

Location Risk Analysis Report

FOR

100 ANDERSON RD, SENECA
100 ANDERSON RD, SENECA, SC 29672, USA

Prepared by
Robert Moss



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

CONTENTS

[Flood Risk Analysis](#)

[Crime Risk Analysis](#)

[Environmental Risk Analysis](#)



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
 100 Anderson Rd, Seneca, SC 29672, USA

Flood Risk Analysis

FEMA Map Last Updated: 2022-08-12



Robert Moss
 481 Lake Rd, Ware Shoals SC 29692
 864-569-2786 | License: See Bio
 robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
 2011-2024 CRE Tech, Inc.
 Generated by TheAnalyst® PRO
 All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

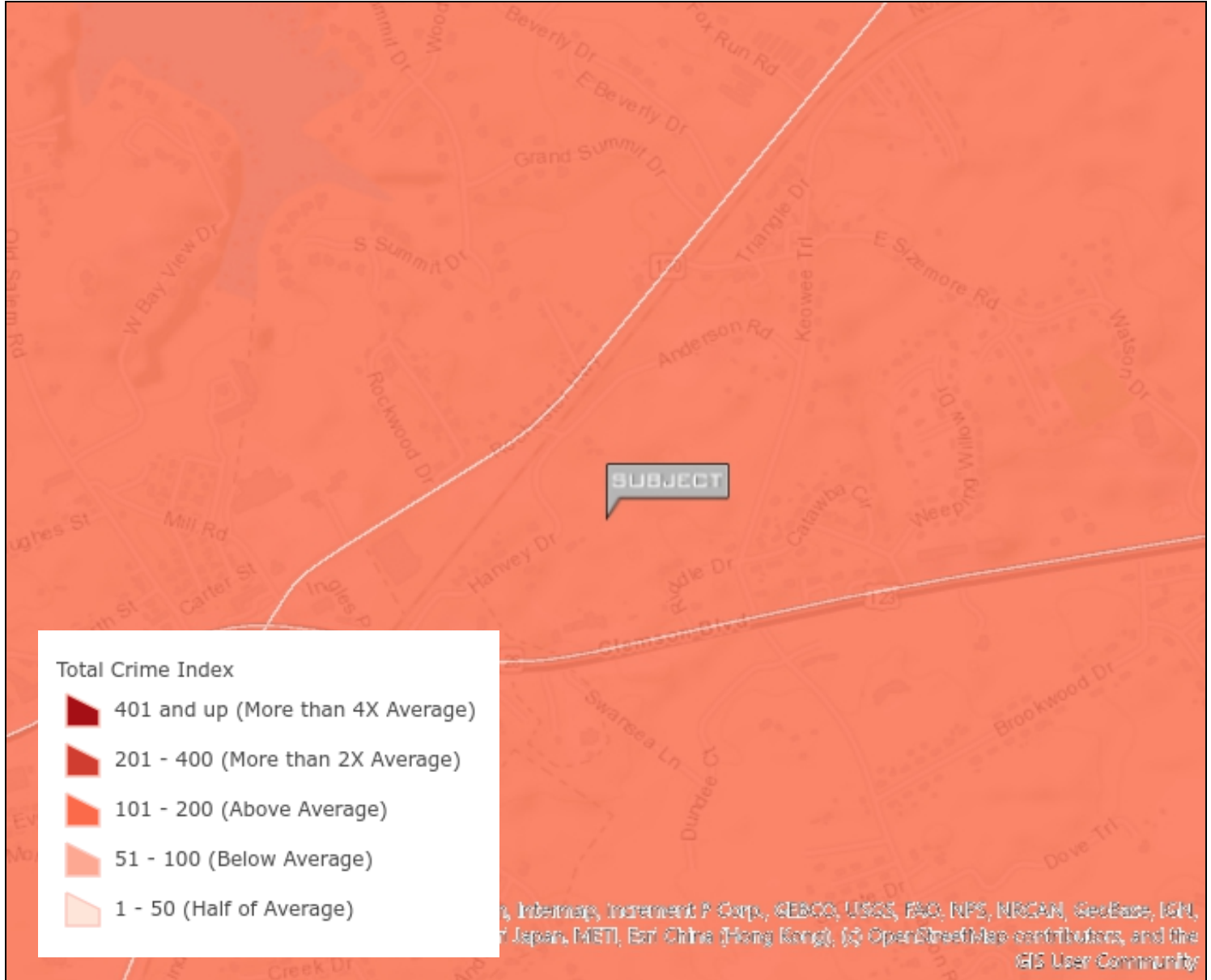
© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



