



Digitally enhanced

OFFERING MEMORANDUM

DUAL BRAND: QUALITY INN & ECONO LODGE

3196 Point South Drive, Yemassee, SC 29945

86 (120 TOTAL) KEYS // CONFERENCE SPACE AVAILABLE // I-95 & US-17 INTERCHANGE



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SITE ACCESS

Site access will be provided by **Brenden DeLuke**.

Please contact directly at (646) 581-5724. Do not visit the property without a listing broker present.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 3196 Point South Drive, Yemassee, South Carolina. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

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BRENDEN DELUKE

brenden@woodlockcapital.com

(646) 581-5724



PROPERTY SUMMARY

Property	Quality Inn & Econo Lodge
Address	3196 Point South Drive, Yemassee, SC 29945
Keys	86 (Total 120)
Room Breakdown	30 Econo / 56 Quality
Buildings	2 Buildings (A & B)
Gross Property SF	36,806
Lot Size	8.89

PRICING SUMMARY

Purchase Price	\$2,900,000
Price Per Key	\$33,720.93

VALUE-ADD OPPORTUNITY

Opportunity to add 34 additional units

PROPERTY PHOTOS



QUALITY INN: PROPERTY PHOTOS



ECONO LODGE: PROPERTY PHOTOS



LOWCOUNTRY MARKET DRIVERS

Anchored by Military & Advanced Manufacturing



MARINES

\$2.4B

annual economic impact

MCAS Beaufort, MCRD Parris Island & Naval Hospital Beaufort together employ nearly 20,000 people, one of the largest concentrations of military demand in the Lowcountry, about 30–35 miles from the property.

Source: beaufortchamber.org



\$7.59B

EV manufacturing investment

The largest economic development project in Georgia history (Bryan County, GA), creating roughly 14,000 direct jobs about 45 minutes south via I-95, driving contractor, supplier and relocation lodging demand.

Source: Yahoo News (2025)

JASPER COUNTY GROWTH

+6%

fastest-growing U.S. county

Neighboring Jasper County was the fastest-growing county in the U.S. in 2024–25, anchored by the I-95 corridor and fueling sustained housing, retail and lodging demand.

Source: U.S. Census Bureau (2025)

PLANNED & IN PROGRESS

New Capital Flowing Into the I-95 Corridor



\$5B

planned deepwater port

Proposed joint SC/GA deepwater container port on a 1,500-acre Savannah River site, up to 7M-TEU capacity.

Source: The Post and Courier



HAMPTON LUMBER

\$225M

new capital investment

Hampton Lumber's East Coast sawmill in Allendale County (~30 mi), creating 125+ jobs; broke ground Nov 2025.

Source: governor.sc.gov (2025)



\$134M

new capital investment

TS Conductor's first S.C. plant in Hardeeville on I-95. 462 jobs, the largest investment in Jasper County history.

Source: southerncarolina.org (2026)

LOCATION & REGIONAL ACCESS

Positioned at the I-95 & US-17 Interchange —
Point South



	City	Miles	Drive Time
1	I-95 / US-17 Interchange	Direct Site Frontage	
2	Old Sheldon Church Ruins	7 Miles	11 Min
3	Auldbrass Plantation	9 Miles	15 Min
4	Carolina Cider Company / September Oaks Vineyards	10 Miles	16 Min
5	Beaufort	24 Miles	35 Min
6	Hilton Head	35 Miles	45 Min
7	Parris Island / MCAS Beaufort	38 Miles	55 Min
8	Savannah	45 Miles	55 Min
9	Charleston	63 Miles	1 Hr 20 Min

FINANCIALS

Historical Summary

	YEAR END 2024 (Estimated)	YEAR END 2025 (Estimated)	YEAR END 2026 (Projected)
ROOMS	84	86	86
AVAILABLE ROOMS	30,660	31,390	31,390
OCCUPIED ROOMS	10,884	12,346	13,592
OCCUPANCY	35.5%	39.3%	43.3%
ADR	\$69.70	\$75.58	\$69.97
REVPAR	\$24.74	\$29.73	\$30.30

