TOWNES AT ABNER CREEK

GREENVILLE, SC MSA

JLL

TOWNES AT ABNER CREEK

JLL, as exclusive advisor, is pleased to present Townes at Abner Creek (the "Property", the "Community"), a 132-home, to be built, Class A Build-to-Rent (BTR) investment opportunity located in Greenville, South Carolina. The Property will consist 3-bedroom townhomes, each featuring 1-car garages.

The forward sale structure enables the investor to take down the project in tranches, aligning capital deployment with construction delivery and lease-up performance. Upon completion, the community will feature high-quality townhomes with modern floor plans, attached garages, and curated amenities to maximize resident satisfaction and retention.

Townes at Abner Creek is strategically positioned near major transportation corridors, including I-85 and Highway 101, providing strong regional connectivity. The site benefits from proximity to key employment centers such as BMW Manufacturing, Greenville-Spartanburg International Airport, and nearby industrial and logistics hubs. Planned for townhomes, The Property offers an attractive residential opportunity in a rapidly growing submarket with strong demand for high-quality housing.

The Greenville MSA is one of the fastest-growing regions in the southeast, driven by strong population growth, a diversified economy, and sustained inbound migration. Anchored by major employers in advanced manufacturing, logistics, and healthcare, the area provides a stable employment base that fuels long-term housing demand coupled with declining homeownership affordability. These macro tailwinds, coupled with increasing institutional demand for scaled BTR communities, position Townes at Abner Creek as a durable cash-flowing asset with compelling long-term exit opportunity.

ADDRESS
743 ABNER CREEK RD,
GREER, SC 29651

COUNTY
SPARTANBURG COUNTY

TYPE
TOWNHOMES

UNITS
132

VINTAGE
2026

AVERAGE SQUARE FOOTAGE
1,470 SF

AVERAGE MARKET RENTS
$2,100 | $1.43 PSF

FIRST DELIVERIES
OCTOBER 2026

INVESTMENT HIGHLIGHTS

No. 1
INSTITUTIONAL-QUALITY BUILD-TO-RENT OPPORTUNITY

No. 2
STERLING SURROUNDING DEMOGRAPHICS

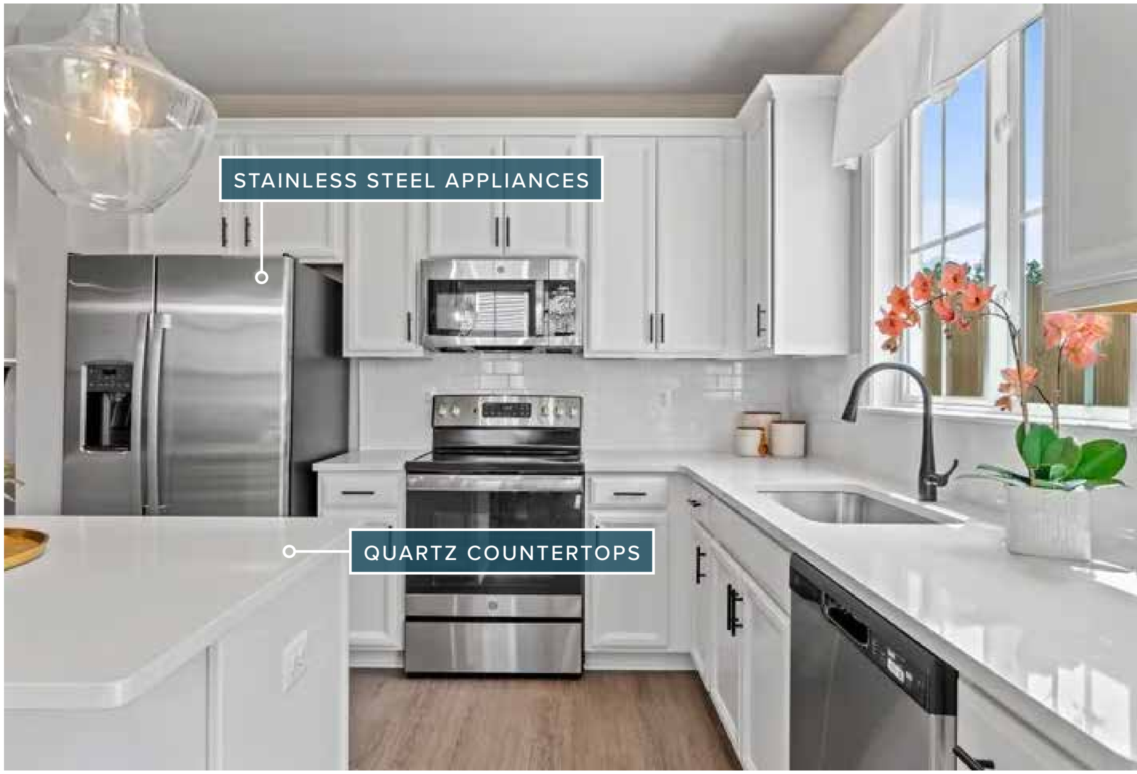
No. 3
PREMIER LOCATION WITH SUPERIOR CONNECTIVITY

