



Park Central Medical-Office Park
Located in an Opportunity Zone
Columbia, South Carolina

Developer:

AVANT
HOLDINGS

Todd Avant, CCIM
Cell: 803 622-7012
tavant@avant holdings.com

807 Gervais Street, Box 15
Columbia, SC 29201

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Park Central

Medical-Office Park

\$60 Million in Streetscaping Underway for N. Main Street

Earlewood Park

N. Main Street

Park Central Sites
1-3 Acres

Prisma Health

Bull Street

USC School of Medicine
Medical Offices

Sunset Drive

Prisma Health
Richland Campus

277

Park Central

Medical-Office Park

277

**Prisma Health
Richland Campus**

**USC School of Medicine
Medical Offices**

Prisma Health

**Park Central
Sites
1-3 Acres**

Sunset Drive

Bull Street

**Palmetto
Pediatrics**

**Columbia
Nephrology**

**Fresenius
Midtown**

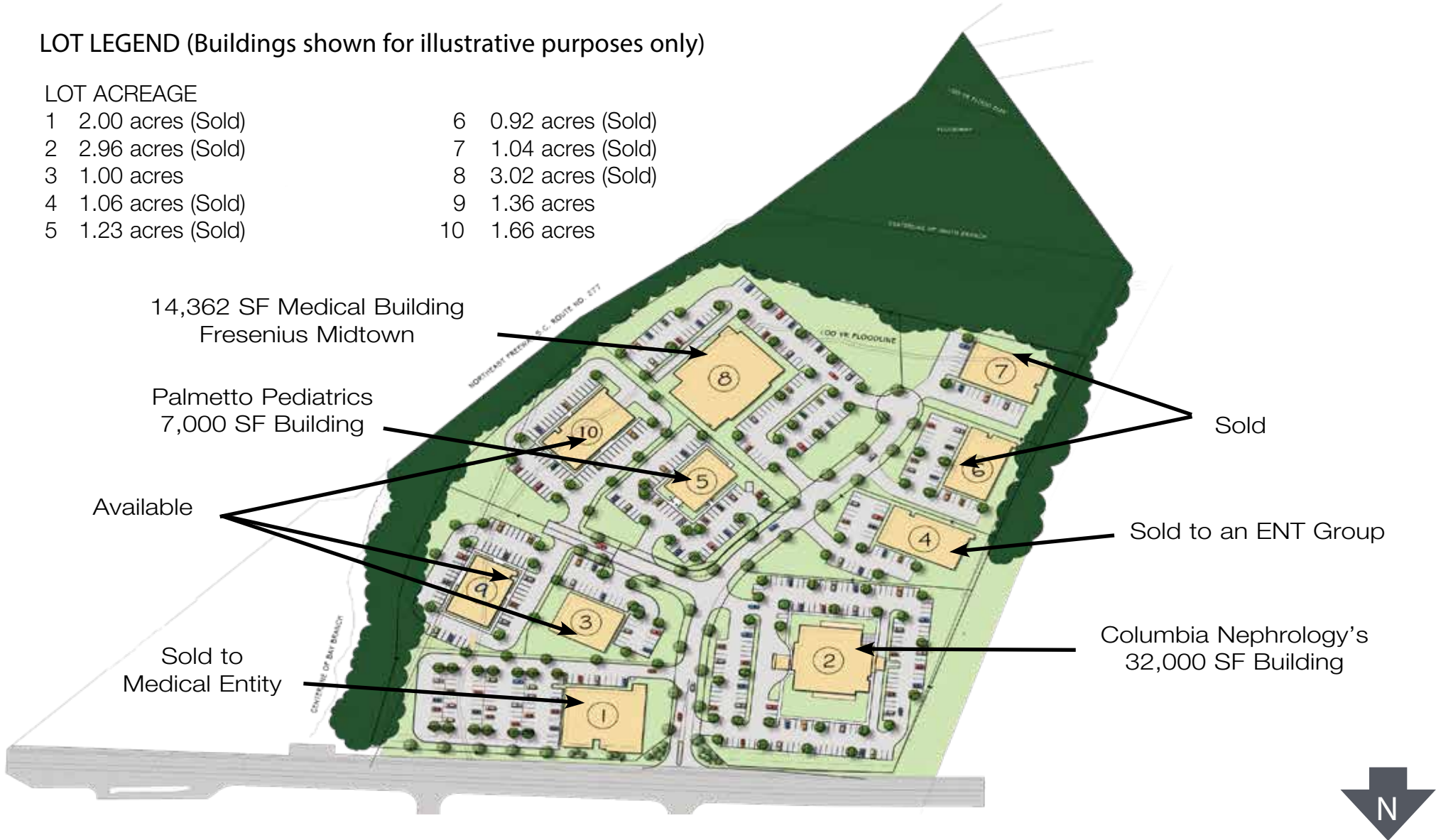
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Conceptual Masterplan

