

NAI Piedmont Triad

COMPANY PROFILE | PROPERTY PITCH DECK

47 Pete Hollis Blvd. • Greenville, SC 29601

COMMERCIAL REAL ESTATE SERVICES

BROKERAGE
DEVELOPMENT
INVESTMENTS



NAI Earle Furman

Beau McIntosh, CCIM

Investment Services Broker

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Furma Capital Advisors

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www.naiearlefurman.com

INTRO

UPSTATE, SC COMMERCIAL

REAL ESTATE

NAI Earle Furman (NAIEF) is the Upstate's largest commercial real estate brokerage and property management firm and has been providing superior results to its clients for over thirty years. With three Upstate offices, NAIEF delivers creative solutions to ensure client success while promoting a culture of collaboration, drive, and innovation.

DIGITAL PLATFORM

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ABOUT US

TWO STATES. ONE STORY.

NAI Piedmont Triad (NAIPT) has been one of the Triad's most respected brokerage firms for more than three decades. With two offices covering Greensboro, Burlington, High Point, and Winston-Salem, its presence is far reaching and committed to quality client services and proven results. NAIPT's team is comprised of the area's leading commercial real estate experts who thrive in a culture based on collaborative efforts and shared success. Focused on client success and committed to the community, NAIPT continues to improve the Triad's commercial real estate landscape with a progressive vision and trusted experience.

TWO STATES. ONE STORY.

In 2017, **NAI Earle Furman**, serving the Upstate of South Carolina, and North Carolina's NAI Piedmont Triad joined forces to form a creative commercial real estate collaboration across state lines. The teams expanded their market footprint in 2019 by partnering with the newly rebranded NAI Columbia (formerly Avant) group operating in the South Carolina Midlands. This strategic alliance equally benefits all three firms with additional manpower, expanded resources, and ever evolving cross-market projects fueled by combined expertise.

ABOUT FURMAN

CAPITAL ADVISORS

Both NAI Piedmont Triad and Furman Capital Advisors are wholly owned subsidiaries of NAI Earle Furman in Greenville, SC.

The addition of Furman Capital Advisors is a strategic move to provide clients with access to a unique investment platform, as well as connecting them with profitable real estate opportunities throughout the Southeast and the country.

A LEADING
**FULL-SERVICE
COMMERCIAL
REAL ESTATE
FIRM**

Furman Capital Advisors operates as an investment division of NAI Piedmont Triad and will focus on bringing income producing assets to the market, performing financial analysis of available investment properties and utilizing resources to facilitate growth and the preservation of wealth for investors.

ABOUT BEAU MCINTOSH

INVESTMENT BROKER

Beau McIntosh, CCIM graduated from North Carolina State University and received a B.S. in Business Management with a Finance concentration in 2002 and began with NAI Piedmont Triad in 2015.

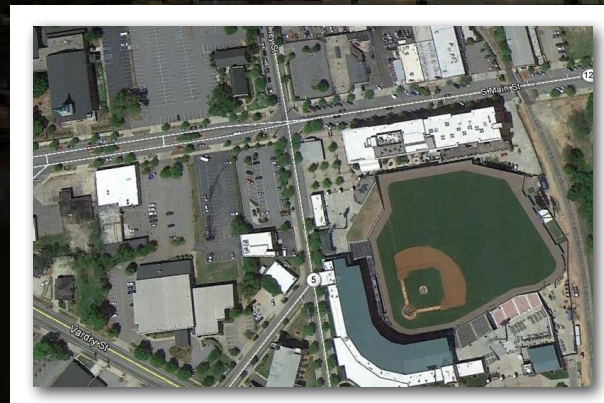
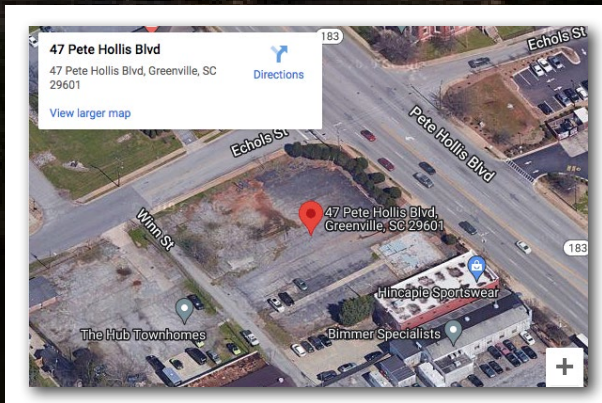


Beau opened the North Carolina office of Furman Capital Advisors in 2018 with a focus on the investment sales of income-producing properties among all asset classes. He is a Certified Commercial Investment Member and assists investors with the acquisition, disposition, financial analysis and portfolio management of investments.

