

TIMBERLANDS

1083 FINCHER ROAD | CHESTER COUNTY, SOUTH CAROLINA

+/-1,266 ACRES

OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i)

it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including

leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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TABLE OF CONTENTS

01	EXECUTIVE SUMMARY	pg 4
02	PROPERTY DESCRIPTION	pg 19
03	CHARLOTTE MSA MARKET SUMMARY	pg 27



EXECUTIVE SUMMARY

THE OFFERING

CBRE Inc., as exclusive advisor, is pleased to present the opportunity to acquire IVP Timberlands Assemblage, ±1,266.24 acres of land.

Timberlands is a country estate located at 1083 Fincher Road, Fort Lawn, SC 29714. The property consists of ±1,266.24 contiguous acres bordering over ±1 ½ miles on the Catawba River and adjacent to the historic Landsford Canal State Park.

Timberlands is currently classified as a tree farm with a Hunting Preserve license. It has been developed and utilized as private hunting/recreational property. The property is not entitled and has no conservation easements. It could potentially be subdivided. Timberlands is in the path of development as the Rock Hill, SC and Charlotte, NC metropolitan areas are expanding rapidly. This is one of the last large tracts of land on the Catawba River close to Charlotte available.

PROPERTY HIGHLIGHTS



Chester County



Municipal Water and Sewer in the Area
Septic and Multiple Wells on Site



AG & R-2 Zoning



Nearly ±1.5 miles of frontage on Catawba River



±1,266.24 acreage



±50 miles North of Columbia



Outstanding Master Planned Development Site



±30 miles South of Charlotte



PROPERTY FACTS

PROPERTY ADDRESS

1083 Fincher Road, Fort Lawn, SC 29714

ACREAGE

±1,266.24 Acres

CURRENT ZONING

AG & R-2

CURRENT LAND USE

Lodge & Hunting Preserve

FUTURE LAND USE

Recreational, Neighborhood Residential,

Industrial

UTILITIES

Power: Duke Energy

Water: Chester Metropolitan District

Sewer: Chester County Wasterwater Recovery,

Town of Fort Lawn

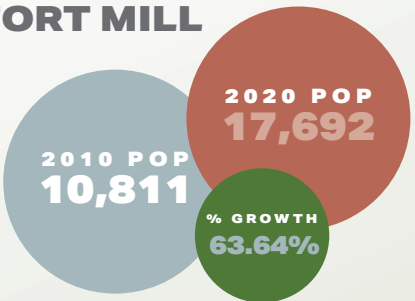
Natural Gas: Chester County Natural Gas Authority

PARCEL INFORMATION

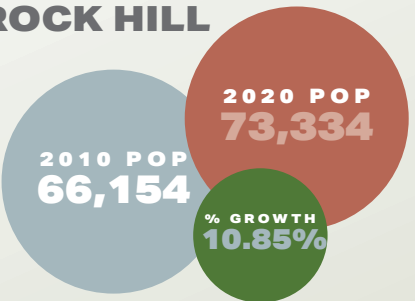
#	Parcel ID	Acres
1	163-00-00-001	±225.07
2	163-00-00-003	±1006.42
3	155-00-00-095	±20.68
4	164-00-00-043	±14.07
Total		±1,266.24

IMMEDIATE AREA GROWTH

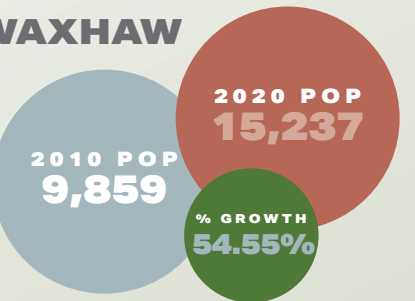
FORT MILL



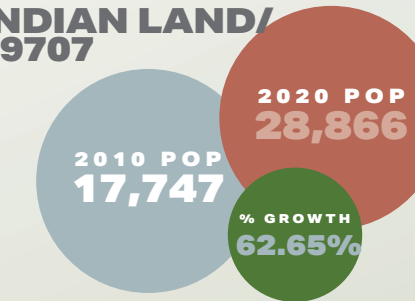
ROCK HILL



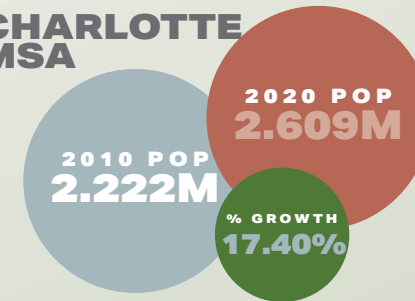
WAXHAW



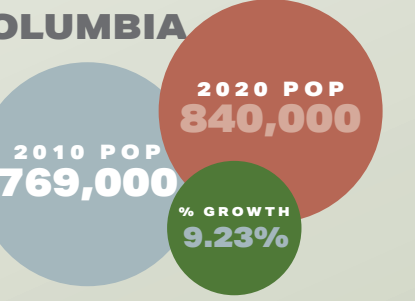
INDIAN LAND/ 29707



CHARLOTTE MSA



COLUMBIA



Unlike many large US cities, Charlotte grew to the south and has continued this trend with the MSA spreading into the bordering towns of South Carolina. There was a saying in Charlotte that “the Harris family owned everything from SouthPark to South Carolina”, which was true to a certain extent. The growth pattern the family set in motion with the advent of SouthPark Mall in the late 1960’s set the stage for the creation of Ballantyne in the mid 1990’s. The meteoric growth of Ballantyne and the surrounding area culminated in 2017 with the Smoky Bissell’s (related to Harris family) sale of the corporate park to Northwood for \$1.2 Billion.

Charlotte has expanded in all directions of the compass but the growth to the south has been the most prolific.

Traveling south out of Ballantyne along US 521 or south along Providence Road from I-485 to Waxhaw, it is evident that the pace of new development has been staggering over the last 10 years. The above graphic indicates how this growth has occurred and the towns shown surround the Timberlands Assemblage to the North, East and West. The subject land is essentially “nested” within this recent growth.

The NC/SC state line runs north and south between US 521 and Providence Road. Amenities in this area have improved vastly over the last 10 years. There have been multiple grocery anchored shopping centers and strip retail that have been developed in Indian Land. Red Ventures has established a major Headquarters in the area and more corporate users are seeking locations nearby (Lash and LPL in Fort Mill). In the last 2 years, there have been two large mixed use projects under development on either side of Providence Road just south of I-485 - Waverly and Rea Farms. Along with Blakeney, that was developed

in the early 2000’s, these venues have provided much needed restaurant and shopping amenities to south Charlotte/Indian Land and highlight the strong income demographics in the area.

Just +/-50 miles South of Timberlands, Columbia is located in the center of South Carolina at the junctions of Interstates 20, 26 and 77. It is South Carolina’s most populated city, the state capital, the county seat of Richland County, the home of the University of South Carolina’s main campus, and the site of the South Carolina State Fair each October.

Carolina Panther’s World Class Sports Complex - 19 miles from Timberlands www.panthers.com/rockhill.

The Carolina Panthers, York County and the City of Rock Hill, S.C., have joined forces to bring the Panther’s Headquarters to Rock Hill. The new site will not only include a world-class sports complex, but also be a true destination site for the entire region, offering entertainment, dining, retail, athletics and medical care. Groundbreaking for the site commenced in June 2020 with the first phase opening planned for 2023. Constructed on a 240-acre site adjacent to I-77, the facility and development will ultimately include the Panthers new HQ offices, indoor practice facilities, outdoor practice fields, an indoor venue for athletic events, concerts and corporate events, an orthopedic sports medical facility, residential space and retail stores. The headquarters will also mean significant infrastructure improvements for the region including more than 13,000 feet of new public streets, 2,600 parking spaces, sidewalks and trail networks for cyclists and pedestrian walkers and runners.

THE **TIMBERLANDS LODGE**



THE **TIMBERLANDS LODGE** IS A **RUSTIC PLANTATION STYLE HOME** FEATURING

- » Over ±8,000 square feet of climate-controlled space
- » Total of 7 large bedrooms and 7 ½ baths including large Master Bedroom suite
- » Hardwood flooring throughout with the exception of tiled mud room, bathroom and shower areas.
- » Three car garage with high ceiling, large storage closet and separate stairwell to upstairs “apartment”
- » “Apartment” above the garage includes a full kitchen/ living area, separate bedroom and bathroom with a separate entrance. Could be used as living quarters for a Property Manager.
- » Mud room with storage closet, full bath, washer/dryer, sink, storage cabinets, refrigerator/freezer and additional large freezer
- » 30 Foot Vaulted ceiling open concept kitchen/living/ dining area with a variety of wild game mounts and heart pine flooring
- » Spacious contemporary kitchen with large island range
- » Large dining area including custom dining table and chairs for 12
- » Inside/Outside stone fireplace, indoor is a gas fireplace with remote
- » Large wrap-around porches with dozens of rocking chairs and ceiling fans overlook scenic views of the 9 acre fishing pond with dock and Catawba River
- » Grilling area with gas line built in.
- » A portion of the back porch is glass enclosed for year-round viewing of the Catawba River.
- » Furniture, rugs, artwork and accessories can be included in sale.