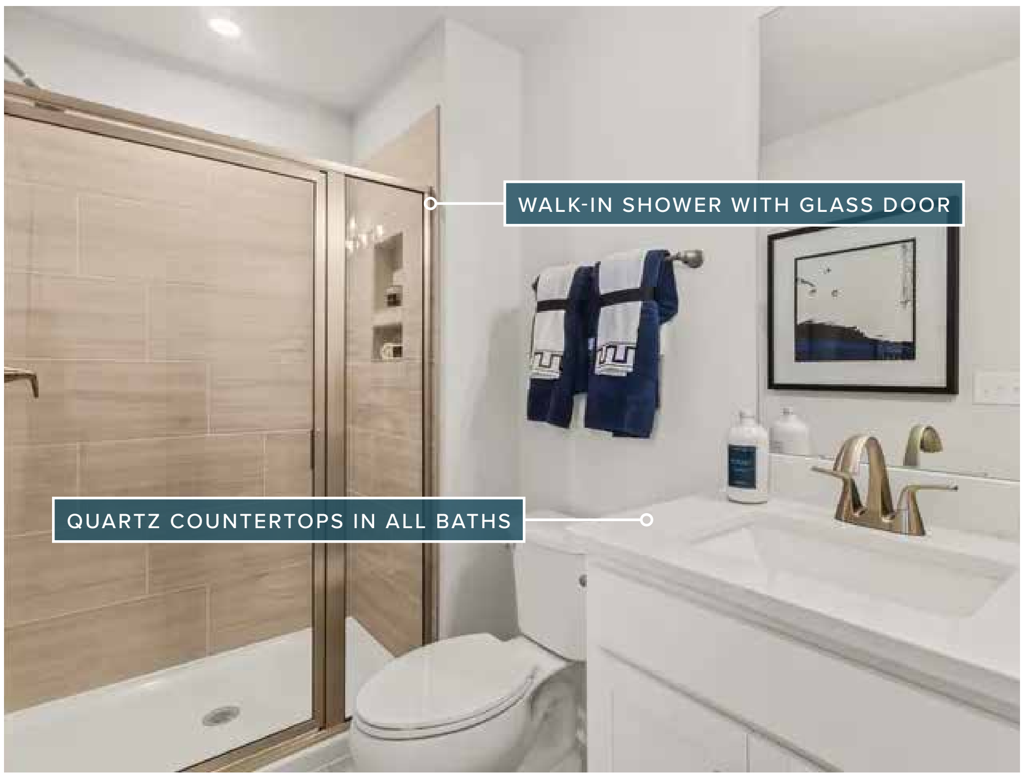
No. 4
FAVORABLE SUPPLY-DEMAND DYNAMICS

No. 5
DISCOUNT TO RETAIL HOMES & HOME OWNERSHIP

LUXURIOUS NEW CONSTRUCTION TOWNHOMES

Towns at Abner Creek will offer residents spacious floorplans that provide the privacy and comfort of a home with the flexibility of a lease.





