

Multifamily Investment Opportunity | Offering Memorandum
RENOVATED WORKFORCE HOUSING IN AN UNDERSUPPLIED RENTAL MARKET



Hampton Place Apartments

825 Tomlinson Street | Kingstree, SC 29556

MATTHEWS™

Hampton Place Apartments

825 Tomlinson Street | Kingstree, SC 29556

Exclusively Listed By



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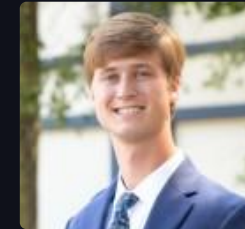
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MATTHEWS™



Property Overview

825 Tomlinson Street | Kingstree, SC 29556

Executive Summary

825 Tomlinson Street Kingstree, SC 29556

48
Number of Units

±44,452
Total Gross SF

The Opportunity

Matthews™ is pleased to present Hampton Place Apartments, a **48-unit** multifamily community located at 825 Tomlinson Street in Kingstree, South Carolina. Built in 1970, the property offers a diverse mix of one- through four-bedroom **floor plans averaging approximately 926 square feet**, providing attainable housing for the area's workforce and family renter base. The community is approximately **94% occupied**, with average in-place rents of approximately \$832 per month.

Hampton Place is positioned near downtown Kingstree with **convenient access to US Highway 52, SC Highway 261, Williamsburg Technical College, local schools, healthcare providers, and daily-needs retail**. Residents also benefit from access to Kingstree public parks, the Farmers Market, and recreational amenities along the Black River, including Gilland Memorial Park and Black River Landing.

As the county seat of Williamsburg County, **Kingstree serves as a regional center for government, education, healthcare, retail, and community services**. The surrounding employment base includes Williamsburg County government, the local school district, Williamsburg Technical College, healthcare providers, and area manufacturing and distribution operations. This combination of affordable rents, practical unit layouts, and proximity to essential services supports Hampton Place's position as a durable workforce housing investment.



Property Highlights

- 48-unit, Built in 1970
- All 48 units recently renovated – Completed in January 2025
- Unit mix comprised of (4) one-bedroom units, (20) two-bedroom units, (20) three-bedroom units, and (4) four-bedroom units.
- Gross Building Area of approximately 44,452 square feet
- Average Unit Size of approximately 926 square feet
- Current Average Rent of approximately \$832 per month
- Approximately 94% occupied
- Situated on approximately 3.40 acres
- All 7 Buildings received a new roof in the past year.
- All New HVAC Units.
- Renovations include new roofs, appliances, HVAC replacements, flooring, kitchens, bathrooms, interior paint, exterior paint, plumbing/electrical work as needed, and approximately 25% new windows. See CapEx report in the deal room for details.
- Wiring Material: Mix of Copper & Aluminum
- Plumbing Material: Mix of PVC & Cast Iron
- The property has an on-site laundry facility. The machines were installed in July 2024, and laundry income is paid quarterly.
- None of the units have W/D Connections
- Low-density community layout with surface parking and direct pedestrian access to each residential building



