



HARMON

FOXBANK BY CRESCENT COMMUNITIES





HARMON

FOXBANK BY CRESCENT COMMUNITIES

Jones Lang LaSalle, a South Carolina–licensed real estate broker (“JLL”), has been retained as the exclusive sales agent for Harmon Foxbank (the “Property” or the “Asset”), a 109-unit, Class-A Build-to-Rent community located in Moncks Corner, South Carolina. Developed and delivered in two phases in 2021 and 2023 by Crescent Communities, the Asset features institutional-quality construction, contemporary amenities, and strong regional connectivity within one of Charleston’s fastest-growing suburban submarkets. Strategically positioned along U.S. Highway 52 and S.C. Highway 6, Harmon Foxbank offers convenient access to the greater Charleston MSA and its primary employment hubs.

Situated within the master-planned Foxbank Plantation, the community provides residents access to an exceptional amenity package, including two resort-style pools, a 67-acre resident lake, playgrounds, extensive greenspace, walking trails, and other outdoor recreation that foster a cohesive, neighborhood-oriented lifestyle. The Property benefits from a highly walkable and bikeable setting, surrounded by restaurants, parks, retail, and everyday conveniences that appeal to renters seeking an urban-amenity experience in a suburban environment.

Harmon Foxbank’s location within Foxbank Plantation offers residents direct, walkable access to Foxbank Towne Center and Moncks Corner Marketplace. These adjacent shopping destinations include newly constructed retail offerings such as Publix and a variety of restaurants, delivering convenient access to modern services, expanding retail options, and experiential amenities that enhance daily living.

The Asset is located in Berkeley County, where only three competing communities remain in lease-up, collectively totaling 287 vacant homes, and no additional Build-to-Rent developments are currently under construction in the immediate submarket. This lack of near-term supply, coupled with favorable demographic trends—including a projected 4.5% population growth within a five-mile radius—supports sustained renter demand and long-term leasing fundamentals. Residents further benefit from a significant cost advantage to homeownership, realizing average monthly savings of \$703 compared to comparable ownership expenses.

These compelling fundamentals—anchored by a highly amenitized setting, supply-constrained market dynamics, and a durable growth trajectory—create a rare opportunity to acquire an institutional-grade Build-to-Rent asset with attractive near-term stability and long-term upside.









HARMON

FOX BANK

PROPERTY

OVERVIEW



ADDRESS	609 Trotters Ln	HOMES	109
CITY, STATE, ZIP	Moncks Corner, SC 29461	AVG. HOME SIZE	1,650 SF
COUNTY	Berkeley County	OCCUPANCY & LEASED %	91.67% 94.5%
YEAR BUILT	Phase I 2021 Phase II 2023	LEASE RENT	\$2,151 \$1.30

**Per 04.09.26 Rent Roll*

UNIT MIX

TYPE	UNITS	% OF UNIT MIX	AVG. SF	AVG. LEASE RENT	AVG. LEASE RENT PSF
3 BR	102	94%	1,605	\$2,120	\$1.32
4 BR	7	6%	2,299	\$2,618	\$1.14

INVESTMENT HIGHLIGHTS



HIGHLY AMENITIZED MONCKS CORNER SUBMARKET



PRIME POSITION IN A MATURE MASTER-PLANNED COMMUNITY



HIGH-DEMAND SUBMARKET WITH MINIMAL INCOMING SUPPLY



SIGNIFICANT DISCOUNT TO COST OF OWNING
AND RETAIL SALES



PROXIMITY TO MAJOR CHARLESTON EMPLOYERS



ROBUST AREA DEMOGRAPHICS DRIVES DURABLE
RENTER DEMAND



DIFFERENTIATED AMENITY OFFERING WITH LAKE ACCESS





- EDUCATION
- FITNESS/HEALTH
- FOOD & BEVERAGE
- PARKS/MUSEUMS
- RECREATION
- RETAIL

LAKE MOULTRIE

COPY'S ITALIAN RESTAURANT, THE BARONY HOUSE, BRITT BRATT'S GARLIC CRABS, THAT'S MY DAWG, CARIBBEAN DELIGHT, HOWARD'S RESTAURANT OPHELIA'S WINES & BITES, SOUL FOOD PLUS MUSIC MAN'S BAR-B-QUE

