

2011 BROADBANK COURT | CHARLESTON MSA



2011 BROADBANK

ST FLEX/OFFICE

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EXECUTIVE SUMMARY

Gould Capital is representing GS Equity in sourcing **\$5.6 million of equity** to capitalize the acquisition of 2011 Broadbank Court, a \$13.6 million, 76,400-square-foot, single-tenant NNN flex industrial/office asset located in the Charleston MSA - one of the Southeast's most rapidly expanding industrial markets.

The property is adjacent to the Pine Hill Business Campus, a key operational cluster supporting Google's regional data center infrastructure. The tenant, contracted directly to Google, relies on the full premises for essential daily operations, driving a high likelihood of renewal and providing strong downside protection. Built in 2011, the facility features conditioned warehouse space, lab and office improvements, 26-foot clear heights, secured parking, and modern flex configurations aligned with the needs of mission-critical users.

The ownership team brings a proven track record in acquiring and managing stabilized commercial assets, employing conservative underwriting, institutional reporting standards, and proactive capital planning. A \$550,000 rollover reserve has been allocated to support renewal or re-tenanting strategies as needed.

Upon stabilization, the project is expected to deliver a **~9.5% yield on cost**, with **project-level returns of ~16-20%+ IRR** and a **1.8-2.3x+ equity multiple** over a projected **5-year hold period**. These returns are supported by strong in-place cash flow, contractual rent escalations, and exit optionality driven by the increasing institutional demand for modern flex industrial assets serving technology and advanced manufacturing ecosystems.

Charleston continues to attract significant industrial and tech investment, with limited supply of modern flex inventory. This acquisition offers investors a compelling combination of income stability, minimal landlord obligations under the NNN structure, and exposure to a high-growth submarket.

The Sponsor is open to **equity-only or full-stack capitalization** depending on investor preference.



Address	2011 Broadbank Court, Ridgeville, SC (Charleston MSA)
Building Specs	76,400 SF
Lease Structure	NNN
Project Cost	\$13.6M Total Capitalization
Purchase Basis	~\$148/SF
Remaining Lease Term	~2 Years 8 Months
Renewal Option	2-Year
Rollover Reserve	\$550K (TI/LC + CapEx)
Equity Required	\$5.6M
Project Equity Multiple	~1.8-2.3x
Project IRR	~16-20%
Stabilized YoC	~9.5%

INVESTMENT HIGHLIGHTS



Mission-Critical Corporate Tenancy:

The tenant is a joint venture between two nationally recognized construction firms supporting daily operations for Google's adjacent data-center campus. Their workflow depends on this site, driving a strong likelihood of renewal and reinforcing downside protection.



Institutional-Quality Asset:

Modern 2011 construction with a functional 76,400 SF footprint, fully utilized by the tenant. The facility includes flex industrial, office, and specialized operational space - positioning the asset as a high-utility, low-capex investment.



Favorable Risk-Adjusted Profile:

The property is governed by a true NNN lease, minimizing landlord responsibilities while delivering predictable cash flow. Underwriting includes ~\$550K of rollover reserves (TI/LC + CapEx), offering conservative protection in a renewal or re-tenanting scenario.



High-Growth Charleston Submarket:

Located within the Charleston MSA - one of the fastest-growing metros in the country - benefiting from strong industrial demand, significant infrastructure investment, and deep corporate presence from companies such as Google, Volvo, Boeing, and Mercedes-Benz.



Compelling Project Returns:

Projected project-level returns of ~16-20% IRR and a ~1.8-2.3x equity multiple over a five-year hold, supported by a stabilized ~9%+ yield-on-cost.



Attractive Entry Basis:

Acquisition price of ~\$11.3M, equating to an attractive ~\$148/SqFt purchase basis relative to replacement cost and regional comps for flex industrial/office product.



PROPERTY LOCATION

2011 Broadbank Court consists of Class A office, lab space and air conditioned warehouse space. The warehouse offers two Dock Doors and one Drive In Door that are accessible by 200' Truck Court. The office space includes a training room and a number of conference rooms in addition to the open office space and private offices. 2011 Broadbank is adjacent to the Pine Hill Business Campus located in Dorchester County.