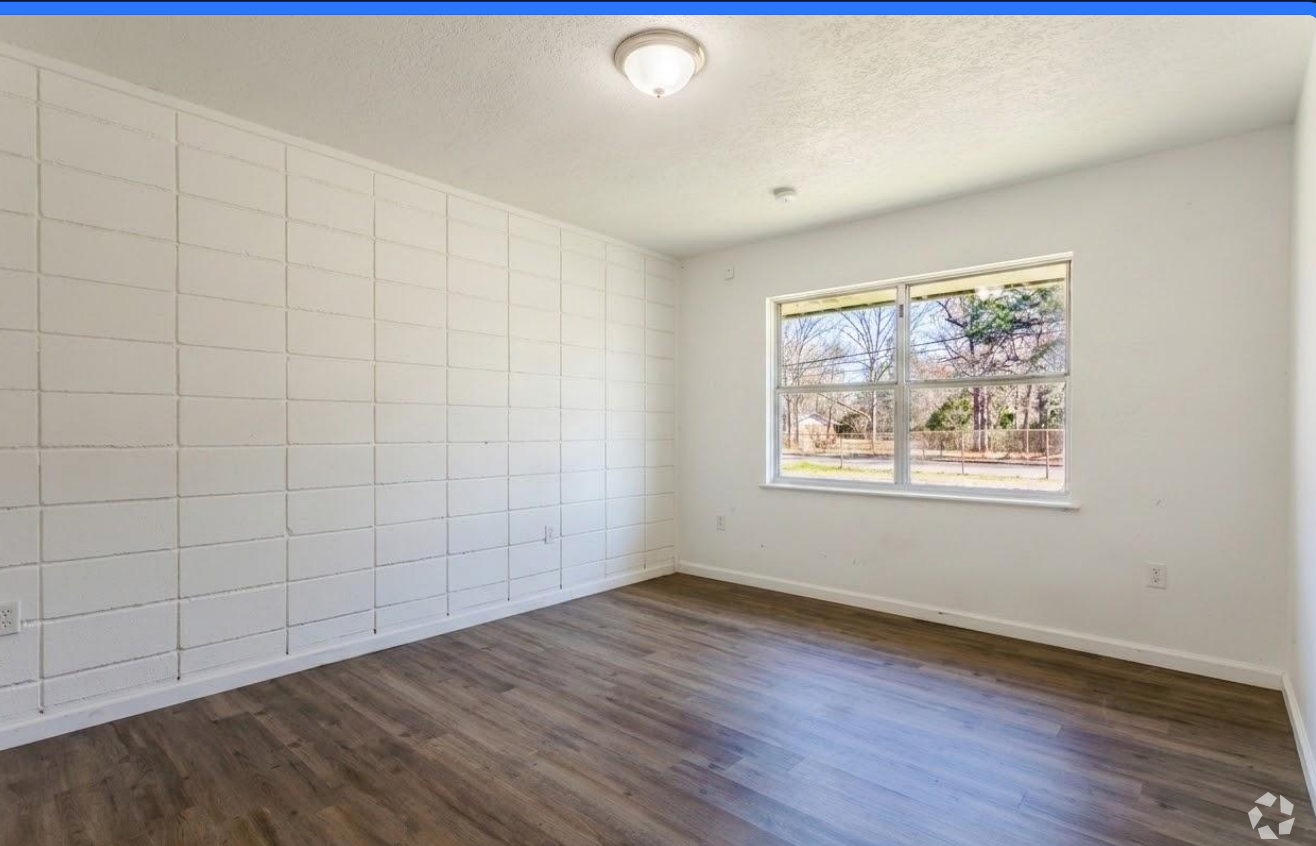


Location Highlights

- Convenient access to US Highway 52, SC Highway 261, and regional transportation routes connecting residents throughout the Pee Dee region
- Near downtown Kingstree retail, dining, schools, government services, and community amenities
- Proximate to major area employers, including Williamsburg County School District, Williamsburg County government, Williamsburg Technical College, MUSC Health Black River Medical Center, dsm-firmenich, Andrews Fabricators, and AGRU America
- dsm-firmenich maintains a Kingstree manufacturing operation with an estimated 101 to 250 employees, while Andrews Fabricators recently announced a \$3 million local expansion expected to create multiple job opportunities.
- Williamsburg County employment base is supported by healthcare, education, public administration, manufacturing, retail, and agriculture
- Recent industrial investment from Andrews Fabricators, AGRU America, and other manufacturers demonstrates continued employer commitment to Williamsburg County
- Kingstree affordable housing profile, limited new multifamily supply, and access to regional employment centers support continued demand for workforce-oriented rental housing

Utilities

- Water/Sewer: Master metered – Landlord responsibility
- Bill-Back Charge \$35/mo, billed with tenant's rent
- Electricity: Tenant-paid
- Common area electric & vacant units – Landlord responsibility
- All Electric – No Gas
- Trash: Landlord responsibility
- Cable/Internet: Tenant-paid. Residents typically use Farmers Telephone Cooperative (FTC) or Spectrum as their service provider.





Andrews Fabricators
\$3M in local expansion
±90 Employees

dsm-firmenich **Manufacturer**
±250 Employees
±4.7 Mi from Subject

 **Kingstree Elementary School**
±362 Students



 **SOLMAX**
Manufacturer
±1,200 Total Employees



 **Kingstree Middle Magnet School of the Arts**
±341 Students

 **W. M. Anderson Primary School**
±364 Students

 **Subject Property**



 **MUSC Health**
Medical University of South Carolina
±300 Employees

 **Williams County Government District**
±350 Employees

 **Kingstree Recreation Department**
Park

 **Williamsburg Technical College**
±688 Students

 **Charleston**
±74 Miles Away



 **Kingstree High School**
±681 Students

 **Columbia**
±83 Miles Away

NI Longstreet St ±11,400 VPD



Google Earth



Financial Overview

825 Tomlinson Street | Kingstree, SC 29556

Financial Summary



Number of Units
48

Average SF Per Unit
±926 SF

Years Built
1970

Lot Size
±3.40 AC

Occupancy
94%

Building Size
±44,452 SF

\$2,949,000
List Price

\$61,438
Price Per Unit

\$66.34
Price Per SF

9.40%
Cap Rate

9.78%
Stabilized
Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. SF	Avg. Rent PSF	Current Avg Rent	Current Monthly Rent	Market Rent	Market Rent PSF	Market Monthly Rent
4	1/1	8%	656	\$1.11	\$725	\$2,900	\$725	\$1.11	\$2,900
20	2/1	42%	900	\$0.88	\$796	\$15,925	\$800	\$0.89	\$16,000
20	3/1	42%	945	\$0.92	\$866	\$17,325	\$875	\$0.93	\$17,500
4	4/1	8%	1,232	\$0.77	\$950	\$3,800	\$950	\$0.77	\$3,800
Scheduled Monthly Rent					\$832	\$39,950	\$838		\$40,200
Scheduled Yearly Rent						\$479,400			\$482,400

