

# 5 Calendar Court

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Actual photo

## Offering Memorandum

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## ADDRESS:

Cypress Commercial & Investment Real Estate  
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## COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$850 million in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

## DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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## Investment Overview Property Highlights

### INVESTMENT HIGHLIGHTS:

- Excellent multi-tenant office building in the heart of Forest Acres
- Stable cash flow with low vacancy rate year after year
- In-place management and leasing with local company
- Well maintained building with many interior updates
- Solid tenant mix of local and regional office professionals
- Close to some of Columbia's best retail shops and restaurants

### PROPERTY HIGHLIGHTS:

Location:	5 Calendar Court Columbia, South Carolina 29206
Building:	6,570 +/- SF Office Building
Land Area:	0.35 +/- Acres
Parking Spaces:	25+/- Spaces
Zoning:	C-1 (Office and Industrial)
Information:	This office building is located right around the corner from the popular Treholm Plaza which is home to numerous retail shops, restaurants and grocery stores.

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## Rent Roll

SUITE	SQ. FT.	EXPIRES	RENT ROLL ANNUAL	RENT TOTAL MONTHLY	PSF
101	736	1/31/17	\$12,600	\$1,050	\$17.12
102	1000	6/30/17	12,000	\$1,000	\$12.00
103	800	M-To-M	\$9,900	\$825	\$12.38
104	170	5/31/17	\$3,300	\$275	\$19.41
106	365	M-To-M	\$3,720	\$310	\$10.19
201 A	162	-	-	-	-
201 B	195	M-To-M	\$3,600	\$300	\$18.46
201 C	144	M-To-M	\$3,000	\$250	\$20.83
201 D	180	9/30/17	\$3,540	\$295	\$19.67
201 E	132	10/31/17	\$3,300	\$275	\$25.00
201 F	130	12/31/17	\$3,000	\$250	\$23.07
202	1600	M-To-M	\$14,400	\$1,200	\$9.00
203 C	140	M-To-M	\$3,000	\$250	\$21.43
<b>TOTAL</b>			<b>\$75,360</b>		