PROPERTY SPECS

ADDRESS: 2011 BROADBANK COURT, RIDGEVILLE, SC

PARCEL #: 150-00-00-202

ZONING: I-INDUSTRIAL

MUNICIPALITY: DORCHESTER COUNT

SITE SIZE: 13.5 ACRES

BLDG SIZE: MAIN FACILITY: 59,600 SF

ADDITIONAL WAREHOUSE SIZE: 16,800 SF

YEAR BUILT: 2011

CONSTRUCTION: CONCRETE

CLEAR HEIGHT: 26'

COLUMN SPACING: APPROXIMATELY 45' x 50'

DOCK DOORS: 3 8' x 10'

DRIVE-IN DOORS: 2 10' x 10'

ROOF: MEMBRANE

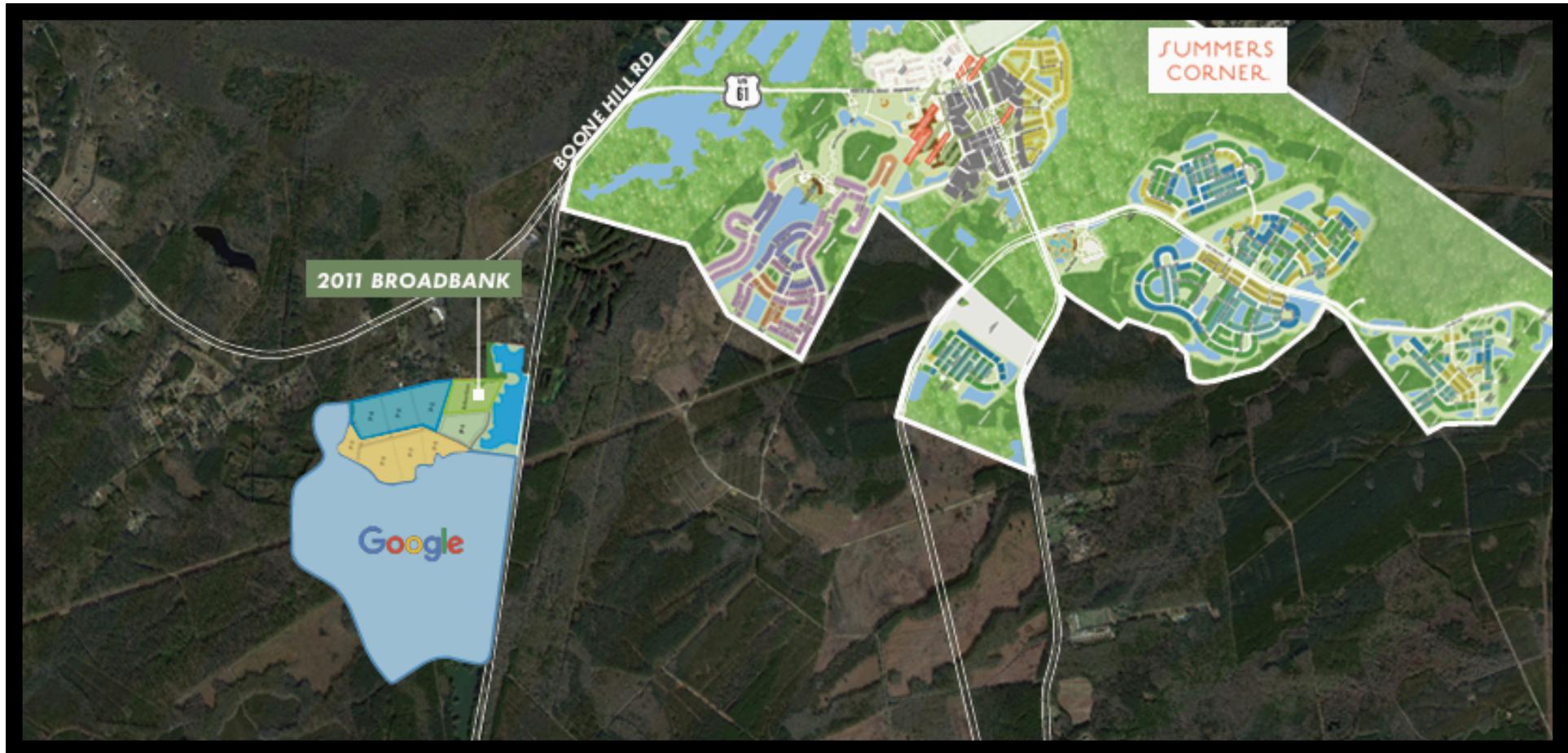


PINE HILL

Pristinely landscaped and nestled in the idyllic East Edisto region of Dorchester County just a short drive from I-26, Pine Hill Business Campus affords its users the powerful utility infrastructure of an industrial park, combined with the picturesque charm of a life-sciences campus. Pine Hill is currently home to ArborGen and Google, and Dorchester County proudly purchased the park in 2019. As the master-planned East Edisto/Summers Corner communities continue to develop with shops, restaurants and thousands of homes, Pine Hill is the perfect spot for companies seeking operational strength in a tranquil location.



LOCATION | 2011 BROADBANK COURT



LOCATION

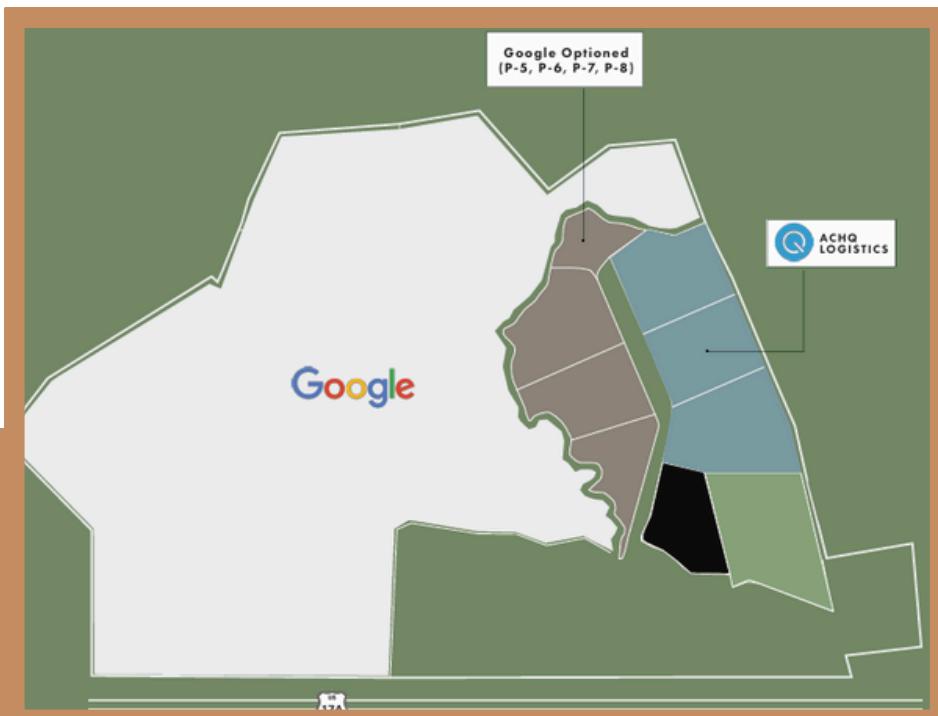




THE PARK | PINE HILL BUSINESS CAMPUS

INFO + TENANTS

Pine Hill Business Campus features 372 scenic acres in a campus setting complete with walking trails and ponds. Located 10 miles from I-26/Highway 17A interchange in Summerville. Adjacent to new community of Summers Corner, featuring a wide range of residential, business, recreation and educational opportunities.



GOOGLE

Google purchased 231 acres for one of their data centers in the Charleston region. The data center at Pine Hill Business Campus is one of two Google plans to build in Dorchester County. The other would be developed on about 206 acres the company owns near Winding Woods Commerce Park off U.S. Highway 78. Dominion Energy South Carolina, which would supply power to the Pine Hill data center.

GOOGLE OPTIONED

Google has the option to purchase these properties to add on to their existing data center.

ACHQ LOGISTICS

ACHQ Logistics, LLC is a cold storage operating company which owns 30 acres within Pine Hill Campus. The owner has a deep background in automation design and is planning to build a cold storage warehouse of 151,000 SF. The building will be designed to handle produce, meat, fish, seafood, processed foods, candy, other food and pharmaceuticals. He is currently in discussions with several food purveyors who would occupy the building. It will be 60' clear and can hold 21,000 pallet positions. Temperature ranges from -10 to 70 degrees.