Annual Operating Summary

	Current		Year 1 Pro Forma w/Adjusted Taxes		Market	
Scheduled Gross Income	\$479,400		\$479,400	Current Rent	\$482,400	1% Upside
Less Bad Debt/Concessions/Write-Offs	\$0		\$0		\$0	
Less Vacancy Reserve	\$23,970	5.0%	\$23,970	5.0%	\$24,120	5.0%
Other Income (Utility Bill-Back)	\$34.03	\$19,599	\$19,599		\$28,800	\$50/unit
Other Income (Late Fee, Deposits, etc)	\$9,052		\$9,052		\$9,052	
Gross Operating Income	\$503,680		\$503,680		\$515,731	
Expenses	\$130,058	27.1%	\$236,855	49.41%	\$237,698	49.27%*
Net Operating Income	\$373,621		\$266,825		\$278,032	
Loan Payments	\$205,255		\$205,255		\$205,255	
Pre-Tax Cash Flow	\$168,366	61.9%	\$61,569	22.64%	\$72,777	26.76%**
Plus Principal Reduction	\$32,552		\$32,552		\$32,552	
Total Return Before Taxes	\$200,918	73.87%	\$94,122	34.60%	\$105,329	38.72%**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

Laundry & Other income are 2022 Actual

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of SGI	Current	Per Unit	* Pro Forma	Per Unit	Market	Per Unit	% of SGI
Property Taxes	59.967% x FMV x 6% SC Assmt Ratio	5.49%	\$27,645	\$576	\$74,074	\$1,543	\$74,074	\$1,543	15.4%
Off-Site Management	7.0% x GOI	2.16%	\$10,897	\$227	\$35,258	\$735	\$36,101	\$752	7.5%
Insurance	\$725 x units	6.91%	\$34,787	\$725	\$34,800	\$725	\$34,800	\$725	7.2%
Reserves	\$200 x Units	0.00%	\$0	\$0	\$9,600	\$200	\$9,600	\$200	2.0%
Marketing & Advertising	\$30 x Units	0.00%	\$0	\$0	\$1,440	\$30	\$1,440	\$30	0.3%
Repairs & Maintenance	\$450 x Units	1.05%	\$5,301	\$110	\$21,600	\$450	\$21,600	\$450	4.5%
Turnover/Cleaning	\$300 x Units	0.00%	\$0	\$0	\$14,400	\$300	\$14,400	\$300	3.0%
Landscaping	\$700 per month	1.67%	\$8,400	\$175	\$8,400	\$175	\$8,400	\$175	1.7%
Water/Sewer/Trash/Electricity	Actual 2025-26	4.59%	\$23,123	\$482	\$23,123	\$482	\$23,123	\$482	4.8%
Pest Control	\$45 x units	0.00%	\$0	\$0	\$2,160	\$45	\$2,160	\$45	0.4%
General Admin	\$250 x units	3.95%	\$19,905	\$415	\$12,000	\$250	\$12,000	\$250	2.5%
Total Expenses		25.82%	\$130,058	\$2,710	\$236,855	\$4,934	\$237,698	\$4,952	49.3%

	Current	Per Unit	% of SGI
Non-controllable expenses: Taxes, Ins., Reserves	\$62,432	\$1,301	13.0%
Total Expense without Taxes	\$102,413	\$2,134	21.36%

* Pro Forma/Market Property Taxes = FMV x 6% SC Assessment Ratio x 579.80 Mills (Williamsburg Co. / Town of Kingstree, 2025 Tax Levy)