REVENUE	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
ROOMS	\$758,558	98.4%	\$933,121	99.8%	\$951,029	100.0%
FOOD & BEVERAGE	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER REVENUE	\$12,286	1.6%	\$1,435	0.2%	\$0	0.0%
TOTAL REVENUE	\$770,844	100.0%	\$934,556	100.0%	\$951,029	100.0%
DEPARTMENTAL EXPENSES						
ROOMS	\$144,882	18.8%	\$29,547	3.2%	\$29,782	3.1%
FOOD & BEVERAGE	\$0	0.0%	\$21,184	2.3%	\$36,442	3.8%
OTHER OPERATED DEPARTMENTS	\$29,180	3.8%	\$4,787	0.5%	\$0	0.0%
TOTAL DEPARTMENTAL EXPENSES	\$174,062	22.6%	\$55,519	5.9%	\$66,224	7.0%
DEPARTMENTAL PROFIT	\$596,782	77.4%	\$879,037	94.1%	\$884,805	93.0%
UNDISTRIBUTED EXPENSES						
ADMIN. & GENERAL	\$29,039	3.8%	\$41,929	4.5%	\$45,360	4.8%
PAYROLL	\$0	0.0%	\$110,747	11.9%	\$141,199	14.8%
UTILITIES	\$68,985	8.9%	\$112,342	12.0%	\$100,805	10.6%
SALES & MARKETING	\$35,882	4.7%	\$33,319	3.6%	\$21,269	2.2%
FRANCHISE ROYALTY FEE	\$102,394	13.3%	\$114,669	12.3%	\$119,217	12.5%
REPAIRS & MAINTENANCE	\$35,320	4.6%	\$49,201	5.3%	\$61,479	6.5%
TOTAL UNDISTRIBUTED EXPENSES	\$271,620	35.2%	\$462,207	49.5%	\$489,329	51.5%
GROSS OPERATING PROFIT	\$325,162	42.2%	\$416,830	44.6%	\$395,476	41.6%
MANAGEMENT FEE	\$0	0.0%	\$0	0.0%	\$0	0.0%
GOP BEFORE FIXED EXPENSES	\$325,162	42.2%	\$416,830	44.6%	\$395,476	41.6%
FIXED CHARGES						
PROPERTY TAXES	\$15,337	2.0%	\$21,021	2.2%	\$21,021	2.2%
INSURANCE	\$59,983	7.8%	\$65,836	7.0%	\$66,740	7.0%
TOTAL FIXED EXPENSES	\$75,320	9.8%	\$86,857	9.3%	\$87,761	9.2%
EBITDA	\$249,842	32.4%	\$329,973	35.3%	\$307,715	32.4%
RESERVE FOR REPLACEMENT	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET OPERATING INCOME	\$249,842	32.4%	\$329,973	35.3%	\$307,715	32.4%

FINANCIALS

Pro Forma

Estimated projections.

	PRO FORMA YEAR 1	PRO FORMA YEAR 2	PRO FORMA YEAR 3	PRO FORMA YEAR 4	PRO FORMA YEAR 5
ROOMS	86	86	86	86	86
AVAILABLE ROOMS	31,390	31,476	31,390	31,390	31,390
OCCUPIED ROOMS	13,865	14,111	14,284	14,427	14,499
OCCUPANCY	44.2%	44.8%	45.5%	46.0%	46.2%
ADR	\$71.05	\$72.12	\$73.20	\$73.93	\$74.67
REVPAR	\$31.38	\$32.33	\$33.31	\$33.98	\$34.49

REVENUE	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
ROOMS	\$985,089	98.7%	\$1,017,644	98.7%	\$1,045,538	98.7%	\$1,066,553	98.7%	\$1,077,245	98.7%
FOOD & BEVERAGE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER REVENUE	\$13,010	1.3%	\$13,270	1.3%	\$13,536	1.3%	\$13,806	1.3%	\$14,082	1.3%
TOTAL REVENUE	\$998,099	100.0%	\$1,030,914	100.0%	\$1,059,074	100.0%	\$1,080,359	100.0%	\$1,091,327	100.0%
DEPARTMENTAL EXPENSES										
ROOMS	\$37,921	3.8%	\$38,512	3.7%	\$40,632	3.8%	\$41,891	3.9%	\$43,232	4.0%
FOOD & BEVERAGE	\$30,101	3.0%	\$31,785	3.1%	\$33,321	3.1%	\$33,123	3.1%	\$34,510	3.2%
OTHER OPERATED DEPARTMENTS	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL DEPARTMENTAL EXPENSES	\$68,022	6.8%	\$70,297	6.8%	\$73,953	7.0%	\$75,014	6.9%	\$77,742	7.1%
DEPARTMENTAL PROFIT	\$930,077	93.2%	\$960,617	93.2%	\$985,121	93.0%	\$1,005,345	93.1%	\$1,013,585	92.9%
UNDISTRIBUTED EXPENSES										
ADMIN. & GENERAL	\$48,347	4.8%	\$49,218	4.8%	\$51,202	4.8%	\$51,606	4.8%	\$52,000	4.8%
PAYROLL	\$163,741	16.4%	\$166,282	16.1%	\$168,776	15.9%	\$170,886	15.8%	\$172,595	15.8%
UTILITIES	\$102,620	10.3%	\$104,159	10.1%	\$105,721	10.0%	\$107,836	10.0%	\$109,453	10.0%
SALES & MARKETING	\$21,500	2.2%	\$21,923	2.1%	\$22,566	2.1%	\$23,123	2.1%	\$23,697	2.2%
FRANCHISE ROYALTY FEE	\$124,772	12.5%	\$128,864	12.5%	\$132,384	12.5%	\$135,045	12.5%	\$136,416	12.5%
REPAIRS & MAINTENANCE	\$48,585	4.9%	\$49,071	4.8%	\$49,562	4.7%	\$50,058	4.6%	\$50,558	4.6%
TOTAL UNDISTRIBUTED EXPENSES	\$509,565	51.1%	\$519,517	50.4%	\$530,212	50.1%	\$538,553	49.8%	\$544,719	49.9%
GROSS OPERATING PROFIT	\$420,512	42.1%	\$441,100	42.8%	\$454,909	43.0%	\$466,792	43.2%	\$468,866	43.0%
MANAGEMENT FEE	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
GOP BEFORE FIXED EXPENSES	\$420,512	42.1%	\$441,100	42.8%	\$454,909	43.0%	\$466,792	43.2%	\$468,866	43.0%
FIXED CHARGES										
PROPERTY TAXES	\$31,021	3.1%	\$31,579	3.1%	\$31,895	3.0%	\$32,214	3.0%	\$32,536	3.0%
INSURANCE	\$67,941	6.8%	\$68,620	6.7%	\$69,307	6.5%	\$70,000	6.5%	\$70,700	6.5%
ASSET MANAGEMENT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL FIXED EXPENSES	\$98,962	9.9%	\$100,200	9.7%	\$101,202	9.6%	\$102,214	9.5%	\$103,236	9.5%
EBITDA	\$321,550	32.2%	\$340,900	33.1%	\$353,707	33.4%	\$364,578	33.7%	\$365,630	33.5%
RESERVE FOR REPLACEMENT	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET OPERATING INCOME	\$321,550	32.2%	\$340,900	33.1%	\$353,707	33.4%	\$364,578	33.7%	\$365,630	33.5%