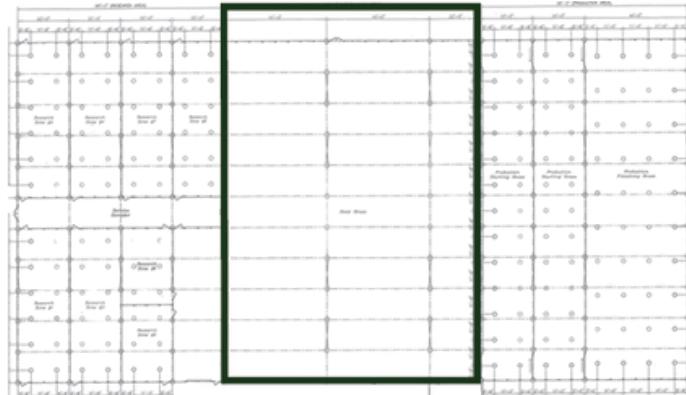
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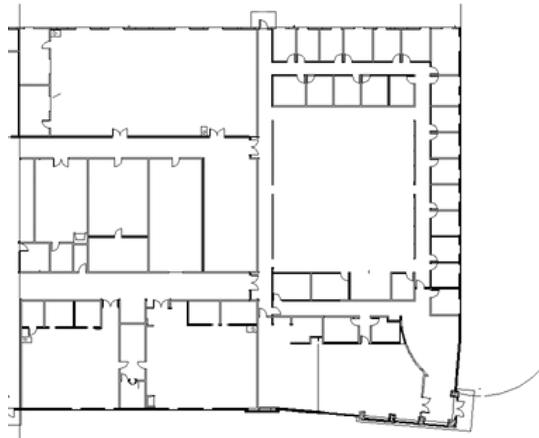
PALMETTO TRIVENTURE

Palmetto Triventure is a joint venture formed with contractors of different trades. Joint venture members also include minority contractors to pursue construction contracts for large datacenters. The primary contracting companies are TW Constructors and Turner Contracting. They have the contract to build the Google datacenter at Pine Hill and are pursuing the Google datacenter to be constructed along Highway 78 near I 95.

