CONFIDENTIAL OFFERING MEMORANDUM

Irmo Office Investment

100% Leased

7464 Woodrow Street
Irmo, SC 29063

Meybohm
COMMERCIAL

Table of Contents

Prepared by:
Meybohm Commercial Properties
948 Reynolds Street | Augusta, GA 30901
meybohmCRE.com | 706.736.0700

Contacts

Luke Henderson
Associate
706.925.1452
lhenderson@meybohmcre.com

Brian Sweeting
Director of Capital Markets
706.925.1442
bsweeting@meybohmcre.com

William Owen
Senior Investment Associate
706.925.1460
wowen@meybohmcre.com

Jordan Collier
Managing Director
706.925.1441
jcollier@meybohmcre.com

Seleta Collins
Transaction Coordinator
706.925.1451
scollins@meybohmcre.com

Investment Overview

Address
7464 Woodrow Street, Irmo, SC 29063

Square Footage
11,770 Rentable SF

Year Built
2008

Acreage
0.90 ac

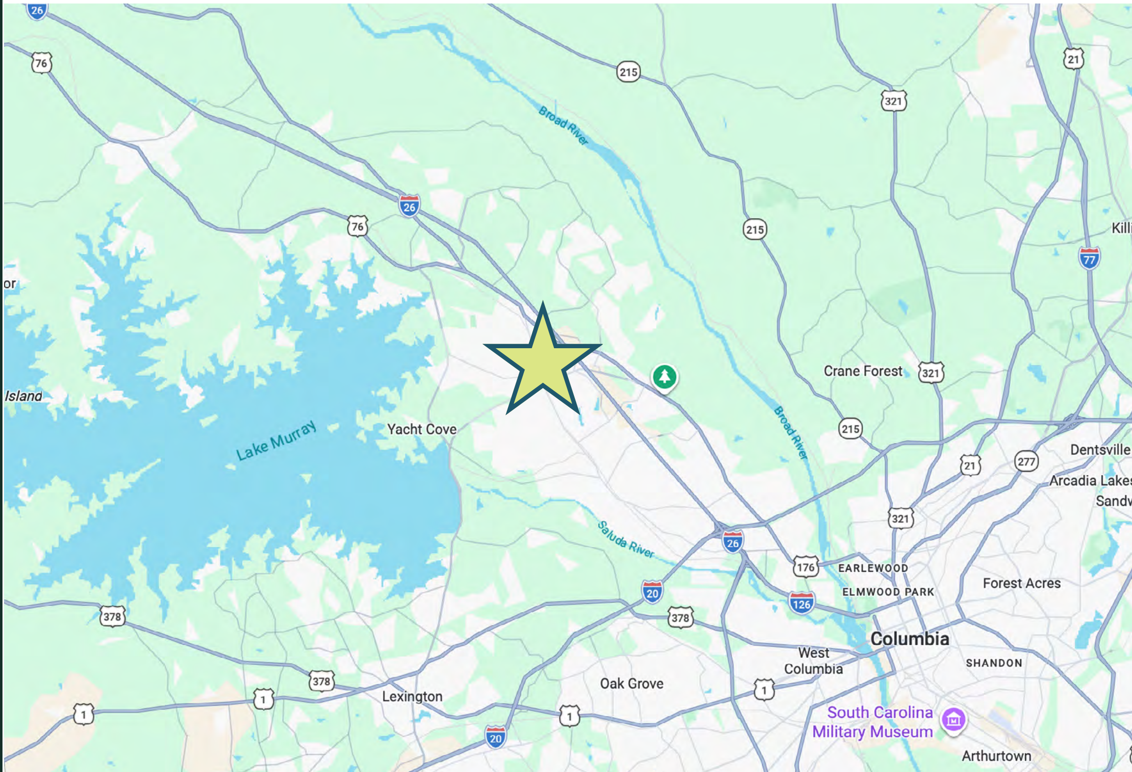
Parking
45 spaces

Parcel Number
001921-04-001

Zoning
General Commercial

Occupancy
100%

Tenants
2



Pricing Summary

$2,600,000
LIST PRICE

7.23%
CAP RATE

$188,059
YR. 1 PROFORMA NOI

Tenant Summary

	COLDWELL BANKER (NRT CAROLINAS LLC)	BUILD ON YOUR LAND, LLC
Space	5,875 SF (49.9%)	5,895 SF (50.1%)
Lease Start	June 1, 2007	February 1, 2022
Lease Expiration	January 31, 2028	March 31, 2027
Current Rent/SF	$22.00/SF	$18.29/SF
Annual Rent	$129,250 / year	$107,817 / year
Monthly Rent	$10,771 / month	$8,985 / month
Lease Type	Net Lease — tenant pays their share of operating costs	Gross Lease — most operating costs in base rent
Rent Bumps	Flat through Jan 2028	Escalates to $18.84/SF on Apr 1, 2027
Renewal Options	1 option: 3 yrs @ $24.50/SF (~$143,938/yr)	2 options @ 103% of prior year (not yet exercised)