LOT LEGEND (Buildings shown for illustrative purposes only)

LOT ACREAGE

1	2.00 acres (Sold)	6	0.92 acres (Sold)
2	2.96 acres (Sold)	7	1.04 acres (Sold)
3	1.00 acres	8	3.02 acres (Sold)
4	1.06 acres (Sold)	9	1.36 acres
5	1.23 acres (Sold)	10	1.66 acres



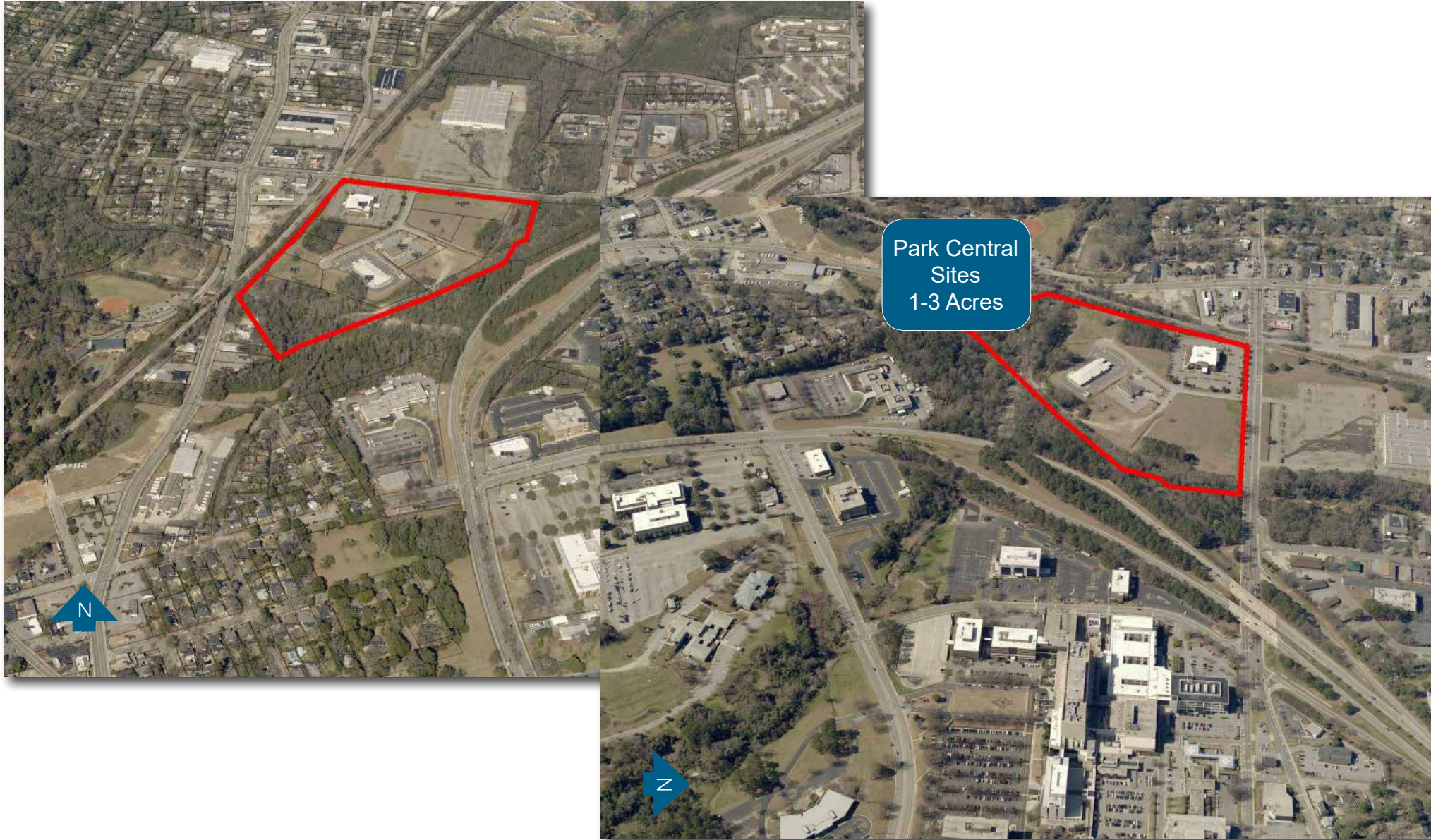
Park Photographs

Park Central
Medical-Office Park



Aerial Photographs

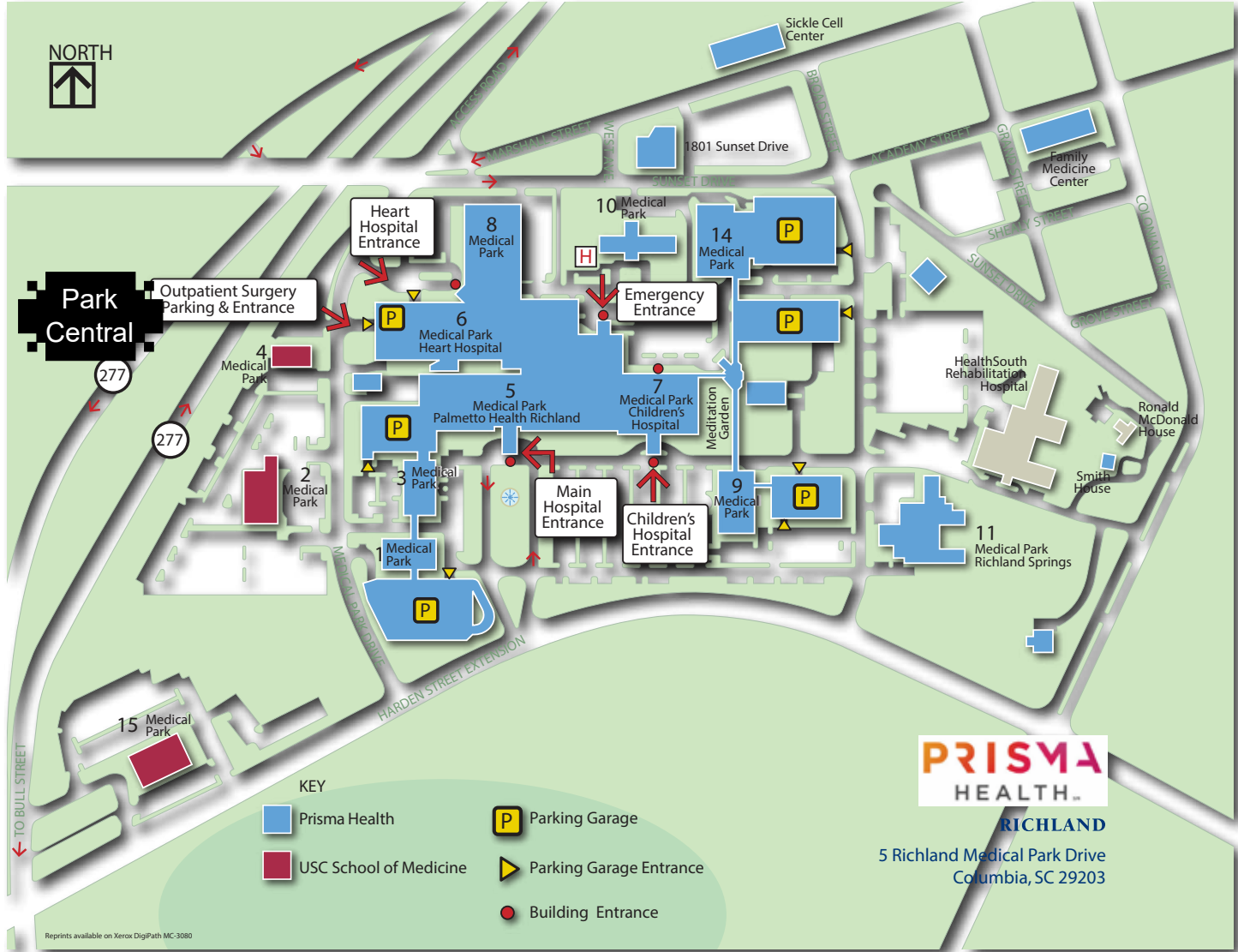
Park Central
Medical-Office Park



Aerial Photographs



Site Map in Relation to Prisma Health Richland



Prisma Health Richland Overview