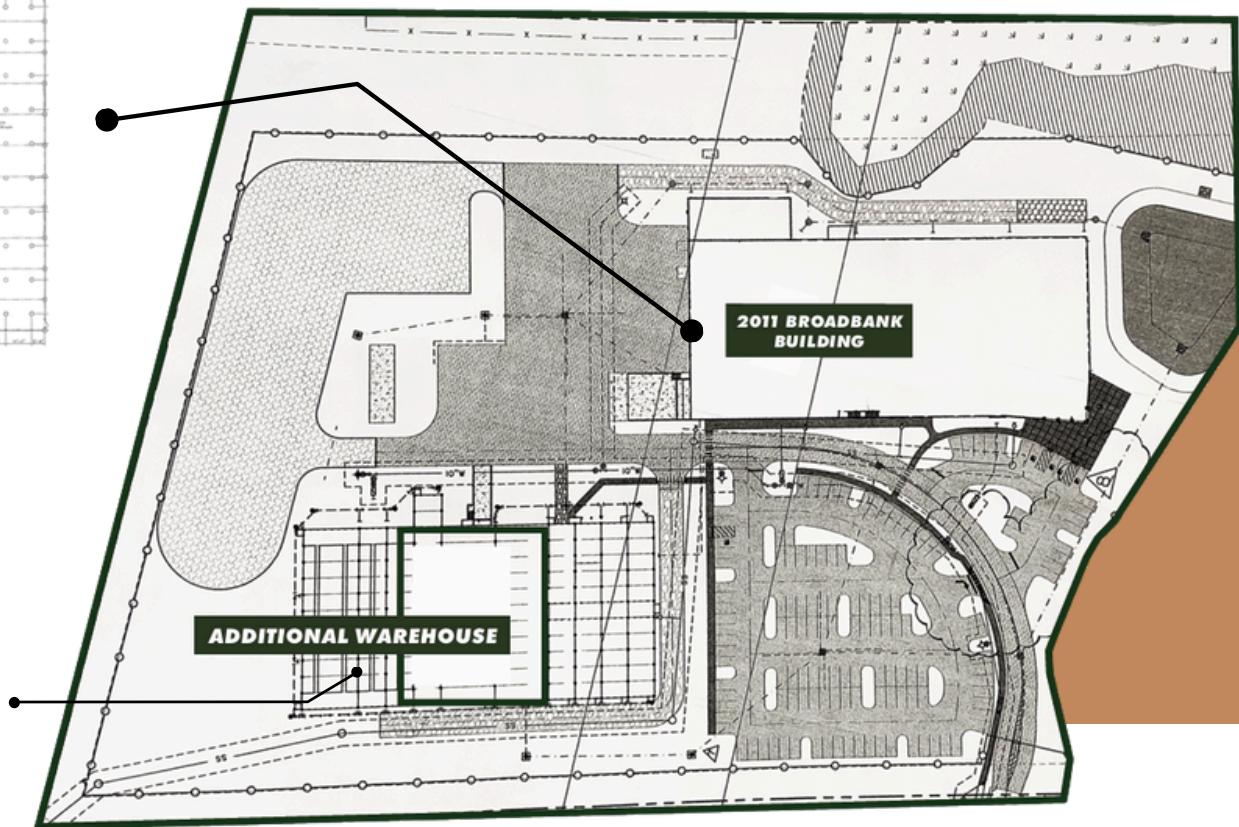
THE PLAN | 2011 BROADBANK COURT



ADDITIONAL
WAREHOUSE



2011 BROADBANK
BUILDING





PROPERTY PICTURES/RENDERINGS



Charleston, SC Region

NO. 2

MOST RESILIENT MEDIUM-SIZED CITY IN THE U.S.

WORTH.COM

The strength of our diverse economy has allowed the Charleston region to be resilient. Before the pandemic, the Charleston region had a healthy, thriving economy. It is this foundation that will allow for a quick recovery.

- Charleston Chamber of Commerce



OVERVIEW:

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none. The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying. Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce



no. 1
city in the world

TRAVEL + LEISURE | 2016

#1 SMALL CITY IN
THE U.S.

CONDE NAST TRAVELER | 2011 - 2021

20TH IN THE U.S. FOR
ADVANCED INDUSTRIES
BROOKINGS INSTITUTION





PROFORMA

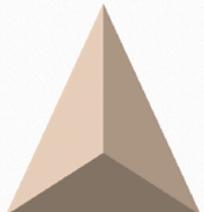
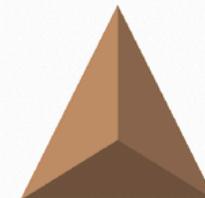
FY End 03/31	In-Place \$PSF	In-Place 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031
Revenues							
Base Rental Revenue	\$13.77	\$1,051,706	\$1,085,094	\$1,135,175	\$1,185,256	\$1,235,337	\$692,228
Absorption & Turnover Vacancy	-	-	-	-	-	-	(274,884)
Base Rent Abatements	-	-	-	-	-	-	(183,256)
Scheduled Base Rental Revenue	13.77	1,051,706	1,085,094	1,135,175	1,185,256	1,235,337	234,087
Expense Reimbursements	5.70	435,656	447,518	460,338	473,456	486,881	289,725
One-Time Income	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-
Total Potential Gross Revenue	5.70	435,656	1,532,612	1,595,513	1,658,713	1,722,219	523,813
General Vacancy (0.0%)			-	-	-	-	-
Effective Gross Revenue	19.47	\$1,487,362	\$1,532,612	\$1,595,513	\$1,658,713	\$1,722,219	\$523,813
Operating Expenses							
Operating Expenses	2.30	(175,720)	(180,992)	(186,421)	(192,014)	(197,774)	(203,708)
Real Estate Taxes	1.61	(123,190)	(125,654)	(128,167)	(130,730)	(133,345)	(136,012)
Insurance	1.04	(79,540)	(81,926)	(84,384)	(86,916)	(89,523)	(92,209)
Management Fee (4.0% of EGR)		(57,206)	(58,947)	(61,366)	(63,797)	(66,239)	(37,767)
Non-Reimb. Expenses	0.10	(7,469)	(7,693)	(7,924)	(8,162)	(8,406)	(8,659)
Total Operating Expenses		-443,125.248	-455,211.2833	-468,261.9592	-481,617.9231	-495,287.8031	-478,354.0711
Net Operating Income	13.67	1,044,237	1,077,401	1,127,251	1,177,095	1,226,931	45,459
Adj. NOI	13.67	1,044,237	1,077,401	1,127,251	1,177,095	1,226,931	503,599
Leasing & Capital Costs							
Tenant Improvements			-	-	-	-	(401,100)
Leasing Commissions			-	-	(98,159)	-	(270,228)
CapEX Reserve			(38,200)	(38,200)	(38,200)	(38,200)	(38,200)
Capital Expenditures			-	-	-	-	-
Other Exp (0.0% of EGR)			-	-	-	-	-
Total Leasing & Capital Costs			(38,200)	(38,200)	(136,359)	(38,200)	(709,528)
Net Cash Flow			\$1,039,201	\$1,089,051	\$1,040,735	\$1,188,731	(\$664,069)

