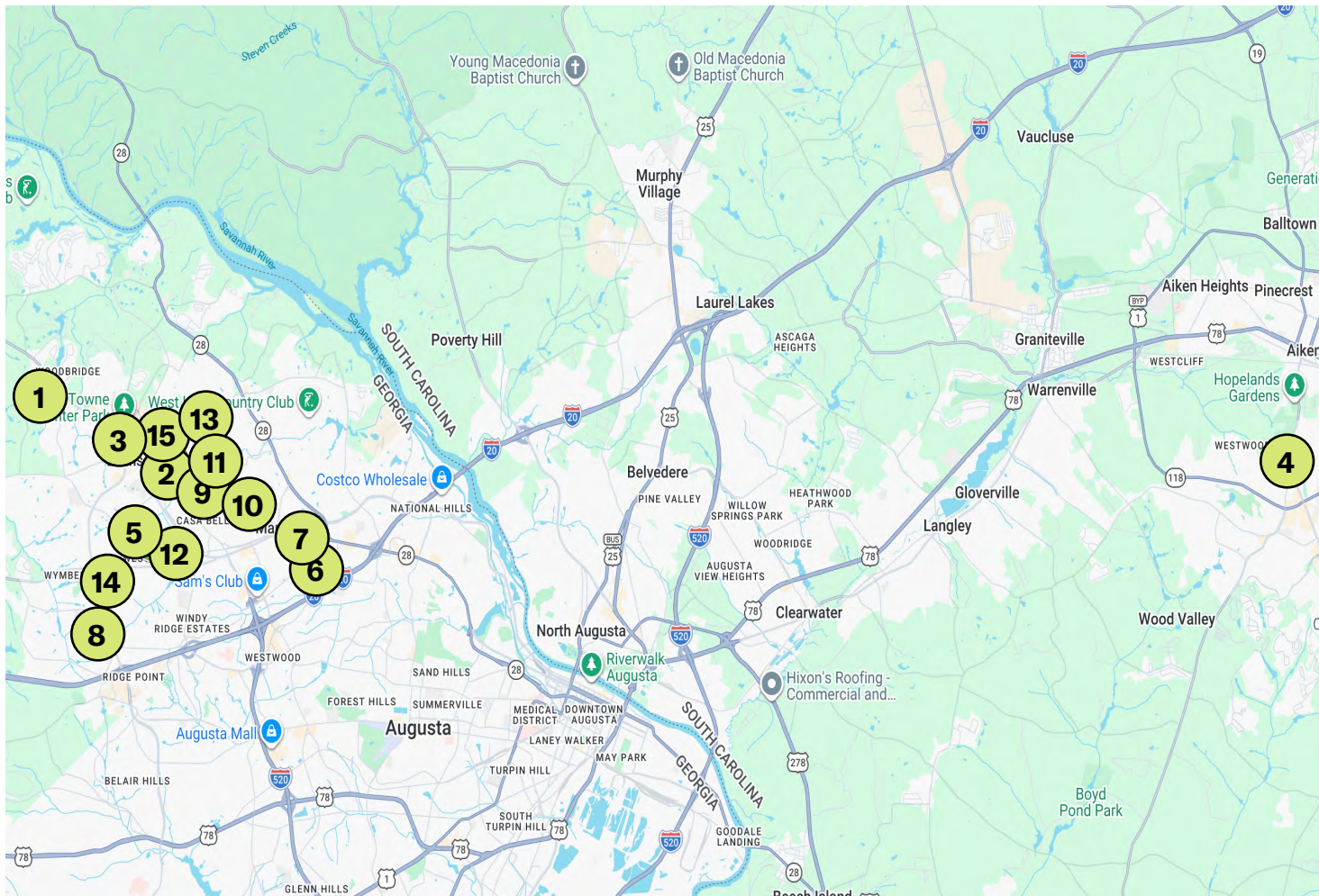


Individual home values are projected forward at 5.0% annual appreciation. The portfolio basis of \$3,700,000 creates embedded equity from day one, growing throughout the hold period.