Highlighted Pro Forma Expenses are Estimates

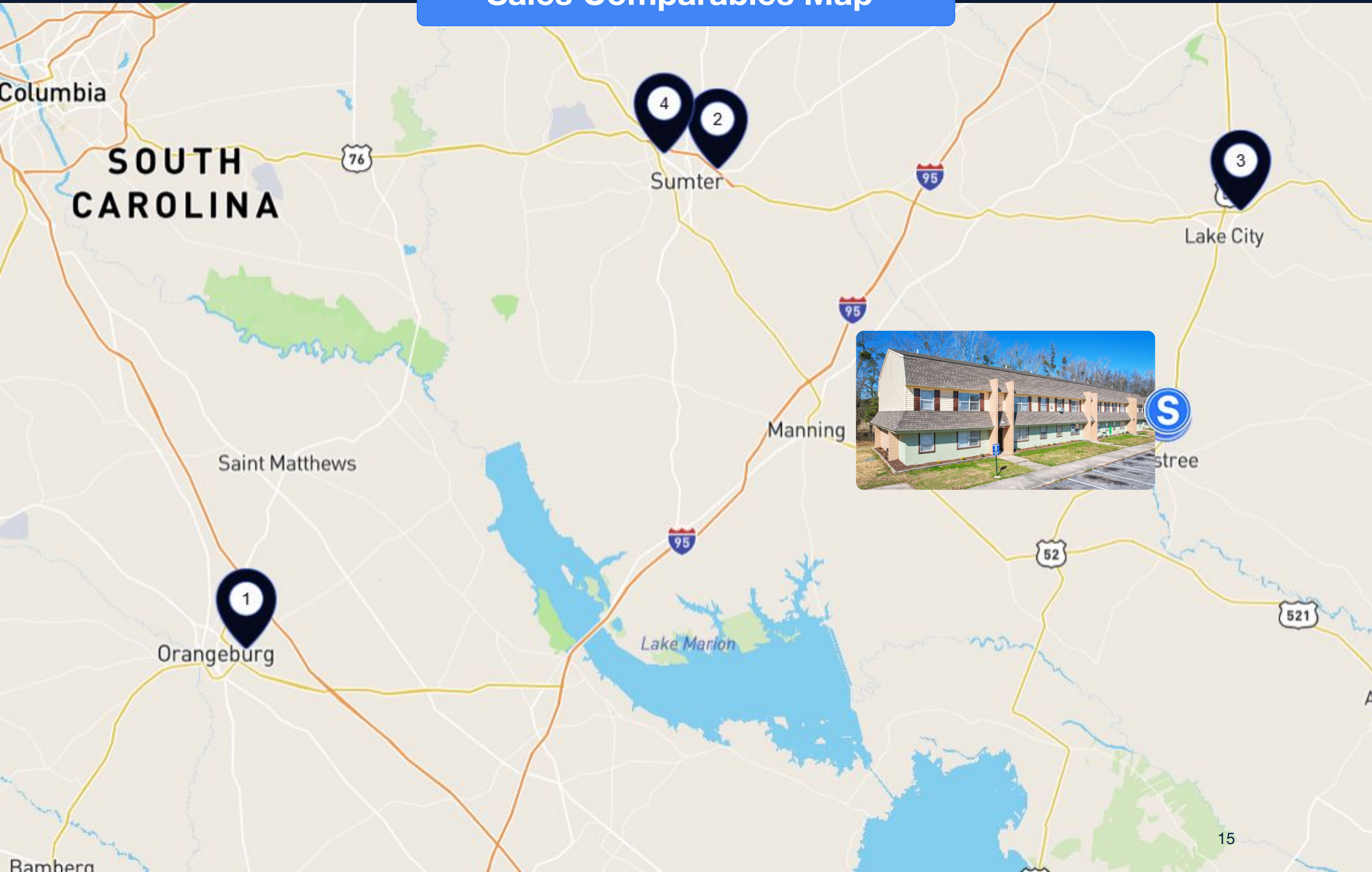
Rent Roll

#	Unit	Mix	Rent	SF	Rent/SF	Notes	Market Rent	Mkt Rent/SF
1	A1	1/1	\$725	656	\$1.11		\$725	\$1.11
2	A2	1/1	\$725	656	\$1.11		\$725	\$1.11
3	A3	1/1	\$725	656	\$1.11	vacant	\$725	\$1.11
4	A4	1/1	\$725	656	\$1.11		\$725	\$1.11
5	B1	2/1	\$800	900	\$0.89		\$800	\$0.89
6	B2	2/1	\$725	900	\$0.81		\$800	\$0.89
7	B3	2/1	\$800	900	\$0.89	vacant	\$800	\$0.89
8	B4	2/1	\$800	900	\$0.89		\$800	\$0.89
9	B5	2/1	\$800	900	\$0.89	vacant	\$800	\$0.89
10	B6	2/1	\$800	900	\$0.89		\$800	\$0.89
11	B7	2/1	\$800	900	\$0.89		\$800	\$0.89
12	B8	2/1	\$800	900	\$0.89		\$800	\$0.89
13	C1	2/1	\$800	900	\$0.89		\$800	\$0.89
14	C2	2/1	\$800	900	\$0.89		\$800	\$0.89
15	C3	2/1	\$800	900	\$0.89		\$800	\$0.89
16	C4	2/1	\$800	900	\$0.89		\$800	\$0.89
17	C5	2/1	\$800	900	\$0.89		\$800	
18	C6	2/1	\$800	900	\$0.89		\$800	
19	C7	2/1	\$800	900	\$0.89		\$800	
20	C8	2/1	\$800	900	\$0.89		\$800	
21	C9	2/1	\$800	900	\$0.89		\$800	
22	C10	2/1	\$800	900	\$0.89		\$800	
23	C11	2/1	\$800	900	\$0.89		\$800	
24	C12	2/1	\$800	900	\$0.89		\$800	
25	D1	3/1	\$800	945	\$0.85		\$875	
26	D2	3/1	\$875	945	\$0.93		\$875	
27	D4	3/1	\$875	945	\$0.93		\$875	
28	D5	3/1	\$875	945	\$0.93		\$875	
29	D6	3/1	\$875	945	\$0.93		\$875	
30	D7	3/1	\$875	945	\$0.93		\$875	
31	D8	3/1	\$875	945	\$0.93		\$875	
32	E1	3/1	\$875	945	\$0.93		\$875	
33	E2	3/1	\$875	945	\$0.93		\$875	
34	E3	3/1	\$875	945	\$0.93		\$875	
35	E4	3/1	\$875	945	\$0.93		\$875	