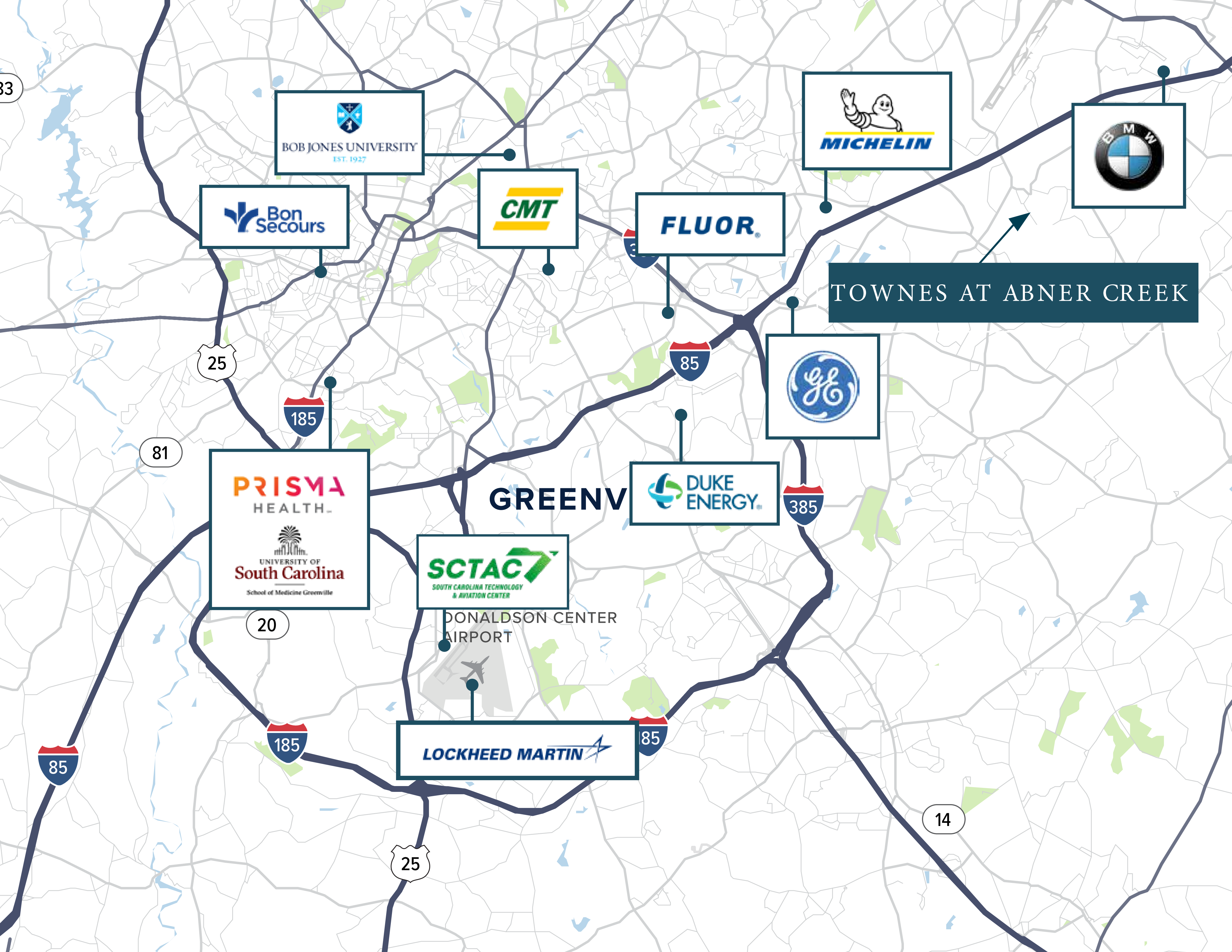
JEWEL OF THE SUBMARKET

With all the offerings of a premier Townhome at a fraction of the cost of the monthly mortgage.