The values shown are projections, not guarantees. They assume a 5.0% annual appreciation rate applied to each home's current fair market value and represent the estimated total portfolio value if all properties were held for the entire 10-year hold period; the staggered sell-off strategy disposes of homes over time and is modeled separately. The 5.0% assumption is intentionally conservative relative to the approximately 7.1% 10-year compound annual growth rate (2015-2025) for the Augusta-Richmond County, GA-SC MSA, per the FHFA All-Transactions House Price Index. Forward-looking estimates reflect assumptions believed reasonable but not independently verified, and actual results may vary materially.

Property Locations



- 1 720 Low Meadow Dr
- 2 4186 Arlington Rd
- 3 4405 Squab Ct
- 4 1007 Evans Rd
- 5 215 Ashley Cir
- 6 3301 Westcliffe Ct
- 7 3302 McDonald St
- 8 348 Deerwood Ct
- 9 359 Candlestick Way
- 10 3861 Boulder Creek Rd
- 11 4068 Oregon Trail
- 12 4261 Woodland Dr
- 13 575 Blue Ridge Crossing
- 14 219 Brooks Dr
- 15 1007 Evans Mill Dr

Property Photos



219 BROOKS DRIVE	
Rent	\$1,485
Terms	10/12/2026
Type	Single Family
Sq Ft.	1,676
Beds & Baths	3 BD/ 2 BA
Yr. Built	1978
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,179
Notes:	HVAC: Carrier 2022



220 BROOKS DRIVE	
Rent	\$1,660
Terms	10/04/2026
Type	Single Family
Sq Ft.	1,662
Beds & Baths	3 BD/2 BA
Yr. Built	1979
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,379
Notes:	HVAC: Carrier 2021

Property Photos



720 LOW MEADOW DRIVE	
Rent	\$2,400
Terms	9/30/2027
Type	Single Family
Sq Ft.	1,984
Beds & Baths	4 BD/ 2.5 BA
Yr. Built	1990
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$3,068
Notes:	Section 8 HVAC: Rheem package unit 2019



4186 ARLINGTON ROAD	
Rent	\$1,675
Terms	1/28/2027
Type	Single Family
Sq Ft.	1,674
Beds & Baths	3 BD/ 2 BA
Yr. Built	1987
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,348
Notes:	HVAC: Carrier 2022

Property Photos



4405 SQUAB COURT	
Rent	\$1,695
Terms	3/31/2027
Type	Single Family
Sq Ft.	1550
Beds & Baths	3 BD/ 2 BA
Yr. Built	1979
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,130
Notes:	HVAC: Carrier 2021



1007 EVANS ROAD (DUPLEX)	
Rent	\$1,200 \$775
Terms	10/31/2026 06/30/2026
Type	Duplex
Sq Ft.	1,756
Beds & Baths	3 BD/1 BA 1 BD/1BA
Yr. Built	1995
Utilities	Single Water Meter, Electric - Tenant pays
Landscaping	Tenant
2025 Taxes	\$2,925
Notes:	

Property Photos



215 ASHLEY CIRCLE	
Rent	\$1,600
Terms	1/31/2027
Type	Single Family
Sq Ft.	1,300
Beds & Baths	3 BD/ 2 BA
Yr. Built	1980
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$1,886
Notes:	HVAC: GrandAire 2019



3301 WESTCLIFFE COURT	
Rent	\$1,450
Terms	10/4/2026
Type	Single Family
Sq Ft.	1,260
Beds & Baths	3 BD/ 1.5 BA
Yr. Built	1973
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,093
Notes:	HVAC: Trane 2013

Property Photos



3302/3306 MCDONALD STREET	
Rent	\$995 \$845
Terms	
Type	Duplex
Sq Ft.	1,260
Beds & Baths	2 BD/1 BA 1 BD/1 BA
Yr. Built	1973
Utilities	
Landscaping	
2025 Taxes	\$2,049
Notes:	HVAC: Window Unit & Carrier: 2023 Air handler & heat pump



