



SEVEN OAKS SHOPPING CENTER

RETAIL INVESTMENT OFFERING | COLUMBIA, SC



THE OFFERING

Trinity Partners, LLC is pleased to present the opportunity for interested investors to acquire the fee interest in the Seven Oaks Shopping Center located in Columbia, S.C. This seasoned shopping center was originally constructed in 1988 as a Food Lion and K-Mart anchored neighborhood center. Although contiguous, the K-Mart space was always under separate ownership from that of the Seven Oaks Shopping Center. Subsequent to K-Mart's closing, the K-Mart building was sold to Extra Space Storage in February of 2015 for conversion to climate-controlled storage. With BI-LO and ALDI having located within ¼-mile of the Seven Oaks Shopping Center, Food Lion closed, and their space was subsequently leased to Big Lots and Genuine Auto Parts (NAPA).

The Seven Oaks Shopping Center is situated at the intersection of St. Andrews and Bush River Road in the Harbison/St. Andrews submarket of northwest Columbia. The 4-lane St. Andrews Road is one of the primary corridors through which residents of the St. Andrews, Harbison, and Irmo areas of northwest Columbia access Interstate 26 for their daily commutes to and from the Columbia central business district. Seven Oaks is surrounded by residential subdivisions and is within 1-mile of Columbia's largest retail corridor, Harbison Boulevard which is anchored by the 820,000 square foot Columbiana Centre Mall. The Harbison/St. Andrews retail submarket consists of over 3.5 million square feet of retail space with a vacancy rate approximating 10.36%.

Situated along St. Andrews Road within a mile of the Seven Oaks Shopping Center are (4) of the area's largest schools with a collective student population of over 4,000.

The Seven Oaks Shopping Center represents an opportunity to acquire a well-located retail center in the densely populated Harbison/St. Andrews sub-market of Columbia. Although offered on an un-priced basis, investors will have the opportunity to acquire the asset at a substantial discount to replacement cost and at an attractive in-place yield with the ability to substantially increase cash flow through the leasing of 14,575 square feet of vacant shop space.