**Representative Stanley Martin Communities*

STERLING SURROUNDING DEMOGRAPHICS

TOWNES AT ABNER CREEK	1 MILE	3 MILE	5 MILE	GREENVILLE - ANDERSON - GREER MSA
AVERAGE HOUSEHOLD INCOME				
2030 Projection	$195,014	$165,805	$138,988	$90,703
2025 Estimate	$192,689	$162,892	$136,171	$89,893
POPULATION				
2030 Projection	2,399	21,481	94,750	439,538
2025 Estimate	2,127	19,878	89,701	397,154
2020 Census	1,681	17,495	83,640	355,241
Annual Growth (2010-2025)	7.30%	3.20%	2.20%	1.30%
Median Age	36.0	38.6	38.9	37.1
HOUSEHOLDS				
2025 Estimate	714	7,318	34,410	154,688
2030 Projection	810	7,951	36,555	173,468
Annual Growth (2010-2025)	6.9%	3.2%	2.0%	1.8%



BOB JONES UNIVERSITY
EST. 1927
Bon Secours
CMT
FLUOR
MICHELIN
BMW
TOWNES AT ABNER CREEK
GE
DUKE ENERGY
PRISMA HEALTH
UNIVERSITY OF South Carolina
School of Medicine Greenville
GREENV
SCTAC
SOUTH CAROLINA TECHNOLOGY & AVIATION CENTER
DONALDSON CENTER AIRPORT
LOCKHEED MARTIN
25
185
81
85
385
20
14

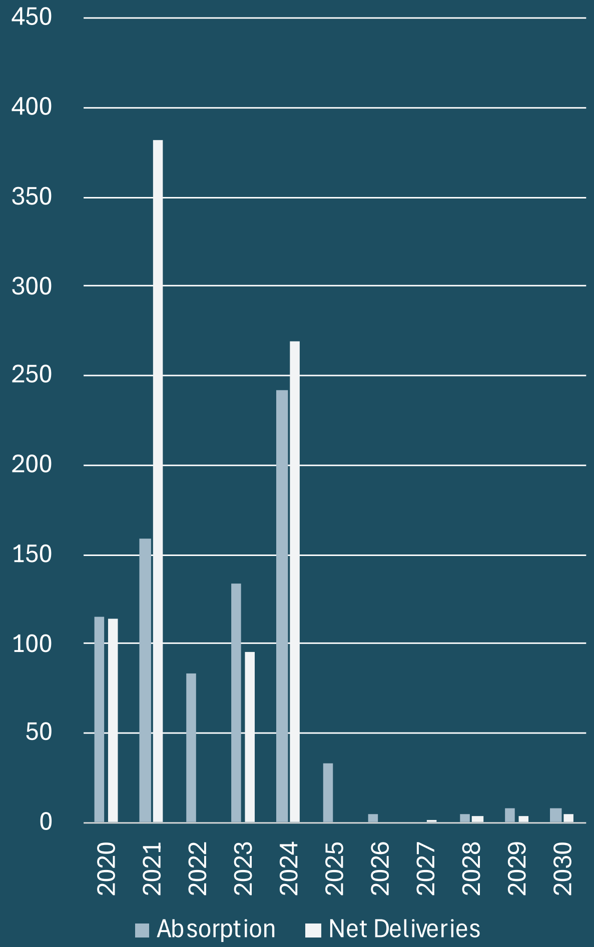
FAVORABLE SUPPLY-DEMAND DYNAMICS

Limited competing supply of purpose-built single-family rental communities within the sub-market creates a competitive leasing environment.

