

FOR LEASE



Palmetto Place Ground Lease

2638 Two Notch Rd
Columbia, SC 29204

Robert (Bobby)
Moss

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Welcome Letter

FOR LEASE

INVESTMENT OPPORTUNITY

EquiSouth Commercial Group, brokered by eXp Commercial, has been selected to exclusively market the sale of the asset contained in this offering memorandum. Based on our honest assessment, we welcome the opportunity to provide you with an in-depth review of this investment and its position in today's market.

Within these pages, you will be presented with information on the site features and characteristics, location and market, current performance, and other items deemed pertinent by us to help in your review and consideration.

As professionals in the industry, we keep our fingers on the market's pulse. It is our goal, and in the best interest of our client, to give you a clear understanding of this investment and the driving forces in the current market. What is presented here is based on our market knowledge and proven experience.

EquiSouth Commercial Group is the agent of the seller; however, we can perform ministerial acts for the potential purchaser to facilitate this transaction and do have the following affirmative legal obligations to the potential purchaser:

- Diligent exercise of reasonable skill and care in the performance of our duties.
- A duty of honest and fair dealing and good faith.
- A duty to disclose all facts known that materially affect the value or desirability of the property that are not known to, or within the diligent attention and observation of, the potential purchaser.

We invite you to thoroughly review this offering memorandum and contact us with any questions you may have.

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. ALL INQUIRIES SHOULD BE DIRECTED TO THE BROKER DOCUMENTED IN THIS PACKAGE.

GUIDELINES FOR OFFERS

Please sign and return the appropriate pages of the agency disclosure document found at the end of this document.

Offers must be presented in writing to the broker of record in the form of a Letter of Intent (LOI) or purchase agreement. The offer should include, at a minimum, Offering Price, Earnest Money Deposit, Source of Capital, Proposed Schedule for Due Diligence and Closing, and any substantial and unordinary conditions or terms that will be placed in a purchase agreement, including required committee approvals and contingencies. In addition to the LOI, please provide qualifying documents, including a resume on experience/other holdings and lender pre-qualification letter(s) if available.

The seller will only consider offers submitted through its exclusive listing agent. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

STATE LICENSING

	NC	SC	TN	GA	AL
EXP COMMERCIAL	#C33116	#24614	#264947	#78422	#000135371-0
ROBERT (BOBBY) MOSS	#312110	#106616	#364818	#396512	#000128426-0

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Table of Contents

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TABLE OF CONTENTS

WELCOME LETTER	2
PROPERTY INFORMATION	4
PROPERTY SUMMARY	5
PROPERTY DESCRIPTION	6
COMPLETE HIGHLIGHTS	7
TENANT ROLL	8
LOCATION INFORMATION	9
REGIONAL MAP	10
LOCATION MAP	11
AERIAL MAP	12
SITE PLAN	13
RETAILER MAP	14
DEMOGRAPHICS	15
DEMOGRAPHIC_DETAIL_REPORT_(COSTAR).PDF	16
ADDITIONAL INFORMATION	20
BROKER BIO	21
SC_AGENCY_DISCLOSURE.PDF	22

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial 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 eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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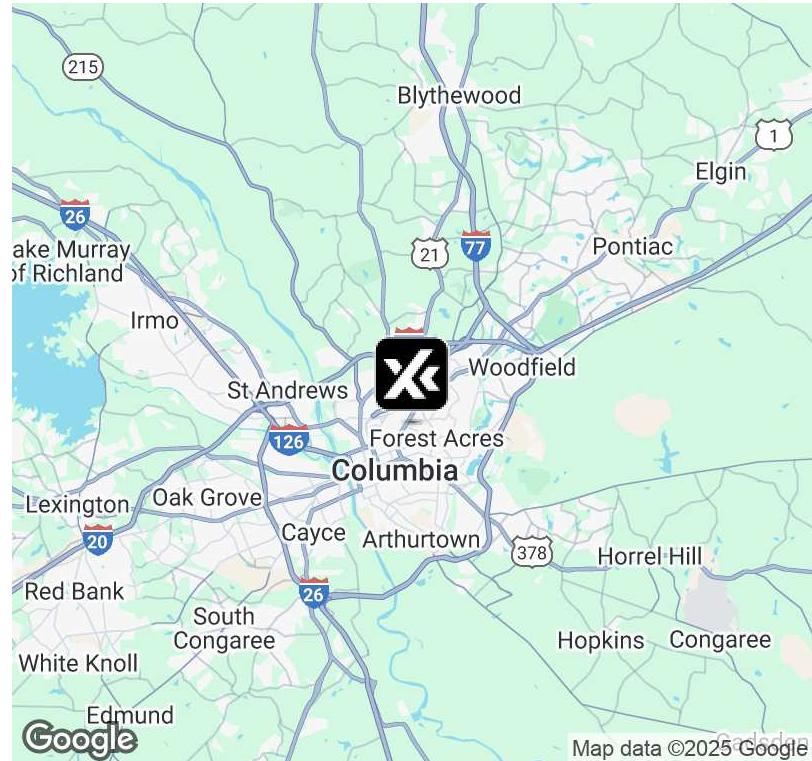
Section 1