TIMBERLANDS GAME MANAGEMENT IMPROVEMENTS INCLUDE THE FOLLOWING:

- » 75+ game prepared food plots planted with game foods (corn, millet, milo, chufas, etc.)
- » 4 dove fields with power lines
- » Wild Game is abundant: deer, turkey, doves, ducks, quail (some released), rabbit, fox squirrels
- » 4 trained English Setter bird dogs (Optional)
- » 34 Welded Deer Stands - Several trophy size deer with large antlers and body weight are taken every year.
- » ±100 Quail feeder systems
- » 6 Flooded Duck Ponds with built-in valve-controlled gravity fed pump flooding system
- » 6 Duck Blinds can hold 12-18 hunters
- » Duck Pond/Marshes are located within 200 yards of the Catawba River and are planted with corn, milo, chufas, and acorn
- » Wheat/Oats are planted along the natural gas pipeline which attracts deer and wild turkey.
- » Two fishing ponds (nine and four acres) well-stocked with bass and bream. Grass eating carp are stocked to control vegetation
- » Boat Ramp on the Catawba River is grandfathered in. (It should be noted that the state no longer allows boat ramps to be built on the Catawba)
- » Rolling hill topography with red clay
- » At least five flowing streams are strategically located for game and drainage.

MITIGATION BANK OPPORTUNITY

Due to rapid growth in upper South Carolina area near Charlotte, NC and requirements by the Clean Water Act, Mitigation Bank credits are in high demand.

- » The U.S. Army Core of Engineers (USACE) oversees mitigation banks in SC. They have confirmed the need for bank credits in the Piedmont area HUC (hydrologic unit code) zones.
- » A recent assessment shows a potential for \$10,000,000 - \$12,000,000 in mitigation bank credits should a Mitigation Bank be pursued on the property
- » For the conservation minded buyer, this is a wonderful opportunity to offset the purchase cost of Timberlands.
- » A Mitigation Bank would involve placing conservation easements on some or all wetlands, streams and buffers. You can pick and choose.
- » Sitework would be involved on stream buffers to beautify and allow for better water flow.
- » According to a 2018 assessment, The cost estimates for sitework, management, legal and other expenses range from \pm \$1.8 - \$3.1 million.
- » Potential for "Carolina Heelsplitters" to be placed in streams is a unique Mitigation Bank opportunity. Heelsplitters are a type of endangered freshwater mussel. They are considered to be the "canary in a coal mine" and only survive in the purest of environments.



TIMBER & ROAD SYSTEM:

- » Timberlands has pine and hardwood timber bordering the river, gently rolling topography upland.
- » Timberlands has seven miles of incredibly well-maintained gravel road with 60 foot roadway including shoulders.
- » 30 miles of trails weave and connect to the main road system for hunting, UTV's and hiking.
- » Five entrance gates from paved roadways.
- » Roadsides are planted with game food and flowers.

THE "DOG HOUSE" AT TIMBERLANDS FEATURES:

- » Large Equipment shed (40' x 200' pole barn with metal roof) for storage and maintenance of tractors, boats, ATVs, UTV's, farm truck, seed and other farming equipment.
- » Hunters' Lounge with open concept kitchen/living/ dining area, full bathroom with shower, and upstairs loft sleeping quarters for 6+ people.
- » Six attached climate controlled dog kennels with two acre fenced-in dog run area.
- » Enclosed workshop with four 16' roll up doors.
- » Outdoor cleaning station with double sink for dressing wild game.
- » Deer processor/taxidermist conveniently located across Highway 21.
- » Farm equipment can be included in sale.

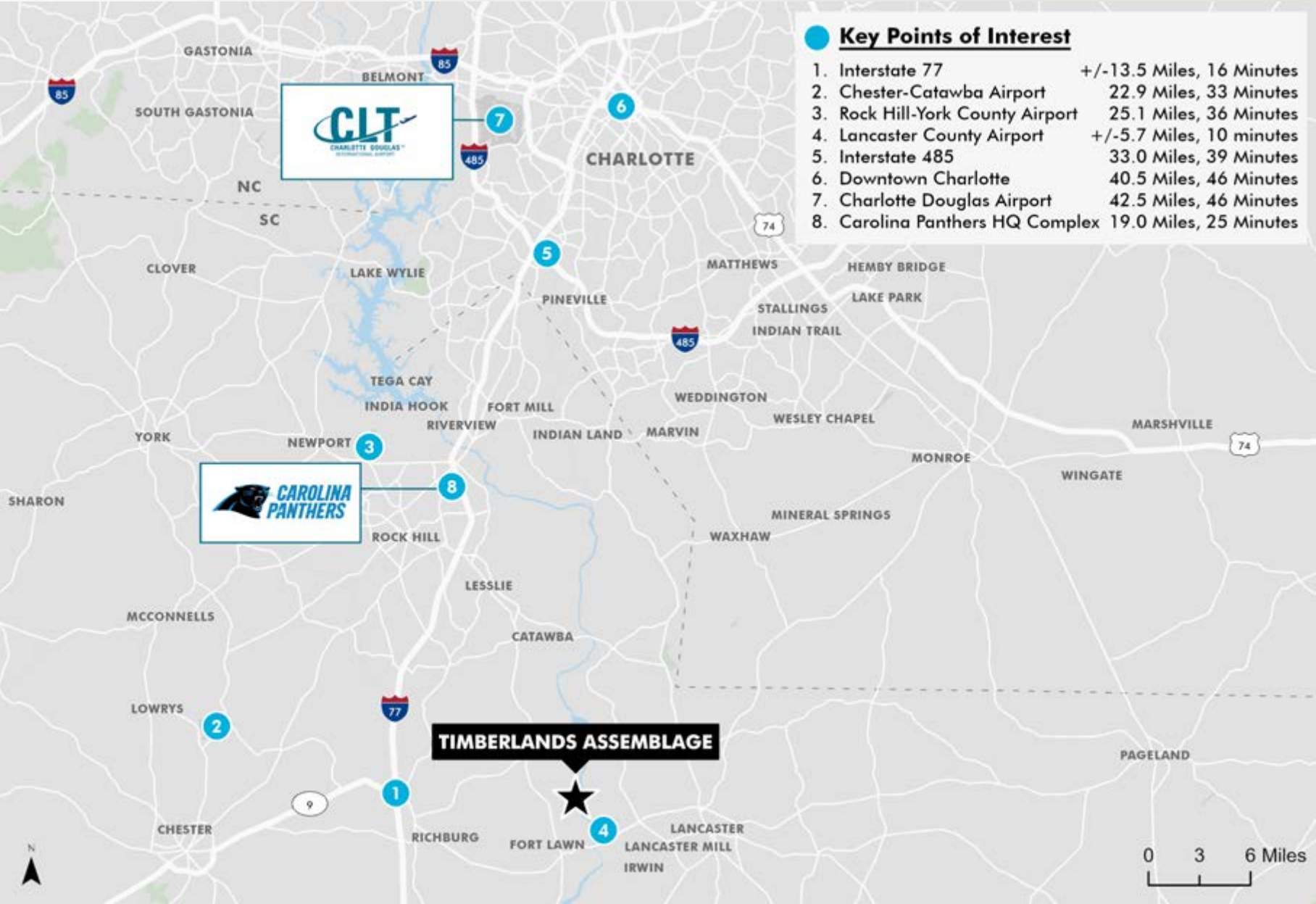








PROXIMITY MAP

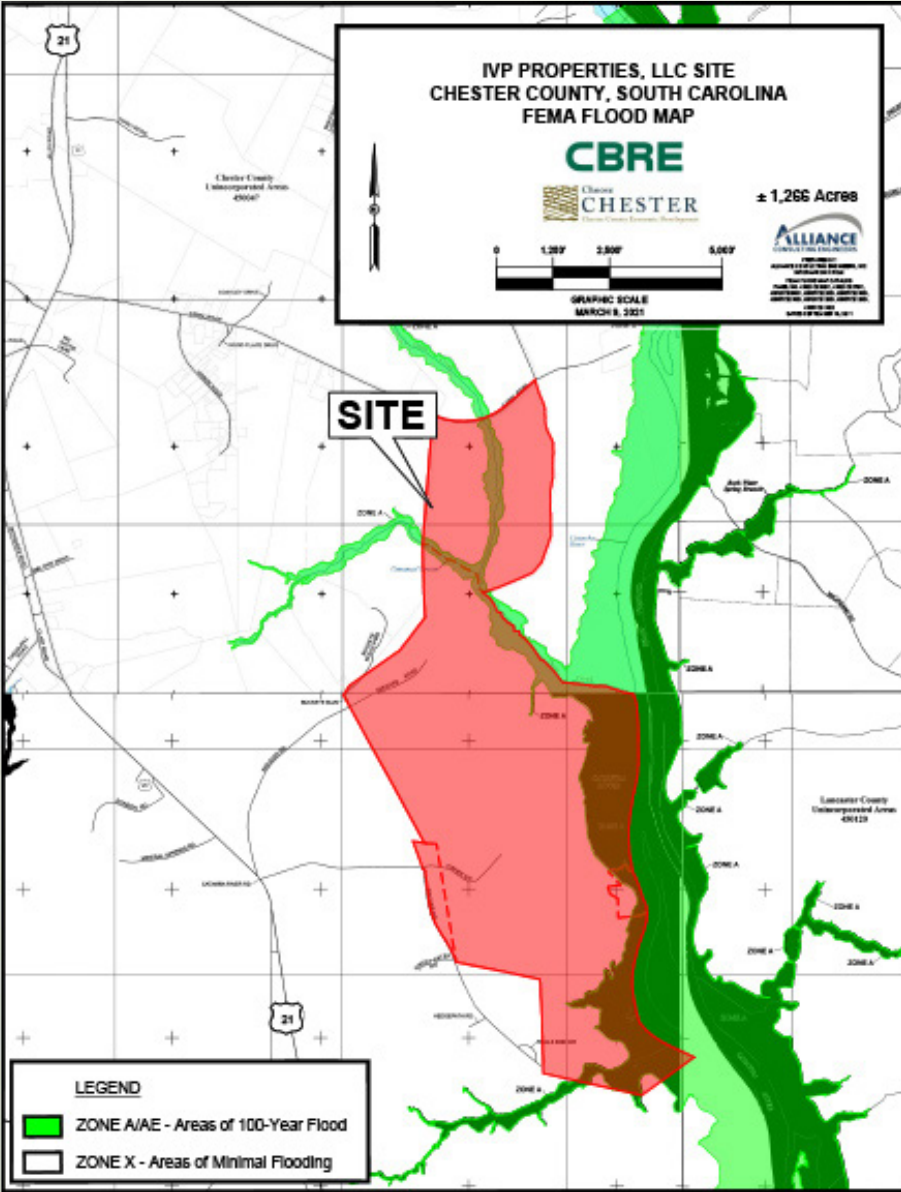
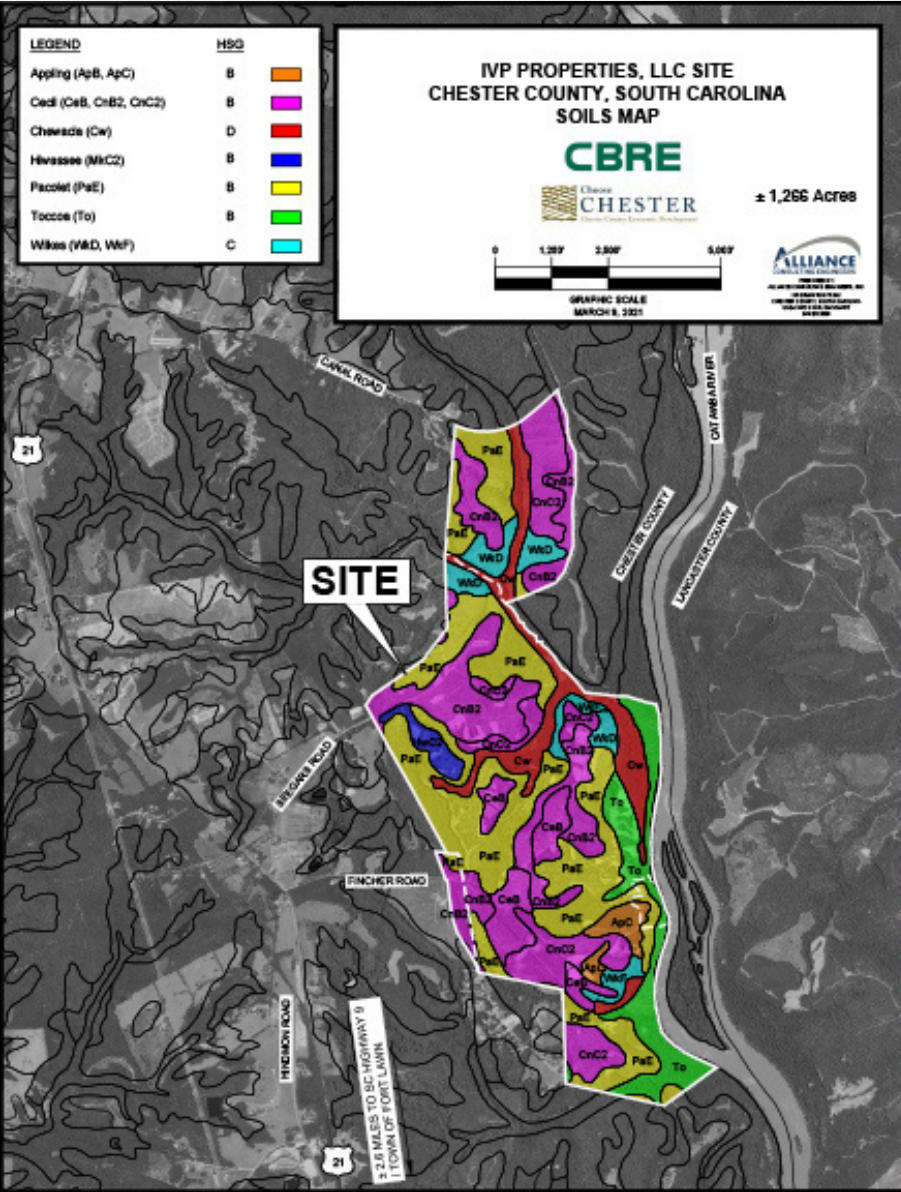
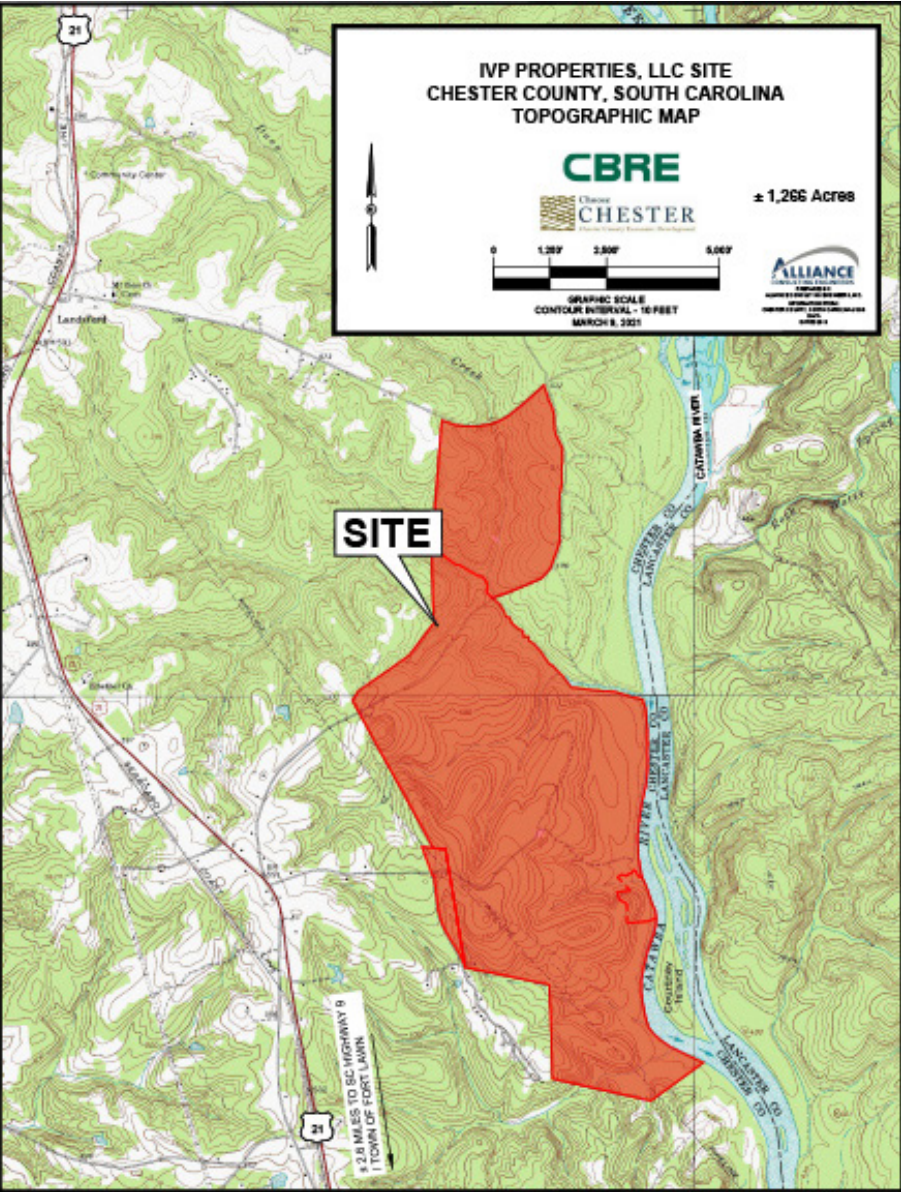
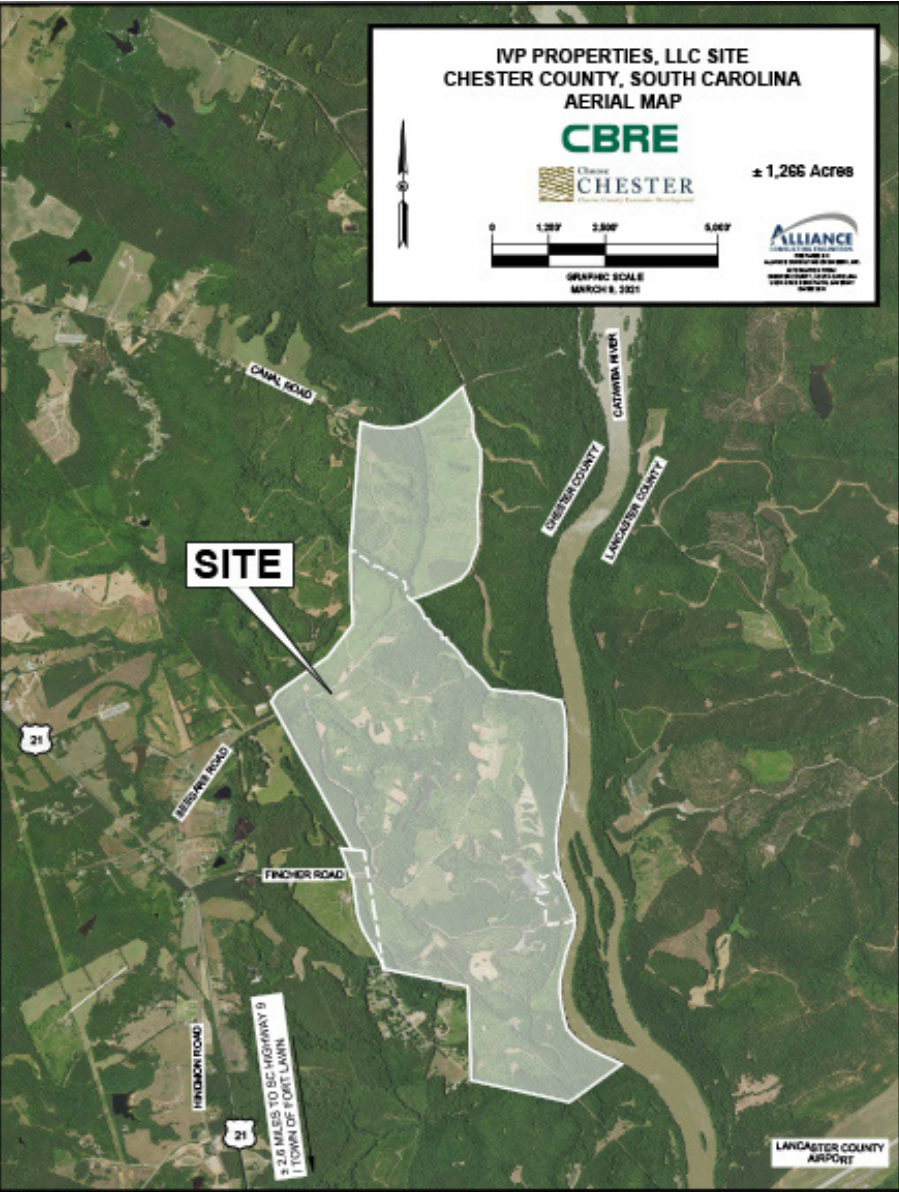