TAIL RACE TAVERN, EL MAGUEY, PAPPY'S JR. FIRESIDE SC, SABOR CHIAPANECO MEXICAN GRILL CHICK-FIL-A, SWIG & SWINE

BERKELEY COUNTY MIDDLE COLLEGE HIGH SCHOOL

WHITESVILLE ELEMENTARY SCHOOL

SKYDIVE CHARLESTON

BERKELEY HIGH SCHOOL

PIGGLY WIGGLY

WALMART FOOD LION

PLANET FITNESS

BERKELEY COUNTY COUNTRY CLUB

BERKELEY COUNTY AIRPORT

BERKELEY COUNTY COURTHOUSE

DR. WILLIAM H. LACEY MEMORIAL PARK, MONCK'S CORNER UNITY PARK

SPIN 843, FITZONE-MONCK'S CORNER, LIONHEART MMA & FITNESS

MARIA'S KITCHEN & STORE

MONCK'S CORNER FIRE DEPT. STATION 3

TOWN OF MONCK'S CORNER FIRE DEPARTMENT STATION 2

ASSET ENTRANCE OFF HWY-52

BOYKIN POND

FOXBANK ELEMENTARY SCHOOL
GreatSchools Ranking: 7/10
1-Minute Walk

CINCO DE MAYO ROPER ST. FRANCIS INAILS

PARKER'S KITCHEN CONVENIENCE STORE

WENDY'S WAFFLE HOUSE BOJANGLES DUNKIN' MCDONALD'S EAST BAY DELI

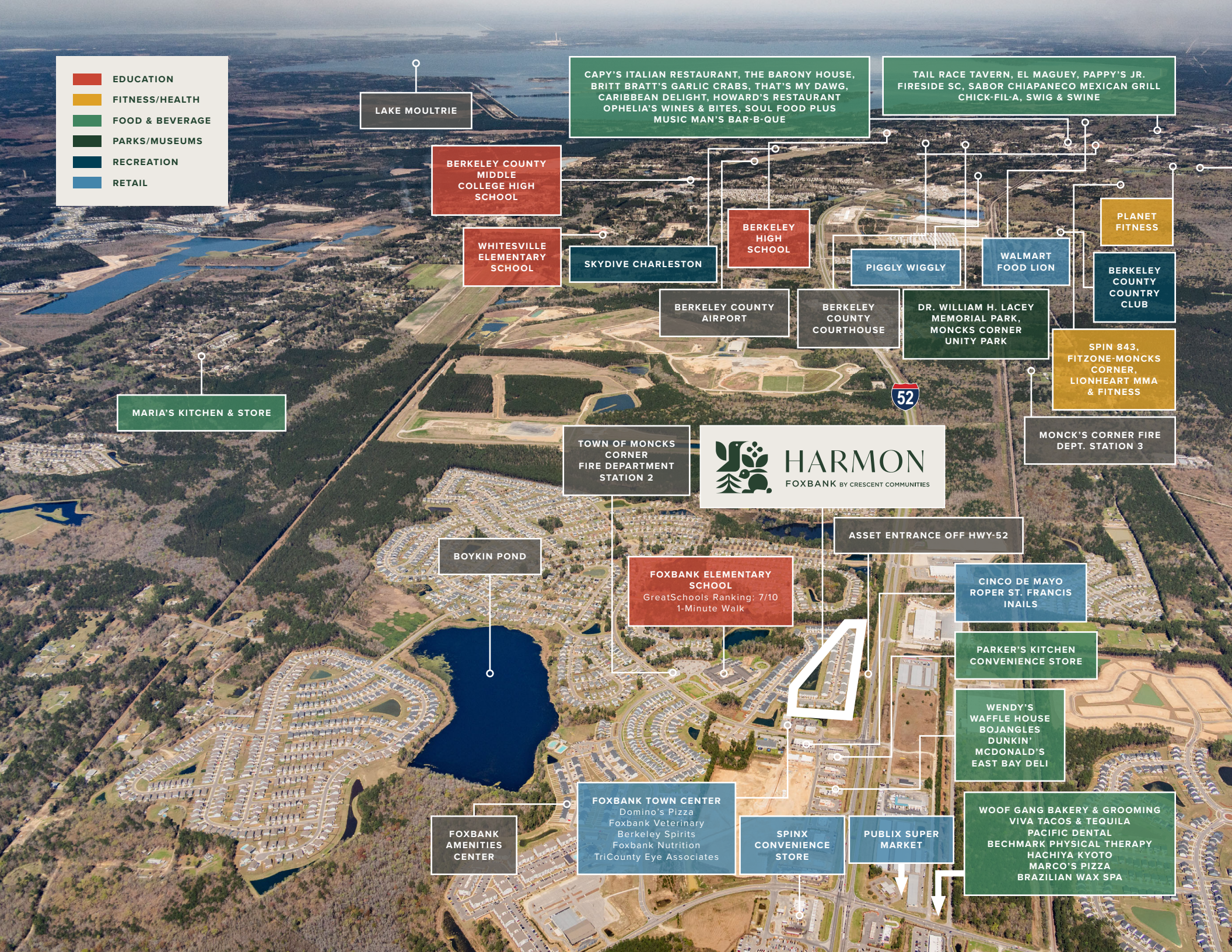
FOXBANK AMENITIES CENTER

FOXBANK TOWN CENTER
Domino's Pizza
Foxbank Veterinary
Berkeley Spirits
Foxbank Nutrition
TriCounty Eye Associates