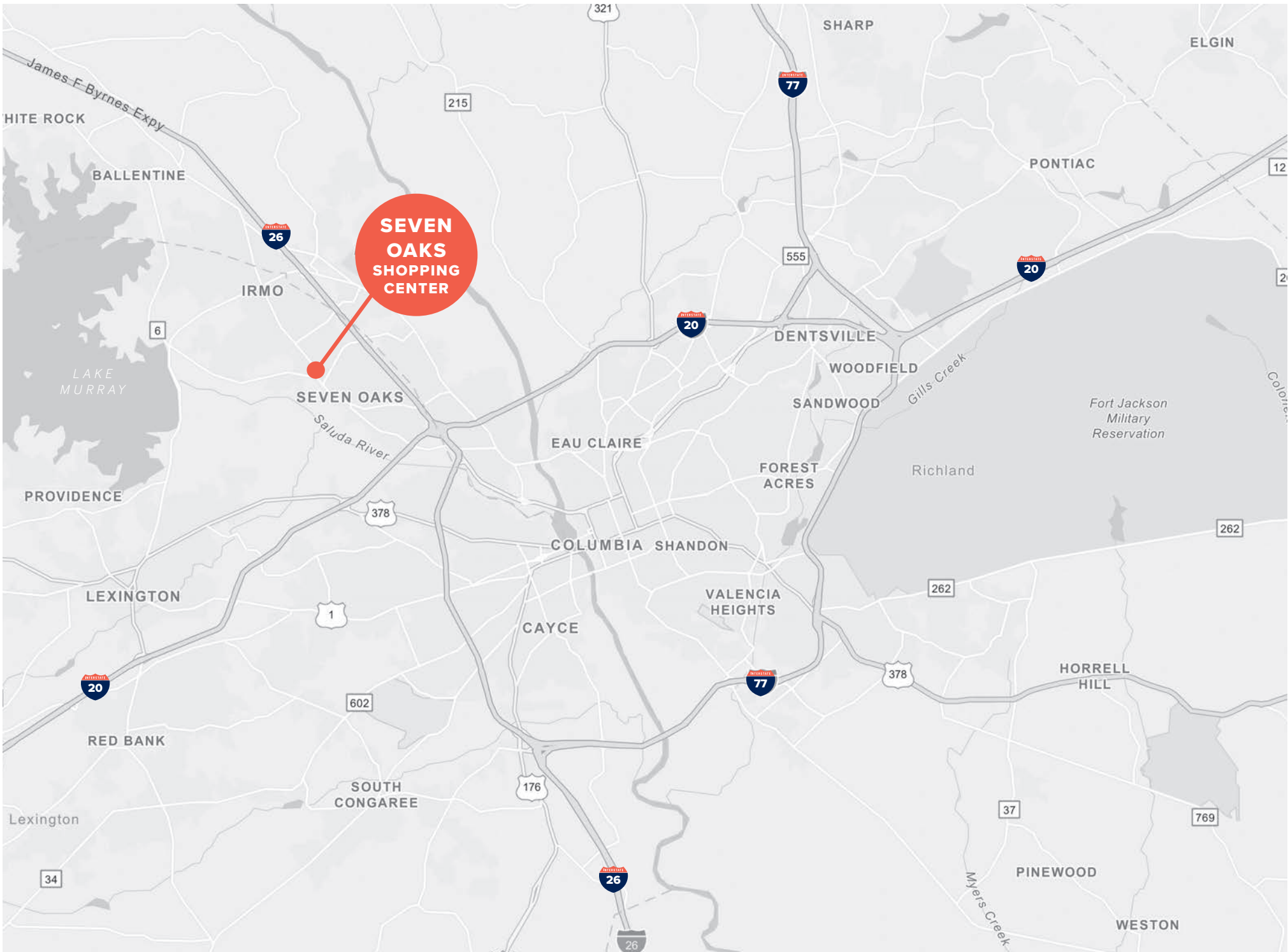


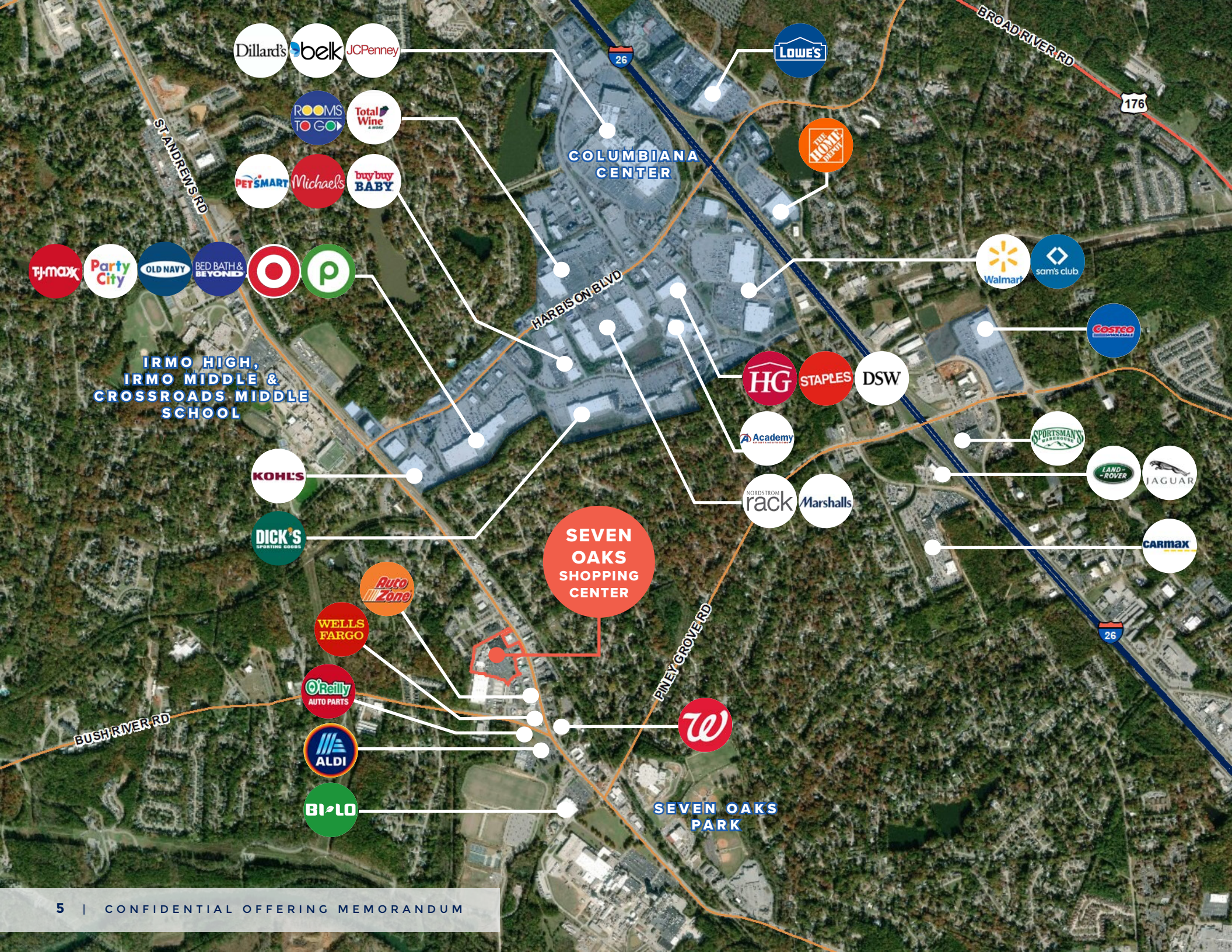
EXECUTIVE SUMMARY

ADDRESS	6169 St. Andrews Road – Columbia, SC
YEAR DEVELOPED	1988
TOTAL OFFERING GLA	83,277 SF
TOTAL SITE SIZE	± 8.46 Acres
PARKING SPACES	349 (4.19 spaces/1,000 RSF)
TRAFFIC COUNTS	St. Andrews Rd – 19,000 VPD Bush River Rd – 7,600 VPD

ANCHOR TENANTS	SQUARE FEET	% OF GLA	LEASE EXPIRATION
BIG LOTS	29,272	35.15%	1/31/21
GENUINE AUTO PARTS	13,198	15.85%	8/31/22

OCCUPANCY	82.5%
CURRENT VACANCY	14,575 SF
IN-PLACE NOI	\$368,763
ASKING PRICE	Un-Priced







INVESTMENT HIGHLIGHTS

DESIRABLE LOCATION

Situated in the midst of the mature and densely populated St. Andrews area of Columbia, the Seven Oaks Shopping Center is conveniently located at the signalized intersection of St. Andrews and Bush River Roads. The 5-lane Saint Andrews Road is home to numerous national and local retailers with no viable sites remaining for new, competing retail developments.

STRONG DEMOGRAPHICS

Population in excess of 117,000 with an average household income of \$76,800 within a 5-mile radius of the property.

LOW OPERATING EXPENSES

Pass Through expenses at Seven Oaks approximates \$1.89/SF, substantially lower than competing properties in the sub-market.



INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY

Ownership will have the opportunity to substantially increase the property's cash flow through the lease-up of the current 14,575 square feet of shop space vacancy.

SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

The Seven Oaks Shopping Center presents interested investors the opportunity to acquire a strongly positioned retail center at a basis substantially below that of the property's replacement cost. This below replacement cost basis will enable a new owner to aggressively compete against other properties in the sub-market for new tenants.





SITE PLAN

SUITE	TENANT	SF
	Big Lots	29,272
	Genuine Auto Parts	13,198
1	Splurge	3,000
2	Zorbas	7,865
3	Available	1,500
4	Available	1,980
5	Dubose Fitness	2,430
6	Cecila's Mexican Restaurant	2,520
7	Credit Central	1,296
8	Available	5,980
9	Mikinos Japanese Restaurant	2,256
10	Available	2,325
11	Georgia Hair	1,860
12	Available	2,790
13	Kitty's Hallmark	5,005
Total GLA		83,277 SF
Total Available		14,575 SF
Occupancy		82.5%