2026 Profit & Loss (Projected)

	Estimated	Adjustments	Adjusted	Notes
Room Revenue	\$951,029		\$951,029	
Other Income				
Total Income	\$951,029		\$951,029	
Expenses				
Advertising & Marketing	\$21,269		\$21,269	
Breakfast	\$36,122		\$36,122	
Building & Property	\$41,760	(\$41,760)		ADJ. Interest Expense
Business Licenses	\$5,040		\$5,040	
Candy	\$319		\$319	
Cleaners (Contract Labor)	\$31,498		\$31,498	
Franchise Fees	\$119,217		\$119,217	
General business exp	\$10,221		\$10,221	
Bad Debt	\$285		\$285	
Bank fees & service	\$11,588		\$11,588	
Misc Other	\$29,497		\$29,497	
Property insurance	\$66,740		\$66,740	
Workers Comp insurance	\$5,341		\$5,341	
Office expenses (other)	\$10,041		\$10,041	
Merchant account fees	\$2,567		\$2,567	
Office supplies	\$93		\$93	
Software & apps	\$469		\$469	
Headcount Recruiting	\$3,243		\$3,243	
Payroll Services	\$2,264		\$2,264	
Payroll Taxes	\$18,164		\$18,164	
Wages	\$86,030		\$86,030	
Repairs & maintenance	\$103,459	(\$41,981)	\$61,479	ADJ. \$41,980.50 as CapEx
Disposal & waste fees	\$2,780		\$2,780	
Electricity	\$53,858		\$53,858	
Internet & TV service	\$11,241		\$11,241	
Phone service	\$3,127		\$3,127	
Propane	\$15,544		\$15,544	
Water & sewer	\$14,255		\$14,255	
Property Tax	\$21,021		\$21,021	
Total Expenses	\$727,055		\$643,314	
Net Operating Income	\$223,974		\$307,715	Estimated Projections

Actual 2025 Profit & Loss

	Estimated	Adjustments	Adjusted	Notes
Room Revenue	\$933,121		\$933,121	
Other Income	\$1,435		\$1,435	
Total Income	\$934,556		\$934,556	
Expenses				
Salaries & Wages	\$103,199		\$103,199	
Payroll Taxes	\$7,548		\$7,548	
Linens & Lodging Supplies	\$29,547		\$29,547	
Breakfast Supplies	\$21,184		\$21,184	
Insurance	\$65,836		\$65,836	
R&M	\$49,201		\$49,201	
Garbage	\$2,255		\$2,255	
Interest	\$109,897	(\$109,897)		ADJ.
Utilities	\$80,104		\$80,104	
Sewerage	\$14,730		\$14,730	
Telephone	\$220		\$220	
Office Supplies	\$391		\$391	
Business License & Permits	\$4,300		\$4,300	
Advertising & Promotion	\$33,319		\$33,319	
Dues & Subscriptions	\$1,544		\$1,544	
Professional Fees	\$7,200		\$7,200	
TV Computer and Internet Exp	\$15,033		\$15,033	
Travel Expenses	\$690	(\$690)		ADJ. Owner's Expense (Optional)
Depreciation				
Meals & Entertainment	\$1,914	(\$1,914)		ADJ. Owner's Expense (Optional)
Taxes	\$21,021		\$21,021	
Bank Service	\$28,054		\$28,054	
Automobile	\$2,771	(\$2,771)		ADJ. Owner's Expense (Optional)
Misc.	\$4,787		\$4,787	
Postage & Delivery	\$238		\$238	
Franchise Fees	\$114,669		\$114,669	
Uniforms	\$203		\$203	
Total Expenses	\$719,855		\$604,583	
Net Operating Income	\$214,701		\$329,973	

2024 Profit & Loss (Estimated)

	Actual P&L	Adjustments	Adjusted P&L	Notes
Room Revenue	\$758,558		\$758,558	
Other Income	\$12,286		\$12,286	
Total Revenue	\$770,844		\$770,844	
Expenses				
Rooms	\$144,882		\$144,882	
Other Operated Depts & Rentals	\$29,180		\$29,180	
Admin	\$29,039		\$29,039	
Marketing	\$35,882		\$35,882	
Franchise Fees	\$102,394		\$102,394	
Utilities	\$68,985		\$68,985	
Property Operations & Maintenance	\$35,320		\$35,320	
Property Taxes	\$15,337		\$15,337	
Insurance	\$59,983		\$59,983	
Total Expenses	\$521,002		\$521,002	
Net Operating Income	\$249,842		\$249,842	