Property Information



Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Prime retail development opportunity via a ground lease in a high-traffic retail strip. Size is open to tenant needs; lease rate to be negotiated.

PROPERTY HIGHLIGHTS

- Size to be determined per tenant's needs
- Lease rate to be negotiated
- Over 17,000 VPD
- High-traffic retail strip, tenants include US Post Office, Social Services, Executive Suites, Food Distribution Center and Salons
- Police Station located onsite
- Population of almost 175,000 within a 5-mile radius

LOCATION DESCRIPTION

This site is located in a shopping center on Two Notch Road in Columbia, SC, along a retail/commercial corridor surrounded by dense residential areas.

OFFERING SUMMARY

Lease Rate:	Negotiable
Location:	Columbia, SC
Traffic Count:	17,749
Available Space:	1+ Acres (per tenant's needs)
Lot Size:	14.6 Acres
Building Size:	102,435 SF

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Property Description

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

This site is located in a shopping center on Two Notch Road in Columbia, SC, along a retail/commercial corridor surrounded by dense residential areas.

SITE DESCRIPTION

The 14.6-acre site features a shopping center with approximately 102,435 square feet of rentable space, including high-traffic tenants.

ZONING

City of Columbia - CAC (Community Activity Center/Corridor District) Zoning; Zoning allows for a multitude of retail uses

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Size to be determined per tenant's needs
- Lease rate to be negotiated
- Over 17,000 VPD
- High-traffic retail strip, tenants include US Post Office, Social Services, Executive Suites, Food Distribution Center and Salons
- Police Station located on-site
- Population of almost 175,000 within a 5-mile radius
- Excellent visibility and access on Two Notch Road at a traffic light
- Surrounding retailers include Roses, Family Dollar, McDonalds, Burger King, Murphy USA, O'Reilly Auto Parts, Devon Self-Storage, Enterprise Rent-A-Car and a local tile center and hardware store
- Two points of ingress/egress to the ground lease to be provided for smooth traffic flow thru a drive-thru, if needed
- Utilities available