348 DEERWOOD COURT	
Rent	\$1,335
Terms	5/31/2027
Type	Single Family
Sq Ft.	1,375
Beds & Baths	4 BD/2.5 BA
Yr. Built	1970
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$1,553
Notes:	HVAC: Rheem F: 2016 C: 2016

Property Photos



359 CANDLESTICK WAY	
Rent	\$1,555
Terms	4/22/2027
Type	Single Family
Sq Ft.	1,437
Beds & Baths	3 BD/ 2 BA
Yr. Built	1989
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	2,107
Notes:	HVAC: Tempstar F: 2018 & Cond: 2019



3861 BOULDER CREEK ROAD	
Rent	\$1,415
Terms	11/30/2026
Type	Single Family
Sq Ft.	1,350
Beds & Baths	3 BD/2 BA
Yr. Built	1979
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$1,551
Notes:	HVAC: Payne F: 2017 C:2016

Property Photos



4068 OREGON TRAIL	
Rent	\$1,750
Terms	10/31/2026
Type	Single Family
Sq Ft.	1,566
Beds & Baths	3 BD/ 2 BA
Yr. Built	1986
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,240
Notes:	HVAC: Carrier package 2016



4261 WOODLAND DRIVE	
Rent	\$1,680
Terms	7/31/2026
Type	Single Family
Sq Ft.	1,805
Beds & Baths	3 BD/ 2 BA
Yr. Built	1976
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,421
Notes:	HVAC: Tempstar F: 2022 C: 2023

Property Photos



575 BLUE RIDGE CROSSING

Rent	\$1,710
Terms	8/7/2026
Type	Single Family
Sq Ft.	1,697
Beds & Baths	3 BD/ 2 BA
Yr. Built	1990
Utilities	Tenant pays all
Landscaping	Tenant
2025 Taxes	\$2,786
Notes:	HVAC: Carrier 2022

Augusta / CSRA

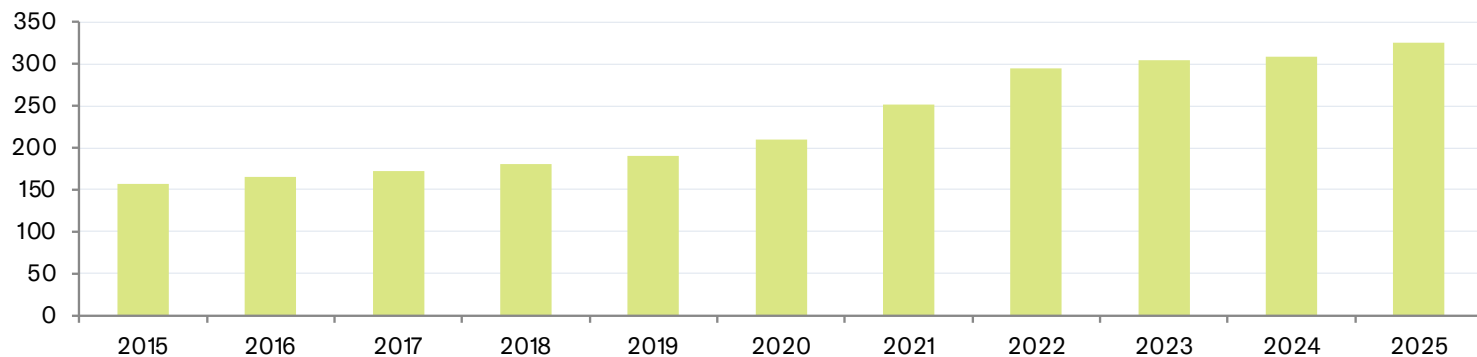


Market Overview

The Augusta–Richmond County MSA — the Central Savannah River Area (CSRA) — is anchored by a remarkably diversified economy spanning national defense, cybersecurity, advanced manufacturing, and healthcare. The single largest long-term demand driver is Fort Gordon, the epicenter of U.S. Army cyber operations and home to the U.S. Army Cyber Command and Cyber Center of Excellence. The installation supports an on-post workforce of roughly 27,000 and funnels a steady stream of high-wage engineering, defense, and federal-contractor jobs directly into Columbia County. That base is reinforced by major private employers including John Deere, Club Car, and Amazon, and by a proposed multi-billion-dollar wave of hyperscale data-center development across the region. Columbia County in particular — anchored by Evans and the growing Evans Towne Center — pairs top-tier public schools and affluent master-planned communities with average household earnings well over \$100,000, sustaining strong consumer spending power and durable housing demand.

