

OFFICES ON ELEVEN

28,000 SF Stabilized Office / Flex | The Cliffs Community

3598 Highway 11 | Travelers Rest, SC 29690

\$1,700,000

\$60.71 / SF • 9.17% IN-PLACE CAP • 15% PRO FORMA CAP • 94% LEASED

BUILDING	LEASED	CAP RATE	YEAR BUILT	LOT
28,000 SF	94%	9.17%	2007	5.32 AC

INVESTMENT HIGHLIGHTS

- Stabilized 9.17% in-place cap on a 28,000 SF asset, modeled to a 15% pro forma cap — rare yield profile in today's office market
- Clear path to a 15% pro forma cap rate via lease-up of Ste 104 + mark-to-market on legacy rollover
- 94% leased to a curated, sticky tenant roster with diverse industries — real estate, hospitality, professional services
- Two-year capital program complete: HVAC, roof, interior renovations, security network, cloud-based PM software
- Truly passive: on-site professional handles leasing and ops — ownership effort runs under one hour per month
- 1031-eligible, located within The Cliffs luxury community with walking trail and on-site water feature

VALUE-ADD THESIS

Trading at a stabilized 9.17% in-place cap on a \$1.7M basis, modeled to a 15% pro forma cap through lease-up + mark-to-market. The asset is 94% leased today with a sticky tenant roster and a two-year CapEx program already complete.

Upside comes from leasing the remaining 1,750 SF (Ste 104) plus continued mark-to-market on rollover. The OM-modeled 15% pro forma cap drives meaningful equity creation on top of an already-strong in-place yield.

PROPERTY FACTS

Property Type: Office / Flex (Class A)

Tenancy: Multi-tenant, 5 in-place tenants

Stories / Floorplate: 2 stories / 14,000 SF

Parking: 150 spaces (5.36 / 1,000 SF)

Zoning: C — Commercial

Available Suite: Ste 104 | 1,750 SF (lease-up upside)

Sale Conditions: Investment, 1031-eligible

FOR THE FULL OFFERING MEMORANDUM, T-12, AND RENT ROLL

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Information provided as a summary based on owner records and OM. Buyers to perform independent due diligence. Subject to errors, omissions, and withdrawal without notice.