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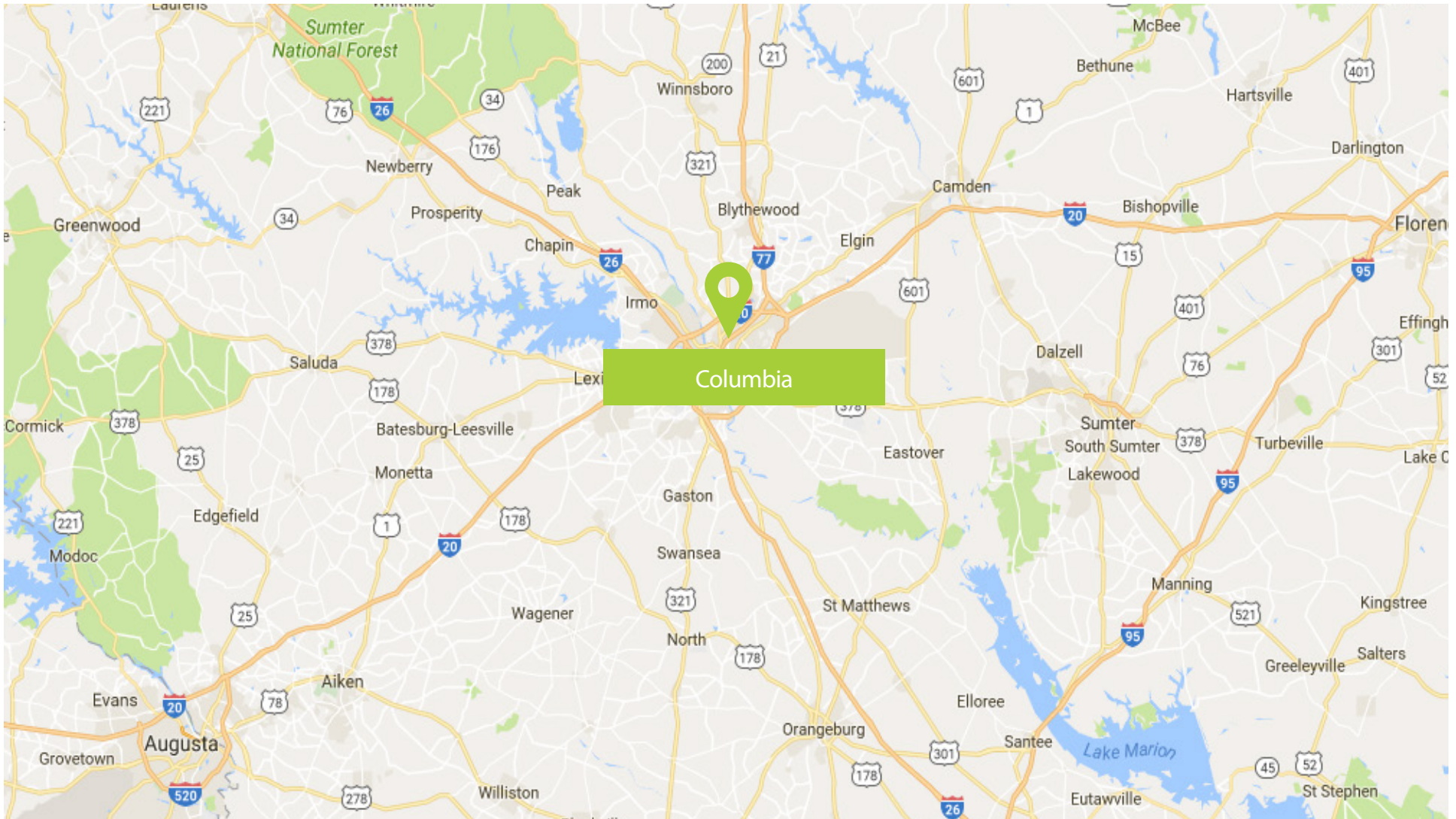
## Proforma Financial Analysis

Base Rental	\$75,360
Vacancy (5%)	(\$4,204)
Adjusted Gross Income	\$79,876
Operating Expenses	
Electricity (based on 2yr Avg)	(\$7,311)
Garbage	(\$4,325)
Sewer	(\$442)
Water	(\$331)
Janitorial	(\$5,400)
Maintenance	(includes dumpster/parking fee \$800/yr) (\$2,600)
Management Fee (assume self managed)	
Tax	(\$11,214)
Insurance	(\$3,500)
Total Operating Expense	(\$35,123)
Net Operating Income	\$40,237
Reserve	(\$1,000)
Adjusted Net Operating Income	\$39,237
Purchase Price	\$615,000
Price PSF	\$93
Cap Rate	6.38%