MONTHLY STAR REPORT



STAR REPORT QUALITY INN & SUITES

June 2026

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	46.4	48.0	96.5	74.78	69.74	107.2	34.67	33.49	103.5
Year To Date	56.2	43.9	128.2	73.14	71.88	101.8	41.12	31.52	130.5
Running 3 Month	56.9	45.6	124.9	75.56	72.58	104.1	43.03	33.08	130.1
Running 12 Month	43.0	41.9	102.6	75.67	76.22	99.3	32.53	31.95	101.8

June 2026 vs. 2025 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	18.9	8.5	9.6	0.2	-14.2	16.7	19.1	-6.9	27.9
Year To Date	57.9	3.7	52.3	-5.9	-14.1	9.5	48.6	-10.9	66.8
Running 3 Month	49.0	-0.4	49.6	-3.3	-10.5	8.0	44.1	-10.8	61.5
Running 12 Month	23.1	3.4	19.1	-3.3	-7.8	4.9	19.1	-4.7	24.9

STAR REPORT QUALITY INN & SUITES

Quality Inn Yemassee - Point South I-95
Market: South Carolina Area USA
MarketClass: Midscale
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
46.4	18.9	56.2	57.9	56.9	49.0	43.0	23.1
59.7	-0.1	56.9	-1.6	60.6	0.7	54.8	-5.1
55.9	-0.5	55.0	-3.0	57.5	-0.0	53.0	-5.2
53.6	4.4	52.3	2.7	54.2	3.0	49.1	-2.0
64.9	6.7	63.7	5.7	65.3	4.7	60.0	3.2
48.0	8.5	43.9	3.7	45.6	-0.4	41.9	3.4

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	5.0	0.6	33.4
-2.5	-2.5	-2.5	-1.8
-2.1	-3.2	-2.5	-3.5
-3.7	-3.1	-3.7	-2.8
-7.3	-6.0	-7.3	-5.1
-26.9	-33.6	-26.9	-16.7

Quality Inn Yemassee - Point South I-95
Market: South Carolina Area USA
MarketClass: Midscale
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
74.78	0.2	73.14	-5.9	75.56	-3.3	75.67	-3.3
153.29	5.0	134.85	4.1	150.51	4.6	131.42	3.6
99.96	4.2	98.46	1.4	103.55	5.9	96.10	-0.2
91.28	-0.7	94.03	-0.3	94.78	1.0	92.29	-0.9
111.94	1.2	115.30	1.7	117.03	3.5	111.24	-0.3
69.74	-14.2	71.88	-14.1	72.58	-10.5	76.22	-7.8

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
18.9	65.8	50.0	64.3
-2.5	-4.0	-1.8	-6.7
-2.6	-6.1	-2.6	-8.6
0.5	-0.5	-0.8	-4.7
-1.1	-0.7	-2.9	-2.1
-20.6	-31.1	-27.1	-13.8

Quality Inn Yemassee - Point South I-95
Market: South Carolina Area USA
MarketClass: Midscale
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

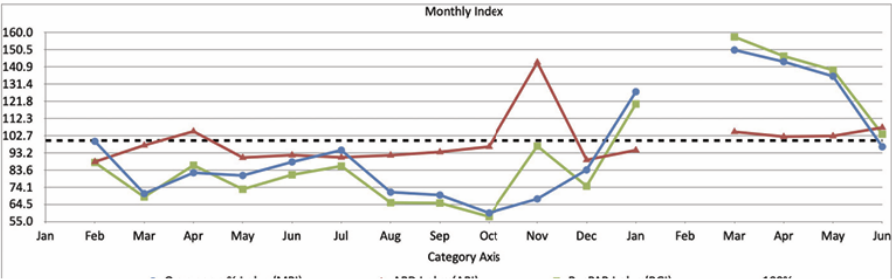
RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
34.67	19.1	41.12	48.6	43.03	44.1	32.53	19.1
91.44	4.9	76.71	2.4	91.25	5.4	71.96	-1.7
55.88	3.7	54.15	-1.6	59.56	5.9	50.94	-5.5
48.94	3.6	49.21	2.3	51.42	4.0	45.35	-2.9
72.65	7.9	73.40	7.5	76.38	8.3	66.77	2.9
33.49	-6.9	31.52	-10.9	33.08	-10.8	31.95	-4.7

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
19.1	56.1	45.0	58.8
2.4	-0.1	2.8	-3.4
1.5	-4.7	3.2	-8.8
-0.2	-0.8	0.1	-5.6
0.1	1.0	0.5	-2.4
-31.9	-40.8	-34.8	-20.6

Market: South Carolina Area USA
MarketClass: Midscale
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
350	24036	225	18636	78	
73	5339	62	4559	85	
42	2815	35	2528	90	
17	1381	17	1381	100	
5	294	5	294	100	

STAR REPORT QUALITY INN & SUITES



Occupancy (%)	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property		35.2	30.3	43.1	32.7	39.0	37.4	25.5	24.7	28.7	32.6	31.0	49.7	47.9	68.1	69.3	55.2	46.4
Competitive Set	37.7	35.4	42.9	52.6	40.6	44.3	39.5	35.8	35.4	48.0	48.2	37.0	39.1		45.3	48.2	40.7	48.0
Index (MPI)		99.6	70.5	82.1	80.6	88.1	94.6	71.3	69.7	59.7	67.5	83.7	127.1		150.3	143.8	135.7	96.5
Rank		4 of 7	5 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	3 of 6		3 of 6	2 of 6	2 of 6	4 of 6