Prisma Health Richland is one of the largest and most progressive hospitals in the Southeast.

The Prisma Healthcare System comprises four hospitals—Prisma Health Richland and Baptist in Columbia, and the Heart Hospital and Children’s Hospital in Columbia. The Prisma Health hospitals provide care for 70% of the residents of Richland County and more than 55% of the healthcare for the combined Richland/Lexington County area. Prisma Health is the region’s largest private employer.

People remark how fortunate Columbia is to have a health care resource like Prisma Health Richland, especially when they realize just how advanced the staff and facilities of the hospital really are.

Prisma Health Richland:

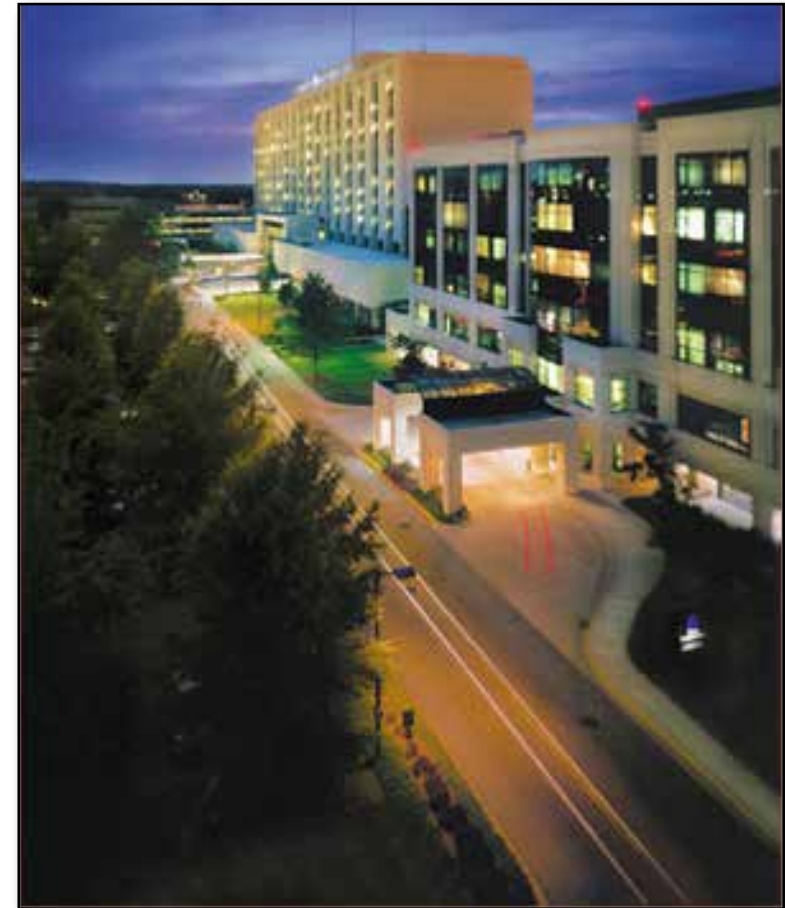
- Was established more than a century ago in Columbia, South Carolina, Prisma Health Richland today is a 649-bed regional community teaching medical center.
- Has more than 225,000 patients from across the state and beyond are served here each year.
- Has more than 4,200 employees and a medical and dental staff of more than 900 provide a wide range of primary and specialty healthcare.

