

Detailed List of Renovations

3123 US 301 Hwy, Hamer, SC 29547

This building was originally renovated to be a casino. The building's interior was completely stripped before renovations began.

1. Fully demolished the interior
2. Fully demolished and rebuilt interior
 - a. All new framing
 - b. All new sheetrock
 - c. All new walls
 - d. Flooring (cement, marble, porcelain, epoxy)
 - e. New painting
 - f. 20 ft ceilings (approximately)
3. Drop Ceilings
 - a. Kitchen
 - b. Restrooms
4. All new electrical wiring throughout, outside, and underground
 - a. New box panels & controls
 - b. 100 new sockets installed
 - c. Wiring ran from the building to the road for external signage
5. All new plumbing pipes throughout and underground
 - a. Two separate pipelines installed
 - b. One residential
 - c. One commercial
 - d. Trico Water taps
6. All new HVAC system
 - a. 4 new units
 - b. Brand new spiro duct work installed
 - c. Custom built-in smoke detection system
 - d. New automatic clearing exhaust system
7. All new appliances
 - a. Commercial Range
 - b. Flat top grill
 - c. 3 Commercial Fryers
 - d. 2 Commercial Standing Coolers
 - e. Under bar coolers
8. Second floor added
 - a. VIP loft with 2 private rooms
 - b. Separated with dedicated HVAC access
 - c. Built in booth seating for up 12 adults each
 - d. All new iron bannisters
 - e. New marble flooring
9. All new Commercial Kitchen
 - a. Brand new custom hood
 - b. New appliances
 - c. New commercial grease trap (behind the building)
 - d. Fire suppress system
 - e. New hot water jet system
 - f. New plumbing
 - g. New electrical
10. New commercial restrooms installed
 - a. All new stalls
 - b. New sinks
 - c. New toilets
 - d. New flooring
 - e. New plumbing
 - f. New electrical
11. Brand new, custom built, 50 ft, wraparound bar/game table
 - a. Marble and porcelain top
 - b. Fully functional with electrical and plumbing connections
12. 2 VIP Sections
 - a. Built in booth seating for up 12 adults each
 - b. Marble and porcelain flooring throughout
 - c. Metal railings
13. Photo Room
 - a. Custom made
 - b. Flowers
14. DJ Booth
15. Tables and Chairs
 - a. 50 Metal Chairs
 - b. New Chair cushions

- c. Bar tables
- 16. Doors
 - a. New Sliding Doors
- 17. Brand new iron staircase
- 18. 6 flat screen TVs installed
 - a. All new wall mounts
- 19. All new state of the art exterior and interior lighting system
- 20. Door Bell Security System

Service Providers:

- 1. Miller's Electric, Plumbing, and HVAC
- 2. GBI General Contractors (all walls and wood framing, flooring, and bathrooms)
- 3. Pee Dee Hood, Fire, & Electric (hood and fire suppression system)
- 4. Michael Derienzo, Architect
- 5. Various handymen and laborers

Approximate Rolling Costs:

Electric \$300 (Monthly)

Water \$300 (Monthly)

Lawn Maintenance \$400 (Monthly)

Taxes \$3049.29 (2025...Annually)