Who They Are	Subsidiary of Anywhere Real Estate (NYSE: HOUS) — Fortune 500 national real estate brand. In building since 2007 (18 yrs).	SC-based homebuilding company. Lease originated Feb 2022.

Lease Abstract

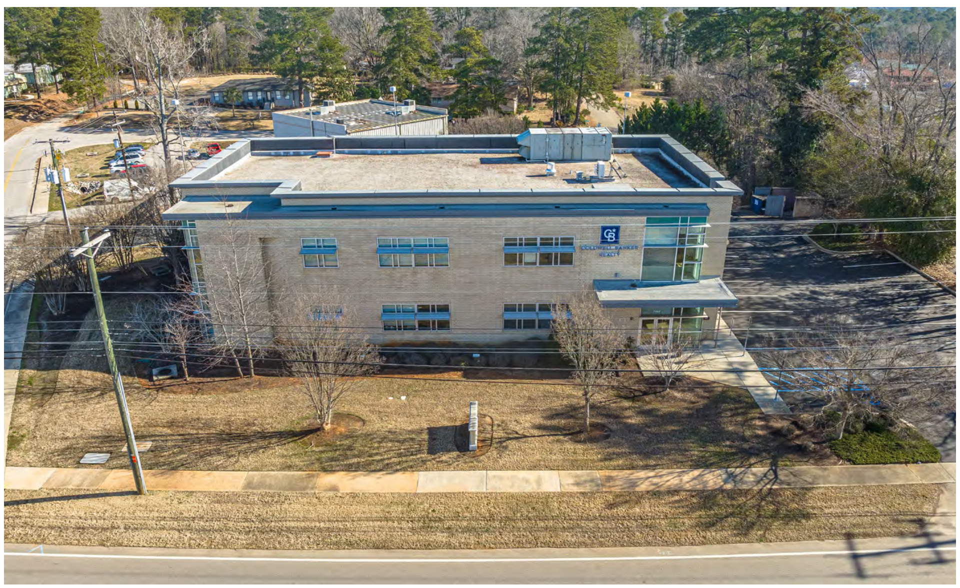
#	TENANT	SF	GLA	START	END	DATE	$PSF	ANNUAL	MONTHLY	TERM	$PSF	ANNUAL
1	Coldwell Banker	5,875	49.9%	1-Jun-07	31-Jan-28	Current	22.00	129,250	10,771	3 Years	24.50	143,938
2	Build on Your Land	5,895	50.1%	1-Feb-22	31-Mar-27	Current	18.29	107,817	8,985			
					Esc.	1-Apr-27	18.84	111,051	9,254			
TOTAL(S)		**11,770**	**100.00%**				**20.14**	**237,067**	**19,756**			

Income and Financial Summary

LINE ITEM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE					
Coldwell Banker — Base Rent	$129,250	$139,042	$143,938	$143,938	$143,938
Build on Your Land — Base Rent	113,128	119,669	123,258	126,956	130,765
Total Rental Revenue	**$242,378**	**$258,710**	**$267,196**	**$270,894**	**$274,703**
Expense Recoverables	39,603	56,345	57,769	59,108	60,478
Effective Gross Income	**$281,981**	**$315,055**	**$324,965**	**$330,001**	**$335,181**
OPERATING EXPENSES					
Common Area Maintenance	18,185	18,730	19,292	19,774	20,269
Management Fee (5.0%)	14,099	15,753	16,248	16,500	16,759
Insurance	9,445	9,918	10,215	10,471	10,732
Property Taxes	52,194	53,238	54,302	55,388	56,496
Total Operating Expenses	$93,923	$97,638	$100,058	$102,133	$104,256
Net Operating Income	**$188,059**	**$217,417**	**$224,907**	**$227,868**	**$230,925**
YIELD ON $2,600,000 BASIS	7.23%	8.36%	8.65%	8.76%	8.88%
EXPENSE RECOVERY RATIO	42.2%	57.7%	57.7%	57.9%	58.0%

