

BAMBERG COUNTY

SOUTH CAROLINA



A photograph of an industrial facility, likely a chemical plant or refinery. It features large white storage tanks, a network of yellow and grey pipes, and a prominent white metal walkway with railings. In the center, there's a tall, curved metal structure, possibly a vent or a bridge support. The sky is clear and blue.

**2020 INVESTMENT
PROSPECTUS**

DEAL FLOW: PAGE 16



MEET YOUR REGIONAL PARTNERS

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EXPLORING BAMBERG COUNTY



Bamberg County is home to natural beauty with the blackwater Edisto River and multiple colleges including Voorhees College and Denmark Technical college. Yet, Bamberg County is also home to a handful of worldwide manufacturers. This is indicative of the county's connectivity and global access, along with a dedicated and qualified workforce. The county is in position to leverage potential redevelopment and revitalization efforts supported by regional leadership.

ABOUT THE REGION

Bamberg County is an integral part of the SouthernCarolina Alliance (SCA) region—a seven county area in the southern tip of South Carolina. In close proximity to Aiken, Augusta, Savannah, and Charleston, the region has significant advantages including access to major U.S. ports, airports, rail, I-20, I-26, and I-95. The region's existing industry assets include aerospace, automotive, advanced composites,

distribution, forest products, and alternative energy. Furthermore, with natural and cultural assets such as Hilton Head Island, the Savannah River, and Edisto Beach, there are amenities to build upon in the SouthernCarolina region. The region and its leadership have created a climate that is supportive of growth and are ready to help you realize your vision of success.



SOUTH CAROLINA'S COMMITMENT

The State of South Carolina is a willing partner with investors, businesses, and individuals who wish to create meaningful economic impact. The SC Department of Commerce, and its associated Coordinating Council for Economic Development, have developed a unified system to make investment

in South Carolina seamless. The Council's 2018 investments and partnerships generated over 1.8 billion dollars in economic activity and approximately 9,800 jobs. In 2019, Area Development Magazine ranked South Carolina as the 3rd best U.S. State for doing business.

Opportunity Zones have the full attention of the State of South Carolina's governmental leadership. State leaders have identified the following focus areas for OZ investment:

- Promoting economic vitality in parts of the state that have not shared in the general prosperity over the past few years
- Funding the development of workforce and affordable housing in areas with escalating prices and inventory shortages
- Funding new infrastructure to support population and economic growth
- Investing in the startup businesses that have potential for rapid increases in scale
- Upgrading the capability of existing underutilized assets through capital improvement investments

"The typical profile of an OZ real estate investor is someone who is interested in tax savings, wealth-building, and preservation with a medium- to long-term hold period." -Meg Epstein, Forbes Councils

ABOUT OPPORTUNITY ZONES

Opportunity Zones offer a new economic development tool that promotes investment in distressed census tracts through legislation enacted by the Federal Tax Cuts and Jobs Act of 2017. 8,700 census tracts across the United States have been designated as Opportunity Zones by the U.S. Department of Treasury, incentivizing investments in business growth, housing improvements, and infrastructure updates in these distressed census tracts.

U.S. investors held an estimated \$6.1 trillion in unrealized capital gains at the end of 2017. Opportunity Zones leverage this pool of money to promote economic development by providing federal capital gains tax advantages for investments made in these areas. Investors can realize deferral and reduction of capital gains taxes in investments held for at least 5 years with additional incentives available for investments maintained in Opportunity Zones for 7 and 10 years. To be eligible, investments must be made through Qualified Opportunity Funds which are vehicles formed for investing in qualified Opportunity Zone property.

Bamberg County has two Opportunity Zones located in the northern and southeast parts of the county. The first Zone, Census Tract 9601, is home to 5,522 residents and includes approximately 1,273 jobs, a 31% increase from just five years ago. The second Zone, Census Tract 9602, is home to 7,126 residents and 1,982 jobs. Both Zones are adjoining and create additional efficiencies if looked at as a single investment opportunity.

Bamberg County has significant economic activity from agriculture and service-related industries, including commercial retailers. The likely development opportunities in the county come from

industrial sites. Multiple developable parcels and properties in the area have been prepared for private investment by local government leaders. Some of these opportunities include the CrossRhodes Industrial Park and the CrossRhodes Spec. Building. Opportunity Zone investment in Bamberg would allow a prospective investor to leverage a tax incentive while also contributing to equitable and inclusive growth in the region.

OPPORTUNITY FUNDS

"To create a brighter tomorrow for communities that have been left behind, we need to capitalize on the private-sector resources that can help boost these areas in ways we haven't seen before."

Senator Tim Scott, (R - South Carolina)

While each Opportunity Zone offers investors the same federal capital gains tax advantages, all Zones are not created equal. All Opportunity Zones will compete for the large pool of investment, but some Zones will stand out immediately due to obvious pro-investment market conditions. Bamberg County stands out with its established manufacturers, available industrial sites, and recreational assets. Bamberg County offers a stable framework for sustainable and collaborative capital investment because of committed local leadership

and a favorable business environment. Most Zones, given their designation as "distressed," will have to strategically position themselves to attract investors. Bamberg County has positioned its Opportunity Zones through months of planning and engagement with local stakeholders and residents to create a strategic vision. This vision is conveyed in the following prospectus which positions Bamberg County to leverage its strengths and macroeconomic opportunities to promote transformative development.

BENEFITS OF OPPORTUNITY FUND INVESTING:

Defer Payment –
Opportunity Funds allow investors to defer payment of the capital gains until December 31st, 2026



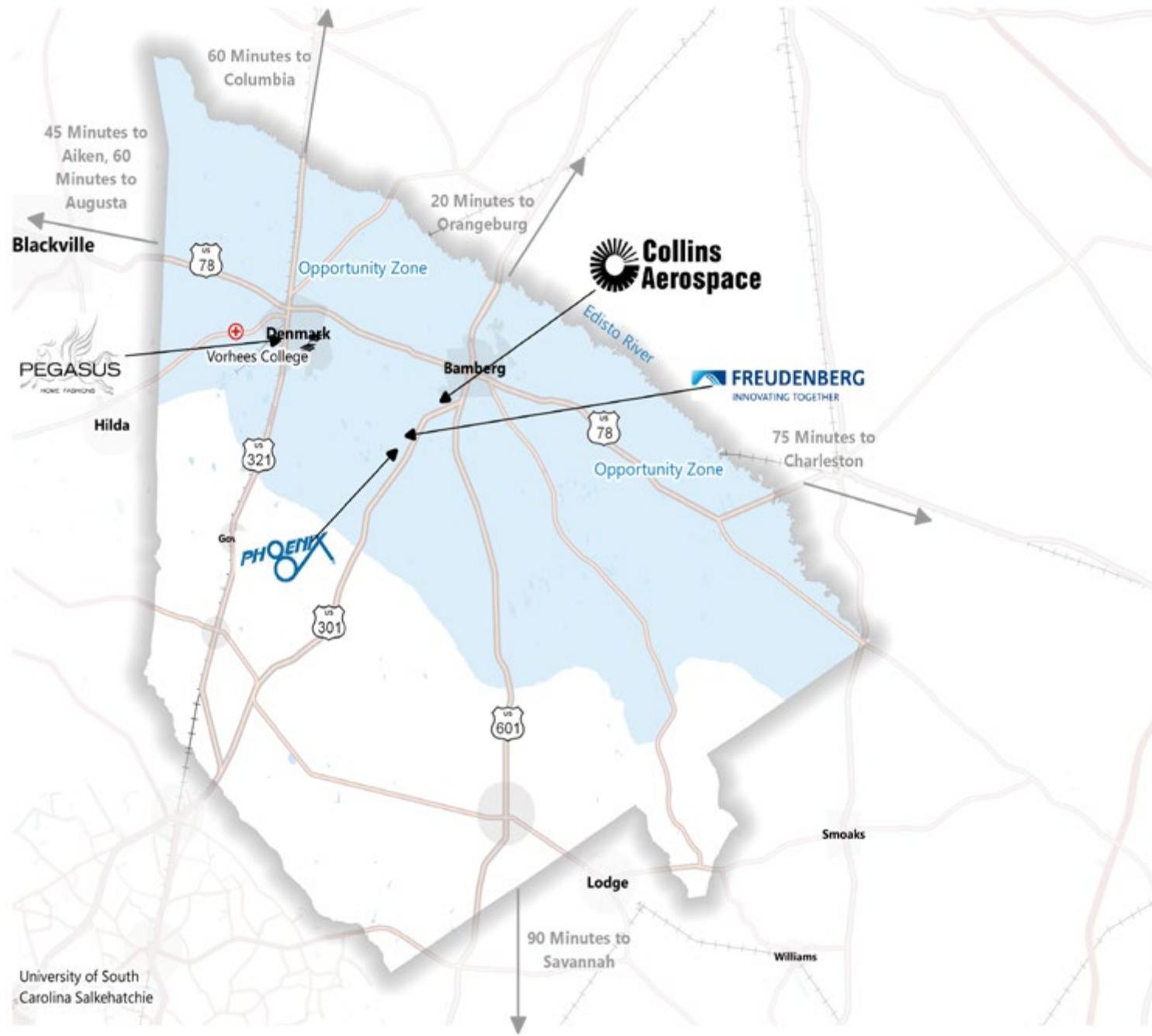
Reduce Owed Taxes –
Opportunity Fund investing reduces the tax investors owe by up to 15% after seven years.



Pay Zero Tax on Gains –
Investors can enjoy tax free capital gains earned from investments through the Opportunity Fund



COMMUNITY & OPPORTUNITY ZONE ASSETS



Bamberg County is in close proximity to the Ports of Charleston and Savannah, and provides easy access to South Carolina's interstate highways that connect markets across the U.S. Bamberg County is within a 90-minute drive of growing aerospace clusters in Charleston and Savannah and within a short drive of the growing automotive clusters in the Upstate and Lowcountry regions of South Carolina.

COMMUNITY ASSETS

Advanced Manufacturing

Bamberg County is home to several advanced manufacturers and related downstream applications. Global manufacturers such as Phoenix Specialty Manufacturing, Freudenberg Sealing Technologies, Pegasus Home Fashions, and Collins Aerospace have located large manufacturing operations in the area. The Freudenberg Group, a German-based company, sells its products globally with products used in over 50 countries in aerospace, automotive, and oil and gas industries. Since 1907 Phoenix Specialty has been the leading supplier of custom specialty parts to America's Original Equipment Manufacturers. In addition, Bamberg County is home to other manufacturers in the forest products, agribusiness, and other manufacturing sectors, offering shovel ready sites with easy access to the Ports of Charleston and Savannah.

The Edisto River

The Edisto River is the longest free-flowing blackwater river in the United States, and the only major South Carolina river contained entirely within South Carolina's boundaries. The Edisto watershed's "Blackwater" region continues to maintain its rural character, enjoying a bounty of natural beauty and rich cultural resources. Bamberg's Edisto access sites are as follows:

Bamberg County - South Fork Edisto River

- Claude's Landing (end of Road 365 off Road 49, near Sweden)
- Bobcat Landing (at Hwy 301/601 bridge, north of Bamberg)
- Brabham's Landing at Cannon Bridge (Road 20/39 bridge, east of Bamberg)

Bamberg County - Edisto River, Main Stem

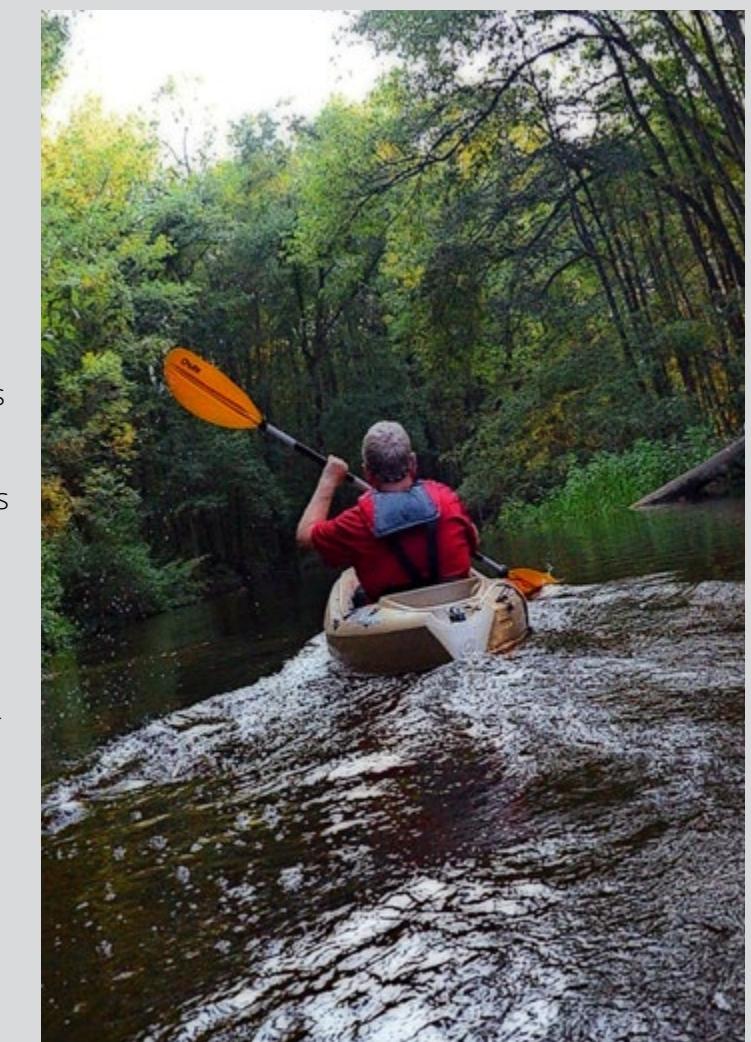
- Zig Zag Landing (end of Road 434 off Hwy 61 near Farrell Crossroads)
- Hwy 21 (private landing at Hwy 21, Sandy Island Bridge)
- Highway 39 Landing (at Hwy 39 bridge, near Springfield)

Education

Bamberg County offers two colleges. Voorhees College is a fully accredited liberal arts college that offers degrees in twelve disciplines. Denmark Technical College is an accredited post-secondary education that offers associate degrees, diplomas, and certificates.

U.S. Route 301

U.S. Route 301 runs 1,099 miles from Delaware to southern Florida. U.S. 301 passes directly through the heart of Bamberg County, paralleling I-95 and offering connectivity to the entire east coast.



The Edisto River, pictured above, offers a unique mix of recreational and cultural activities while supporting local development, agriculture, forestry, and tourism – all drivers of the Bamberg County economy.

COUNTY OVERVIEW

BAMBERG OZ OVERVIEW

Market Demand Statistics

Average Daily Traffic on US 301 through Downtown Bamberg	9,900 Vehicles
Manufacturing Supply Chain Gap in Bamberg	\$111.8M
Wholesale Trade Supply Chain Gap in Bamberg County	\$41.0M
Bamberg County Residents who Leave the County Daily for Work	4,073
Population within 1-hr of Bamberg	282,471

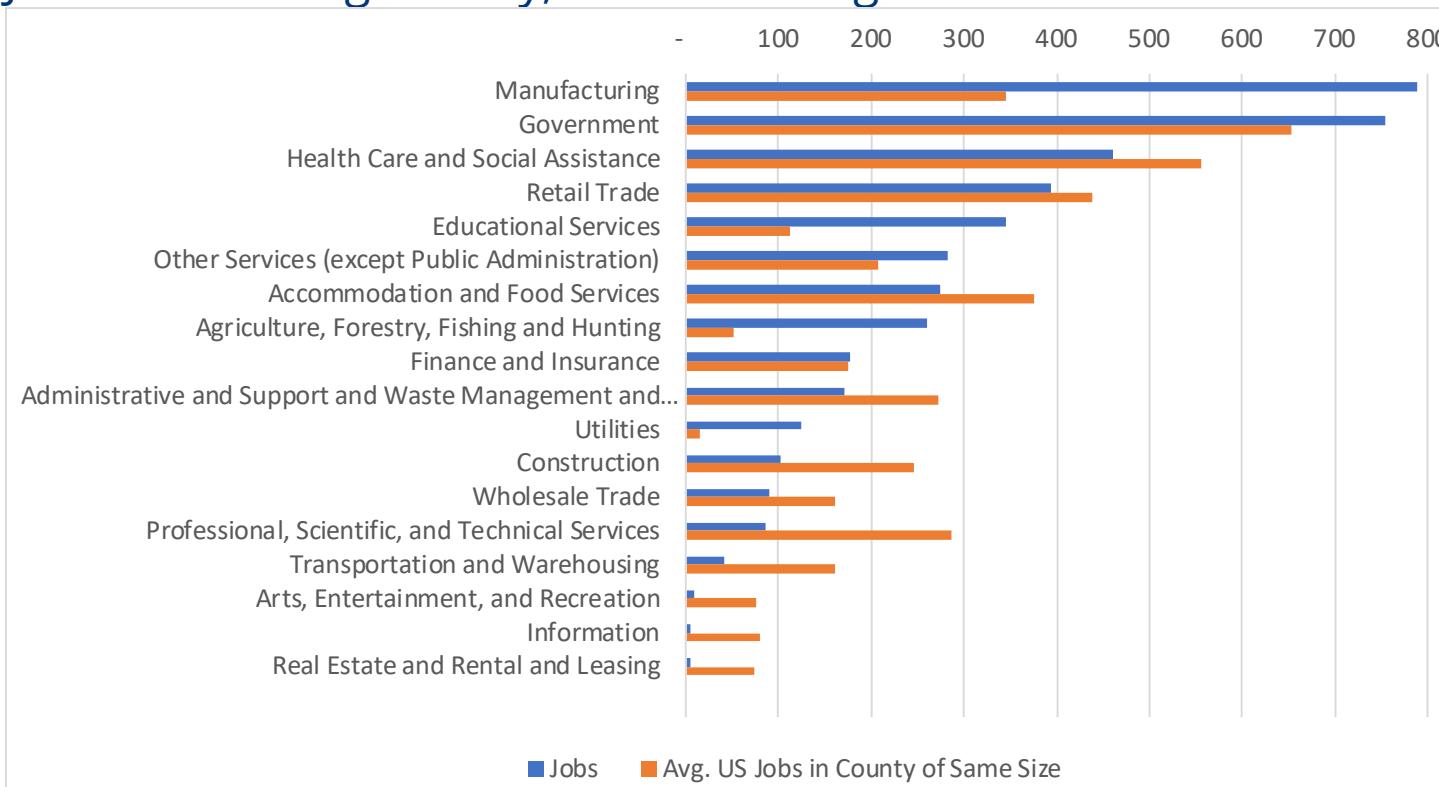
2019 Profile

Population	6,864
Number of Jobs	2,227
Number of Workers Living in OZ	2,633
Median Household Income	\$38,695
% Bachelor's Degree Attainment	24.4%

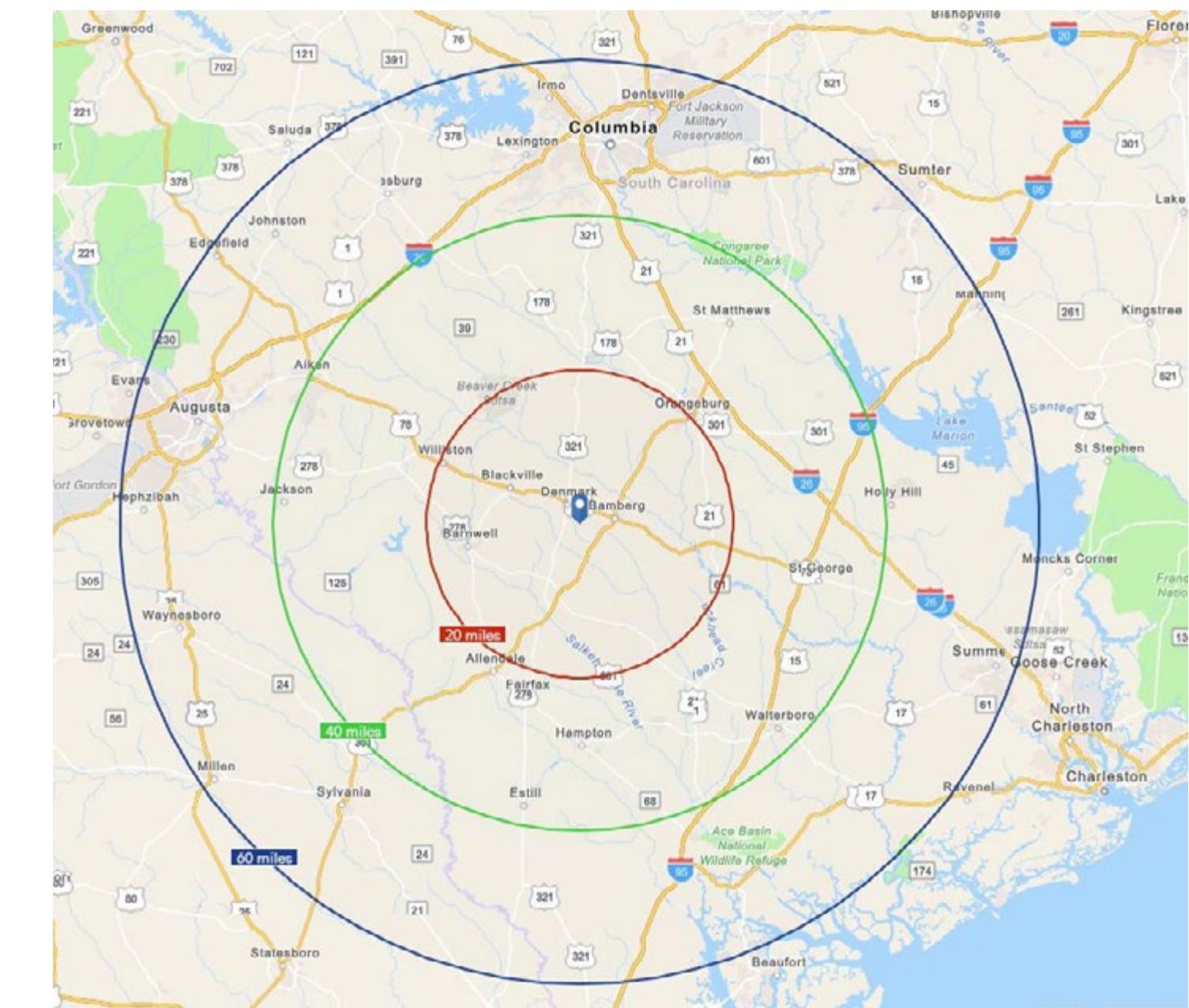
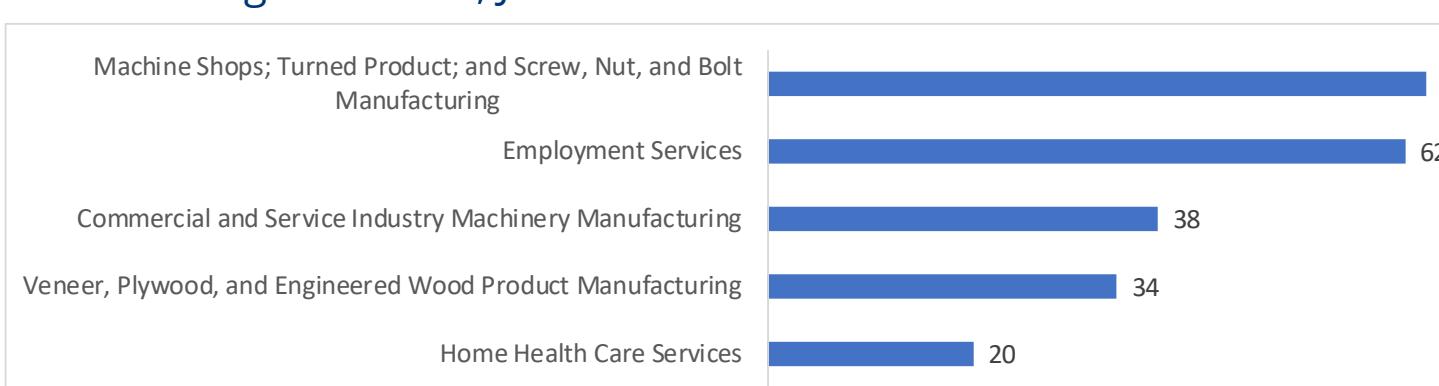
Labor Shed

Distance	Workers	Population
20 Miles	17,904	65,560
40 Miles	98,546	307,154
60 Miles	635,329	1,584,436

Jobs in Bamberg County, vs U.S. Average



Fast-Growing Industries, Jobs Added Since 2014



SCA REGION BIG PICTURE OPPORTUNITIES

Agribusiness - A Dominant Cluster

Each of SCA's seven counties have a strong agricultural base including cotton, livestock, forest production, and more recently, industrial hemp. The region contains over 600,000 acres dedicated to harvesting crops and raising livestock. The SCA Region comprises a significant part of the state's "lumber basket," with approximately 24 forest product companies contributing to an \$18.6 billion economic impact, over 90,000 jobs, and \$4.1 billion in payroll.

Proximity to an international port, improved logistics for moving agricultural products, and the continued automation and downstream opportunities for wood, hemp, and other locally produced materials demonstrate future growth and diversification for the SCA region.



Workforce - An Investment Resource

The SCA region is truly unique with its combination of economic and workforce opportunities. The region is growing in population, and a labor force participation rate (55%) lower than the national average (63%) indicates a potential surplus of workers ready to fill open jobs. In addition, 6 of the 7 counties see the majority of residents commute outside their county of residence for work.

SCA wishes to encourage investor driven solutions that link place of work to place of residence, increase labor force participation, and grow workforce by supporting community growth strategies.

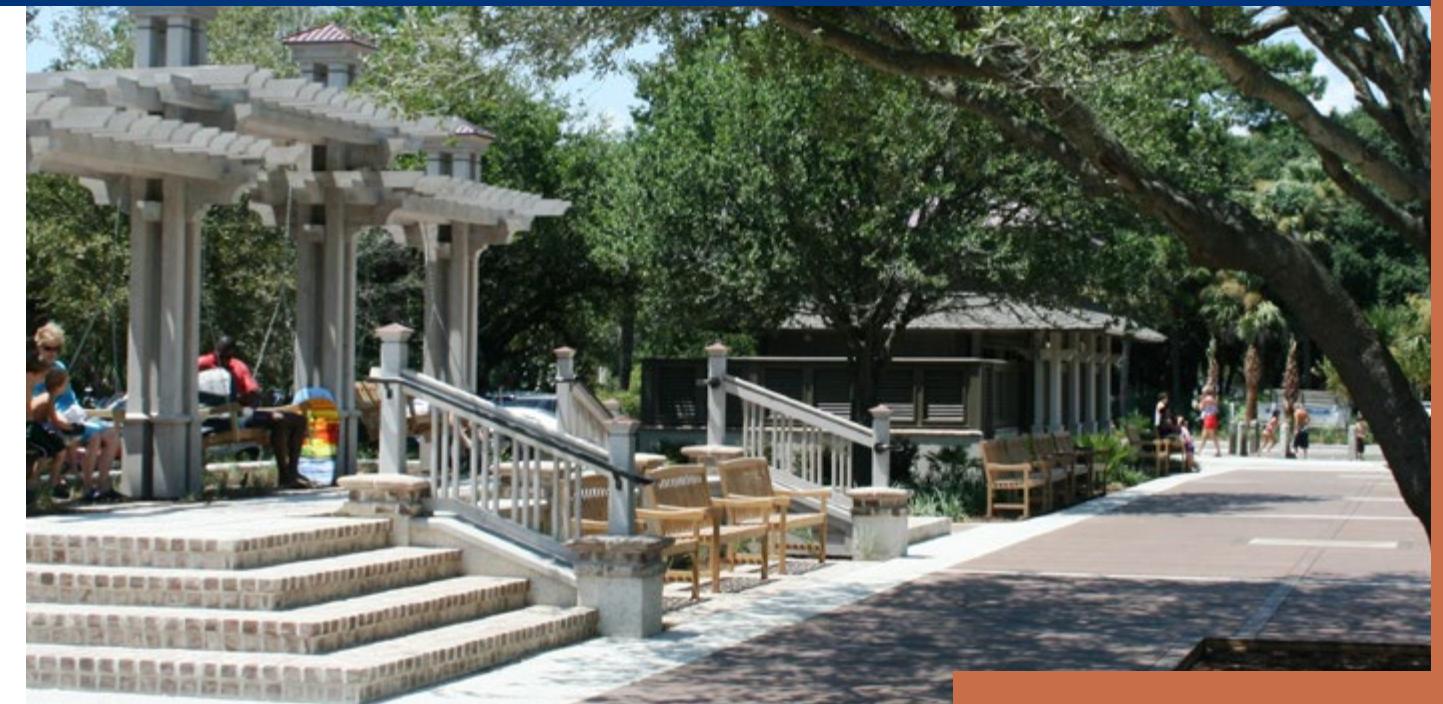


SMALL TOWN DEVELOPMENT – SCA PLACE MAKING

The SCA Region has a growing population of nearly 320,000. Each of SCA's 7 counties has 1 or more place-making opportunities – small towns. Opportunities that concentrate services, connect people to jobs, and establish community gathering places and identity. There are multiple placemaking investment opportunities throughout the SCA region which

include activating storefronts with needed services, encouraging local entrepreneurs to start and expand small businesses, and diversifying an aging housing stock. These place-making investment opportunities can serve as the epicenter for a growing workforce, business services, and new families looking for an affordable quality of life.

The initial “deal flow” projects that follow are the tip of the iceberg when considered in the context of the above overarching opportunities. These opportunities will attract people, new housing, business start-ups, and investment. SCA leadership will continue to add projects to the deal flow in 2020 and beyond. Make sure to engage with us to take advantage of our future growth.



OUR DEAL FLOW



CrossRhodes Industrial Park

The CrossRhodes Industrial Park is a 427-acre, shovel-ready, park in Bamberg County. The park is in an ideal position for industrial or commercial development with its premier access to interstates, airports, and international ports.



Wolf Tract

The Wolf Tract is a 158-acre industrial site that has been positioned well to attract private capital. The site is shovel-ready and is an ideal location for industrial or logistics-related development.



Bamberg Senior Care Development

A potential opportunity to develop a nursing care facility on 40 acres of land directly east of the Bamberg-Barnwell Regional Medical Center (BBEMC). This property has been subdivided into 10-acre (Tract B) and 30-acre (Tract C) parcels.



CROSSRHODES INDUSTRIAL PARK

OPPORTUNITY DESCRIPTION

CrossRhodes Industrial Park is a 427-acre industrial park located along US Highway 301. The park has been certified shovel-ready by the State of South Carolina and offers reliable utility service at competitive rates. The park is:

- Zoned for industrial use.
- Notable drive times: 25 minutes to I-26, 30 minutes to I-95, and one hour to I-20.
- Within 95-minute drive from three commercial airports, the Columbia Metropolitan, Charleston international, and Savannah International airports.
- Within a 30-minute drive of the Bamberg, Orangeburg, and Allendale County airports.

CrossRhodes industrial Park has successfully used spec buildings to attract tenants to the park. The first spec building built in the park is now home to Freudenberg Sealing Technologies, a manufacturer of elastomeric materials and precision molded products for the aerospace, automotive, truck & bus, fluid power, agricultural, energy, food & beverage, construction, recreational and chemical industries. Another spec building was built and is available.



POTENTIAL PROJECT

The CrossRhodes Spec Building is a 40,000 SF building that is expandable to 85,000 SF. It is currently available for lease or purchase. The building's location along Highway 301 makes it attractive for manufacturing or logistics businesses. The CrossRhodes Industrial Park has additional acreage that can be developed in phases. SouthernCarolina Alliance's first priority is to attract a tenant to this spec building. The ultimate user will be purchasing or leasing a quality building that can accommodate a business looking to grow due to the building's expandability.

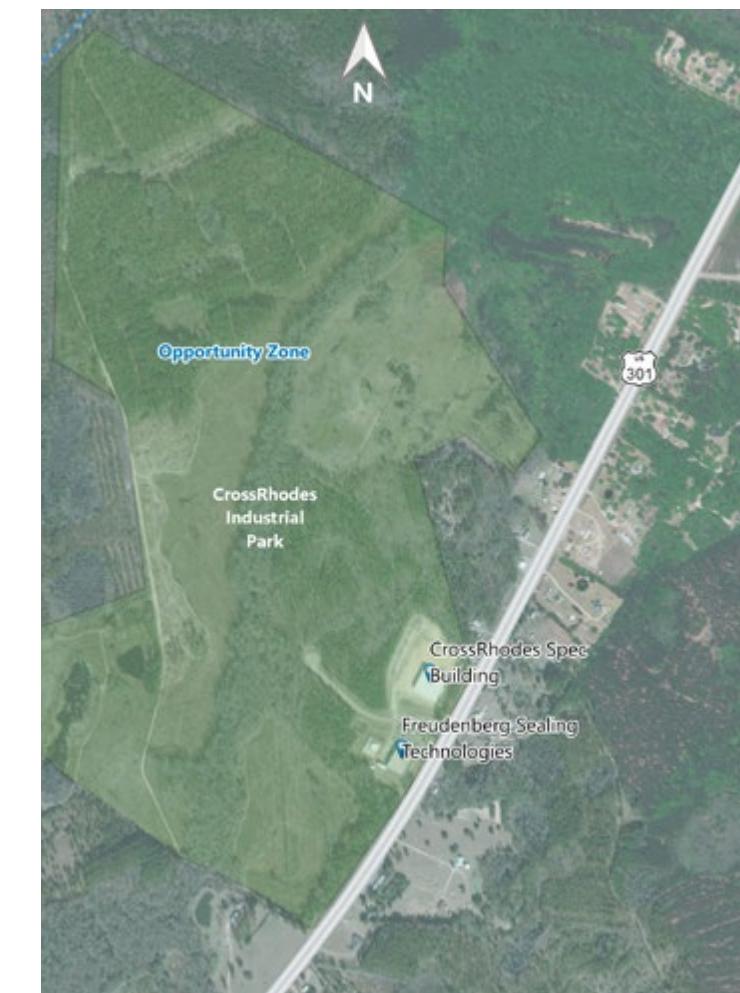
Additional phases of development could focus on build-out of the park's remaining acreage. The park's past success with spec buildings may make it attractive for an industrial broker or developer looking to develop multiple spec buildings over an extended period to accommodate future demand for development of the park's remaining 426 developable acres. The first phase of development could include the development of a 100,000 SF building on 11 acres of land for a total investment of \$6,500,000.

Sources & Uses

USES	
Real Estate Acquisition	\$91,827
Construction	\$5,368,173
A/E/C Design	\$325,000
Legal/Finance	\$325,000
Misc. Development Costs	\$390,000
Total	\$6,500,000

SOURCES	
Developer Equity	\$975,000
Conventional Debt	\$3,900,000
OZ/Opp Fund Equity	\$1,625,000
Total	\$6,500,000

* A public-private partnership is possible with this project. Potential public investment and terms subject to project details and quantifiable community benefit.