Anchored by this resilient, defense-and-technology-driven economic base, the MSA has seen consistent home-price appreciation over the past decade. The FHFA House Price Index for the MSA grew from 156 in Q1 2015 to 325 in Q4 2025, a 10-year CAGR of approximately 7.1%. While growth has normalized from the 13–14% annual surges of 2020–2022, the market is expected to sustain 3–5% appreciation going forward, supported by strong fundamentals.

FHFA House Price Index — Augusta MSA (1995:Q1=100)



Disclaimer: Market data and appreciation figures are sourced from third-party providers believed to be reliable but not independently verified. Forward-looking statements reflect assumptions and opinions, are not a guarantee of future performance, and actual results may vary materially.

Economic Drivers



Fort Gordon — U.S. Army Cyber Command

Home to the U.S. Army Cyber Center of Excellence and the headquarters of U.S. Army Cyber Command — the epicenter of U.S. military cyber and signal operations. With roughly 27,000 military and civilian personnel, it is the single largest employer in the region, generating durable, high-credit housing demand through continuous PCS rotations and a deep defense-contractor ecosystem.

Plant Vogtle — Largest Nuclear Plant in the U.S.

Unit 3 reached commercial operation in July 2023 — the first newly constructed U.S. nuclear unit in over 30 years — with Unit 4 following in 2024. Its four reactors and ~4.5 GW of capacity make it the largest nuclear plant in the United States. Located near Waynesboro, about 26 miles from Augusta, it brought thousands of construction jobs, a long tail of permanent high-wage operations roles, and a substantial regional tax base

Medical Corridor

Augusta University and the Medical College of Georgia (the state's public medical school) anchor a deep healthcare and biomedical economy. The cluster extends to the Charlie Norwood VA Medical Center, Eisenhower Army Medical Center on post, University Hospital, and Doctors Hospital — which opened a new Columbia County emergency facility in late 2025. Healthcare is one of the area's largest and most stable employment sectors, sustaining consistent rental demand from physicians, residents, traveling clinicians, and support staff.

John Deere (Grovetown)

A major anchor in the local advanced-manufacturing sector, continually expanding its Columbia County footprint and operations alongside logistics partners such as Bennett Distribution. A source of stable, well-paying manufacturing and distribution employment.