LIST PRICE	YEAR 1 CAP RATE	PRICE PER SF	RENTABLE SF	OCCUPANCY
$2,600,000	7.23%	$220.90	11,770 SF	100%

Property Photos



Retail Map

TOYOTA
HONDA
MITSUBISHI MOTORS
7464 Woodrow Street
Irmo High School
26
125,000 VPD
COLUMBIANA CENTRE
Dillard's
belk
JD
BARNES & NOBLE
JCPenney
COLUMBUANA STATION
SIERRA
TARGET
ASHLEY
KOHL'S
bundt CAKES
BJ's
OLD NAVY
Publix
TACO BELL
Bojangles
LONGHORN STEAKHOUSE
BUFFALO WILD WINGS
HARBISON COURT
Michaels
petco where the pets go
Walmart Supercenter
Staples
Academy SPORTS + OUTDOORS
sam's club
DICK'S Clothing & Sporting Goods
20
85,000 VPD

Irmo, SC

Market Overview

Irmo is a premier, high-growth submarket in central South Carolina and a critical residential and economic anchor within the broader Columbia Metropolitan Statistical Area (MSA). Renowned for its scenic quality of life along the shores of Lake Murray and its top-rated public school system (Lexington-Richland School District Five), the town is supported by a resilient and diversified regional economy spanning healthcare, higher education, state government, and regional retail commerce. That employer base sustains a steadily growing, high-income workforce, much of it located within a 10-to-15-minute commute of primary employment centers.

The submarket's single most significant commercial catalyst is the adjacent Harbison Retail Corridor—anchored by Columbiana Centre and surrounding power centers—which serves as one of South Carolina's largest single retail and regional trade hubs. This commercial core is complemented by expanding regional healthcare infrastructure, including the nearby Prisma Health Baptist Parkridge Hospital campus, as well as direct commuter connectivity via Interstate 26 to Downtown Columbia, the University of South Carolina, and Fort Jackson. Driven by strong household purchasing power and sustained suburban expansion across Lexington and Richland counties, Irmo's long-term consumer-spending trajectory and commercial real estate demand remain exceptionally well-supported.

Economic Drivers

Lexington County's economy is driven by top-tier school districts, major healthcare networks, advanced manufacturing, and regional logistics nodes. In recent fiscal years, county economic development initiatives have yielded over $440+ million in capital investment and more than 1,100 new jobs, while Lexington County's total population reached over 317,000 residents, reflecting steady sustained suburban growth.

Prisma Health Baptist Parkridge — A state-of-the-art medical campus located right in Irmo, featuring a full-service hospital, emergency care, and specialty offices that serve as a massive healthcare employer anchor for the northwestern submarket.

Harbison Retail & Commercial District — Spanning over 3 million SF of retail space surrounding Columbiana Centre, this premier commercial hub generates significant tax revenue and thousands of regional service, management, and retail jobs.

Lexington-Richland School District Five — Headquartered in Irmo and employing roughly 2,500+ teachers and staff, this top-ranked public school system serves as a key draw for affluent suburban families driving local real estate demand.