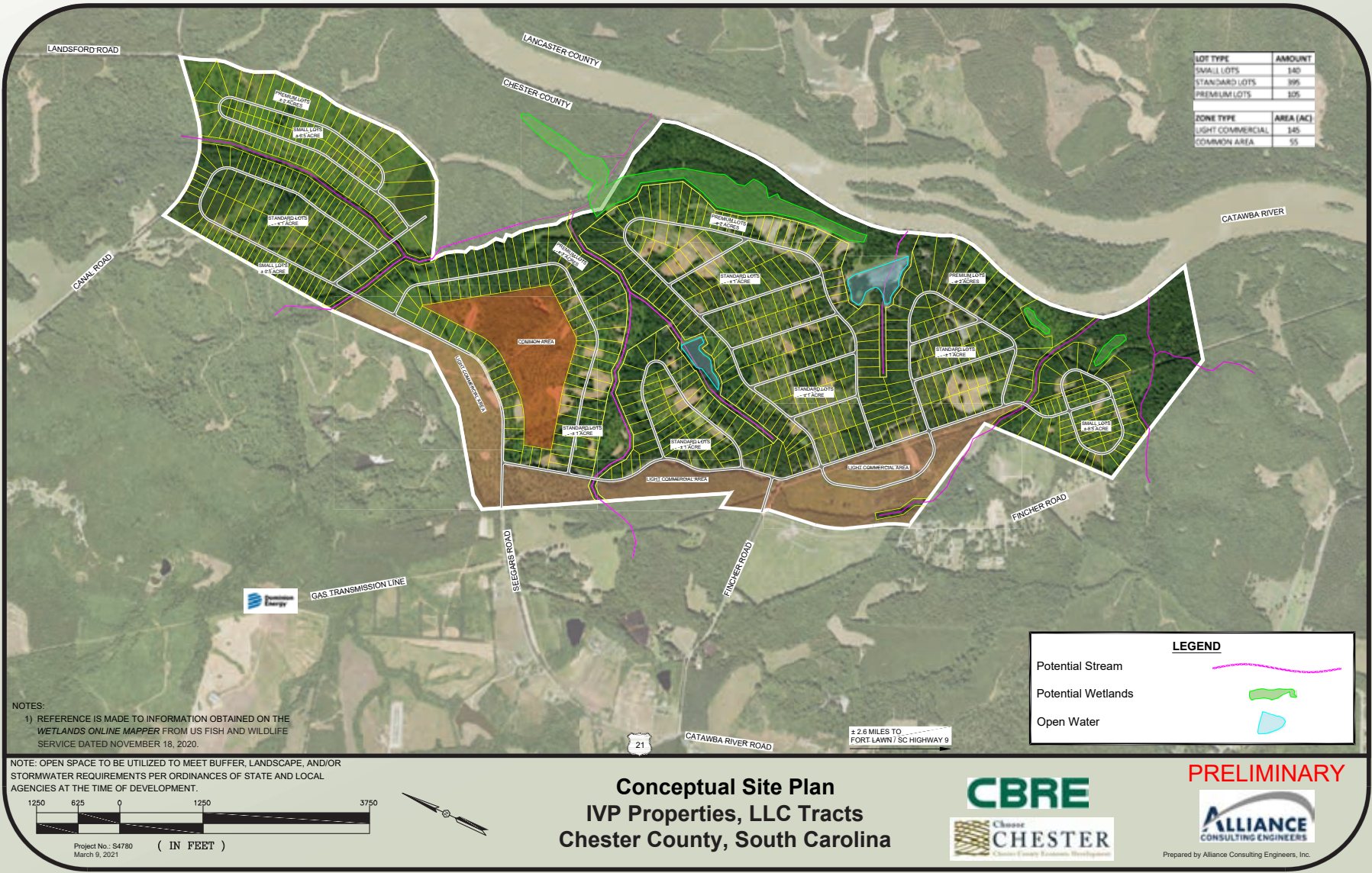
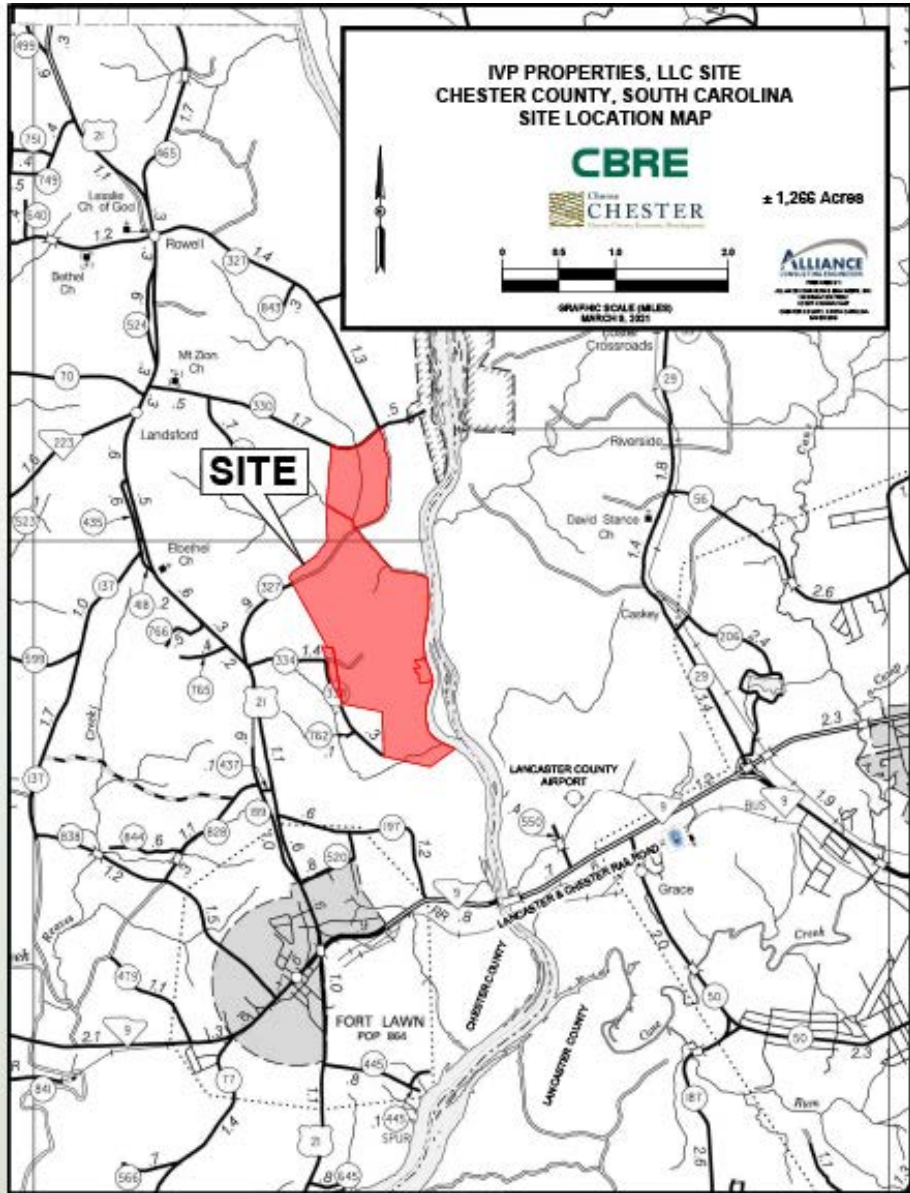
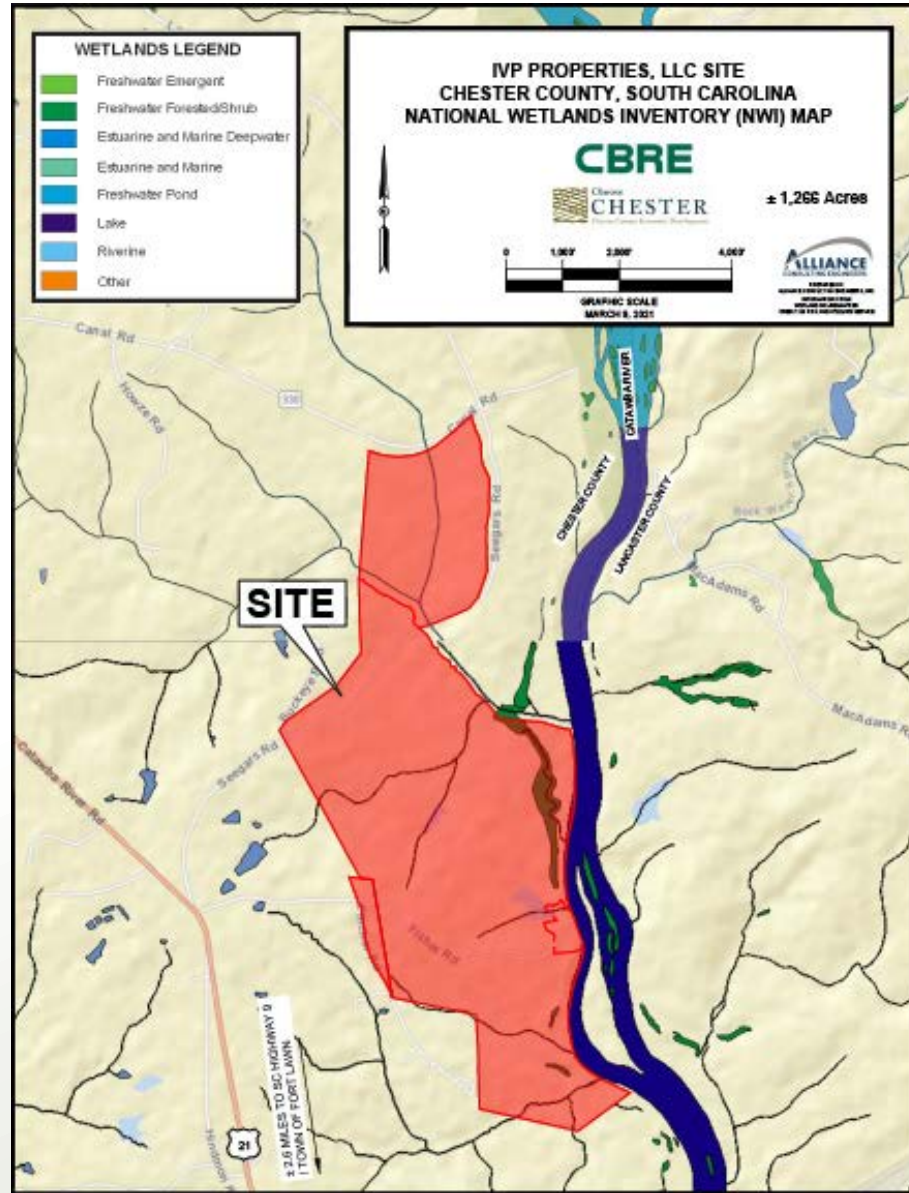
PROPERTY DESCRIPTION



CHESTER COUNTY



CONCEPTUAL SITE PLAN



RECREATIONAL USES

Hunting

Timberlands is located in South Carolina’s Game Zone 2 allowing bear, beaver, bobcat, deer, fox, mink, muskrat, opossum, otter, rabbit, raccoon, skunk, squirrel, weasel, goose, brant, duck, bobwhite quail, mourning dove, rails/marsh hen, coot, gallinule, ruffles grouse, crow, wild turkey, common snipe and woodcock hunting. All hunters must have a current South Carolina hunting permit with the exception of December 26th & 27th, when any resident is allowed to hunt without a permit. South Carolina allows the use of longbows, recurve bows, compound bows, crossbows, shotguns and rifles. No hunting is permitted on Sundays.

SC HUNTING SCHEDULE



GUN DEER HUNTING	October 1-10
ARCHERY DEER HUNTING	October 11 - January 1
PRIMITIVE WEAPONS DEER HUNTING	October 1-10
YOUTH DAY DEER HUNTING	September 12
QUAIL HUNTING	November 15- March 1
TURKEY HUNTING	April 1 - May 10
DOVE HUNTING	September 5 - October 11, November 14-November 28, December 25 - January 21
OTHER SMALL GAME HUNTING	September 1 - March 1
HOG HUNTS	January 2 - 10, March 20-28

Landsford Canal State Park

<https://southcarolinaparks.com/landsford-canal>. Stretched along the Catawba River on the South Carolina fall line, Landsford Canal State Park is home to the well-preserved remains of the canal system that made the river commercially navigable from 1820 to 1835.

The Catawba River is home to the largest known stand of the rocky shoals spider lily, a flower species found predominantly in the Southeast. Peak bloom season for the rocky shoals spider lily is during May and June.

Favorite activities in this Piedmont park include picnicking, nature watching and studying the canal structures. Fishing is permitted along the Catawba River, and a paddling trail runs through the park for canoes and kayaks.

- ±1.5 mile Canal Trail where visitors can view the historic canal remains and rocky shoals spider lilies
- ±448 acres to explore filled with nature and history
- 6 months of eagle nesting season with the chance to see a bald eagle near their nest December through May
- Landsford Canal State Park is part of the Carolina Thread Trail



Fishing

The Catawba River is known for its Largemouth Bass fishing, but also is favorable for Flathead and Channel Catfish, and Bluegill and Crappie, Striped Bass and White Bass.

Springtime offers the most favorable Largemouth Bass fishing conditions along the Catawba River while prime Catfishing season occurs during the hot summer months. Although the shorelines along the Catawba River are mostly undeveloped, making boat access limited, public boat ramps are available along SC Hwy. 9 and SC Hwy. 49. Lake Wylie, located approximately 15 miles from Timberlands Assemblage, is the Catawba River's largest reservoir hosting a variety of Panfish species, Largemouth Bass, Smallmouth Bass and Catfish. South Carolina does require a current fishing license to fish the Catawba River, Lake Wylie and other surrounding bodies of water.

Boating

The Catawba River offers scenic, undisturbed natural views throughout York County. Local residents enjoy boating, kayaking, canoeing and jet skiing during the warmer Spring and Summer months. Free public boating access is provided at Rock Hill River Park, approximately 19 miles from Timberlands Assemblage, Landsford Canal State Park, approximately 5 miles from Timberlands Assemblage. Timberlands has its own private, grandfathered-in boat ramp.



Horseback Riding

York County has the opportunity to becoming a large equestrian center due to its close proximity to Charlotte and its more rural, scenic lands. Currently, Black Horse Run (Indian Land), located in adjacent Lancaster County, is the closest equestrian center to Timberlands Assemblage, offering riding rings and riding trails for horse owners and visitors as well as for-lease boarding stalls. Other neighboring equestrian centers include StoneRidge Farm (Rock Hill), Rainbow Acres (Rock Hill) and Lynnwood Equestrian Center (Fort Mill). With Timberlands Assemblage's aesthetic views along the Catawba River and its undisturbed natural beauty, the site possesses the qualities required by any successful equestrian operator with the convenience of its location near Charlotte, a top three U.S. banking center and dominant Southeast metropolitan area.

CHARLOTTE MSA MARKET SUMMARY

CHARLOTTE

DYNAMIC GROWTH MARKET

An educated workforce, low cost of living and doing business, and high quality of life make Charlotte a top destination for new and expanding business. Internationally recognized as the second leading banking center in the United States, Charlotte boasts a diversified economy anchored by 8 Fortune 500 company headquarters. Among an influx of major HQ announcements, Charlotte recently made headlines as the destination for the headquarters for Truist, the new bank formed by the merger of SunTrust and BB&T. Charlotte is projected to continue to be one of the top 10 fastest growing metros over the next 5 years with new growth spurred by large new to market relocations, a booming tech scene and a large pool of millennial talent.

CHARLOTTE CONSISTENTLY RANKS AMONG THE TOP U.S. MARKETS IN POPULATION GROWTH, RENT GROWTH AND BEST PLACES TO LIVE.

RECENT HQ & MAJOR OFFICE EXPANSIONS



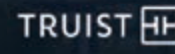
CENTENE (EAST COAST HQ)
FORTUNE 50 (#42)
3,200 NEW JOBS
1,000,000 SF
\$1 BILLION INVESTMENT
MAJOR EXPANSION
COMPLETE BY 2023
UNIVERSITY SUBMARKET



LOWE'S (HQ)
357,000 SF
MAJOR EXPANSION
Q2 2019
SOUTH END/MIDTOWN
SUBMARKET



DUKE ENERGY (HQ)
1,000,000 SF
MAJOR EXPANSION
Q1 2019
CBD SUBMARKET



TRUIST (HQ)
561,000 SF
NEW TO MARKET
Q2 2019
CBD SUBMARKET



ALLY BANK
400,000 SF
MAJOR EXPANSION
Q1 2019
CBD SUBMARKET



WELLS FARGO
342,000 SF
MAJOR EXPANSION
Q2 2019
CBD SUBMARKET

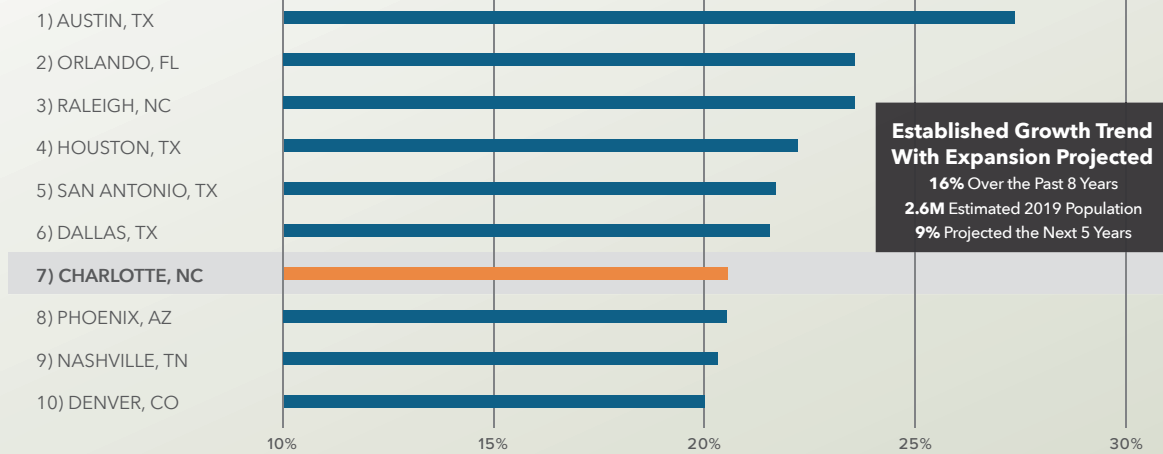


BANK OF AMERICA
550,000 SF
MAJOR EXPANSION
Q1 2019
CBD SUBMARKET



HONEYWELL (HQ)
280,000 SF
NEW TO MARKET
Q2 2019
CBD SUBMARKET

TOP 10 U.S. METROS % POPULATION GROWTH



A GROWING LIST OF GLOBAL LEADERS

Charlotte Fortune 500 Headquarters



BANK OF AMERICA
#25



CENTENE
#42



LOWE'S
#44



HONEYWELL
#92



DUKE ENERGY
#123



NUCOR
#139



TRUIST
#217



SONIC AUTOMOTIVE
#301



BRIGHTHOUSE FINANCIAL
#457

PREFERRED DESTINATION FOR MILLENNIALS

- #1** City where Millennials are Moving - SmartAsset
- #1** City where Millennials are Moving - Business Insider
- #2** Greatest Millennial Population Growth (2012-2017; 13.5%) - MagnifyMoney

BOOMING TECH MARKET

- #1** Tech Job Growth in the U.S. (48% increase 2016-2018) - CBRE Tech Talent Report
- #1** Tech Town - CompTIA
- #3** Lowest Office Vacancy Rate - CBRE Tech Talent Report
- #1** High-Growth Tech Talent Market - Forrester
- #2** Tech Job Growth in the U.S. - CBRE Tech Talent Report
- #5** In "Brain Gain"; Drawing Tech Workers from Other Cities

TECH 2020

The recent CBRE Tech Report 2020 coincides with The STEM Job Growth Index in that Charlotte ranked 5th among the top "brain gain" markets, where technology jobs most outnumber tech-degree graduates.

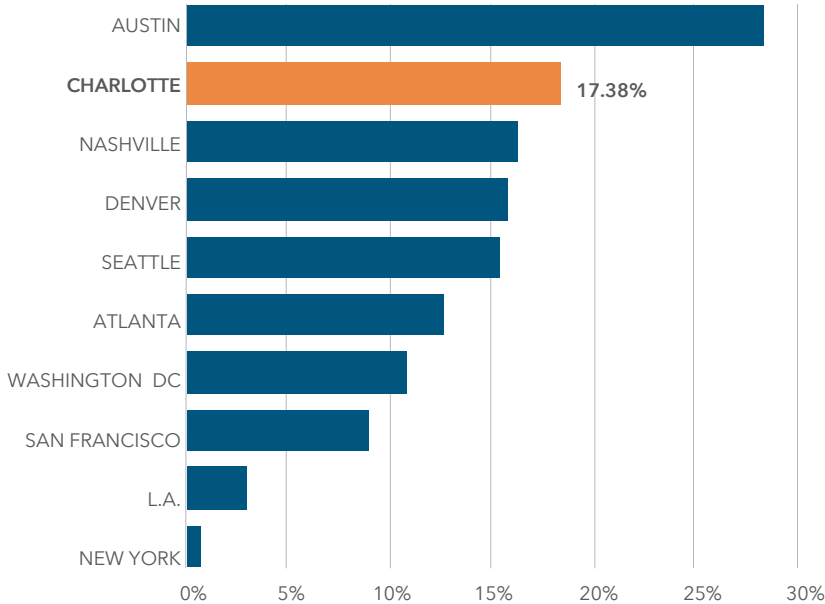
Charlotte saw 15,780 tech jobs added from 2015-19 and produced 6,639 students graduating with a tech degree from 2014-18 — a difference of 9,141. The city only trails tech giants San Francisco Bay Area, Toronto, Vancouver and Seattle, in terms of growth in tech talent.

CHARLOTTE TECH & JOB GROWTH TRENDS

- #1** LOWEST VACANCY RATE ON THE EAST COAST IN Q2 2020 (8.5%). DIRECTLY AHEAD OF MANHATTAN, ATLANTA, AND NASHVILLE.
- #2** HIGHEST TECH TALENT GROWTH FROM 2015 - 2019 AT 38.0% TRAILING ONLY SALT LAKE CITY IN THE UNITED STATES* (INCLUDES ONLY TECH TALENT MARKETS >50,000 LABOR POOL).
*DOES NOT INCLUDE CANADIAN MARKETS.
- #3** MOST ABSORPTION IN 2020 AT 526,162 SQ. FT. IN 2020, OUTPERFORMING AUSTIN, SEATTLE, AND MANHATTAN.
- #4** HIGHEST GROWTH IN MILLENNIAL POPULATION CHANGE OF LABOR TECH TALENT MARKETS >50,000 (29.3%) TRAILING ONLY SAN FRANCISCO, SEATTLE, AND PORTLAND.
- #5** IN "BRAIN GAIN" (9,141 TECH TALENT WORKERS GAINED FROM OTHER CITIES DUE TO INCREASE IN JOBS ADDED (15,780 FROM 2015 - 2019) AND # OF TECH DEGREES PRODUCED LOCALLY (6,639 FROM 2014-2018).

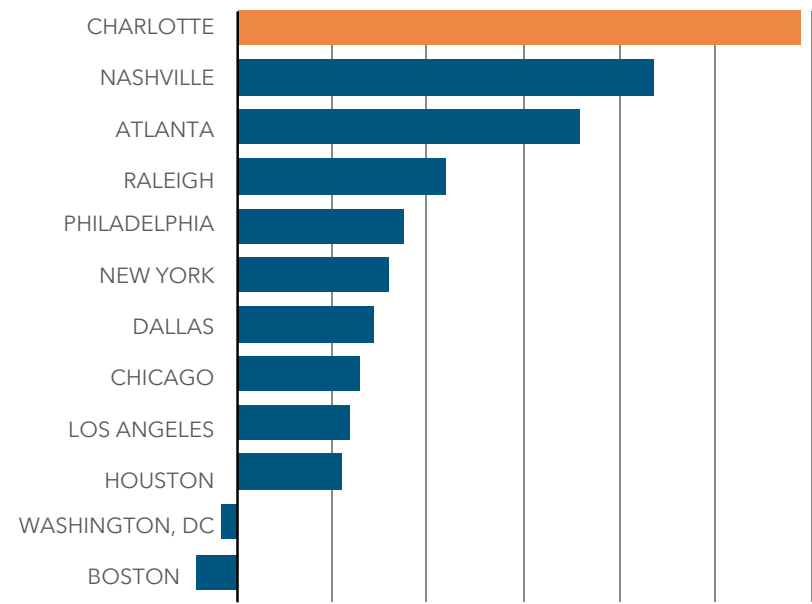
EXPLOSION OF SOUTHEAST MARKET AND ECONOMIC FUNDAMENTALS

2010 - 2019 POPULATION GROWTH



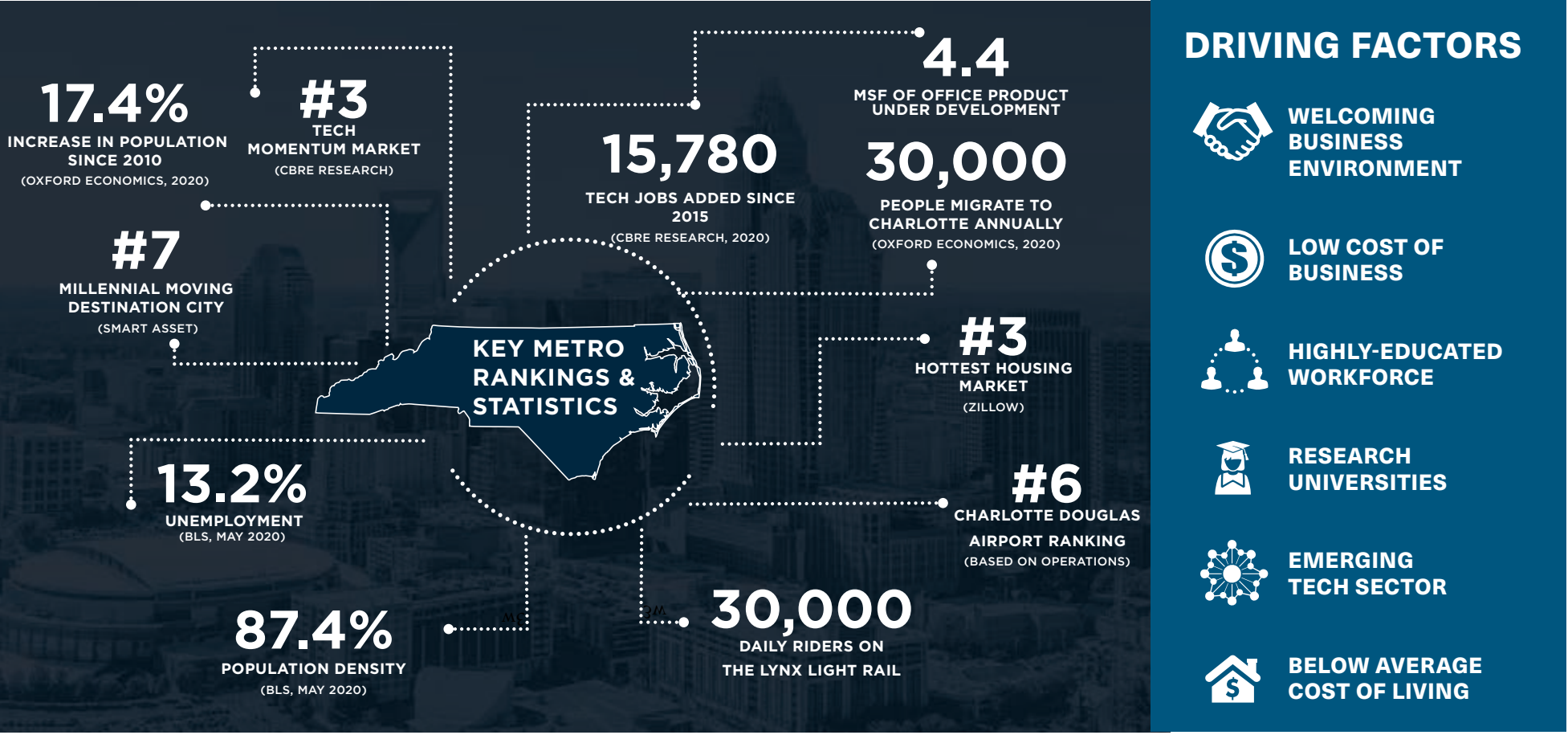
Source: Oxford Economics

5-YEAR MILLENNIAL POPULATION CHANGE



Source: CBRE Research, 2020 Scoring Tech Talent

CHARLOTTE AT A GLANCE



DRIVING FACTORS

- WELCOMING BUSINESS ENVIRONMENT**
- LOW COST OF BUSINESS**
- HIGHLY-EDUCATED WORKFORCE**
- RESEARCH UNIVERSITIES**
- EMERGING TECH SECTOR**
- BELOW AVERAGE COST OF LIVING**

RESIDENTIAL DEVELOPMENT
New Single Family Construction Activity

Charlotte Market Summary

QTR	QTR CLOS	ANN	MODEL	FIN VAC	UC	TOTAL INV	TOTAL	QTR	ANN	VDL	VDL SUPPLY	FUT LOTS	ANN LOT DELLV
4Q16	735	2,776	92	364	1,094	1,550	6.7	804	2,870	3,293	13.8	11,060	2,934
1Q17	821	2,957	94	388	1,046	1,528	6.2	799	3,065	3,461	13.6	11,233	3,195
2Q17	809	3,032	107	429	1,134	1,670	6.6	951	3,261	3,198	11.8	11,193	3,224
3Q17	833	3,198	104	400	1,214	1,718	6.4	881	3,435	3,092	10.8	11,582	3,129
4Q17	839	3,302	108	417	1,143	1,668	6.1	789	3,420	3,212	11.3	12,096	3,339
1Q18	757	3,238	102	409	1,148	1,659	6.1	748	3,369	3,151	11.2	13,194	3,059
2Q18	898	3,327	89	364	1,097	1,550	5.6	789	3,207	2,821	10.6	13,684	2,830
3Q18	750	3,244	87	320	1,222	1,629	6.0	829	3,155	3,075	11.7	13,109	3,138
4Q18	865	3,270	86	317	1,096	1,499	5.5	735	3,101	2,777	10.7	13,720	2,666
1Q19	635	3,148	80	358	996	1,434	5.5	570	2,923	2,733	11.2	13,449	2,505
2Q19	784	3,034	86	283	994	1,363	5.4	713	2,847	2,686	11.3	14,327	2,712
3Q19	683	2,967	91	319	1,021	1,431	5.8	751	2,769	2,722	11.8	15,591	2,416
4Q19	809	2,911	86	304	1,020	1,410	5.8	788	2,822	3,082	13.1	15,037	3,127
1Q20	680	2,956	92	294	1,106	1,492	6.1	762	3,014	3,373	13.4	14,814	3,654
2Q20	820	2,992	101	322	1,070	1,493	6.0	821	3,122	3,489	13.4	14,657	3,925
3Q20	816	3,125	96	311	1,230	1,637	6.3	960	3,331	3,675	13.2	14,196	4,284
4Q20	1,015	3,331	94	224	1,306	1,624	5.9	1,002	3,545	3,378	11.4	13,418	3,841



Over 12,400 lots sold during 2020 in the Charlotte Metro amid the COVID-19 Pandemic.