36	E5	3/1	\$850	945	\$0.90		\$875	
37	E6	3/1	\$800	945	\$0.85		\$875	
38	E7	3/1	\$875	945	\$0.93		\$875	
39	E8	3/1	\$875	945	\$0.93		\$875	
40	E9	3/1	\$875	945	\$0.93		\$875	
41	E10	3/1	\$875	945	\$0.93		\$875	
42	E11	3/1	\$875	945	\$0.93		\$875	
43	E12	3/1	\$875	945	\$0.93		\$875	
44	G1	4/1	\$950	1,232	\$0.77		\$950	
45	G2	4/1	\$950	1,232	\$0.77		\$950	
46	G3	4/1	\$950	1,232	\$0.77		\$950	
47	HPA-D3	3/1	\$875	945	\$0.93		\$875	
48	HPA-G4	4/1	\$950	1,232	\$0.77		\$950	
Totals		48	\$39,950	44,452	\$0.90	6.25%		
Averages			\$832.29	926	\$0.91			

Sales Comparables

	Street Address	City	Sale Price	Per Unit	Sale Date	Units	Building (SF)	PSF	Year Built	10 Yr	Avg SF	Notes
	Hampton Place - 825 Tomlinson St	Kingstree, SC	\$2,949,000	\$61,438	TBD	48	44,452	\$66.34	1970	-	926	94% Occupied - All Units have been renovated - 8% 1 beds/42% 2 beds/42% 3 beds/8% 4 beds
	403 S Thomas Rd	Florence, SC	\$1,080,000	\$90,000	7/13/26	12	11,916	\$90.63	1991	4.46%	993	58% 1 beds/42% 2 beds - Granite Countertops/White Appliances/New LVT Floors
	237 Broad St	Sumter, SC	\$1,325,000	\$82,813	5/22/26	16	13,388	\$98.97	1950	4.35%	837	All 2 bed/1 bath units
	Palmetto Ridge - 889 N Matthews Rd	Lake City, SC	\$3,508,302	\$62,648	6/25/26	56	62,254	\$56.35	2010	4.30%	1,112	93% Occupied - All 2 & 3 Bed units - In good condition
	Archdale - 600-700 Archdale Dr	Sumter, SC	\$4,900,000	\$68,056	4/28/26	72	79,200	\$61.87	1986	3.95%	1,100	83% 2 beds/17% 3 beds - In good condition - White Appliances
Averages			\$75,879					\$76.96				