% Chg																		
My Property		116.6	-14.2	59.7	90.1	55.6	6.4	3.1	25.4	-44.2			36.0	125.1	60.6	69.0	18.9	
Competitive Set	9.6	5.5	-14.1	8.8	-5.2	2.6	-2.5	3.6	4.6	6.0	30.4	-11.0	3.6		5.6	-8.3	0.3	8.5
Index (MPI)		105.3	-0.0	46.8	100.6	51.6	9.1	-0.4	19.9	-47.3					113.2	75.2	68.5	9.6
Rank		1 of 7	2 of 7	1 of 7	1 of 7	2 of 7	2 of 7	3 of 7	2 of 7	5 of 7					1 of 6	2 of 6	2 of 6	5 of 6

Year to Date		
2024	2025	2026
22.6	35.6	56.2
42.1	42.3	43.9
53.7	84.2	128.2
6 of 7	5 of 7	3 of 6

Running 3 Month		
2024	2025	2026
23.0	38.2	56.9
44.7	45.7	45.6
51.4	83.5	124.9
6 of 7	4 of 7	3 of 6

Running 12 Month		
2024	2025	2026
17.9	34.9	43.0
39.7	40.6	41.9
45.1	86.1	102.6
6 of 7	5 of 7	5 of 7

ADR	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property		74.20	80.39	85.28	73.16	74.66	74.72	73.19	72.78	76.87	112.41	69.37	67.82	69.37	73.49	76.42	75.15	74.78
Competitive Set	93.52	84.15	82.58	81.14	80.84	81.25	82.43	79.71	77.71	79.59	78.35	77.74	71.64		70.10	74.80	73.29	69.74
Index (ARI)		88.2	97.3	105.1	90.5	91.9	90.7	91.8	93.6	96.6	143.5	89.2	94.7		104.8	102.2	102.5	107.2
Rank		6 of 7	3 of 7	2 of 7	4 of 7	5 of 7	3 of 7	4 of 7	4 of 7	3 of 7	1 of 7	5 of 7	4 of 6		2 of 6	2 of 6	2 of 6	2 of 6

% Chg																		
My Property		2.0	12.7	4.1	-9.5	2.4	1.0	-1.0	-11.6	-8.1			-6.5	-8.6	-10.4	2.7	0.2	
Competitive Set	31.0	11.7	9.4	6.5	7.5	8.8	4.5	3.3	-0.9	-1.9	-3.9	-14.9	-23.4		-15.1	-7.8	-9.3	-14.2
Index (ARI)		-8.7	3.0	-2.2	-15.8	-5.8	-3.4	-4.2	-10.8	-6.3					7.7	-2.8	13.3	16.7
Rank		5 of 7	3 of 7	4 of 7	7 of 7	6 of 7	3 of 7	4 of 7	7 of 7	4 of 7					4 of 6	5 of 6	2 of 6	1 of 6

Year to Date		
2024	2025	2026
74.65	77.70	73.14
74.83	83.64	71.88
99.8	92.9	101.8
3 of 7	5 of 7	2 of 6

Running 3 Month		
2024	2025	2026
78.58	78.16	75.56
75.38	81.08	72.58
104.2	96.4	104.1
3 of 7	3 of 7	2 of 6

Running 12 Month		
2024	2025	2026
74.36	78.27	75.67
76.71	82.69	76.22
96.9	94.7	99.3
4 of 7	5 of 7	3 of 7

RevPAR	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property		26.14	24.34	36.79	23.92	29.11	27.94	18.68	17.98	22.05	36.60	21.50	33.68	33.23	50.08	52.95	41.51	34.67
Competitive Set	35.26	29.78	35.46	42.64	32.81	35.96	32.56	28.53	27.55	38.23	37.77	28.79	27.98		31.77	36.03	29.83	33.49
Index (RGI)		87.8	68.6	86.3	72.9	80.9	85.8	65.5	65.3	57.7	96.9	74.7	120.3		157.6	146.9	139.2	103.5
Rank		5 of 7	6 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	4 of 6		2 of 6	2 of 6	2 of 6	4 of 6

% Chg																		
My Property		120.9	-3.2	66.3	72.0	59.4	7.5	2.1	10.9	-48.7			27.1	105.8	43.9	73.6	19.1	
Competitive Set	43.5	17.8	-6.0	15.9	1.9	11.6	2.0	7.0	3.6	4.0	25.3	-24.3	-20.6		-10.4	-15.5	-9.1	-6.9
Index (RGI)		87.4	3.0	43.5	68.8	42.8	5.4	-4.5	7.0	-50.6					129.6	70.3	90.9	27.9
Rank		1 of 7	3 of 7	1 of 7	1 of 7	2 of 7	3 of 7	4 of 7	3 of 7	5 of 7					1 of 6	2 of 6	2 of 6	5 of 6

Year to Date		
2024	2025	2026
16.90	27.66	41.12
31.53	35.37	31.52
53.6	78.2	130.5
6 of 7	5 of 7	3 of 6

Running 3 Month		
2024	2025	2026
18.07	29.87	43.03
33.72	37.09	33.08
53.6	80.5	130.1
6 of 7	4 of 7	3 of 6

