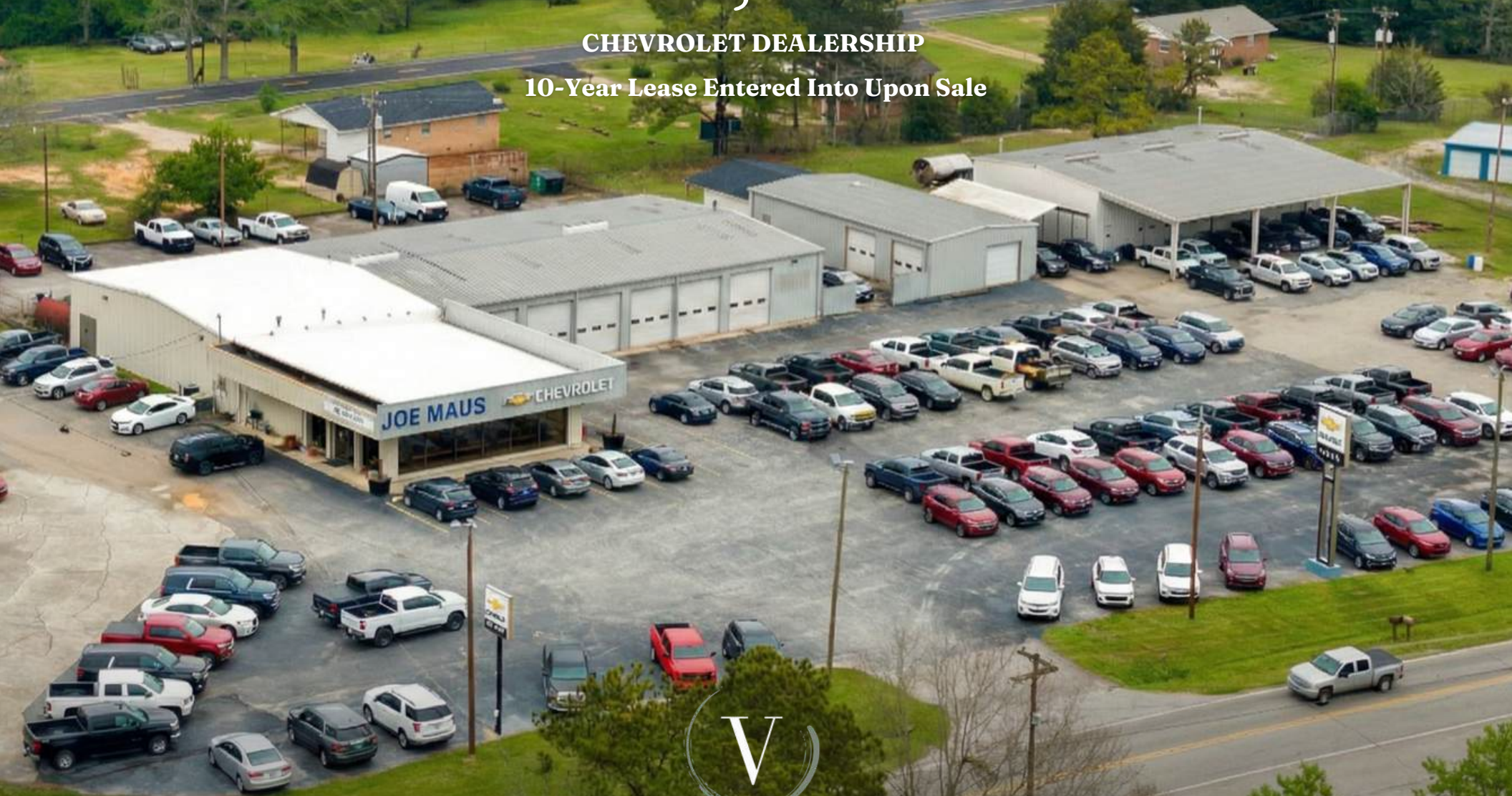


7491 Kershaw Camden Hwy Kershaw, SC 29067

CHEVROLET DEALERSHIP

10-Year Lease Entered Into Upon Sale



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Kershaw Camden Hwy

Investor Highlights

Property Details

| | |
|------------------|--|
| Address | 7491 Kershaw Camden Hwy, Kershaw, SC 29067 |
| Square Footage | + - 10,610 SF |
| Parcel | 0141P-0B-010.00 |
| Price | \$2,600,000 |
| NOI | \$260,000 |
| Cap Rate | 10.00% |
| Lease Terms | 10-Year Lease Executed at Closing |
| Lease Type | Absolute NNN – Master Lease |
| Monthly Rent | \$21,667 |
| Lease Term | 20 Years + 4 × 5-year options |
| Rent Escalations | 3% annually |
| Guarantor | Joseph Edward Maus (personal guaranty) |
| Franchise | General Motors – Chevrolet |

Absolute NNN – Master Lease



Demographics

| RADIUS | 2 MILE | 5 MILE | 10 MILE |
|-----------------------------|----------|----------|----------|
| 2029 Population Projection | 5,404 | 9,617 | 20,977 |
| Household Income | \$62,039 | \$63,206 | \$65,885 |
| Household Income Median Avg | \$40,658 | \$50,212 | \$93,785 |
| Daytime | 1,168 | 1,692 | 2,644 |

Tenant Profile

Joe Maus Chevrolet is a premier, full-service automotive dealership and authorized General Motors (GM) affiliate serving the Kershaw, South Carolina market. As an established cornerstone of the local economy, the dealership operates a comprehensive automotive facility specializing in new and pre-owned vehicle sales, fleet services, and a high-capacity parts and service department.