SPINX CONVENIENCE STORE

PUBLIX SUPER MARKET

WOOF GANG BAKERY & GROOMING VIVA TACOS & TEQUILA PACIFIC DENTAL BECHMARK PHYSICAL THERAPY HACHIYA KYOTO MARCO'S PIZZA BRAZILIAN WAX SPA





MONCKS
CORNER
ELEMENTARY
SCHOOL

SWAMP
FOX
LANES

OLD SANTEE
CANAL PARK

BERKELEY
COUNTY
MUSEUM



AMENITY-RICH LOCATION



CLOSE PROXIMITY TO HARMON FOXBANK

- ◆ Parker's Kitchen
- ◆ Panda Express
- ◆ Hachiya Kyoto
- ◆ Wool Gang Bakery & Grooming
- ◆ Berkeley Spirits
- ◆ Dunkin' Donuts
- ◆ Publix Supermarket
- ◆ Dog and Duck
- ◆ Valvoline
- ◆ East Bay Deli - Foxbank
- ◆ Marco's Pizza
- ◆ Vogue Nails & Spa
- ◆ Viva Tacos & Tequila
- ◆ Waffle House



FOXBANK TOWNE CENTER



HEART OF THE LOWCOUNTRY'S RESIDENTIAL GROWTH CORRIDOR

This proximity positions Harmon Foxbank within an emerging, amenity-rich district, offering residents convenient access to modern services, growing retail options, and experiential offerings that enhance everyday living.



SALE, GROUND LEASE OR BUILD TO SUIT PARCELS

PARCEL 2	0.99+- AC	AVAILABLE
PARCEL 3	0.90+- AC	AVAILABLE
PARCEL 4	0.77+- AC	AVAILABLE
PARCEL 5	0.77+- AC	AVAILABLE
PARCEL 6	0.91+- AC	AVAILABLE
PARCEL 7	0.95+- AC	LEASE PENDING
PARCEL 8	0.61+- AC	LEASE PENDING
PARCEL 9	0.56+- AC	UNDER CONTRACT
PARCEL 10	1.75+- AC	AVAILABLE
PARCEL 11	3.5+- AC	AVAILABLE
PARCEL 12	2.00+- AC	AVAILABLE

PHASE II -ANCHOR, JR ANCHOR AND SHOP SPACE OPPORTUNITIES

AVAILABLE	5,000 - 80,000+ SF
COMING SOON	Tractor Supply Co.

RETAIL BUILDING III | NOW PRE-LEASING

SUITE 1	BLDG 1	Brusters Ice Cream	1,661 +- SF
SUITE 2	BLDG 1	AVAILABLE	1,614 +- SF
SUITE 3	BLDG 1	AVAILABLE	1,995 +- SF
SUITE 4	BLDG 2	AVAILABLE	2,328 +- SF
SUITE 5	BLDG 2	AVAILABLE	1,589 +- SF
SUITE 6	BLDG 2	AVAILABLE	2,223 +- SF



HARMON

MONCK'S CORNER MARKETPLACE

CLASS A OFFICE UNDER DEVELOPMENT

FOX BANK TOWNE CENTER

FOX BANK ELEMENTARY SCHOOL
1-Minute Walk

PRIME POSITION IN A MATURE MASTER PLANNED COMMUNITY

HARMON FOXBANK'S IDYLIC LOCATION IN ONE OF CHARLESTON'S MOST COVETED MASTER-PLANNED COMMUNITIES.

The Property is conveniently located within Foxbank Plantation, one of Moncks Corner's most desirable master-planned communities spanning more than 800 acres. The community offers a mix of single-family homes, rental apartments, shops, churches, offices, and key services including Foxbank Elementary School and the new Town of Moncks Corner Fire Station. Residents enjoy extensive natural features such as a 67-acre lake, protected wetlands, multiple ponds, and abundant open space. Located just 25 miles from historic downtown Charleston, Foxbank Plantation provides a tight-knit, amenity-rich environment highlighted by a great lawn and pavilion, resort-style pool, dog park, and the future 45-acre Foxbank Towne Center. These elements contribute to one of the most sought-after residential communities in the region.



FOXBANK PLANTATION

Positioned within the heart of Foxbank Plantation, the Property enjoys walkable access to neighborhood retail, community services, schools, and abundant natural amenities that enhance daily convenience for residents.

WELL-CRAFTED MASTER-PLANNED COMMUNITY

Originally spanning a historic Lowcountry estate, the Foxbank Plantation site has been reimagined as a master-planned community whose preserved wetlands, lakes, and open spaces reflect the character of its agricultural origins and centuries-old landscape.