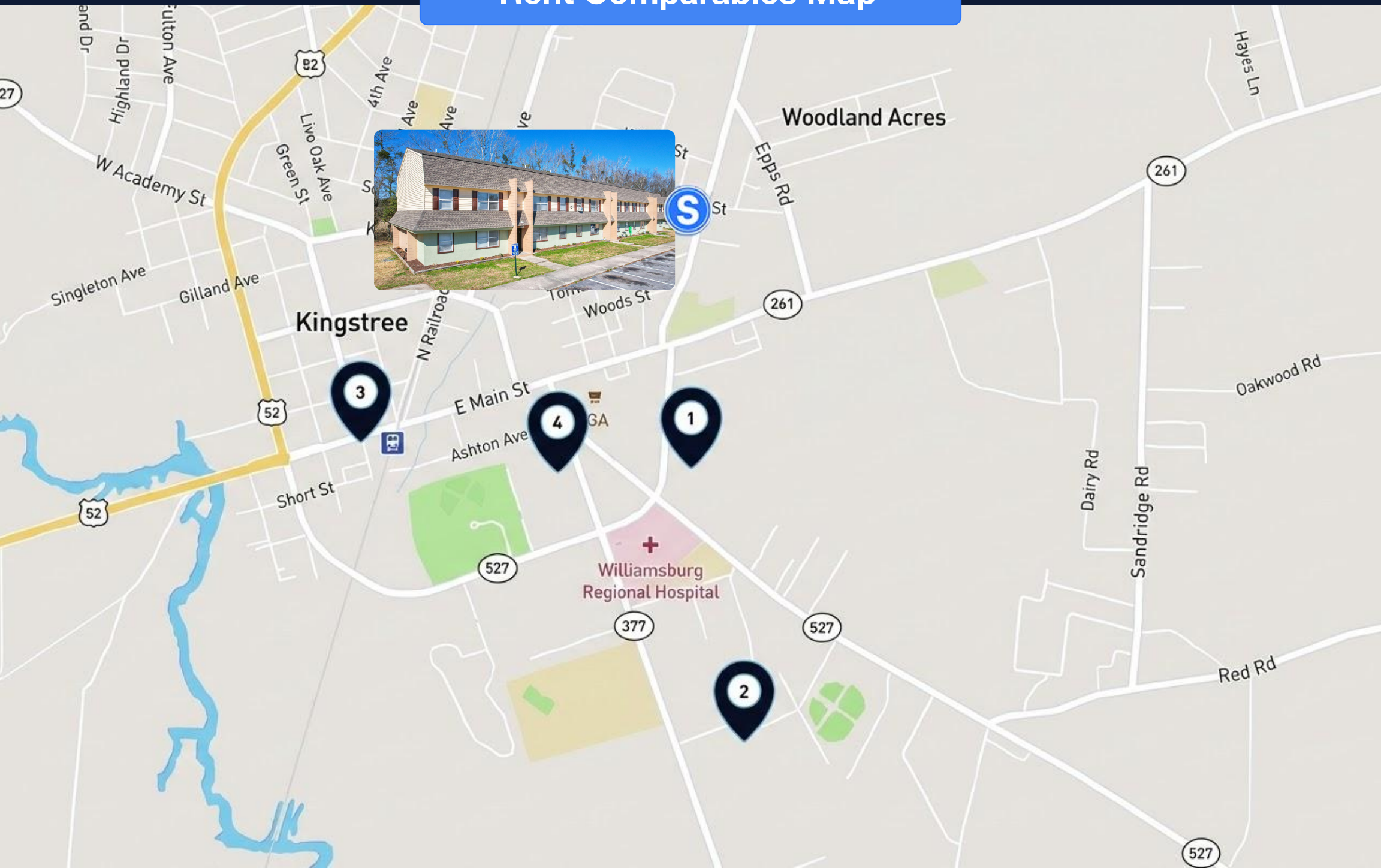
Sales Comparables Map



Rent Comparables

	Address	City	Units	Vintage	Unit Mix	Rent	SF	Price/SF
	Hampton Place Apartments - 825 Tomlinson St	Kingstree	48	1970	1+1	\$725	656	\$1.11
					2+1	\$796	900	\$0.88
					3+1	\$866	945	\$0.92
					4+1	\$950	1,232	\$0.77
	Sandy Bay Apartments - 628 Nelson Blvd	Kingstree	28	1984	1+1	\$705	569	\$1.24
					2+1.5	\$905	827	\$1.09
	808 Sandy Bay Rd	Kingstree	40	1973	2+1	\$850	841	\$1.01
	Lanue Floyd Village - 500 Wilson Buie Blvd	Kingstree	40	1919	1+1	\$650	650	\$1.00
					2+1	\$775	850	\$0.91
					3+1	\$1,050	925	\$1.14
	Butler Crossing 1 Apartments - 208 Martin Luther King Ave	Kingstree	40	2016	2+2	\$995	1,189	\$0.84
					3+2	\$1,143	1,357	\$0.84
Averages					1Bd	\$678	610	\$1.12
					2Bd	\$881	927	\$0.96
					3Bd	\$1,097	1,141	\$0.99

Rent Comparables Map





Market Overview

825 Tomlinson Street | Kingstree, SC 29556

Kingstree, SC

3,244

Total Population

1,287

of Households

\$26,322

Median HH Income

823

Employed Population



Neighborhood Overview

Kingstree serves as the commercial and governmental center of Williamsburg County, supporting steady housing demand from local residents and surrounding rural communities. The neighborhood benefits from convenient access to U.S. Highway 52 and U.S. Highway 521, providing connectivity to Florence, Charleston, and other regional employment centers. The area is characterized by a mix of established single-family neighborhoods, small multifamily properties, and workforce housing, with nearby schools, retail, healthcare services, and county offices reinforcing its role as the community's primary residential and service hub.