Prisma Health Richland is a fully accredited facility and a major referral center for physicians across South Carolina and beyond.

As a teaching hospital, Prisma Health Richland has 12 physician and dental residency programs and eight fellowship programs with 230 residents on staff.

The hospital is affiliated with the University of South Carolina and other institutions of higher learning to provide training opportunities for medical, dental, pharmacy, nursing and other healthcare students. These affiliations attract nationally known medical professionals to the hospital, and patients benefit from the latest treatment methods developed from their work and from their participation in national research efforts.

Prisma Health Richland’s specialty services include high-risk obstetrics, orthopaedics, cardiology, oncology, nephrology, neonatology, neurology, neurosurgery, medical/surgical services and pediatrics.



Park Central Overview

Park Central
Medical-Office Park

A Professional Medical and Office Community Located in an Opportunity Zone Sunset Drive and Park Central Drive, near Highway 277, Columbia, South Carolina

Description: A ±24-acre, master-planned medical park strategically located near the Prisma Health Richland Campus, the University of South Carolina School of Medicine offices and Columbia's Central Business District (CBD). Recently USC and Prisma Health announced plans to relocate the USC School of Medicine to a \$200 million campus at the Bullstreet District near the Prisma Health Richland campus. The Bullstreet District, approximately one mile away from Park Central, is considered the largest most significant land deal in modern Columbia history with expectations of adding thousands of apartments, with offices, stores and a minor league baseball stadium (\$37 million stadium/entertainment venue completed). Park Central offers approximately 16 acres subdivided into individual sites with a primary focus on medical and professional uses. The balance of the property is reserved as green space consisting of beautiful, mature hardwoods, creating a park-like feel. Off-site detention is also provided within the green space (common area), increasing the usable acreage of the individual lots. Sites for quality medical or office development have become very limited in the CBD or surrounding area. Access is provided via Sunset Drive (near Highway 277) which leads directly to Prisma Richland Hospital. Located just off N. Main Street, a hot spot for new development and unique eateries along with \$60 million in streetscaping underway. Streetscaping along Sunset Drive directly in front of Park Central includes ornamental streetlights, sidewalks, live oaks and landscaping. Park Central offers protective covenants, architectural review, extensive landscaping and attractive, controlled signage throughout. All infrastructure is in place or available, including roads, streetlights, curbs, gutters, storm-water drainage, off-site detention, sewer, water, electricity, cable, fiber optic, and phone lines.

Zoning: C-3 City of Columbia

Pricing: Seven sites have been sold in the park with three sites currently available by the developer.

Site	Size	Price
3	1.00 Acres	\$8.75/SF (\$381,150 per Acre)
9	1.36 Acres	\$8.75/SF (\$381,150 per Acre)
10	1.66 Acres	\$8.75/SF (\$381,150 per Acre)

Build-To-Suit and Project Management Services also available.

Developer: Avant-Park Central, LLC



Park Central is located in an Opportunity Zone. An Opportunity Fund is a new investment vehicle created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investment in targeted communities called Opportunity Zones.

What are Opportunity Zones?

Opportunity Zones are census tracts designated by state and federal governments targeted for economic development. Essentially, Opportunity Funds can only invest in the construction of new buildings and the substantial improvement of existing unused buildings. If an Opportunity Fund invests in the improvement of an existing building, it must invest more in the improvement of the building than it paid to buy the building. Whether the building is constructed from the ground up or improved, the development of the building must be completed within 30 months of purchase.

Why invest in Opportunity Funds?

Opportunity Funds allow investors to defer federal taxes on any recent capital gains until December 31, 2026, reduce that tax payment by up to 15%, and pay as little as zero taxes on potential profits from an Opportunity Fund if the investment is held for 10 years.

How does Opportunity Fund Investing Work?