800 ACRES

RUGGED BEAUTY

141 ACRES

PROTECTED WETLANDS

21

PONDS

25 MILES

FROM HISTORIC DOWNTOWN
CHARLESTON

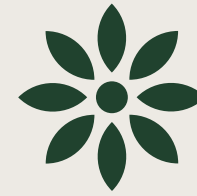


AMENITIES

- Two Resort-style Swimming Pools
- Fenced Dog Park
- Children's Play Area
- Local Retail and Businesses at The Shops at Foxbank
- Protected Wetlands
- Open-Air Pavilion
- 67-Acre Lake
- Golf Course
- Planned Town Center
- Berkeley County School District



HIGH DEMAND SUBMARKET WITH MINIMAL INCOMING SUPPLY



The area surrounding Harmon Foxbank is poised for significant growth, driven by its exceptional quality of life, abundant job opportunities, and diverse entertainment options. Projections indicate a robust 4.5% population increase within a 5-mile radius from 2026 to 2030. Notably, the Moncks Corner submarket of Berkeley County currently faces a supply shortage, with no new assets under construction and only 287 units in lease-up across four assets. This favorable supply-demand dynamic positions the Moncks Corner submarket for substantial rent growth over the next five years, making it an attractive investment opportunity in a hot sunbelt market.

NAME	ADDRESS	CITY	STATE	ZIP	DISTANCE FROM HARMON FOXBANK	UNITS IN LEASE UP	OCCUPANCY
Outpost Creek	104 Roxanne Dr	Goose Creek	SC	29445	6 Miles	9	88%
The Cottages at Ingle-side	3001 Cypress Lake Rd	North Charleston	SC	29420	14 Miles	59	77%
ABODE Summer's Corner	108 Acuna St	Summerville	SC	29485	21 Miles	27	73%
Berkshire on Clements Ferry	1049 Point Hope Pky	Charleston	SC	29492	13 Miles	192	0%

0 UNITS

UNDER CONSTRUCTION
IN THE PIPELINE

0 UNITS

IN LEASE-UP
WITHIN 1 MILE

287 UNITS

IN LEASE-UP IN THE
SUBMARKET

3.6%

PROJECTED ANNUAL
POPULATION GROWTH
WITHIN 3-MILES



ABODE
AT SUMMERS CORNER



HARMON
FOXBANK BY CRESCENT COMMUNITIES

the
COTTAGES
AT INGLESIDE



Berkshire
ON CLEMENTS FERRY

Outpost
CREEK

HARMON FOXBANK RENTS ARE AT A SIGNIFICANT DISCOUNT TO COST OF HOME OWNERSHIP FOR ADJACENT NEW CONSTRUCTION

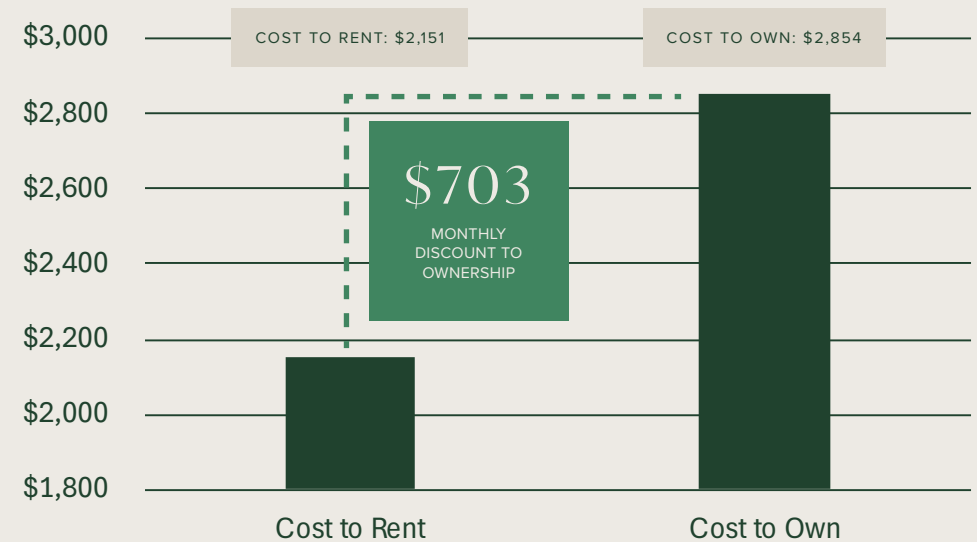


Positioned within Foxbank Plantation—featuring a 67-acre lake, resort-style pools, preserved wetlands, parks, retail, and an on-site elementary school—Harmon Foxbank delivers the lifestyle benefits that underpin strong for-sale demand and rising home values in the community. As Foxbank homes continue to command 100% of list price and appreciate steadily, with a \$389,800 median listing price, renters can access the same amenity-rich environment without the heavy financial burden of ownership.

With Charleston homeownership requiring substantial upfront capital, high maintenance (1–3% of home value annually), and property taxes, renting at Harmon Foxbank represents a compelling, lower-risk alternative to buying in this premium master-planned setting.