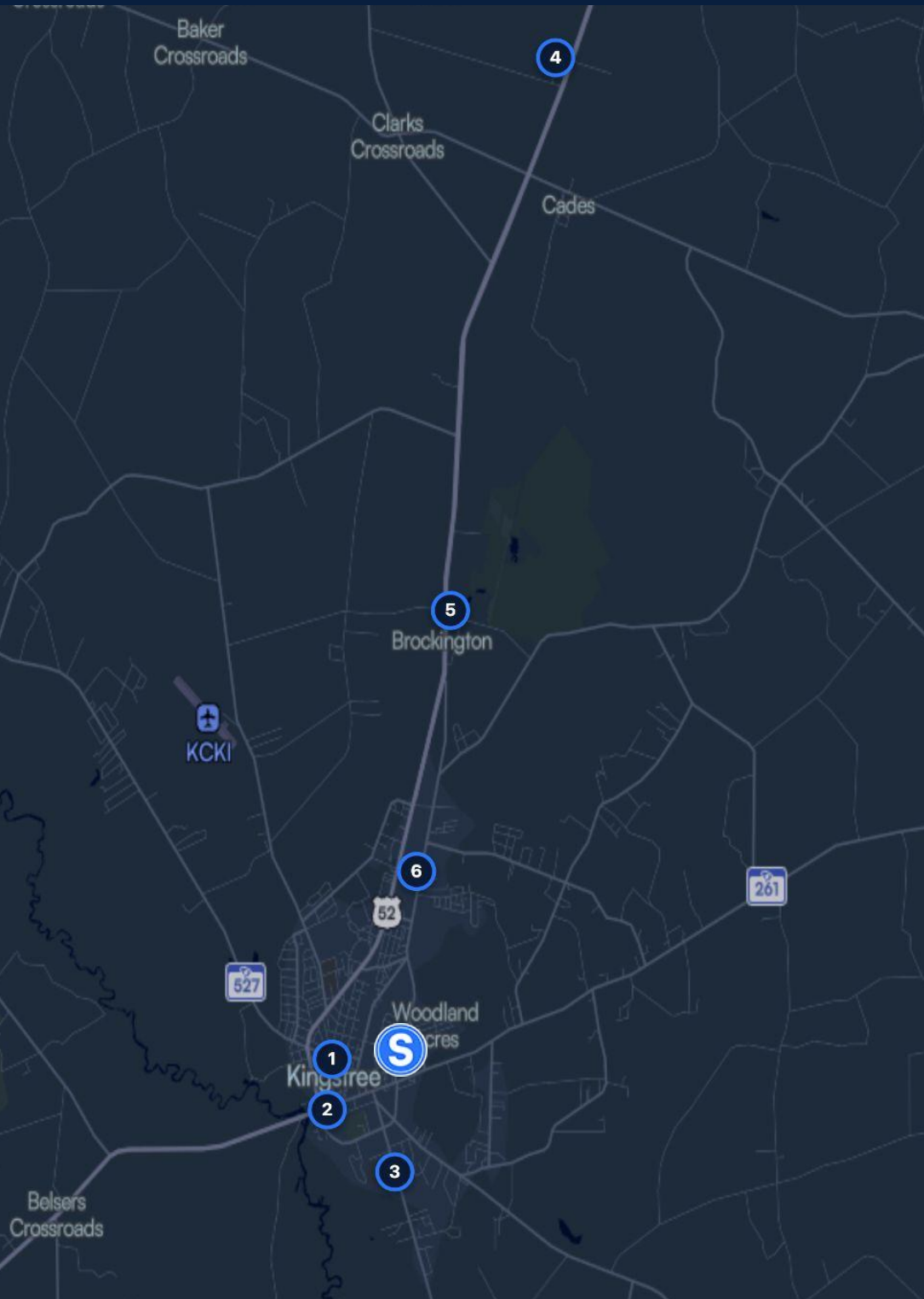
Multifamily demand in Kingstree is driven primarily by the need for affordable workforce housing and the area's stable local employment base. Limited new apartment construction has kept existing rental inventory relatively constrained, supporting consistent occupancy across well-maintained properties. Residents are attracted to the neighborhood's affordability, small-town setting, and access to everyday amenities, while the property's proximity to downtown Kingstree, major employers, and essential services positions it to benefit from stable long-term rental demand.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,923	6,612	8,651
Current Year Estimate	3,085	7,017	9,163
2020 Census	3,270	7,458	9,695
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,199	2,786	3,677
Current Year Estimate	1,282	2,981	3,930
2020 Census	1,356	3,111	4,056
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$56,909	\$67,937	\$67,087

Major Area Employers

The subject property sits within reach of Williamsburg County's largest employment centers — a diversified base spanning healthcare, education, public administration, and advanced manufacturing that anchors long-term demand across the trade area.



7

Major employers
in the area

6

Sectors anchoring
the local economy

101-250

Dsm-firmenich
local count

\$3M+

Andrew Fabricators
announced expansion

Major Employers Providing Stable Tenancy

1

Williamsburg County School District

2

Williamsburg County Government

3

Williamsburg Technical College

4

MUSC Health Black River Medical

5

DSM-Firmenich - Kingstree Plant

6

Andrew Fabricators of Kingstree, Inc.