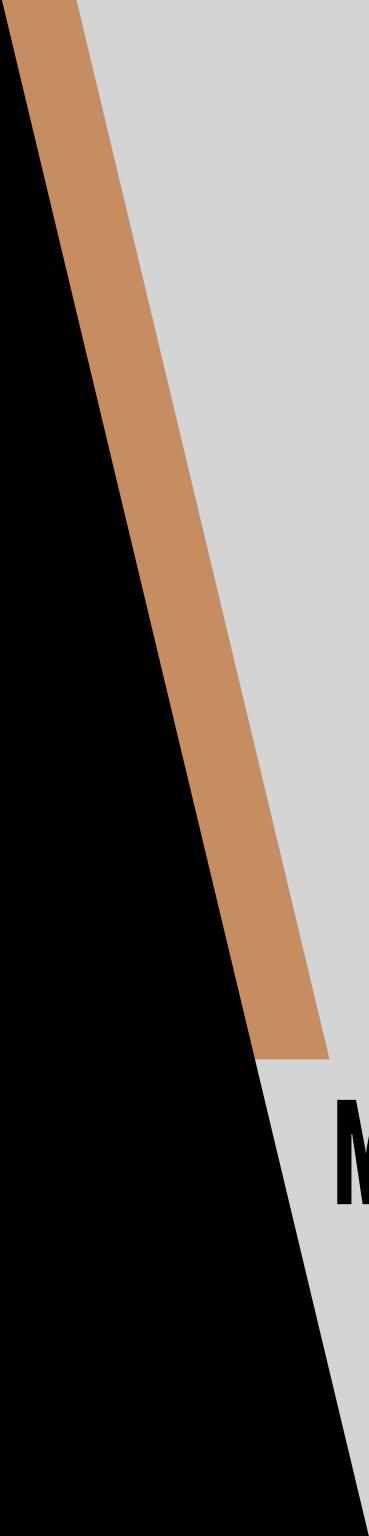
SOURCES AND USES

			Sources & Uses		
Sources	Total	%	Uses	Total	\$ PSF
Acquisition Loan	\$7,345,000	54.1%	Purchase Price	\$11,300,000	\$147.91
Construction Loan	-	-	Closing Costs	2.00%	226,000
Total Debt	\$7,345,000	54.1%	Acquisition Fee	2.00%	226,000
LP Equity	\$5,600,145	41.3%	Equity Financing Fee (% LP)	3.00%	186,672
GP Equity	\$622,238	4.6%	Development Costs	-	-
Total Equity	\$6,222,383	45.9%	Acq. Loan Origination Fees	1.75%	128,538
			Constr. Loan Origination Fees	-	-
			Upfront Capital Reserve (CF Shortfalls) ¹	1,500,174	19.64
Fully-Funded Sources	\$13,567,383	100.0%	Fully-Funded Uses	\$13,567,383	\$177.58