Beau on LinkedIn

LOCATION OVERVIEW

47 PETE HOLLIS BLVD.



DISCOVER **GREENVILLE SOUTH CAROLINA**

Nestled up against the foothills of the Blue Ridge Mountains in the heart of South Carolina's Upcountry, you'll find Greenville situated just about halfway between Charlotte, North Carolina and Atlanta, Georgia. Greenville's friendly, thriving downtown pulses with things to do year-round. Greenville is a welcoming retreat for visitors of every age and explorers of every type. www.visitgreenvillesc.com

INVESTMENT OVERVIEW

WHY GREENVILLE

**NAMED TOP 10 HOTTEST REAL
ESTATE MARKET BY NAR**



A STRONG **REAL ESTATE MARKET**

Greenville's real estate market is growing, with home sales and prices on the rise. Greenville is definitely worth considering if you are a home buyer, investor, or simply looking for a great place to live.

www.greatergreenvilleareahomes.com

- Brand New Construction (2020)
- Very Desirable Market & Submarket
- Starbucks is an Investment Grade Credit Tenant
- Drive-Thru Location
- 10 Year Lease with no Termination Options
- Triple Net Lease
- Minimal Landlord Responsibilities
(roof & structure only)

TENANT OVERVIEW

WHY STARBUCKS

WE ARE SO MUCH MORE THAN WHAT WE BREW

Starbucks has a team dedicated to selecting new locations for stores, based on a wide range of demographic and property data. Their analytical approach has allowed the company to consistently find profitable locations.



EVERYONE LOVES STARBUCKS

The opening of a Starbucks in a neighborhood can actually change the neighborhood. After a Starbucks opens up, new restaurants, cafes and bars start popping up in the same area. This activity has a very positive effect on real estate prices. www.wyattresearch.com

- Address: 47 Pete Holis Blvd. Greenville, SC
- Tenant: Starbucks
- Year Built: 2020
- Building Size: 0.97 Acres
- Annual Base Rent: \$113,000
- Asking Cap Rate: 5.00%
- Asking Price: \$2,260,000
- Rent Increase: \$10% every 5 years

An aerial photograph of a city skyline, likely Greenville, South Carolina, with mountains visible in the background under a clear sky. The city is densely packed with various buildings, including a prominent tall skyscraper.

MARKET OVERVIEW

THE ECONOMY IS DIVERSE DEMAND FOR REAL ESTATE AND RENTAL PROPERTY

Greenville is one of the top 10 housing markets positioned for growth in 2022, according to **Realtor.com**, with housing prices projected to increase by 5.7% and sales to grow by 11.4%. The Greenville real estate market receives high marks for attracting buyers from big cities, affordability, and a booming economy.

www.roofstock.com

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MARKET IS ROBUST

Last updated on July 5, 2022

The city's rental market is robust, with demand for rental properties outstripping supply in many areas. This makes Greenville appealing to both real estate investors and home buyers looking for a great place to live. www.roofstock.com

- Home values in Greenville, SC have increased by 23.0% over the past year and have grown by more than 72% over the past 5 years.
- Some of the best neighborhoods in and around Greenville, South Carolina, are Pleasant Valley, North Main Area, and Augusta Street Area.
- Greenville is the 43rd best place to live in the country and the 40th best place to retire, according to U.S. News & World Report.

SUBMARKET OVERVIEW

ABSORPTION LEVELS REMAINED HIGH

The U.S. Industrial market finished 2022 with its second highest total for overall net absorption on record at 477.3 million square feet (msf), coming in just behind the 561.4 msf registered in 2021.

2022 WAS ANOTHER BANNER YEAR FOR INDUSTRIAL

On a quarterly basis, slowing demand amid economic headwinds, coupled with historically tight market conditions, pushed the fourth quarter total to 107.3 msf, down 9.4% from the third quarter. Still, this marked the ninth straight quarter in which absorption surpassed the 100-msf mark and indicates that demand for industrial space remains strong going into the new year.

Marketbeat U.S. National/Industrial Q4 2022

DEM-O -GRAPH-ICS OVERVIEW

GREENVILLE IS AN AWARD WINNING CITY

Greenville is the cultural and entertainment center for the upstate, including an award winning downtown, a major performing arts center, a 17,000 seat arena, a 340,000-square-foot convention and exhibition center, nationally recognized museum collections, and 39 parks, playgrounds and recreation centers.

GREENVILLE'S SCHOOL SYSTEM IS THE LARGEST IN THE STATE

With a 2023 population of 74,548, it is the 5th largest city in South Carolina. Greenville is currently growing at a rate of 1.69% annually. Spanning over 30 miles, Greenville has a population density of 2,515 people per square mile.

The average household income in Greenville is \$92,204. The median age in Greenville is 35 years, 34.4 years for males, and 35.4 years for females. www.worldpopulationreview.com

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