Running 12 Month		
2024	2025	2026
13.31	27.33	32.53
30.42	33.53	31.95
43.8	81.5	101.8
6 of 7	5 of 7	5 of 7

STAR REPORT QUALITY INN & SUITES

June 2026 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

June 2025 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
80326	Quality Inn Yemassee - Point South I-95	Yemassee,SC	299458508	8435891023	56	20230
7943	Howard Johnson by Wyndham Beaufort/Parris Island	Beaufort,SC	29906	8435246020	63	19780
31792	Days Inn by Wyndham Ridgeland South Carolina	Ridgeland,SC	29936	8437265553	77	19960
38420	Baymont by Wyndham Ridgeland I-95	Ridgeland,SC	29936	8435471400	62	19990
3443	Best Western Point South	Yemassee,SC	299458516	8437268101	108	19730
50960	OYO Hotel Ridgeland East	Ridgeland,SC	299368577	8437266050	42	19830
32668	Red Roof Inn Yemassee	Yemassee,SC	29945	8437269400	50	19960
					458	

2024							2025							2026											
Ju	A	S	O	N	D		Ja	Fe	M	A	M	Ju	Ju	A	S	O	N	D		Ja	Fe	M	A	M	Ju
l	ug	ep	ct	ov	ec		n	b	ar	pr	ay	n	l	ug	ep	ct	ov	ec		n	b	ar	pr	ay	n
●	●	●	●				○	○	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received:

○

●

= Monthly Only

= Monthly & Daily

STAR REPORT ECONO LODGE

June 2026

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	29.5	41.5	71.1	58.56	65.08	90.0	17.29	27.03	64.0
Year To Date	41.6	35.8	116.2	56.25	67.87	82.9	23.41	24.31	96.3
Running 3 Month	39.4	38.4	102.4	57.13	66.78	85.6	22.49	25.67	87.6
Running 12 Month	43.3	34.6	125.1	62.99	75.18	83.8	27.27	26.01	104.9

June 2026 vs. 2025 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-25.0	5.0	-28.6	0.5	-18.8	23.7	-24.7	-14.7	-11.7
Year To Date	33.9	-12.7	53.4	-17.1	-18.3	1.4	11.0	-28.7	55.6
Running 3 Month	-5.5	-12.3	7.6	-22.7	-17.2	-6.5	-27.0	-27.4	0.6
Running 12 Month	30.8	-9.7	44.8	-1.9	-8.7	7.5	28.4	-17.5	55.7

STAR REPORT ECONO LODGE

Econo Lodge Yemassee
Market: South Carolina Area USA
MarketClass: Economy
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
29.5	-25.0	41.6	33.9	39.4	-5.5	43.3	30.8
59.7	-0.1	56.9	-1.6	60.6	0.7	54.8	-5.1
43.7	-5.9	44.4	-7.0	46.2	-1.6	42.9	-11.7
53.6	4.4	52.3	2.7	54.2	3.0	49.1	-2.0
43.1	4.5	41.3	1.2	43.7	3.2	37.9	-7.5
41.5	5.0	35.8	-12.7	38.4	-12.3	34.6	-9.7

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-9.0	-12.1	-7.7	-8.6
-2.5	-2.5	-2.5	-1.8
-5.6	-5.0	-5.4	-3.0
-3.7	-3.1	-3.7	-2.8
0.0	0.0	0.0	-0.0
-37.0	-40.4	-37.0	-20.0

Econo Lodge Yemassee
Market: South Carolina Area USA
MarketClass: Economy
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
58.56	0.5	56.25	-17.1	57.13	-22.7	62.99	-1.9
153.29	5.0	134.85	4.1	150.51	4.6	131.42	3.6
68.65	0.2	68.40	-2.6	69.60	1.1	67.88	-3.2
91.28	-0.7	94.03	-0.3	94.78	1.0	92.29	-0.9
59.90	-4.6	61.01	-5.5	61.62	-3.8	61.32	-5.5
65.08	-18.8	67.87	-18.3	66.78	-17.2	75.18	-8.7

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-31.7	17.7	-12.9	19.6
-2.5	-4.0	-1.8	-6.7
-11.2	-11.7	-6.9	-14.4
0.5	-0.5	-0.8	-4.7
4.5	1.2	3.2	-7.6
-33.8	-48.0	-44.7	-27.8

Econo Lodge Yemassee
Market: South Carolina Area USA
MarketClass: Economy
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

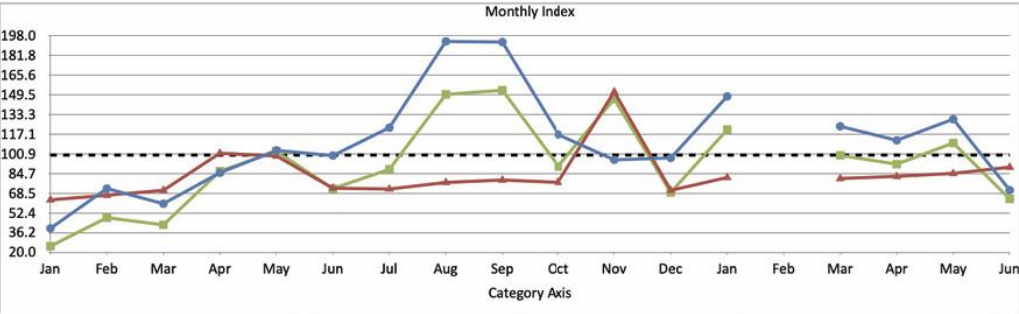
RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
17.29	-24.7	23.41	11.0	22.49	-27.0	27.27	28.4
91.44	4.9	76.71	2.4	91.25	5.4	71.96	-1.7
29.99	-5.7	30.35	-9.4	32.15	-0.6	29.12	-14.6
48.94	3.6	49.21	2.3	51.42	4.0	45.35	-2.9
25.79	-0.3	25.19	-4.3	26.92	-0.7	23.22	-12.7
27.03	-14.7	24.31	-28.7	25.67	-27.4	26.01	-17.5