Backed by the national strength and global brand recognition of **General Motors**, the tenant benefits from a sophisticated operational framework and a dominant local market presence. A key driver of this location's success is its **service-oriented business model**. While vehicle sales capture market share, the robust service and parts division generates consistent, recurring revenue and high-frequency customer traffic. This diversification provides a critical hedge against economic volatility, ensuring the tenant's financial stability across all market cycles.

The dealership is led by the **Joe Maus Automotive Group**, a seasoned regional operator with a proven track record of excellence across the Carolinas. For an investor, Joe Maus Chevrolet represents a "sticky" and reliable tenancy; the combination of specialized facility requirements, significant tenant investment in equipment, and a loyal, localized customer base ensures long-term occupancy.

With the enduring demand for Chevrolet's core truck and SUV lineups in the South Carolina region, this asset offers a secure, high-yield opportunity supported by one of the most iconic brands in the automotive industry.



AERIAL VIEW



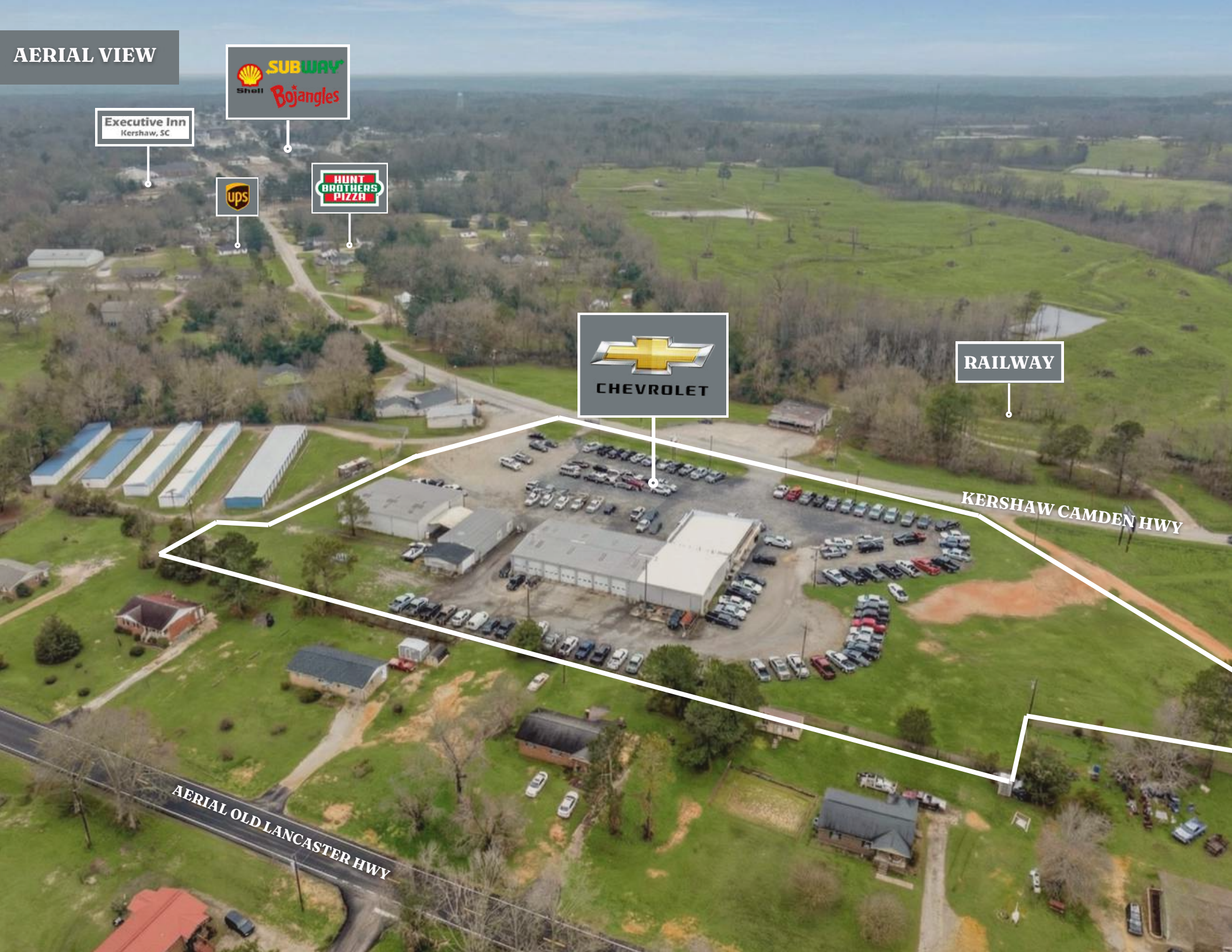
Executive Inn
Kershaw, SC



RAILWAY

KERSHAW CAMDEN HWY

AERIAL OLD LANCASTER HWY



Contact for Details

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This information has been obtained from sources believed to be reliable.

While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness