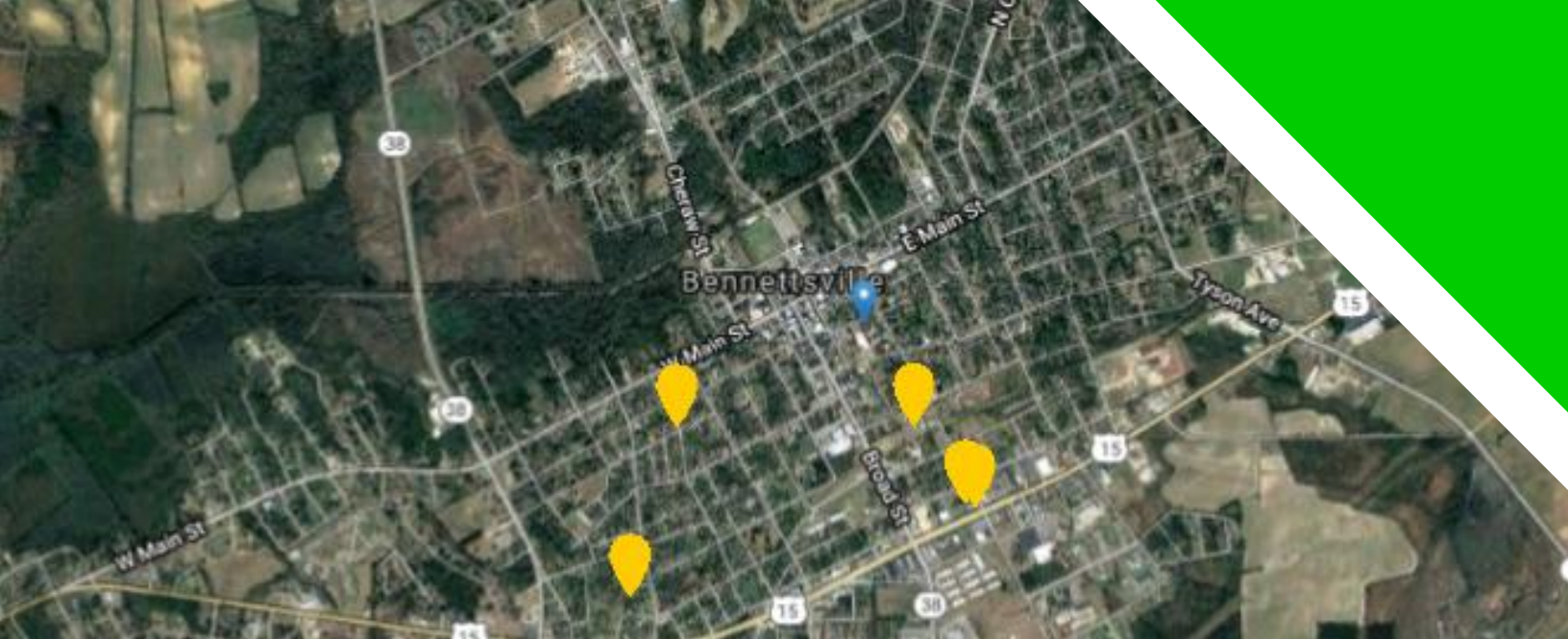


Investment Portfolio

11 Units

BENNETTSVILLE, SC | MARLBORO COUNTY

Joe Wheeler - TreelyPRO
(843) 287-0135
joe.wheeler@treely.land



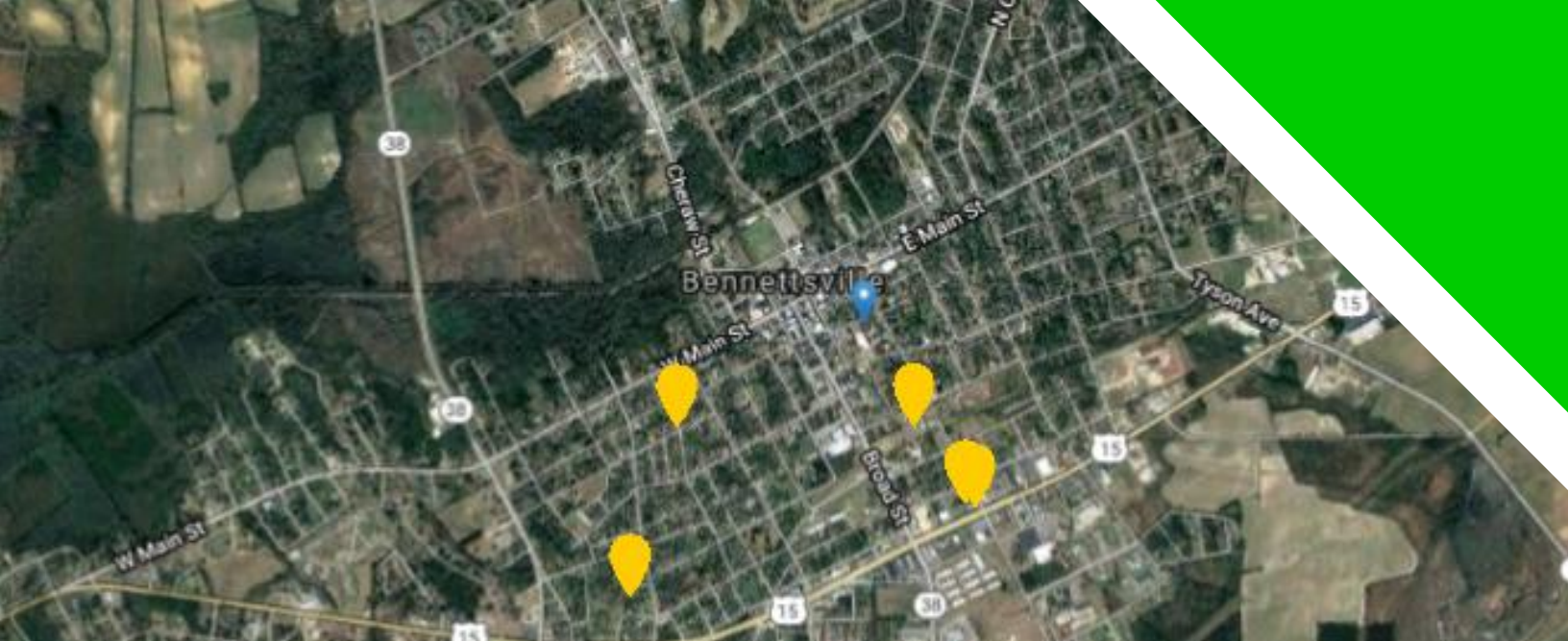
PORTFOLIO

ADDRESS	TMS#	RECENT MONTHLY RENTAL INCOME
103 LAURA ST	039-05-09-008	\$375
205 CROSLAND ST	032-48-01-023	\$450
214 PARSONAGE FRONT	032-48-01-022	\$435
214 PARSONAGE BACK		\$395
105-A BOUCHIER ST	032-48-04-023	\$325
105-B BOUCHIER ST		\$325
303 THOMAS ST	032-13-01-020	\$625
501 THOMAS ST	032-13-02-006	\$600
181 ATKINS ST	032-49-04-042	\$295
417 PARSONAGE ST	032-49-04-041	\$345
413 PARSONAGE ST	032-49-04-040	VACANT

11 UNITS

\$4170

The information provided herein is deemed accurate, but subject to errors, changes, prior sale or withdrawal. Treely in no way guarantees or is anyway responsible for the accuracy of information. It is provided without warranties of any kind.



VALUE APPROACH

TAX VALUE	\$277,154
CAP RATE	\$318,485
GROSS RENT MULTIPLIER	\$318,511
MARKET VALUE	\$687,352
COMPS/ZESTIMATE	\$590,248

The information provided herein is deemed accurate, but subject to errors, changes, prior sale or withdrawal. Treely in no way guarantees or is anyway responsible for the accuracy of information. It is provided without warranties of any kind.

PORTFOLIO PHOTOS



The information provided herein is deemed accurate, but subject to errors, changes, prior sale or withdrawal. Treely in no way guarantees or is anyway responsible for the accuracy of information. It is provided without warranties of any kind.

PORTFOLIO PHOTOS



The information provided herein is deemed accurate, but subject to errors, changes, prior sale or withdrawal. Treely in no way guarantees or is anyway responsible for the accuracy of information. It is provided without warranties of any kind.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT ("Confidentiality Agreement") dated _____ is given in connection with or in contemplation of a real estate purchase agreement and/or a purchase agreement ("Purchase Agreement"), regarding property described as "Bennettsville SC Investment Property Portfolio", Bennettsville, South Carolina, Marlboro County, (the "Property"), by and between Property Empire LLC and/or Treely Land LLC ("Broker") and _____ ("Buyer") and the owner of the Property ("Seller").

1. Confidentiality: Seller is or will be delivering information to Buyer that Buyer and its agents agree to keep confidential and not to disclose it prior to, during the pendency of, or after the completion or termination of any transaction that may result from the Purchase Agreement. Both parties agree that by signing this Confidentiality Agreement, and by providing or receiving any information, neither party shall be required to execute or be bound by the Purchase Agreement. Each party agrees that it shall be responsible for any breach of this Confidentiality Agreement by its agents.
2. Permitted Use: Buyer shall only use the confidential information solely for the purposes of evaluating the Property and/or Purchase Agreement.
3. Discretion: Buyer agrees not to contact the Property or business owner, employees, suppliers, or customers except through Broker. Buyer further agrees not to circumvent or interfere with Broker's written contract or verbal agreement with Seller in any way.
4. Attorneys' Fees: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Confidentiality Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorney fees and costs from the non-prevailing Buyer or Seller, except as otherwise provided for in the Purchase Agreement.
5. No Warranty: Property Empire LLC and/or Treely land LLC. does not guarantee or warrant any information supplied by Seller. Buyer should rely on its own verification of this information as part of Buyer's due diligence.
6. Time of Essence; Entire Contract; Changes: Time is of the essence. All understandings between the parties are incorporated in this Confidentiality Agreement. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Confidentiality Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect.

Neither this Confidentiality Agreement nor any provision in it may be extended, amended, modified, altered, or changed, except in writing Signed by Buyer and Seller.

THIS CONFIDENTIALITY AGREEMENT HAS SIGNIFICANT LEGAL CONSEQUENCES. BROKERS ARE NOT ATTORNEYS AND DO NOT PROVIDE LEGAL ADVICE. PRIOR TO SIGNING BELOW, EACH PARTY SHOULD SEEK THE ADVICE OF THEIR OWN LEGAL COUNSEL AS TO THE CONSEQUENCES OF THIS CONFIDENTIALITY AGREEMENT.

Buyer Print Name _____

Buyer Signature _____ Date _____

Seller Print Name _____

Seller Signature _____ Date _____