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-31.4	-2.5	-32.6	17.4
2.4	-0.1	2.8	-3.4
-11.0	-13.9	-5.9	-17.1
-0.2	-0.8	0.1	-5.6
-0.3	-4.3	-0.7	-12.7
-46.3	-57.5	-54.2	-34.1

Market: South Carolina Area USA
MarketClass: Economy
Submarket: I-95 Walterboro/Hardeeville
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
350	24036	225	18636	78	
174	8518	72	4526	53	
42	2815	35	2528	90	
20	1256	18	1147	91	
4	184	4	184	100	

STAR REPORT ECONO LODGE



Occupancy (%)	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	14.3	25.2	26.1	45.8	39.9	39.4	45.1	57.9	52.1	43.5	37.4	32.6	42.5	39.6	48.8	45.3	43.4	29.5
Competitive Set	36.0	34.8	43.5	53.6	38.5	39.6	36.8	29.9	27.0	37.3	38.9	33.4	28.6		39.5	40.4	33.6	41.5
Index (MPI)	39.7	72.4	60.0	85.4	103.8	99.6	122.5	193.4	192.9	116.9	96.1	97.6	148.3		123.6	112.1	129.5	71.1
Rank	5 of 6	5 of 6	5 of 6	3 of 6	3 of 6	3 of 6	3 of 6	1 of 6	1 of 6	3 of 6	3 of 6	3 of 6	2 of 5		2 of 5	2 of 5	2 of 5	4 of 5

Year to Date		
2024	2025	2026
41.8	31.1	41.6
41.9	41.0	35.8
99.5	75.8	116.2
3 of 6	4 of 6	2 of 5

Running 3 Month		
2024	2025	2026
51.0	41.7	39.4
44.5	43.8	38.4
114.8	95.1	102.4
3 of 6	3 of 6	2 of 5

Running 12 Month		
2024	2025	2026
36.6	33.1	43.3
38.6	38.3	34.6
95.0	86.4	125.1
3 of 6	4 of 6	3 of 6

% Chg																		
My Property	-46.1	2.1	-44.6	-13.2	-24.2	-17.4	-9.2	35.2	17.8	5.4	69.2	149.2	197.2	57.1	87.2	-1.1	8.8	-25.0
Competitive Set	5.8	12.7	-17.0	9.3	-3.1	-11.8	-2.6	-0.5	-8.3	-11.3	13.6	-16.3	-20.5		-9.1	-24.6	-12.7	5.0
Index (MPI)	-49.1	-9.4	-33.2	-20.5	-21.8	-6.3	-8.8	35.9	28.4	18.9	49.0	197.9	273.8		106.0	31.2	24.7	-28.6
Rank	6 of 6	5 of 6	6 of 6	4 of 6	4 of 6	4 of 6	3 of 6	1 of 6	1 of 6	2 of 6	1 of 6	1 of 6	1 of 5		1 of 5	3 of 5	3 of 5	5 of 5

2024	2025	2026
81.5	-25.5	33.9
-10.1	-2.2	-12.7
101.8	-23.9	53.4
1 of 6	5 of 6	1 of 5

2024	2025	2026
80.5	-18.4	-5.5
7.2	-1.5	-12.3
68.3	-17.1	7.6
1 of 6	3 of 6	3 of 5

2024	2025	2026
	-9.7	30.8
-16.4	-0.7	-9.7
	-9.0	44.8
	5 of 6	1 of 6

ADR	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	56.02	57.39	59.30	82.38	80.02	58.28	58.02	60.09	61.28	61.50	124.39	57.29	56.26	53.64	56.25	56.25	57.05	58.56
Competitive Set	88.74	85.74	83.52	81.16	80.65	80.13	80.54	77.57	77.13	79.34	81.79	80.73	69.01		69.69	68.18	67.19	65.08
Index (ARI)	63.1	66.9	71.0	101.5	99.2	72.7	72.0	77.5	79.4	77.5	152.1	71.0	81.5		80.7	82.5	84.9	90.0
Rank	6 of 6	6 of 6	6 of 6	2 of 6	2 of 6	6 of 6	6 of 6	6 of 6	6 of 6	6 of 6	1 of 6	6 of 6	5 of 5		5 of 5	5 of 5	5 of 5	5 of 5

Year to Date		
2024	2025	2026
59.58	67.88	56.25
74.85	83.08	67.87
79.6	81.7	82.9
6 of 6	5 of 6	5 of 5

Running 3 Month		
2024	2025	2026
59.42	73.88	57.13
74.41	80.70	66.78
79.9	91.5	85.6
6 of 6	4 of 6	5 of 5

Running 12 Month		
2024	2025	2026
60.11	64.19	62.99
77.21	82.37	75.18
77.9	77.9	83.8
6 of 6	6 of 6	6 of 6