Charlotte Metro residential lot sales up 3% since 2019.

Charlotte's average home sale price in Q1 2021 is \$287,000, 53% higher than Q1 2016 average price of \$187,000.

PRODUCTION BUILDER RANKING
Charlotte Market Summary

SINGLE BUILDING SECTION CLOSINGS							
CLOSINGS RANK	BUILDER NAME	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL ANNUAL CLOSINGS	MARKET SHARE
1	Lennar	91	87	103	184	465	14.6
2	Meritage Homes	23	89	113	128	353	11.1
3	Ryan	52	77	64	91	284	8.9
4	Mattamy	58	62	55	66	241	7.6
5	DR Horton	20	66	54	88	228	7.2
6	Express Homes	33	90	59	41	223	7.0
7	True Homes	56	44	47	34	181	5.7
8	Pulte	38	32	21	33	124	3.9
9	Taylor Morrison	39	18	32	30	119	3.7
10	LGI Homes	32	22	12	45	111	3.5



ENERGY

Headquartered in Charlotte, Duke Energy is the cornerstone of the Charlotte MSA’s energy sector.

The company serves 7.5 million customers, and is just one of well over 250 companies tied directly to the energy sector, per the Charlotte Regional Partnership. Also headquartered in Charlotte is natural gas industry leader Piedmont Natural Gas, which serves more than a million customers in the Southeast. Duke Energy acquired Piedmont Natural Gas in 2016.

Although Charlotte has a history of attracting companies in the energy sector, only with the recent shift into alternative or “green” energy has the city bumped to the top of the national scene. Duke Energy’s investments in solar energy have helped place North Carolina as the #2 state in the nation in amount of solar energy installed.

High-profile Charlotte green-energy firms include Sencera International Corporation (solar), Saertex USA (composite materials used in blades for the wind-turbine industry), Celgard LLC (rechargeable lithium-ion batteries), Argand Energy Solutions (solar) and Blue Sphere Corp (converting food waste into gas to power generators).

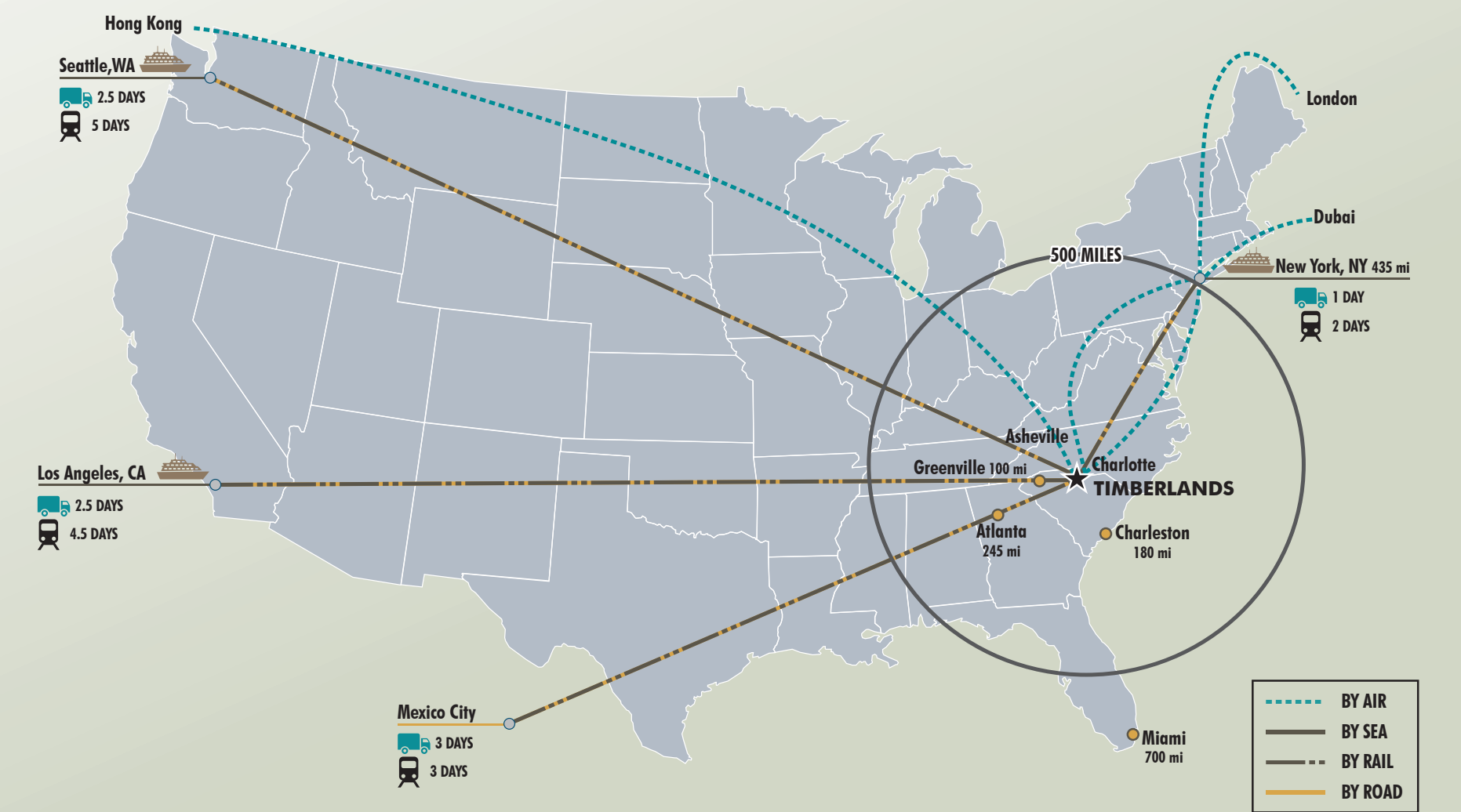


FOREIGN INVESTMENT

The Charlotte Chamber continues to see a rise in foreign investor interest with more than 1,000 foreign-owned firms employing over 66,000 people in the Charlotte region. These foreign owned firms represent parent companies from 45 different countries. Germany, the United Kingdom, Canada and Japan represent the largest number of companies in the Charlotte area. International firms that are opening or have recently opened U.S. headquarters include Giti Tire Group, Keer America, Homestar Light Industrial Co. Ltd., Biotage, DesignLine International, Electrolux, Husqvarna, Premier, Inc., Smoothwall, Teknek and Teupen Maschinenbau GmbH, Maersk, and fintech company PCI Pal. P.S. Giti Tire Plant is 15 miles from Timberlands.

EXTENSIVE TRANSPORTATION NETWORK

The city of Charlotte transportation system has been one of the more influential drivers growth over the past several years. Immediate access to several major U.S. interstates further enhances the city’s accessibility and transportation qualities. I-77 and I-85 run north–south through Charlotte, connecting Charlotte to the Southeast, I-40 runs east–west about ±40 miles north of the city, connecting the Charlotte region to the entire southern half of the United States, and I-277 and I-485 are Charlotte’s inner and outer beltways moving traffic around the city.



Air

Charlotte Douglas International Airport (CLT) serves as an economic engine of the Carolinas, facilitating the movement of people and goods, creating jobs and enterprise and sustaining a higher quality of life. It is ranked among the top 10 busiest airports in the world, averaging 1,600 daily aircraft operations. CLT serves approximately 178 nonstop destinations around the globe and welcomes more than 50 million passengers annually. Airlines serving CLT include Air Canada, American, Delta, Frontier, JetBlue. Lufthansa, Southwest, Spirit, United, Volaris and Viva Aerobus. By the numbers, CLT rankings include:

- » Sixth busiest in North America by total aircraft movements (553,857 takeoffs and landings)
- » Seventh in the world in Aircraft Movement
- » 12th busiest in North America by total passengers (46.4 million in 2018)
- » Major Airlines: 9
- » Wilson Air Center is home to the fleets of six Fortune 500 companies



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