DEVELOPMENT BREAKDOWN BY MARKET

EAST GREENVILLE BTR PIPELINE

BTR SUPPLY & DEMAND

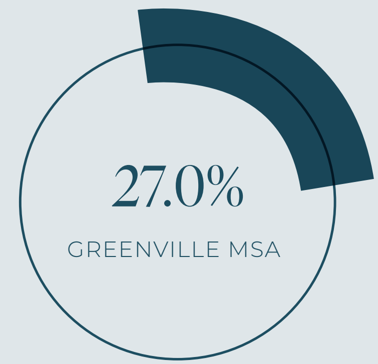


DEMAND FOR RENTAL HOUSING: GREENVILLE

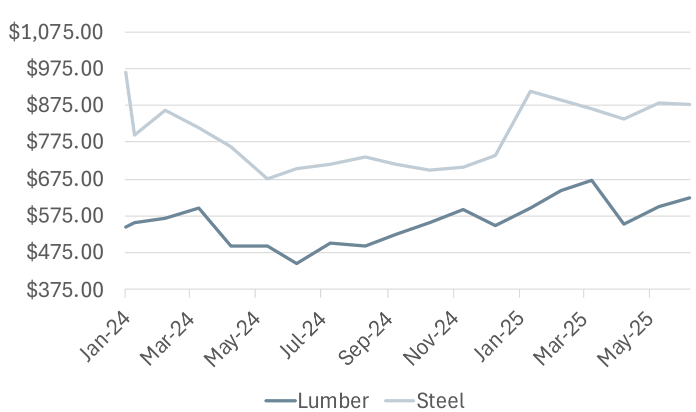
PENT UP RENT GROWTH: HIGH DEMAND & LIMITED SUPPLY

Greenville's rapid population and job growth, combined with declining housing affordability, has created exceptional demand for quality rental housing. With home prices and mortgage rates outpacing income growth, many households are priced out of ownership but still seek the space, privacy, and lifestyle of a single-family home. BTR communities uniquely meet this need, attracting millennial families, empty-nesters, and in-migrants from higher-cost markets. Despite this demand, Greenville remains in the early stages of BTR adoption, with limited purpose-built supply and strong absorption velocity. As a result, BTR communities in the metro have consistently demonstrated faster lease-up, higher occupancy, and stronger rent growth relative to traditional multifamily, positioning the asset class as one of the most compelling investment opportunities in the market.