LOCATION RISK ANALYSIS

100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

CRIME RISK ANALYSIS



Robert Moss
 481 Lake Rd, Ware Shoals SC 29692
 864-569-2786 | License: See Bio
 robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

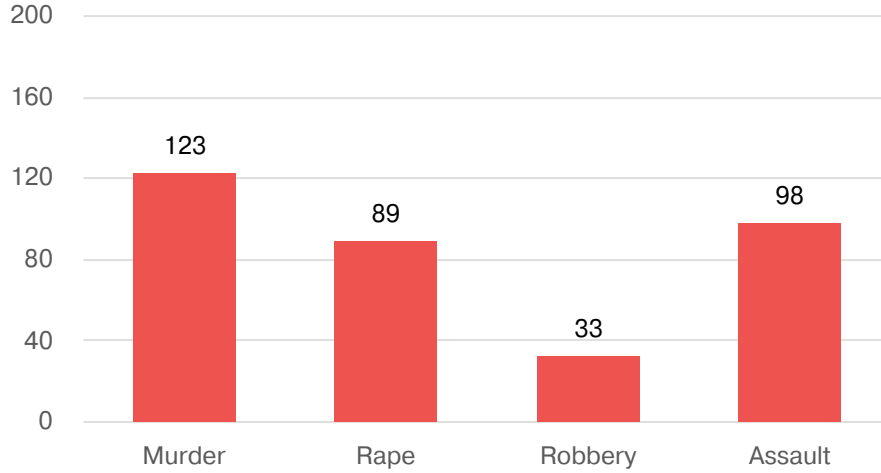
© Copyright
 2011-2024 CRE Tech, Inc.
 Generated by TheAnalyst® PRO
 All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

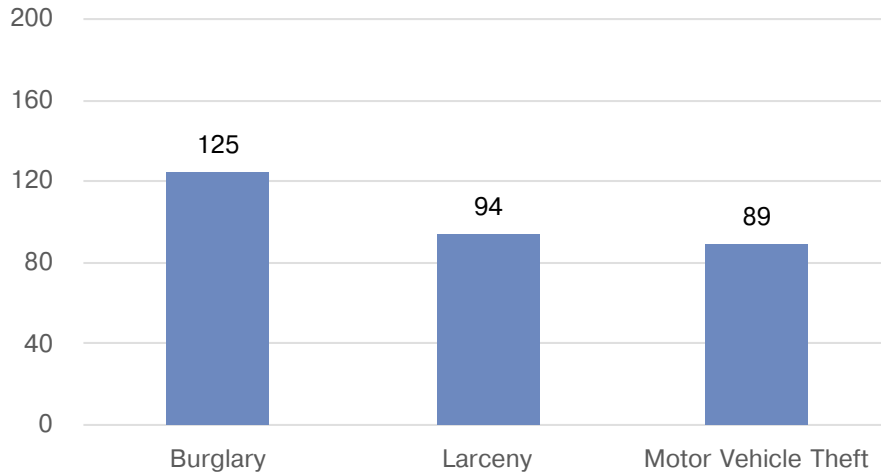
Personal Crime

Overall Index in this area is: 83



Property Crime

Overall Index in this area is: 99



Robert Moss
 481 Lake Rd, Ware Shoals SC 29692
 864-569-2786 | License: See Bio
 robert.moss@equisouthcommercial.com •
www.equisouthcommercial.com

© Copyright
 2011-2024 CRE Tech, Inc.
 Generated by TheAnalyst® PRO
 All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2024 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

