



SAMSUNG

267 COLUMBIA AVE
Chapin, SC (Columbia MSA)

OFFERED FOR SALE
\$9,882,000 | 8.50% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Samsung in Chapin, SC. The Premises is leased to Samsung for a 4 year initial term with annual rent increases. The Asset is well positioned on Columbia Ave & the site benefits from close proximity to the major interstate I-26.



INVESTMENT
GRADE TENANT



LOW VACANCY
INDUSTRIAL MARKET



HIGH GROWTH
COLUMBIA MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	Year 1	\$840,000
Rent Increase	Year 2	\$865,200
Rent Increase	Year 3	\$891,156
Rent Increase	Year 4	\$917,891
Renewal Option	Year 5	\$945,427
Rent Increase	Year 6	\$973,790
Rent Increase	Year 7	\$1,003,004
Rent Increase	Year 8	\$1,033,094

NOI	\$840,000
CAP	8.50%
PRICE	\$9,882,000

ASSET SNAPSHOT

Tenant Name	Samsung
Address	267 Columbia Ave, Chapin, SC 29036
Year Built/Renovated	1965/2021
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure & Repair Exceeding \$25K
Rent Commencement Date	11/1/2025
Lease Expiration Date	10/31/2029
Remaining Term	4 years
Current Annual Rent	\$840,000

BUILDING SPECS

Building Size (GLA)	191,064 SF (Office: 41,635 SF; Warehouse: 149,429 SF)
Clear Height	16'
Dock Doors	Six (6) 9' x 10' (All on Left Side of Building)
Sprinklers	Fully Sprinklered
Parking	~312 Spaces
Lighting	New LED Lights in 2021
Land Size	8.72 Acres



26,028 PEOPLE
IN 5 MILE RADIUS



\$133,538 AHHI
IN 5 MILE RADIUS



13,200 VPD
ON COLUMBIA AVE



ATTRACTIVE LEASE FUNDAMENTALS

Tenant responsible for taxes, insurance and repairs | 48-month lease term with 3% annual rent escalations included in the option period | Landlord delivered new LED lights in 2021



CORPORATE COUNTERPARTY

100% leased to Samsung Electronics Home Appliances America LLC an investment grade tenant backed by Samsung Electronics Co Ltd ranked #33 on the 2024 Fortune Global 500 | Samsung has approximately \$198 billion in annual revenue



WELL POSITIONED IN MARKET, PROVIDING FUTURE REDEVELOPMENT UPSIDE

Directly Across From Chapin High School (1,617 Students) | Over 500K SF of Retail in 1-Mile Radius boasting 0.7% vacancy Rate | Nearby National Grocers include Lowes Food, Publix, and Food Lion | ~398 new homes planned in 2026 immediately north of the property



ANCILLARY SUPPORT OF MISSION CRITICAL FACILITY

Samsung invested nearly \$500M into the 1.50M SF facility and is the primary US appliance production hub, supporting nearly 1,500 local jobs



INTERSTATE + PORT CONNECTIVITY

Site is 1.4 miles to I-26 | Fronts Columbia Ave a primary artery where VPD averages 13,200 | South Carolina Ports just finished FY-2025 with 2.6M Standard shipping containers handled and recorded rail lifts at inland Port Greer up 10% YoY showing strength of options along the I-26 corridor



COLUMBIA MSA

Columbia MSA has a growing population of approximately 850,000 and serves as South Carolinas primary inland logistics hub | The regional economy is anchored by state government, University of South Carolina and a growing advanced-manufacturing base | Industrial demand is supported by direct access to I-26 providing connectivity to the Port of Charleston







Chapin High
1,617 Students

TD Bank

LAKE MURRAY
TIRE & AUTOMOTIVE

Columbia Ave (13,200 VPD)

Moseley's
DIAMOND SHOWCASE

SAMSUNG

SAMSUNG

CHARLOTTE

78 MILES
1:45 DRIVE

NC

GREENVILLE

76 MILES
1:20 DRIVE

SC

Chapin

SAMSUNG

COLUMBIA

20 MILES
0:28 DRIVE

1 MILES

1,457
PEOPLE
\$103,578
AHHI
2,220
TOTAL
EMPLOYEES

3 MILES

7,371
PEOPLE
\$105,563
AHHI
3,417
TOTAL
EMPLOYEES

5 MILES

26,028
PEOPLE
\$133,538
AHHI
4,971
TOTAL
EMPLOYEES

CHARLESTON

125 MILES
2:05 DRIVE

GA

Augusta

95

20

26

85

77

TENANT OVERVIEW

Samsung Electronics Co., Ltd., founded in 1938, is one of the world's largest and most influential technology companies, consistently ranking in the top 10 on the Fortune Global 500 with annual revenues exceeding \$200 billion. The company operates across a diverse range of sectors, including consumer electronics, IT and mobile communications, and device solutions, maintaining global leadership positions in smartphones, semiconductors, televisions, and home appliances. Headquartered in Seoul, South Korea, Samsung has a worldwide presence with operations in 74 countries and more than 230 global bases, employing roughly 260,000 people. Backed by its scale, brand recognition, and strong cash flows, Samsung maintains investment-grade credit ratings (S&P: AA- / Moody's: A1), ensuring long-term stability and making it one of the most creditworthy and reliable corporate tenants in the world.

SAMSUNG

SAMSUNG QUICK FACTS

Founded:	1938
Ownership:	Public
Annual Revenue:	\$220.73B
Market Cap:	\$396.04B
# of Locations:	74 countries 230 global production sites
Headquarters:	Seoul, South Korea
Guaranty:	Corporate



SAMSUNG

267 COLUMBIA AVE
Chapin, SC (Columbia MSA)

OFFERED FOR SALE
\$9,882,000 | 8.50% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Samsung - Chapin, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.