COST TO RENT VS. COST OF HOME OWNERSHIP



ASSUMPTIONS

- Assumes 20% down
- Assumes 30-year fixed rate loan at 6.875% interest rate
- Tax Burden based on 2025 value multiplied by the 2025 millage rate
- Assumes yearly insurance expense if 0.5% of home price
- Assumes yearly maintenance expense is 1.0% of home price



STRATEGIC POSITIONING



PROXIMATE TO HWY-52 AND HWY 6 DRIVES EFFICIENT COMMUTES TO MAJOR EMPLOYERS

Harmon Foxbank is strategically positioned along U.S. Highway 52 and S.C. Highway 6, providing residents with direct, efficient access to major employment hubs throughout the Charleston MSA. This location enables seamless travel in all directions—south toward Charleston, west toward Summerville and key industrial corridors, and north throughout Berkeley County—connecting residents to the region’s primary transportation network within minutes. This central and highly accessible position attracts a strong renter base drawn by proximity to the area’s most significant job centers and economic drivers.



COMPANY	EMPLOYEES	DRIVE TIME TO ASSET
Charleston Airforce Base	24,900	32 Min
MUSC	17,000	36 Min
Boeing	9,059	30 Min
Roper St. Francis Moncks Corner	7,100	12 Min
Trident Medical Center	3,100	20 Min
Mercedes-Benz	2,000	27 Min
Volvo	2,000	27 Min
Bosch	1,600	32 Min
The Citadel	1,600	35 Min
Santee Cooper	1,500	13 Min
SAIC	1,000	27 Min
JW Aluminum	300	11 Min
Dupont Cooper River Plant	50	7 Min



Located under 30-minutes from Harmon Foxbank, the Boeing manufacturing plant in North Charleston, South Carolina, is a key facility for the production of Boeing’s commercial aircraft, particularly the 787 Dreamliner. The plant, which opened in 2011, spans over 1.2 million square feet and houses advanced technology for assembling, testing, and painting aircraft. It employs approximately 9,000 people and plays a crucial role in Boeing’s global supply chain, helping to meet growing demand in the aviation industry. The North Charleston site also supports a highly skilled workforce, including engineers, technicians, and assembly line workers.

VOLVO

JOBS	2,000
DISTANCE	27 Min

Google

JOBS	900
DISTANCE	10 Min

ROPER ST. FRANCIS HEALTHCARE

JOBS	7,100
DISTANCE	12 Min

santee cooper

JOBS	1,500+
DISTANCE	13 Min

Berkeley Electric Cooperative
Your Sustainable Energy Cooperative

JOBS	118
DISTANCE	7 Min

HARMON
FOX BANK BY CRESCENT COMMUNITIES

DUPONT

JOBS	50
DISTANCE	7 Min

TRIDENT MEDICAL CENTER

JOBS	3,100
DISTANCE	20 Min

JW Aluminum
AMERICAN MENTAL MADE RIGHT HERE

JOBS	300
DISTANCE	11 Min

SRC
SCIENTIFIC RESEARCH CORPORATION

JOBS	1,000
DISTANCE	27 Min

NUCOR

JOBS	1,000
DISTANCE	45 Min

Mercedes-Benz

JOBS	2,000
DISTANCE	27 Min

SRC
SCIENTIFIC RESEARCH CORPORATION

JOBS	1,000
DISTANCE	27 Min

BOSCH

JOBS	1,600
DISTANCE	32 Min

blackbaud
HEADQUARTERS

JOBS	2,000
DISTANCE	33 Min

ingevity
HEADQUARTERS

JOBS	500
DISTANCE	29 Min

JOHN R. WISE CHARLESTON CANAL
HOPE PURPOSE HEARD

JOBS	24,900
DISTANCE	32 Min

THE CITADEL

JOBS	1,600
ENROLLED	3,700
DISTANCE	35 Min

MUSC Health
Medical University of South Carolina

JOBS	17,000
ENROLLED	3,000
DISTANCE	36 Min

Benefitfocus
HEADQUARTERS

JOBS	1,250
DISTANCE	33 Min

BOEING

JOBS	9,059
DISTANCE	30 Min

GREYSTAR
HEADQUARTERS

JOBS	500
DISTANCE	35 Min

COLLEGE of CHARLESTON

JOBS	2,000
ENROLLED	10,545
DISTANCE	36 Min


SOUTH CAROLINA PORTS

JOBS	1,300
DISTANCE	36 Min

STRONG SURROUNDING DEMOGRAPHICS

HARMON FOXBANK	1 MILE	3 MILE	CHARLESTON-NORTH CHARLESTON
AVERAGE HOUSEHOLD INCOME			
2026 Estimate	\$142,724	\$120,074	\$125,568
2030 Projection	\$141,341	\$118,060	\$124,664
POPULATION			
2026 Estimate	6,051	17,544	874,895
2030 Projection	6,943	20,700	945,967
Projected Annual Growth (2026-2030)	2.9%	3.6%	1.6%
Historical Annual Growth (2010-2025)	16.5%	8.7%	1.9%
Median Age	34	34	38
HOUSEHOLDS			
2026 Estimate	2,130	6,253	358,773
2030 Projection	2,498	7,494	390,559
Annual Growth (2010 - 2025)	22.6%	13.2%	2.5%