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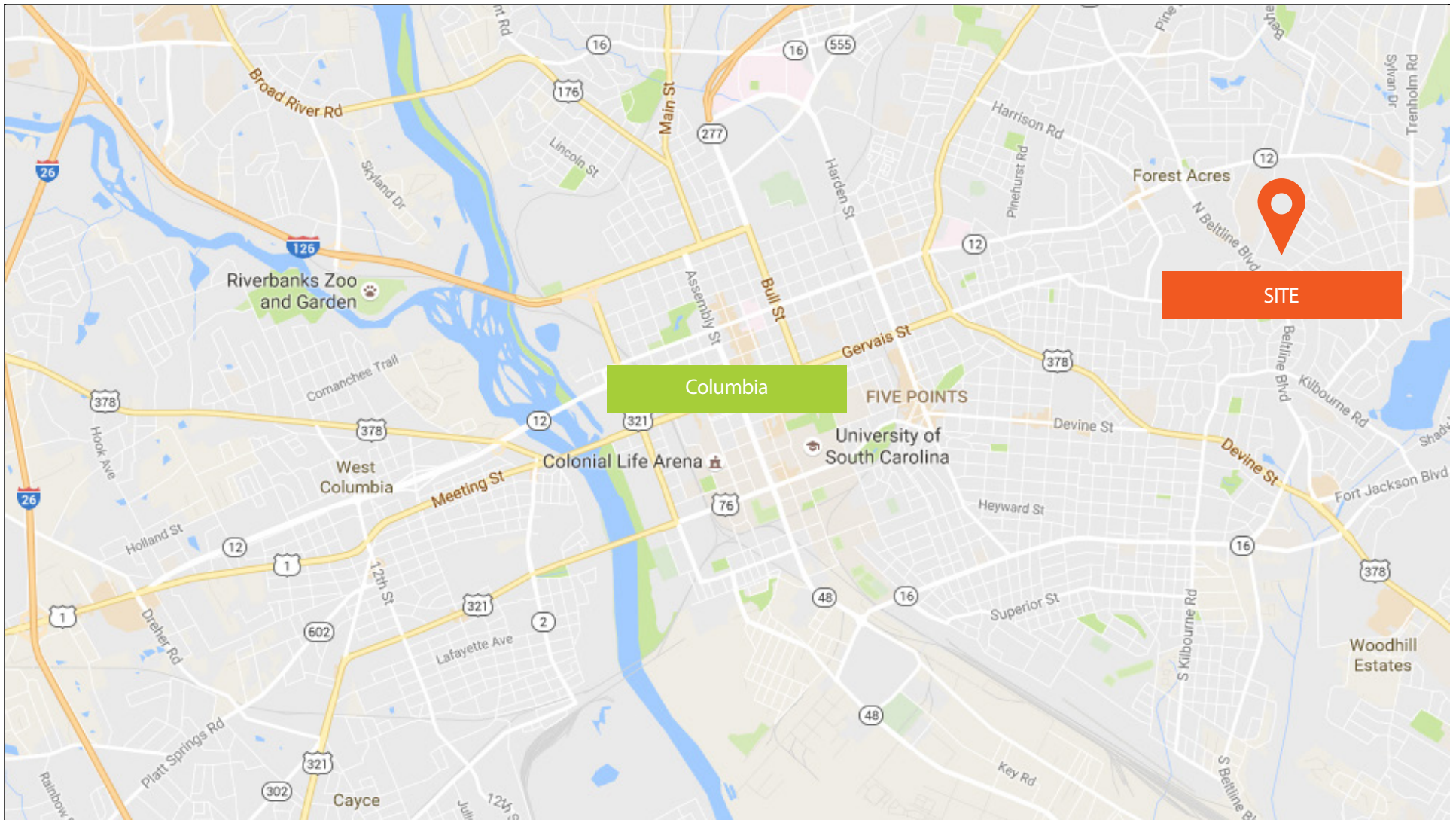
## Regional Map