WOLF TRACT

OPPORTUNITY DESCRIPTION

The Wolf Tract is a 158-acre site located along U.S. Highway 78. The site is shovel-ready with due diligence available. The site has reliable utility service at competitive rates from Dominion Energy and access to CSX Rail.

Additionally, the site's location is promising due to its connectivity to the following assets:

- 30-minute drive to the Bamberg, Orangeburg, and Allendale county airports;
- 60-minute drive to Interstates 26,



POTENTIAL PROJECT

- 95, and 20;
• 90-minute drive of the Savannah and Charleston Ports;
• CSX Class I rail on site; and
• 95-minute drive from three commercial airports: the Columbia Metropolitan, Charleston International, and Savannah International airports.

The site could be an ideal location for a manufacturer looking to leverage the connectivity assets listed above. The site has adequate space for several new manufacturing buildings that could be phased over time to develop the Tract's 158-acres. A likely developer of this property could be an industrial broker or site developer looking to create a building that could be sold or leased to an end user. This site could also be attractive

to relocating or expanding businesses looking to leverage of the region's supply chain advantages and favorable business climate. The first phase of development could use 9-acres to create a 75,000 SF spec building suitable for a manufacturing or logistics business to take advantage of the site's access to US 78 and US 321. The total investment for a project of this nature is anticipated to be \$5,000,000.



Sources & Uses

USES	
Real Estate Acquisition	\$129,000
Construction**	\$4,071,000
A/E/C Design	\$250,000
Legal/Finance	\$250,000
Misc. Development Costs	\$300,000
Total	\$5,000,000
SOURCES	
Developer Equity	\$1,000,000
Conventional Debt	\$3,000,000
OZ/Opp Fund Equity	\$1,000,000
Total	\$5,000,000

* A public-private partnership is possible with this project. Potential public investment and terms subject to project details and quantifiable community benefit.

**Cost is for building and building site related costs only (excluding cost to extend rail).

BAMBERG SENIOR CARE DEVELOPMENT

OPPORTUNITY DESCRIPTION

Bamberg-Barnwell Regional Medical Center (BBEMC) was opened in Spring of 2019 to provide 24-hour emergency care to residents of Bamberg and Barnwell Counties. Prior to the opening of this center, residents in both counties did not have convenient access to emergency medical care, a need that BBEMC is able to address. BBEMC has now created an opportunity to develop adjacent land in a manner that supports and links to the

services provided by the medical center. A potential Opportunity would be the development of facilities that offer a variety of senior care products on 40 acres of land directly east of BBEMC. This property has been subdivided into 10-acre (Tract B) and 30-acre (Tract C) parcels for the purpose of phased development. Facilities related to senior care could make sense due to a lack of this product type in the local market, and the benefits of locating near BBEMC.



Tract B Potential Project

Tract B has approximately 10 acres of developable land directly adjacent to the Bamberg-Barnwell Emergency Medical Center. With a growing demand for senior housing accommodations across the nation, this makes for an ideal location for a nursing or assisted living facility. There is adequate space for an 87,000 SF development, which could provide space for 155 senior care units. The estimated construction cost for this would be \$10.3 million. This facility would be expected to create approximately 65 jobs and fill a niche for which there are currently no service providers in Bamberg County. The facility could provide continuum of senior care living units that are uniquely accessible and well served and supported by BBEMC.

ABOUT TRACT B:

- 10 Acres
- Available for lease
- Directly adjacent to BBEMC
- On SC 70, with easy access to US 78 and US 321
- Current use: agricultural

Tract C Potential Development

It is estimated as part of Phase I of development on Tract C, that a 65,000 SF mixed-use building could be constructed with 7,500 GLA SF available for commercial and 51,000 GLA SF of livable area for development of 68 units of independent senior-living. Most of these costs would be incurred through construction of the building which could total \$8.3 million. This potential project would require approximately one-fourth of the total acres in Tract C. It is anticipated that future phases of development could be realized with growing senior living demand over the next decade that would allow for an additional 200 to 300 senior-living units on the balance of Tract C.

ABOUT TRACT C:

- 27.8 acres
- Available for purchase
- Directly adjacent to BBEMC
- On SC 70, with easy access to US 78 and US 321
- Current use: agricultural

Sources & Uses

USES	
Project Development	\$396,000
Construction	\$10,347,958
A/E/C Design	\$1,265,210
Legal/Finance	\$1,190,832
Total	\$13,200,000
SOURCES	
Developer Equity	\$2,800,000
Conventional Debt	\$6,800,000
OZ/Opp Fund Equity	\$3,600,000
Total	\$13,200,000

* A public-private partnership is possible with this project. Potential public investment and terms subject to project details and quantifiable community benefit.

Sources & Uses

USES	
Project Development	\$312,000
Real Estate Acquisition	\$300,000
Construction	\$8,332,000
A/E/C Design	\$728,000
Legal/Finance	\$728,000
Total	\$10,400,000
SOURCES	
Developer Equity	\$2,100,000
Conventional Debt	\$4,500,00
OZ/Opp Fund Equity	\$3,800,000
Total	\$10,400,000

* A public-private partnership is possible with this project. Potential public investment and terms subject to project details and quantifiable community benefit.



www.bambergcountysc.gov

www.southerncarolina.org