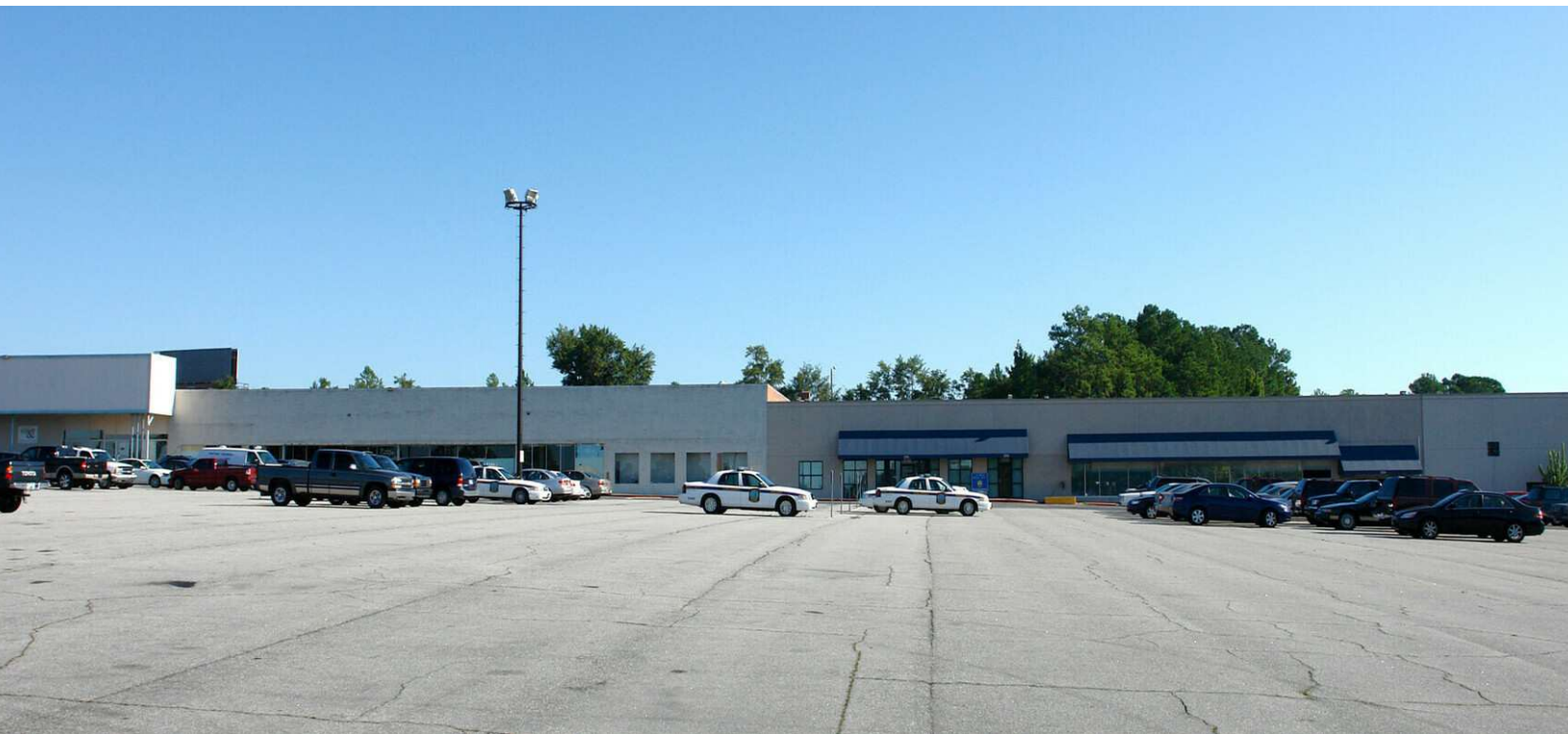
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Tenant Roll

FOR LEASE

SUITE	TENANT NAME
106	Richland County School District
108	Palmetto AIDS Life Support Services
110	Palmetto AIDS Life Support Services
112	US Postal Service
114	The Studio 1216
116	Power In Changing
200	SC Department of Social Services
204	Executive Suites
208	City of Columbia Police Dept
210	She's Counseling Trichology
214	VACANT
214A	VACANT
216	The Studio 1216
217	VACANT
220	The Studio 1216