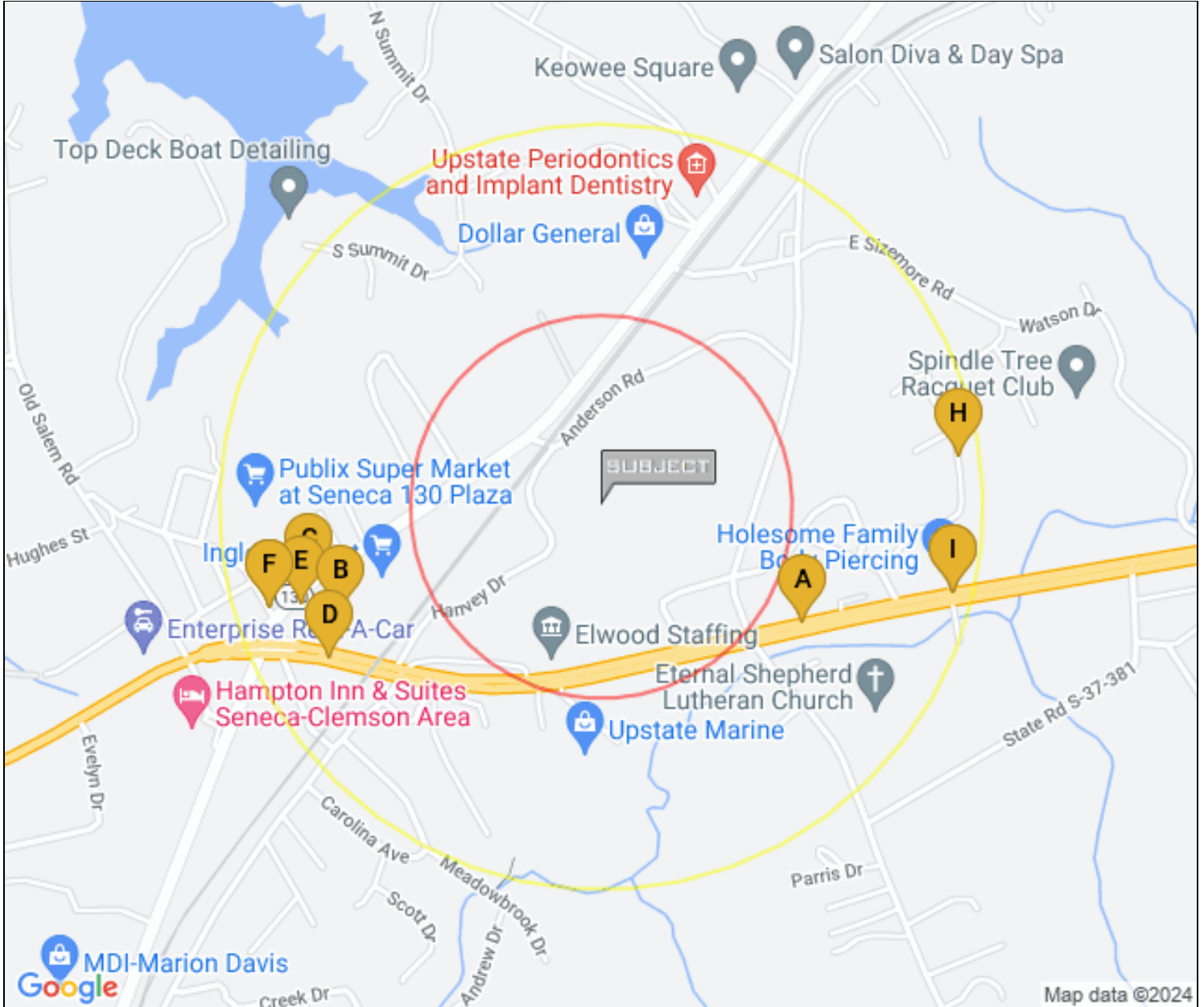
© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