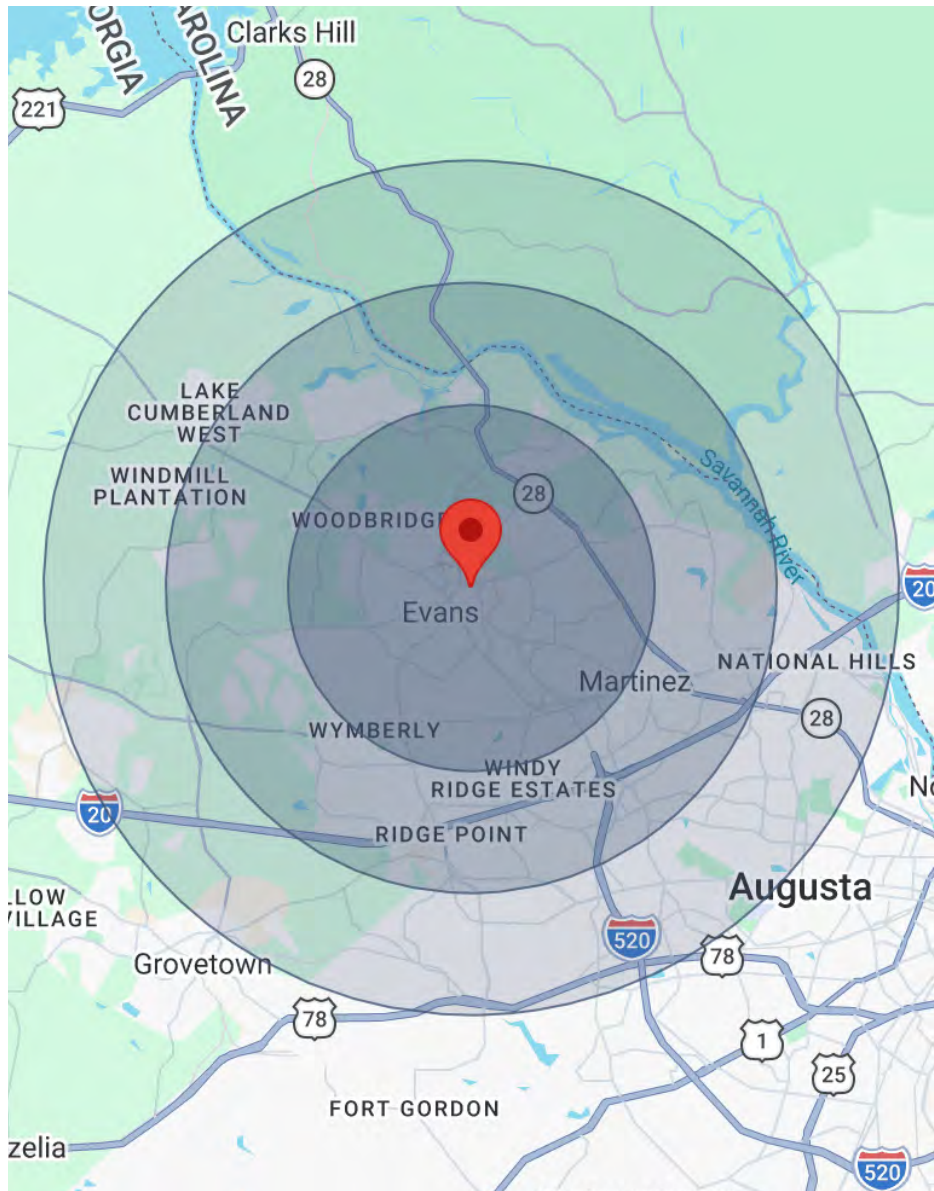
Club Car & Amazon — White Oak Business Park

Columbia County's White Oak Business Park (off I-20) has become a growing industrial and logistics hub. It anchors Club Car — a leading advanced-manufacturing employer producing electric and utility vehicles — alongside Amazon's robotics-enabled fulfillment center (roughly 800 full-time jobs) and an adjacent ~278,000 sq ft sortation center. Together they reflect a diversified industrial base and sustained employment growth across the county.

TaxSlayer & ADP

Augusta anchors a growing technology and business-services employment base. TaxSlayer — the Augusta/Evans-headquartered fintech and tax-software company — is joined by ADP, which operates one of its seven national "centers of excellence" in Augusta, handling payroll, HR-technology, and client-services operations. Together they represent a deep pool of stable, white-collar, high-income jobs tied to the region's expanding tech economy.