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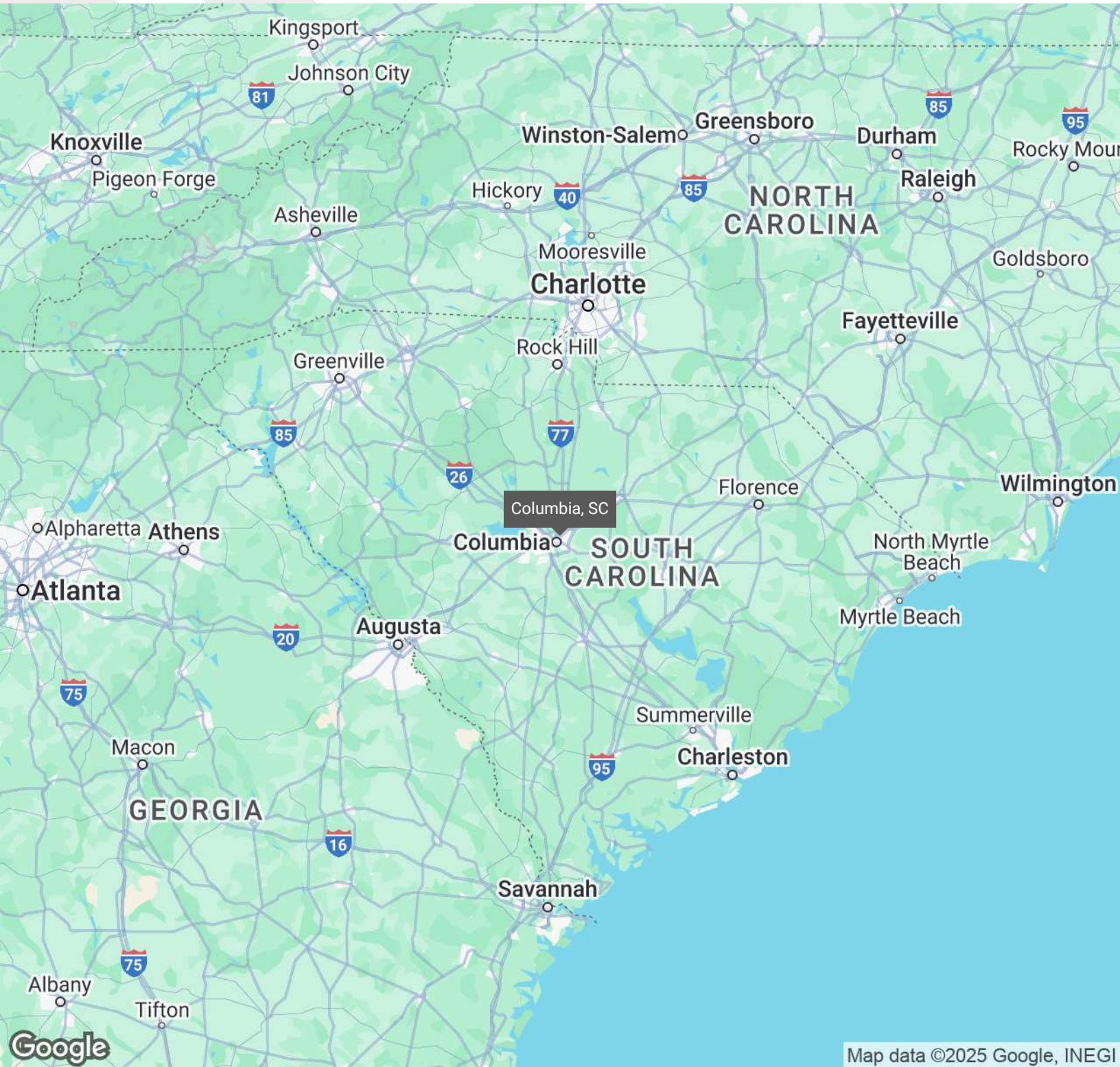
Section 2

Location Information



Regional Map

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Location Map

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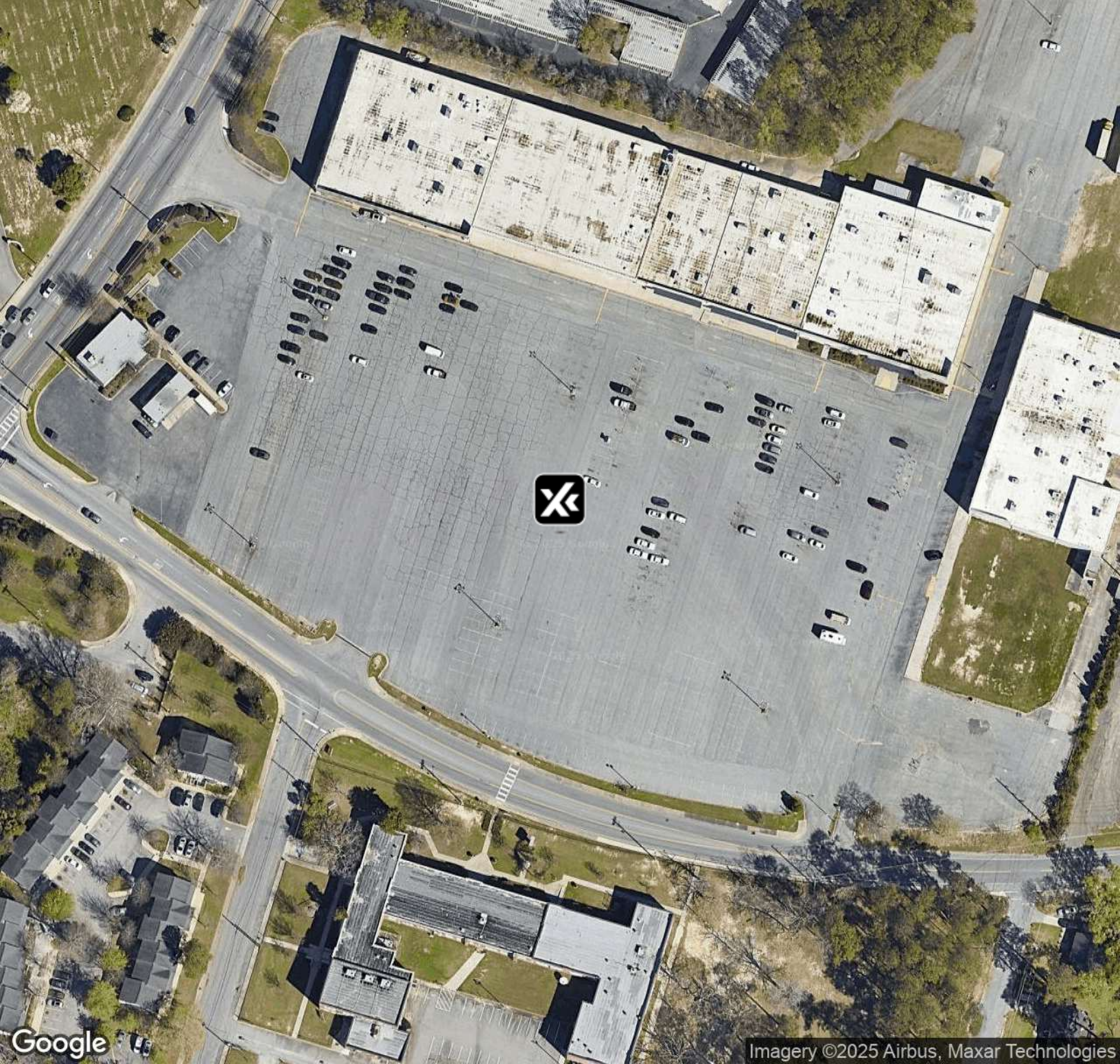
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Aerial Map

