

Old Mill Village Retreat - Investment Summary

Swamp Rabbit Trail Benchmark

Metric	Result
Trail Length	28 Miles
Annual Users	~750,000
Economic Impact	\$6.7M+ annually
Business Revenue Impact	10%-85% growth reported
Market Effect	Significant redevelopment and tourism growth

Representative Appreciation Examples

Property Type	2010	Current	Growth
Downtown Cottage	\$120k	\$425k	254%
Trail Access Home	\$150k	\$500k	233%
North Main Corridor	\$175k	\$575k	229%
Premium Community	\$250k	\$800k+	220-300%

Valuation Outlook

Scenario	Projected Value
Current	\$14,000,000
Conservative	\$17,500,000
Moderate	\$21,000,000
Strong Growth	\$28,000,000
Swamp Rabbit Comparable	\$35,000,000
Destination Resort Buildout	\$49,000,000+

Investment Thesis

Old Mill Village already operates as a hospitality and event destination. Future Saluda Grade Trail exposure, combined with planned expansion, creates multiple pathways for revenue growth and long-term asset appreciation.