ST. JOHN'S CHRISTIAN ACADEMY

B Overall Niche Grade


DISTANCE: 14 Min



WHITESVILLE ELEMENTARY SCHOOL

6/10 GreatSchools Rating


DISTANCE: 6 Min



BERKELEY MIDDLE SCHOOL

4/10 GreatSchools Rating

DISTANCE: 16 Min



BERKELEY COUNTY MIDDLE COLLEGE HIGH SCHOOL


9/10 GreatSchools Rating

#9 Best Public High Schools in South Carolina Overall Niche Grade

DISTANCE: 13 Min



HARMON
FOX BANK BY CRESCENT COMMUNITIES



FOX BANK ELEMENTARY SCHOOL

7/10 GreatSchools Rating

DISTANCE: Walking Distance



RIDGE CHRISTIAN ACADEMY

A- Overall Niche Grade

#42 Best Private Schools in South Carolina

DISTANCE: 16 Min



FAITH CHRISTIAN SCHOOL

FAITH CHRISTIAN SCHOOL AND PRESCHOOL

B+ Overall Niche Grade


DISTANCE: 20 Min



HOWE HALL AIMS ELEMENTARY SCHOOL

6/10 GreatSchools Rating


DISTANCE: 17 Min



GREEN CHARTER SCHOOL LOWCOUNTRY

B- Overall Niche Grade

DISTANCE: 16 Min

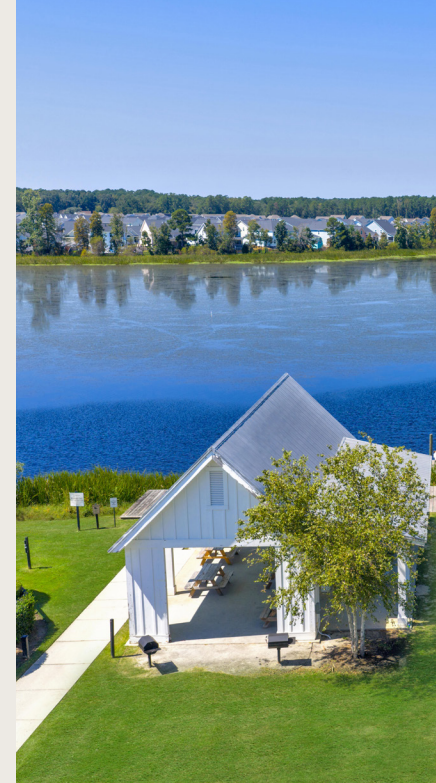


BOWEN'S CORNER ELEMENTARY

7/10 GreatSchools Rating

DISTANCE: 24 Min

DIFFERENTIATED AMENITY
OFFERING WITH LAKE ACCESS







MONCKS CORNER

Moncks Corner, the county seat of Berkeley County, South Carolina, is a charming and rapidly expanding community situated approximately 25 miles northwest of downtown Charleston. The town is strategically positioned along U.S. Highway 52 and S.C. Highway 6, providing residents and businesses with direct access to the greater Charleston metropolitan area, Summerville, and the broader Lowcountry region. The area benefits from its proximity to Lake Moultrie and the Francis Beidler Forest, offering residents exceptional opportunities for outdoor recreation, water activities, and nature exploration. The Moncks Corner Regional Park and a growing network of green spaces further enhance the community's appeal, making it an ideal setting for families and active residents seeking a balanced, nature-rich lifestyle within commuting distance of a major metro area.

Economically, Moncks Corner has emerged as one of the most dynamic growth corridors in the Charleston region, anchored by a diversified base of major employers and expanding industry. Santee Cooper, one of South Carolina's largest public utilities, maintains its headquarters in Moncks Corner and serves as a cornerstone employer, alongside the Berkeley County School District and the Volvo Construction Equipment plant. The Moncks Corner Industrial Park houses a growing roster of manufacturing, logistics, and distribution companies, while the town's historic Main Street continues to attract new restaurants, retail shops, and local businesses. Job growth in the area is projected to rise significantly over the next decade, driven by the town's position within South Carolina's fastest-growing county and its appeal to businesses seeking affordable land, proximity to Charleston's port infrastructure, and a strong regional workforce.

Demographically, Moncks Corner is experiencing some of the most robust population growth in the state, ranking as the third-fastest-growing municipality in South Carolina as of 2024. The town's population has more than tripled since 2000, growing from approximately 6,000 residents to over 18,000 today, with projections pointing toward 29,000 by 2034. The community is diverse and skews relatively young, with a median age of 35.5 and a household income that has risen dramatically — from roughly \$32,000 in 2000 to over \$91,000 today. With responsible growth management, strong municipal leadership, and powerful economic tailwinds, Moncks Corner stands as one of the most compelling investment markets in the Charleston metro area.