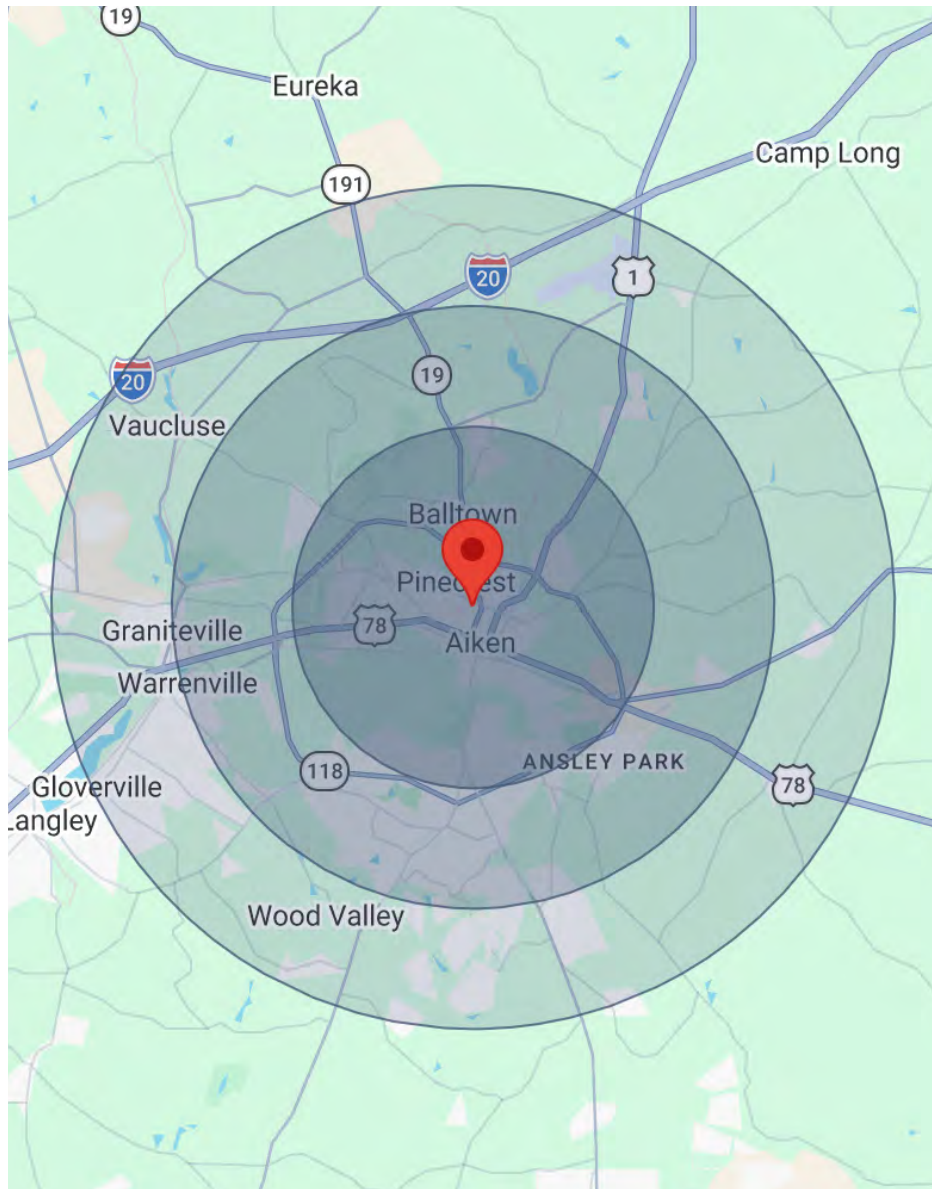
Demographics | Evans, GA



	3 Miles	5 Miles	7 Miles
Population	48,319	108,618	169,935
Households	16,483	38,927	60,817
Avg. Household Income	\$114,985	\$118,378	\$113,137
Avg. House Value	\$281,612	\$298,477	\$296,517
Avg. Age	41.4	41.0	39.5
Avg. Age (Male)	39.1	39.4	37.4
Avg. Age (Female)	42.4	42.5	40.9

Source: American Community Survey (ACS)

Demographics | Aiken, SC



	3 Miles	5 Miles	7 Miles
Population	23,145	48,447	70,791
Households	8,991	19,097	27,726
Avg. Household Income	\$77,653	\$85,595	\$90,954
Avg. House Value	\$251,400	\$242,448	\$247,452
Avg. Age	44.1	42.0	42.6
Avg. Age (Male)	40.6	39.4	40.9
Avg. Age (Female)	47.5	45.0	44.9

Source: American Community Survey (ACS)

Disclaimer



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from Meybohm Commercial Properties, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

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