% Chg																		
My Property	-6.8	0.6	-2.8	35.8	32.9	2.0	-0.2	4.2	-13.1	-3.7	124.5	9.7	0.4	-6.5	-5.1	-31.7	-28.7	0.5
Competitive Set	20.3	13.6	9.4	8.5	7.3	9.3	1.3	0.7	1.4	-1.5	-0.2	-11.9	-22.2		-16.6	-16.0	-16.7	-18.8
Index (ARI)	-22.6	-11.4	-11.2	25.2	23.8	-6.7	-1.5	3.4	-14.3	-2.2	124.9	24.6	29.1		13.7	-18.7	-14.4	23.7
Rank	6 of 6	5 of 6	5 of 6	1 of 6	1 of 6	5 of 6	3 of 6	4 of 6	6 of 6	3 of 6	1 of 6	1 of 6	3 of 5		4 of 5	5 of 5	5 of 5	1 of 5

2024	2025	2026
-7.8	13.9	-17.1
-4.1	11.0	-18.3
-3.9	2.6	1.4
5 of 6	2 of 6	4 of 5

2024	2025	2026
-8.7	24.3	-22.7
-9.5	8.5	-17.2
0.9	14.6	-6.5
4 of 6	1 of 6	5 of 5

2024	2025	2026
	6.8	-1.9
-1.2	6.7	-8.7
	0.1	7.5
	3 of 6	4 of 6

RevPAR	2025												2026					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	8.00	14.48	15.46	37.73	31.94	22.95	26.15	34.77	31.91	26.78	46.52	18.68	23.88	21.26	27.45	25.47	24.78	17.29
Competitive Set	31.95	29.86	36.29	43.52	31.01	31.69	29.62	23.20	20.82	29.56	31.84	26.97	19.76		27.52	27.55	22.55	27.03
Index (RGI)	25.0	48.5	42.6	86.7	103.0	72.4	88.3	149.9	153.3	90.6	146.1	69.3	120.9		99.7	92.5	109.9	64.0
Rank	5 of 6	5 of 6	5 of 6	3 of 6	3 of 6	3 of 6	3 of 6	2 of 6	2 of 6	3 of 6	2 of 6	3 of 6	2 of 5		2 of 5	3 of 5	2 of 5	4 of 5

Year to Date		
2024	2025	2026
24.88	21.10	23.41
31.40	34.08	24.31
79.2	61.9	96.3
4 of 6	5 of 6	2 of 5

Running 3 Month		
2024	2025	2026
30.33	30.78	22.49
33.10	35.36	25.67
91.6	87.1	87.6
3 of 6	3 of 6	2 of 5

Running 12 Month		
2024	2025	2026
22.02	21.24	27.27
29.78	31.55	26.01
73.9	67.3	104.9
4 of 6	5 of 6	3 of 6

% Chg																		
My Property	-49.8	2.7	-46.1	17.9	0.7	-15.7	-9.3	40.8	2.4	1.5	279.9	173.4	198.4	46.8	77.6	-32.5	-22.4	-24.7
Competitive Set	27.3	27.9	-9.2	18.5	4.1	-3.6	-1.3	0.2	-6.9	-12.7	13.4	-26.3	-38.2		-24.2	-36.7	-27.3	-14.7
Index (RGI)	-60.6	-19.8	-40.6	-0.5	-3.2	-12.6	-8.2	40.6	10.1	16.2	235.0	271.1	382.7		134.2	6.7	6.7	-11.7
Rank	6 of 6	5 of 6	6 of 6	4 of 6	3 of 6	4 of 6	3 of 6	1 of 6	3 of 6	2 of 6	1 of 6	1 of 6	1 of 5		1 of 5	4 of 5	3 of 5	5 of 5

2024	2025	2026
67.3	-15.2	11.0
-13.8	8.6	-28.7
94.0	-21.9	55.6
1 of 6	5 of 6	2 of 5

2024	2025	2026
64.9	1.5	-27.0
-3.0	6.8	-27.4
69.9	-5.0	0.6
1 of 6	3 of 6	4 of 5

2024	2025	2026
	-3.5	28.4
-17.4	5.9	-17.5
	-8.9	55.7
	4 of 6	1 of 6

STAR REPORT ECONO LODGE

June 2026 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

June 2025 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
530	Econo Lodge Yemassee	Yemassee,SC	29945	8036206960	32	197206
31792	Days Inn by Wyndham Ridgeland South Carolina	Ridgeland,SC	29936	8437265553	77	199609
3443	Best Western Point South	Yemassee,SC	299458516	8437268101	108	197306
50960	OYO Hotel Ridgeland East	Ridgeland,SC	299368577	8437266050	42	198306
32668	Red Roof Inn Yemassee	Yemassee,SC	29945	8437269400	50	199603
0	Composite Property	,	0		15	101
					324	

2024						2025						2026											
Ju	A	S	O	N	D	Ja	Fe	M	A	M	Ju	Ju	A	S	O	N	D	Ja	Fe	M	A	M	Ju
l	ug	ep	ct	ov	ec	n	b	ar	pr	ay	n	l	ug	ep	ct	ov	ec	n	b	ar	pr	ay	n
●	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	○	●	●	●	○	●	○	●	●	●	○	●	○	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Data received: ○ = Monthly Only ● = Monthly & Daily																							

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