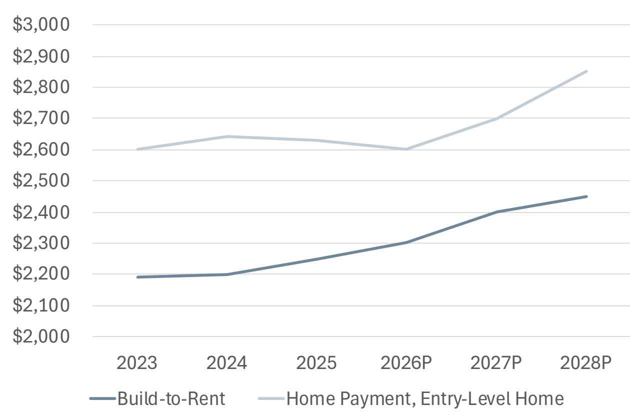
RENT-TO INCOME RATIO



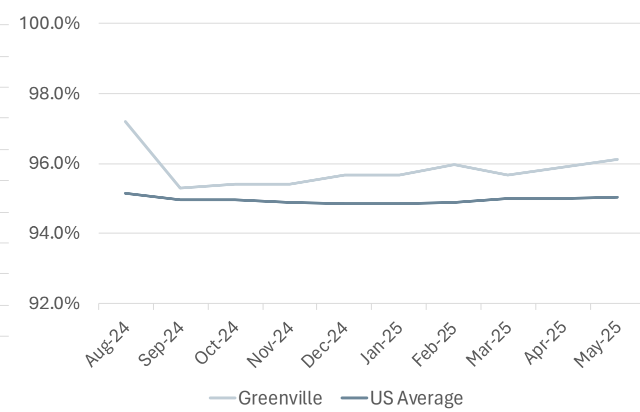
LUMBER & STEEL PRICES



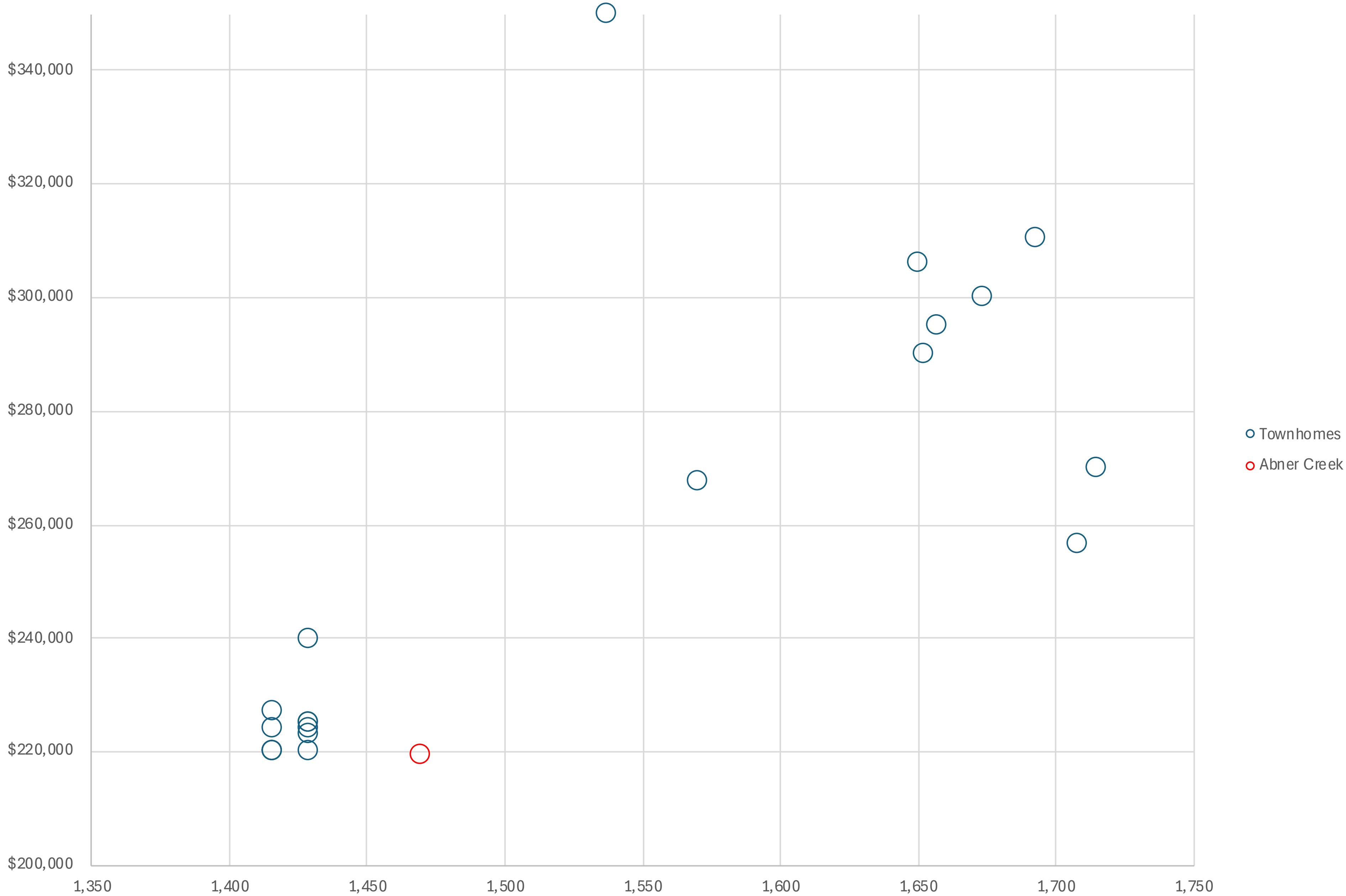
OWNED HOUSING COST VS RENTS



BUILD-TO-RENT OCCUPANCY (GREENVILLE) VS. US OCCUPANCY



DISCOUNT TO RETAIL HOMES IN THE SURROUNDING AREA



TOWNHOMES

Address	Date Sold	Type	Beds	Baths	Footage	Price	Price Per Sq. Ft.
796 Embark Cir	Aug-25	TH	3	3	1,429	$223,900	$157
431 Clare Bank Dr	Aug-25	TH	3	3	1,537	$350,000	$228
792 Embark Cir	Aug-25	TH	3	3	1,429	$224,900	$157
100 Hingham Way	Aug-25	TH	3	2	1,615	$360,000	$223
798 Embark Cir	Jul-25	TH	3	3	1,416	$224,000	$158
604 Glassyrock Ct	Jun-25	TH	3	3	1,650	$306,000	$185
748 Embark Cir	Jun-25	TH	3	3	1,416	$227,000	$160
357 Stirrup Ct	Apr-25	TH	3	3	1,652	$290,000	$176
348 Stirrup Ct	Mar-25	TH	3	3	1,570	$267,500	$170
742 Embark Cir	Mar-25	TH	3	3	1,416	$219,900	$155
304 Rockbrook Ct	Feb-25	TH	3	3	1,674	$300,000	$179
740 Embark Cir	Feb-25	TH	3	3	1,429	$219,900	$154
736 Embark Cir	Feb-25	TH	3	3	1,429	$222,900	$156
349 Stirrup Ct	Jan-25	TH	3	3	1,657	$295,000	$178
758 Embark Cir	Jan-25	TH	3	3	1,429	$239,900	$168
374 Stirrup Ct	Dec-24	TH	3	3	1,693	$310,500	$183
738 Embark Cir	Dec-24	TH	3	3	1,416	$219,900	$155
108 Turfway Dr	Dec-24	TH	3	3	1,708	$256,500	$150
114 Marshland Ln	Nov-24	TH	3	3	1,715	$270,000	$157
716 Embark Cir	Nov-24	TH	3	3	1,429	$224,900	$157
728 Embark Cir	Nov-24	TH	3	3	1,416	$219,900	$155
Total/Avgs:	Mar-25				1,530	$260,600	$170
Townes at Abner Creek					1,470	$219,318	

DISCOUNT TO HOME OWNERSHIP

100 HINGHAM WAY
TH: 3 BED | 3 BATH

Home Price	$360,000	
Mortgage Amount	$288,000	Assumes 20% down