7

AGRU America- Andrews, SC | ±24 Miles Southeast of Subject Property

DIVERSIFIED EMPLOYMENT BASE

Employment spreads across six resilient sectors — insulating the trade area from any single-industry downturn.



Healthcare

Education

Public Administration

Manufacturing

Retail

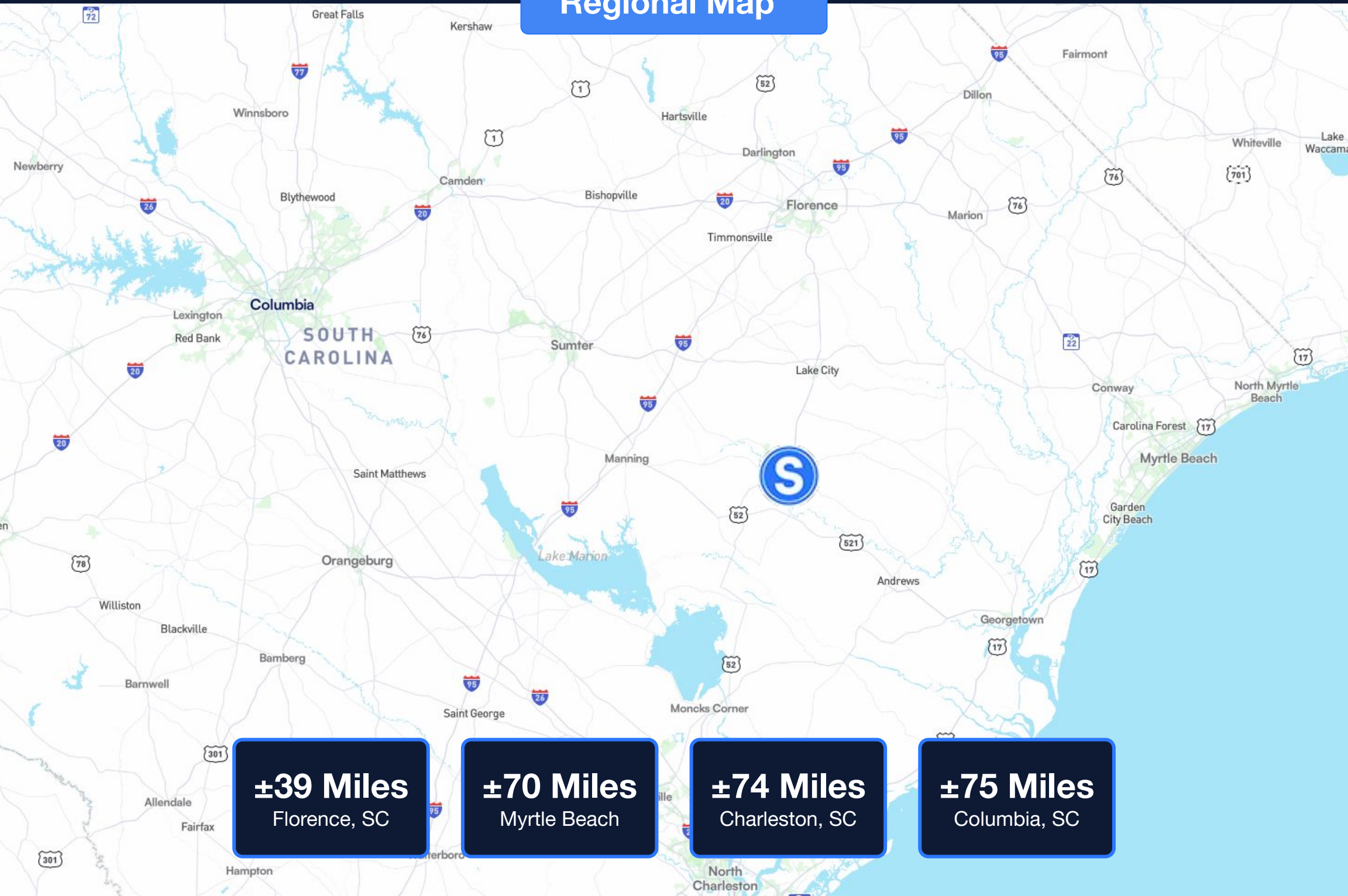
Agriculture

WORKFORCE PIPELINE

Williamsburg Technical College

A local two-year institution supplying skilled talent to the county's manufacturing, healthcare, and public-sector employers — its technical and continuing-education programs feed the region's fastest-growing industries and support ongoing employer expansion.

Regional Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 825 Tomlinson Street | Kingstree, SC 29556. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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