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Site Plan

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Retailer Map

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Section 3

Demographics

2638 Two Notch Rd

2638 Two Notch Rd, Columbia, SC 29204

Building Type: **Class B Office**
 Class: **B**
 RBA: **100,691 SF**
 Typical Floor: **100,691 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,301		81,034		178,912	
2024 Estimate	10,073		79,523		174,653	
2020 Census	9,625		77,448		168,899	
Growth 2024 - 2029	2.26%		1.90%		2.44%	
Growth 2020 - 2024	4.65%		2.68%		3.41%	
2024 Population by Age						
	10,073		79,523		174,653	
Age 0 - 4	626	6.21%	4,877	6.13%	10,992	6.29%
Age 5 - 9	544	5.40%	3,943	4.96%	8,436	4.83%
Age 10 - 14	561	5.57%	3,965	4.99%	8,247	4.72%
Age 15 - 19	557	5.53%	5,631	7.08%	13,775	7.89%
Age 20 - 24	662	6.57%	8,654	10.88%	22,631	12.96%
Age 25 - 29	729	7.24%	7,453	9.37%	19,025	10.89%
Age 30 - 34	720	7.15%	5,777	7.26%	13,821	7.91%
Age 35 - 39	596	5.92%	4,598	5.78%	10,434	5.97%
Age 40 - 44	585	5.81%	4,415	5.55%	9,453	5.41%
Age 45 - 49	525	5.21%	3,830	4.82%	7,932	4.54%
Age 50 - 54	516	5.12%	3,744	4.71%	7,688	4.40%
Age 55 - 59	508	5.04%	3,592	4.52%	7,141	4.09%
Age 60 - 64	675	6.70%	4,538	5.71%	8,675	4.97%
Age 65 - 69	716	7.11%	4,707	5.92%	8,577	4.91%
Age 70 - 74	569	5.65%	3,765	4.73%	6,690	3.83%
Age 75 - 79	427	4.24%	2,773	3.49%	4,935	2.83%
Age 80 - 84	291	2.89%	1,819	2.29%	3,305	1.89%
Age 85+	266	2.64%	1,442	1.81%	2,899	1.66%
Age 65+	2,269	22.53%	14,506	18.24%	26,406	15.12%
Median Age	40.40		34.50		31.50	
Average Age	41.40		38.40		36.30	