LOCATION RISK ANALYSIS

100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

ENVIRONMENTAL RISK ANALYSIS



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

 **MALIA FREDRICKSON DDS & KENDON A ROSS DDS PA** Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 10229-A CLEMSON BLVD
Facility Detail Report: 110017158886

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dds	ROSS, KENDON A	864-224-1925
STATE MASTER	SC-EFIS	dds	ROSS, KENDON A	864-224-1925
STATE MASTER	SC-EFIS	dds	FREDRICKSON, MALIA	



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

B INGLES GAS EXPRESS 94

Latest Update:

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 211 INGLES PL
Facility Detail Report: 110019994899

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

C FAMILY DOLLAR 4605

Latest Update:

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 113 ROCHESTER HWY
Facility Detail Report: 110064677443

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

D HUTTOS EXXON

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 9910 CLEMSON BLVD
123 BYPASS
Facility Detail Report: 110017023503



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



LOCATION RISK ANALYSIS

100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			



CVS PHARMACY 3537

Latest Update: 27-May-2016

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 210 INGLES PL
Facility Detail
Report: [110017116422](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	director, corporate environmental	NICOLE WILKINSON	000-000-0000



BREAST DIAGNOSTIC CLINIC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 100 CENTURY PLAZA
Facility Detail
Report: [110017305860](#)



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		SEARS, CATHERINE	
STATE MASTER	SC-EFIS	rtr	CLIFTON, EVIE	864-882-4565
STATE MASTER	SC-EFIS		WARREN III, EDWARD	864-225-6286
STATE MASTER	SC-EFIS	rtr	CLIFTON, EVIE	864-882-4565



JONES FAMILY CHIROPRACTIC CENTER

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 100 CENTURY PLAZA
STE 4D
Facility Detail Report: [110017057968](#)



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dc	JONES, JAMES P	864-888-4122
STATE MASTER	SC-EFIS	dc	JONES, JAMES P	864-888-4122



CHARLIE WILLIAMSON

Latest Update: 25-Mar-2004

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 323 WEEPING WILLOW DRIVE

Facility Detail Report: [110017321673](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			



KENNETH C DOBSON DMD INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 10261-A CLEMSON BLVD

Facility Detail Report: [110016996018](#)



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



LOCATION RISK ANALYSIS

100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	DOBSON, KENNETH C	864-650-3751
STATE MASTER	SC-EFIS	dmd	DOBSON, KENNETH C	864-650-3751



ZORN COMPANY INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: PICKENS
Country: UNITED STATES

Address: 10261 CLEMSON BLVD
Facility Detail
Report: [110017069937](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		MCLEMARRAH, JANE	
STATE MASTER	SC-EFIS		HARDING, GREG	



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | License: See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech, Inc.
Generated by TheAnalyst® PRO
All Rights Reserved.



100 Anderson Rd, Seneca
100 Anderson Rd, Seneca, SC 29672, USA

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. eXp Commercial makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and eXp Commercial does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and eXp Commercial expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., eXp Commercial, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.



Robert Moss
481 Lake Rd, Ware Shoals SC 29692
864-569-2786 | : See Bio
robert.moss@equisouthcommercial.com ·
www.equisouthcommercial.com

© Copyright
2011-2024 CRE Tech Inc.
Generated by TheAnalyst® PRO
All rights Reserved.



BROKER BIO



Robert (Bobby) Moss

Commercial Real Estate and Business Broker – NC, SC, TN, GA, AL

robert.moss@expcommercial.com

864.569.2786

NC #312110, SC #106616, TN #364818, GA #396512, AL #000128426-0

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 assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

EDUCATION

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

MEMBERSHIPS

International Business Brokers Association (IBBA)

eXp Commercial

10130 Perimeter Parkway
Suite 242
Charlotte, NC 28216
#C33116

1320 Main Street
Suite 335
Columbia, SC 29201
#24614

3401 Mallory Lane
Suite 100
Franklin, TN 37067
#264947

Promenade II
1230 Peachtree St NE, Suite 1900
Atlanta, GA 30309
#78422

100 Chase Park South
Suite 128
Hoover, AL 25244
#000135371-0