CHARLESTON

MARKET OVERVIEW

Charleston is a healthy, diverse, and growing city that has cemented itself as a top city in the world with a diverse mix of industries including creative, healthcare, higher education, military, power systems, and tourism, as well as port and logistics. In 2022, Charleston saw the second-highest job growth in the nation, and 36,000+ new jobs are projected by the end of 2026. The five highly regarded higher education institutions provide a rich talent pipeline that caters to the growing aerospace and tech industries that account for 10% of Charleston's \$28 billion GDP. With growing infrastructure, an expanding job market, and an influx of capital investments from private developers, Charleston is poised for rapid growth over the coming years.

No. 1

Best Small City in the U.S.
(Conde Nast Traveler 2025)



3.7%

Unemployment
(2025)

MSA TO REACH
1 Million

inhabitants within the
next decade

No. 1

The South's Best Cities
(Southern Living 2025)

No. 3

Best U.S. Cities
(Travel + Leisure 2025)

No. 6

Best City to Start a Career
(WalletHub)

THE FIVE PILLARS OF CHARLESTON'S DIVERSE ECONOMY

CREATIVE INDUSTRY	HEALTHCARE	HIGHER EDUCATION	POWER SYSTEMS	MILITARY	TOURISM
\$3.2B annual economic impact	30,000+ regional workforce	\$4.5B+ economic impact	\$45M grant awarded by US Dept. of Energy, largest ever	\$12.7B annual economic impact	7.43MM annual visitors
20,000+ regional workforce	2,000+ physicians	42,000 regional workforce	Home to world's most advanced drivetrain testing facility	25,000+ active-duty personnel	\$12.8B annual economic impact
Top five creative industry employer	#14 fastest growing metro for healthcare jobs	\$2.2B in labor income	Top economic development engine	15,500 military retirees	47,000+ regional workforce

HIGHER EDUCATION



CITADEL

- 3,721 undergrad enrollment
- #1 best college for veterans
- #21 best undergraduate engineer programs
- #2 in regional universities in the south

COLLEGE OF CHARLESTON

- 11,729 Students
- #2 most innovative schools
- #7 in best undergraduate teaching



MEDICAL UNIVERSITY OF SOUTH CAROLINA

- 3,175+ Students
- 25,000+ employees
- College of Medicine Enrollment: 785 Students

CHARLESTON SOUTHERN

- 3,537 Students
- Only Christian university in Charleston, 300-acre campus, 60+ undergraduate programs, 20 graduate programs

MILITARY

The military employs more than 25,000 people in the region – active duty, civilian and contract civilian personnel, and adds \$12.7 billion to local economy each year.



The **U.S. Air Force** has a presence in the region, with the largest C-17 air base on the East Coast. The base also provides a large part of Air Mobility Command's Global Reach airlift capability. The Charleston Air Force Base employs just over 25,000+ active duty and civilian employees.



The **U.S. Navy** has reemerged as the largest employer in the region, with 13,000 employees - including both military and civilian workers. **Naval Information Warfare Center (NIWC) Atlantic** directly employs 3,700 active military and civilian employees, including more than 850 degreed engineers, in addition to 100 local defense contractors. NIWC Atlantic delivers information warfare solutions that protect national security, providing systems engineering and acquisition to deliver mission-critical capabilities to naval, joint and national warfighters.



The **U.S. Army's 841st Transportation Battalion** serves to expedite the movement of military cargo. The 841st Battalion is the busiest military terminal battalion in the U.S. Army, handling more than 30 percent of all sealift cargo for the war in Iraq. The U.S. Army Corps of Engineers is involved in numerous water resource, environmental and military projects. The Corps employ approximately 100 civilian and military personnel.



\$12.7

BILLION ANNUAL ECONOMIC
IMPACT

25,000+

ACTIVE DUTY, CIVILIAN, AND
CONTRACT CIVILIAN PERSONNEL

15,500

MILITARY RETIREES

MIGRATION TO CHARLESTON

Charleston has benefited from the in-migration trends that are taking hold in other Southeastern coastal markets such as Wilmington, Jacksonville, Tampa, and Savannah. Charleston's high-quality standard of living, attractive / moderate climate, favorable business environment, diverse economy, first-class healthcare options, and abundant lifestyle amenities are major draws for those contemplating relocation.

The Charleston region's population is growing 3X faster than the U.S. average, and has ballooned in recent years to more than 870,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our business-friendly community – are helping to boost that number.