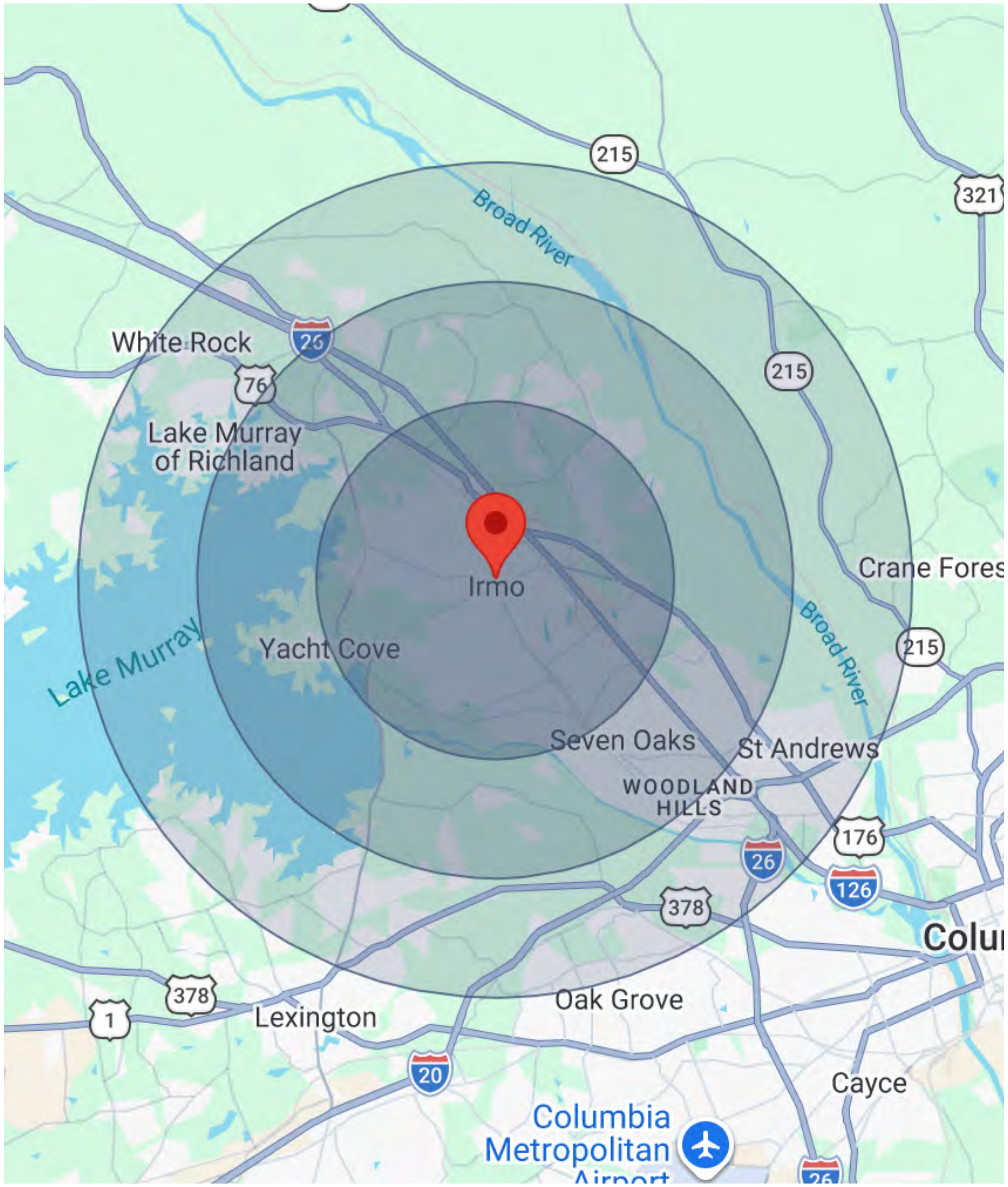
Amazon Distribution & Fulfillment — Operates multiple major distribution facilities nearby in Lexington County, employing thousands of full-time workers and strengthening the region's logistics network.

Nephron Pharmaceuticals / Nephron Nitrile — Headquartered in Lexington County with recent multi-million dollar manufacturing expansions, providing over 2,000 high-wage life science and advanced manufacturing positions.

Chick-fil-A Supply — An $80 million supply chain distribution center investment in Lexington County, adding 165 high-tech logistics jobs to the regional workforce.

Saxe Gotha & Lexington Industrial Parks — Major industrial hubs housing diverse employers including Sorinex Exercise Equipment, Schattdecor, and various aerospace/automotive suppliers.

Demographics



	3 Miles	5 Miles	7 Miles
Population	44,257	85,690	141,256
Households	18,383	34,896	56,843
Avg. Household Income	$96,916	$101,410	$102,464
Avg. House Value	$221,118	$258,843	$285,283
Avg. Age	40.1	40.0	40.0
Avg. Age (Male)	39.2	39.4	39.3
Avg. Age (Female)	40.4	40.4	40.0

Source: American Community Survey (ACS)

Disclaimer

All materials and information received or derived from Meybohm Commercial Properties 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 Meybohm Commercial Properties 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. Meybohm Commercial Properties 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. Meybohm Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties 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 Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from Meybohm Commercial Properties, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

Prepared by:
Meybohm Commercial Properties
948 Reynolds Street | Augusta, GA 30901
meybohmCRE.com | 706.736.0700

Transaction Team

Luke Henderson
Associate
706.925.1452
lhenderson@meybohmcre.com

Brian Sweeting
Director of Capital Markets
706.925.1442
bsweeting@meybohmcre.com

William Owen
Senior Investment Associate
706.925.1460
wowen@meybohmcre.com

Jordan Collier
Managing Director
706.925.1441
jcollier@meybohmcre.com

Seleta Collins
Transaction Coordinator
706.925.1451
scollins@meybohmcre.com

Meybohm
COMMERCIAL