2638 Two Notch Rd

2638 Two Notch Rd, Columbia, SC 29204

Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	10,073		79,523		174,653	
White	2,550	25.32%	38,019	47.81%	82,500	47.24%
Black	6,951	69.01%	35,261	44.34%	73,022	41.81%
Am. Indian & Alaskan	23	0.23%	220	0.28%	737	0.42%
Asian	54	0.54%	1,441	1.81%	4,350	2.49%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.00%
Other	496	4.92%	4,582	5.76%	14,044	8.04%
Population by Hispanic Origin	10,073		79,523		174,653	
Non-Hispanic Origin	9,794	97.23%	76,942	96.75%	164,307	94.08%
Hispanic Origin	280	2.78%	2,581	3.25%	10,346	5.92%
2024 Median Age, Male	38.10		33.20		30.40	
2024 Average Age, Male	39.40		37.00		35.10	
2024 Median Age, Female	42.30		36.00		32.70	
2024 Average Age, Female	43.10		39.70		37.50	
2024 Population by Occupation Classification	8,233		65,614		144,224	
Civilian Employed	4,446	54.00%	37,787	57.59%	84,401	58.52%
Civilian Unemployed	206	2.50%	1,472	2.24%	2,612	1.81%
Civilian Non-Labor Force	3,550	43.12%	26,131	39.83%	52,515	36.41%
Armed Forces	31	0.38%	224	0.34%	4,696	3.26%
Households by Marital Status						
Married	945		9,671		18,802	
Married No Children	712		6,443		12,435	
Married w/Children	232		3,228		6,367	
2024 Population by Education	7,902		57,593		121,841	
Some High School, No Diploma	1,020	12.91%	5,646	9.80%	11,214	9.20%
High School Grad (Incl Equivalency)	2,075	26.26%	10,226	17.76%	22,764	18.68%
Some College, No Degree	1,912	24.20%	12,014	20.86%	29,115	23.90%
Associate Degree	779	9.86%	5,139	8.92%	11,268	9.25%
Bachelor Degree	1,261	15.96%	12,943	22.47%	26,262	21.55%
Advanced Degree	855	10.82%	11,625	20.18%	21,218	17.41%

2638 Two Notch Rd

2638 Two Notch Rd, Columbia, SC 29204

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	8,312		70,175		155,774	
Real Estate & Finance	234	2.82%	2,890	4.12%	6,012	3.86%
Professional & Management	1,996	24.01%	22,729	32.39%	45,243	29.04%
Public Administration	204	2.45%	2,103	3.00%	5,020	3.22%
Education & Health	1,065	12.81%	10,452	14.89%	21,743	13.96%
Services	1,107	13.32%	6,943	9.89%	16,178	10.39%
Information	105	1.26%	715	1.02%	1,774	1.14%
Sales	1,122	13.50%	8,143	11.60%	19,527	12.54%
Transportation	409	4.92%	1,151	1.64%	1,795	1.15%
Retail	297	3.57%	3,736	5.32%	9,922	6.37%
Wholesale	131	1.58%	808	1.15%	1,732	1.11%
Manufacturing	215	2.59%	1,944	2.77%	4,982	3.20%
Production	628	7.56%	3,491	4.97%	9,093	5.84%
Construction	287	3.45%	1,473	2.10%	4,234	2.72%
Utilities	148	1.78%	1,235	1.76%	3,200	2.05%
Agriculture & Mining	7	0.08%	261	0.37%	580	0.37%
Farming, Fishing, Forestry	2	0.02%	153	0.22%	450	0.29%
Other Services	355	4.27%	1,948	2.78%	4,289	2.75%
2024 Worker Travel Time to Job	4,097		34,826		83,048	
<30 Minutes	3,216	78.50%	29,047	83.41%	69,524	83.72%
30-60 Minutes	607	14.82%	4,446	12.77%	10,641	12.81%
60+ Minutes	274	6.69%	1,333	3.83%	2,883	3.47%
2020 Households by HH Size	4,377		34,003		71,034	
1-Person Households	1,842	42.08%	14,167	41.66%	29,141	41.02%
2-Person Households	1,359	31.05%	10,500	30.88%	22,023	31.00%
3-Person Households	583	13.32%	4,454	13.10%	9,603	13.52%
4-Person Households	362	8.27%	3,031	8.91%	6,224	8.76%
5-Person Households	143	3.27%	1,232	3.62%	2,568	3.62%
6-Person Households	49	1.12%	395	1.16%	935	1.32%
7 or more Person Households	39	0.89%	224	0.66%	540	0.76%
2024 Average Household Size	2.10		2.10		2.10	
Households						
2029 Projection	4,688		35,543		75,538	
2024 Estimate	4,583		34,868		73,565	
2020 Census	4,378		34,004		71,033	
Growth 2024 - 2029	2.29%		1.94%		2.68%	
Growth 2020 - 2024	4.68%		2.54%		3.56%	