870,000 POPULATION

38.5 MEDIAN AGE

40+

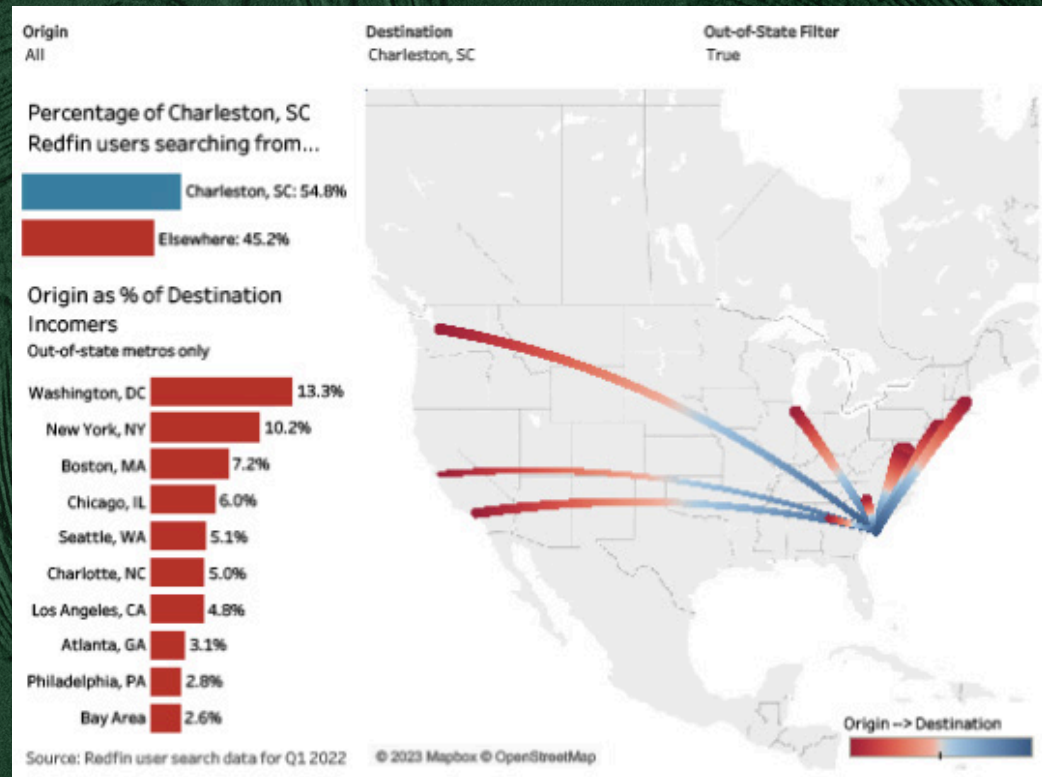
NEW PEOPLE MOVE TO THE REGION EACH DAY

3.9%

ANNUAL POPULATION GROWTH - CHARLESTON MSA

\$113,584

AVERAGE HOUSEHOLD INCOME



LARGEST PUBLIC SECTOR EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
Joint Base Charleston	Area U.S. military commands	24,900
Medical University Of South Carolina (MUSC)	Hospital, post-secondary education, research	17,000
Charleston County School District	Education/public schools	6,400
Charleston County	Local government	2,800
College of Charleston	Post-secondary education	1,800
U.S. Postal Service	Postal service	2,700
City of Charleston	Local government	1,800
City of North Charleston	Local government	1,000
Trident Technical College	Post-secondary education	3,100

LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	PRODUCT OR SERVICE	EMPLOYEES
The Boeing Company	Aircraft manufacturing	9,059
Roper St. Francis Healthcare	Roper and Bon Secours St Francis Hospitals	7,100
Trident Health System	Hospital system	3,100
Walmart Inc.	Retail merchandise	4,300
Robert Bosch LLC	Antilock brake systems, fuel injectors	1,800
Kiawah Island Golf Resort/The Sanctuary at Kiawah	Resort	1,400
Publix Supermarkets	Retail grocery stores	1,600
Verizon Wireless	Inbound/outbound call center	1,200
T-Mobile USA	Inbound/outbound customer call center	1,200

Source: Center for Business Research – Charleston County Economic Development

BUILD-TO-RENT INVESTMENT SALES

Casey Sherman
Senior Director
704.777.2488
Casey.Sherman@jll.com

Matthew Putterman
Managing Director
713.852.3524
Matthew.Putterman@jll.com

William Martin
Senior Associate
980.226.6466
William.Martin@jll.com

MULTIFAMILY INVESTMENT SALES

John Gavigan
Managing Director
704.526.2809
John.Gavigan@jll.com

John Mikels
Managing Director
919.971.8262
John.Mikels@jll.com

Chase Monroe
Director
704.474.7748
Chase.Monroe1@jll.com

DEBT & STRUCTURED FINANCE

Travis Anderson
Senior Managing Director
972.342.8117
Travis.Anderson@jll.com

Brad Woolard
Director
740.814.7888
Brad.Woolard@jll.com

Ward Smith
Director
919.818.8751
Ward.Smith@jll.com

ANALYTICAL SUPPORT

Jesse Washburn
Analyst
336.402.8080
Jesse.Washburn@jll.com



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.