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## Regional Map

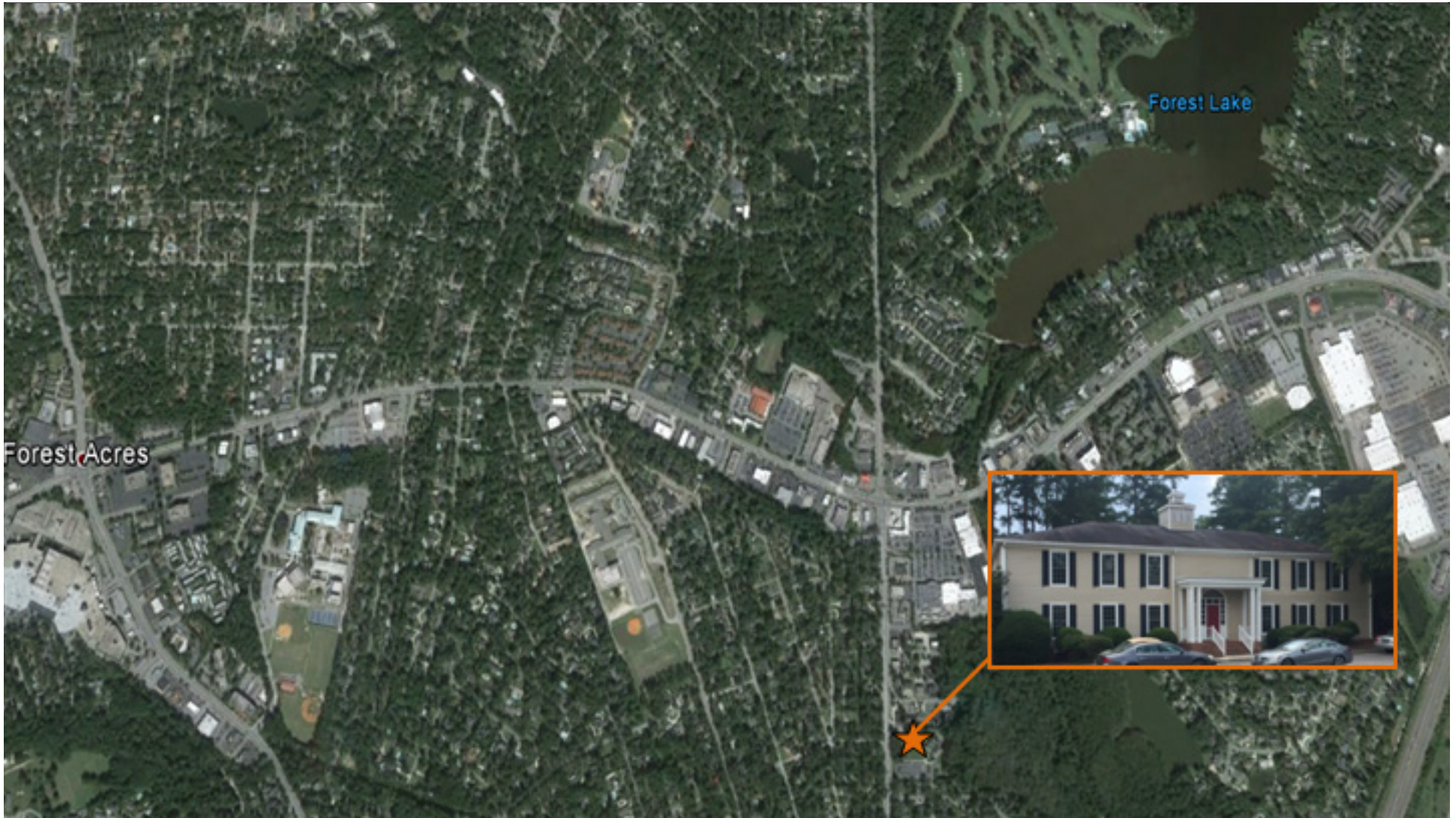




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Local Aerial



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## COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77, and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

Columbia is nationally ranked among the top five cities for highway connectivity, with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

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## Demographics

POPULATION	1 mile	3 miles	5 miles
2021 Projection	7,522	75,543	175,671
2016 Estimate	6,997	72,361	167,978
2010 Census	6,389	69,789	161,165
2000 Census	6,389	69,789	183,749
Growth 2000-2010	0.03%	0.12%	0.47%
Growth 2010-2016	1.47%	0.58%	0.66%
Growth 2016-2021	1.46%	0.86%	0.90%

HOUSEHOLDS	1 mile	3 miles	5 miles
2016 Total Households	2,929	27,320	64,297
2021 Total Households	3,149	28,585	67,355
2000-2010 Annual Rate	0.12%	0.53%	0.31%
2010-2016 Annual Rate	1.50%	0.71%	0.78%
2016-2021 Annual Rate	1.46%	0.91%	0.93%

2016 Median Household Income	\$70,231	\$48,822	\$38,921
2016 Average Household Income	\$110,464	\$77,883	\$61,982



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