An investor who has triggered a capital gain by selling an asset like stocks or real estate can receive special tax benefits if they roll that gain into an Opportunity Fund within 180 days. There are three primary advantages to rolling over a capital gain into an Opportunity fund:

1 - Defer

Defer the payment of your capital gains until Dec 31, 2026 and reduce the taxes you owe by 10% if held for 5 years.

2 - Reduce

Reduce the tax you owe by up to 15% after 7 years.

3 - Pay Zero

Those who hold their Opportunity Fund investment for at least 10 years can expect to pay no capital gains taxes on any appreciation in their Opportunity Fund investment. That's because Opportunity Fund gains earned from Opportunity Zone investments can qualify for permanent exclusion from the capital gains tax if the investment is held for at least 10 years.

Demographics

Park Central Drive, Columbia, SC

	3 Miles	5 Miles	10 Miles		3 Miles	5 Miles	10 Miles		3 Miles	5 Miles	10 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	71,349	164,528	363,218	0 - 4	5.6%	5.4%	5.6%	2018 Estimate	\$34,583	\$40,290	\$49,520
2018 Estimate	74,862	174,448	390,774	5 - 9	4.7%	4.9%	5.4%	2023 Projection	\$39,032	\$45,618	\$54,854
2023 Projection	77,997	182,039	410,443	10 - 14	4.1%	4.5%	5.3%				
% Chg. 2018-2023	4.2%	4.4%	5.0%	15 - 19	11.5%	8.4%	7.6%	Average Household Income			
				20 - 24	14.6%	13.0%	11.0%	2018 Estimate	\$52,437	\$61,773	\$69,036
Households				25 - 34	16.1%	16.5%	15.8%	2023 Projection	\$59,498	\$69,585	\$77,680
2010 Census	28,673	67,568	142,493	35 - 44	10.0%	11.2%	12.1%				
2018 Estimate	30,546	72,163	154,202	45 - 54	9.7%	10.4%	11.2%	Per Capita Household Income			
2023 Projection	32,097	75,670	162,491	55 - 64	10.9%	11.2%	11.6%	2018 Estimate	\$23,288	\$26,631	\$28,234
				65 - 74	7.2%	8.1%	8.5%	2023 Projection	\$26,317	\$29,952	\$31,686
Families				75 - 84	3.7%	4.2%	4.1%				
2010 Census	13,040	33,219	82,212	85+	1.9%	2.3%	1.8%	2018 Household Income Dist.			
2018 Estimate	13,266	34,086	86,684					Less than \$15,000	22.6%	17.9%	13.3%
2023 Projection	13,642	35,150	90,416	Median Age				\$15,000 - \$24,999	13.6%	12.4%	10.3%
				2010 Census	28.8	31.8	32.9	\$25,000 - \$34,999	14.2%	13.0%	11.4%
2018 Dist. by Race & Ethnicity				2018 Estimate	30.1	33.2	34.5	\$35,000 - \$49,999	14.2%	15.3%	15.4%
White Alone	37.3%	46.9%	51.4%	2023 Projection	30.9	33.9	35.2	\$50,000 - \$74,999	15.0%	16.2%	18.0%
Black Alone	56.7%	46.2%	40.3%					\$75,000 - \$99,999	8.6%	9.3%	12.0%
American Indian Alone	0.3%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	7.0%	8.9%	11.7%
Asian Alone	2.1%	2.0%	2.6%	2010 Census	2.13	2.17	2.32	\$150,000 - \$199,999	2.5%	3.3%	4.1%
Pacific Islander Alone	0.0%	0.1%	0.1%	2018 Estimate	2.12	2.18	2.33	\$200,000 and Up	2.3%	3.6%	3.8%
Some Other Race Alone	1.6%	2.4%	2.7%	2023 Projection	2.11	2.18	2.33				
Two or More Races	2.0%	2.1%	2.6%					2018 Business Data			
Hispanic Origin (Any Race)	3.6%	4.8%	6.0%	2018 Housing Data				Total Businesses:	5,088	9,291	16,004
				Owner Occ. Housing Units	11,027	31,893	84,476	Total Employees:	85,420	144,737	241,898
				Renter Occ. Housing Units	19,519	40,270	69,727				