Monthly Mortgage Payment	$1,868	Assumes 30-year fixed rate loan at 6.75% interest rate
Monthly Property Taxes	$174	Tax Burden based on 2024 tax bill
Monthly Insurance Payment	$150.0	Assumes yearly insurance expense if 0.5% of home price
Monhtly Maintenance Expense	$300	Assumes yearly maintenance expense is 1.0% of home price
Total Monthly Expense (Own)	**$2,492**	
Average Rent Abner Creek	**$2,100**	
Discount to Ownership	*16%*	

374 STIRRUP CT
TH: 3 BED | 3 BATH

Home Price	$310,500	
Mortgage Amount	$248,400	Assumes 20% down
Monthly Mortgage Payment	$1,885	Assumes 30-year fixed rate loan at 6.75% interest rate
Monthly Property Taxes	$238	Tax Burden based on 2024 tax bill
Monthly Insurance Payment	$129	Assumes yearly insurance expense if 0.5% of home price
Monhtly Maintenance Expense	$259	Assumes yearly maintenance expense is 1.0% of home price
Total Monthly Expense (Own)	**$2,511**	
Average Rent Abner Creek	**$2,100**	
Discount to Ownership	*16%*	

431 CLARE BANK DR
TH: 3 BED | 3 BATH

Home Price	$350,000	
Mortgage Amount	$280,000	Assumes 20% down
Monthly Mortgage Payment	$1,816	Assumes 30-year fixed rate loan at 6.75% interest rate
Monthly Property Taxes	$379	Tax Burden based on 2025 value multiplied by the 2025 millage rate
Monthly Insurance Payment	$146	Assumes yearly insurance expense if 0.5% of home price
Monhtly Maintenance Expense	$292	Assumes yearly maintenance expense is 1.0% of home price
Total Monthly Expense (Own)	**$2,632**	
Average Rent Abner Creek	**$2,100**	
Discount to Ownership	*20%*	

BUILD-TO-RENT INVESTMENT SALES

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