RETURN PROJECTIONS

	Bull	Base	Bear	Bull	Base	Bear
Purchase Price	\$11,300,000	\$11,300,000	\$11,300,000			
\$ PSF	\$147.91	\$147.91	\$147.91			
\$ PLSF	\$19.22	\$19.22	\$19.22			
Cap Rate	9.24%	9.24%	9.24%	Deal Levered IRR	Deal Levered IRR	Deal Levered IRR
				24.3%	15.9%	9.7%
Case by Case Assumptions						
Market Base Rent (\$ PSF/r)	\$10.00	\$9.50	\$9.00			
Market YARD Rent (\$ Acre/mo)	\$7,000	\$6,000	\$5,000	IRR / MOIC	IRR / MOIC	IRR / MOIC
Total Market Rent (\$ PSF/yr)¹	\$13.30	\$12.33	\$11.36	24.3% / 2.6x	15.9% / 1.9x	9.7% / 1.5x
Renewal Probability	100.00%	75.00%	50.00%			
Exit Cap Rate	6.25%	6.50%	6.75%			
Returns Summary						
Hold Period	60 mo	60 mo	60 mo			
Unlevered IRR	16.0%	12.4%	8.6%			
Deal Levered IRR	24.3%	15.9%	9.7%			
IRR	24.3%	15.9%	9.7%			
MOIC ²	2.6x	1.9x	1.5x			





**MEET GS EQUITY
AND TEAM**



ED MODZEL

Ed Modzel is a commercial real estate entrepreneur with over eight years of experience specializing in multifamily real estate syndication. He has served as a General Partner and, in many cases, a Key Principal on 26 transactions encompassing 2,518 multifamily units and 650 self-storage units across the Southeast, Midwest, and Texas. Ed has successfully gone full-cycle on 14 assets and remains actively involved in 12 properties totaling 1,055 multifamily units and 650 storage units.

Ed is deeply involved in asset management across his portfolio and has, on multiple occasions, stepped in to oversee operations and transition property management in order to protect performance and investor outcomes. In addition to his investing activities, he serves as a commercial real estate mentor and is a frequent speaker at industry conferences and on real estate podcasts.

Prior to his career in real estate, Ed served six years in the United States Navy. He later spent much of his professional career in television, retiring in 2015 as Chief Engineer of a 10-time Emmy Award-winning television program in New York. Ed has been married to his wife, Pilar, for over 45 years, and they are proud parents of three daughters and a grandson. Outside of real estate, he enjoys spending time with family and friends, as well as hiking, sailing, and playing music.

NELSON DIAZ

Nelson Diaz brings more than two decades of experience across law, government, and real estate, offering a differentiated perspective at the intersection of legal strategy and real estate investment. He earned his bachelor's degree from Florida International University in Miami and his Juris Doctor, cum laude, from the University of Florida.

Nelson began his career as an attorney specializing in government law, where he developed deep expertise in regulatory frameworks, public policy, and their impact on real estate development and investment. In parallel with his legal practice, he built a successful career as a licensed real estate broker, applying legal and regulatory insight directly to transaction structuring, investment strategy, and execution.

Throughout his career, Nelson has cultivated strong relationships with investors, operators, and business leaders nationwide and has been involved in the execution of multiple large-scale multifamily transactions. He is known for his disciplined, transparent approach to investment management and his commitment to aligning investor interests through thoughtful structuring, clear communication, and accountability.





CHARLES SEAMAN

Charles Seaman is based in Charleston, South Carolina and is an experienced real estate principal with a background in acquisitions, underwriting, financing, and asset management across multiple market cycles. He has been directly involved in sourcing and executing transactions, negotiating purchase and financing terms, and overseeing assets through stabilization and disposition, with a consistent focus on risk-adjusted returns and capital preservation.

Charles is currently a general partner in four (4) multifamily assets totaling 559 units and has successfully gone full-cycle on seven (7) multifamily investments. His experience spans the full investment lifecycle, including capital formation, lender and broker relationships, and post-acquisition asset management.

Previously, Charles spent 14 years working with a New York City-based commercial real estate investor, where he supported acquisitions, financing, leasing, and ongoing management across a diversified portfolio. His responsibilities also included involvement with operating businesses affiliated with the real estate portfolio, providing him with a strong operational perspective. Earlier in his career, Charles actively traded public equities from 2009 to 2014, further strengthening his understanding of capital markets, risk management, and investment fundamentals.