2638 Two Notch Rd

2638 Two Notch Rd, Columbia, SC 29204

Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	4,580		34,868		73,563	
<\$25,000	1,829	39.93%	11,139	31.95%	22,500	30.59%
\$25,000 - \$50,000	1,089	23.78%	7,408	21.25%	17,569	23.88%
\$50,000 - \$75,000	645	14.08%	5,164	14.81%	11,671	15.87%
\$75,000 - \$100,000	441	9.63%	2,881	8.26%	6,643	9.03%
\$100,000 - \$125,000	239	5.22%	2,095	6.01%	4,269	5.80%
\$125,000 - \$150,000	153	3.34%	1,757	5.04%	3,491	4.75%
\$150,000 - \$200,000	89	1.94%	1,654	4.74%	3,263	4.44%
\$200,000+	95	2.07%	2,770	7.94%	4,157	5.65%
2024 Avg Household Income	\$50,958		\$74,742		\$68,682	
2024 Med Household Income	\$35,970		\$45,370		\$44,547	
2024 Occupied Housing	4,583		34,868		73,566	
Owner Occupied	2,085	45.49%	17,817	51.10%	32,058	43.58%
Renter Occupied	2,498	54.51%	17,051	48.90%	41,508	56.42%
2020 Housing Units	5,153		39,724		82,276	
1 Unit	3,674	71.30%	26,159	65.85%	47,606	57.86%
2 - 4 Units	411	7.98%	4,810	12.11%	9,585	11.65%
5 - 19 Units	516	10.01%	3,564	8.97%	12,560	15.27%
20+ Units	552	10.71%	5,191	13.07%	12,525	15.22%
2024 Housing Value	2,084		17,817		32,057	
<\$100,000	613	29.41%	3,288	18.45%	6,469	20.18%
\$100,000 - \$200,000	977	46.88%	4,537	25.46%	9,707	30.28%
\$200,000 - \$300,000	308	14.78%	4,126	23.16%	6,684	20.85%
\$300,000 - \$400,000	101	4.85%	1,791	10.05%	3,075	9.59%
\$400,000 - \$500,000	40	1.92%	1,501	8.42%	2,129	6.64%
\$500,000 - \$1,000,000	31	1.49%	1,950	10.94%	3,040	9.48%
\$1,000,000+	14	0.67%	624	3.50%	953	2.97%
2024 Median Home Value	\$143,909		\$226,260		\$198,479	
2024 Housing Units by Yr Built	5,201		40,298		83,774	
Built 2010+	324	6.23%	2,869	7.12%	7,930	9.47%
Built 2000 - 2010	288	5.54%	2,031	5.04%	7,397	8.83%
Built 1990 - 1999	394	7.58%	2,450	6.08%	7,579	9.05%
Built 1980 - 1989	403	7.75%	3,134	7.78%	8,191	9.78%
Built 1970 - 1979	560	10.77%	4,314	10.71%	11,058	13.20%
Built 1960 - 1969	904	17.38%	6,586	16.34%	12,858	15.35%
Built 1950 - 1959	1,470	28.26%	8,553	21.22%	13,785	16.45%
Built <1949	858	16.50%	10,361	25.71%	14,976	17.88%
2024 Median Year Built	1962		1961		1969	

Section 4

Additional Information



Broker Bio

FOR LEASE



ROBERT (BOBBY) MOSS

Vice-President of Sales

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PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community and land assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

EDUCATION

Bachelor of Arts, Furman University
Computer Science/Business Administration
Greenville, SC

MEMBERSHIPS

International Business Brokers Association (IBBA)

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South Carolina Department of Labor, Licensing and Regulation

South Carolina Real Estate Commission

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SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP

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, including being shown a home (or any property), 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 legally 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.

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. 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.

By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.

The choice of service belongs to you -- the South Carolina Consumer.

Acknowledgement of Receipt:

Signature: _____ Date: _____

Signature: _____ Date: _____

Brokerage Firm Name:

Signature: _____ Date: _____

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Thank you!



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