

SEMG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P

presents:

60 CALHOUN



60 CALHOUN - RETAIL / RESTAURANT / OFFICE

▲ 1st Floor Space	2,226 sf	\$31.00 psf	\$5,936.00/mo.
	NNN/CAM	\$13.74 psf	<u>\$2,548.25/mo.</u>
			\$8,484.25/mo.

- ▲ Excellent corner store space ... great for restaurant, retail, or office.
- ▲ High visibility, great location, & easy street parking for customers.
- ▲ High density residential and office properties surround this property.
- ▲ Outdoor dining opportunities are available.

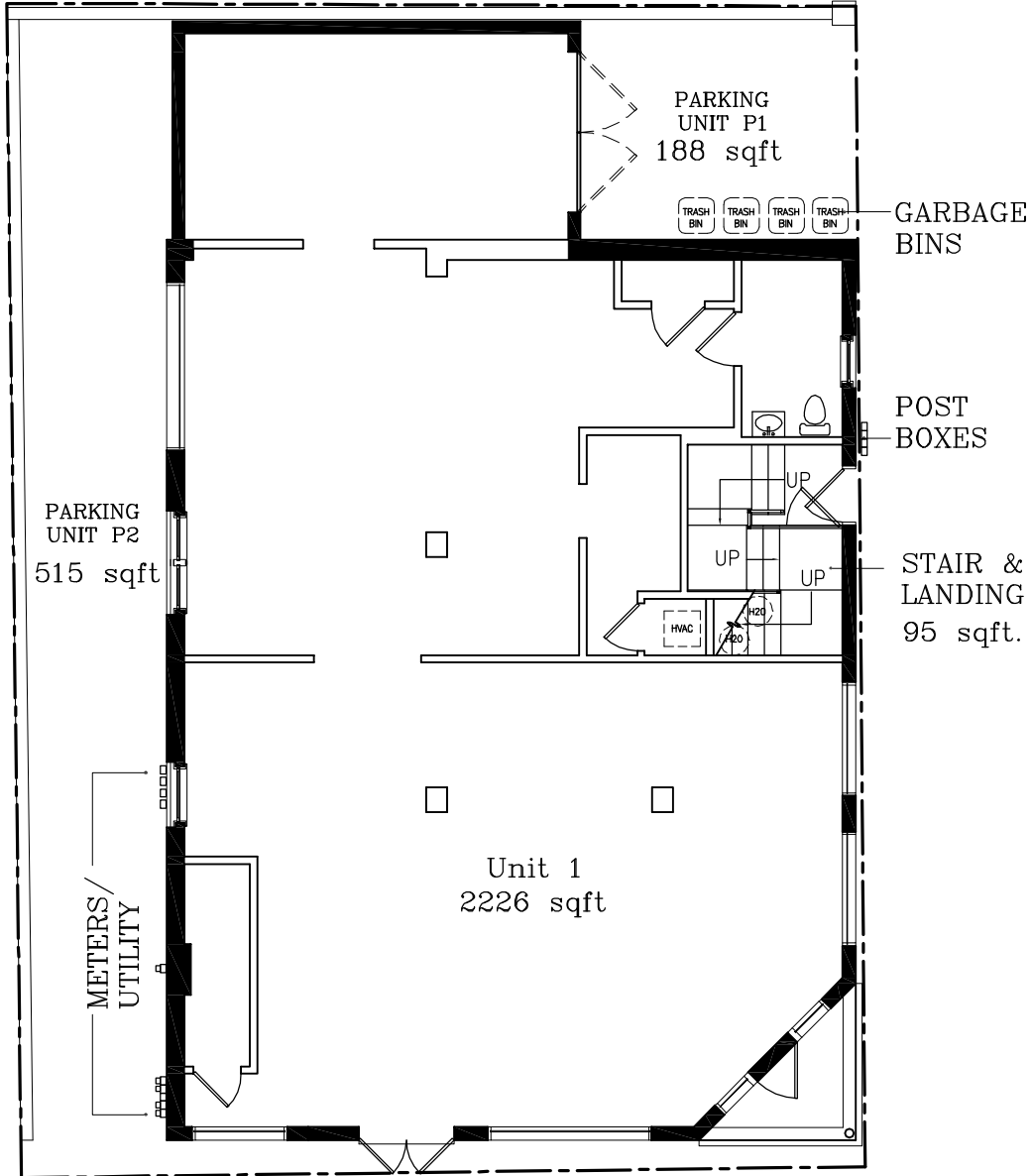
contact:

Chad Yonce, CCIM, CPM
843.577.8595 x 12
yonce@semgsc.com

151 King Street
Charleston, SC 29401

www.semgsc.com

EXHIBIT C1



DUFFORD YOUNG ARCHITECTS
 ARCHITECTURE | INTERIORS | PLANNING
 87C HASELL STREET | CHARLESTON, SC 29401
 PHONE 843.577.0737 | FAX 843.577.0731

60 CALHOUN
 HORIZONTAL PROPERTY REGIME
 CHARLESTON, SC

date
 9/29/06

drawn
 DJH

SCALE: 3/32" = 1'-0"



**FIRST FLOOR
 PLAN**

EXHIBIT C5



EAST ELEVATION



SOUTH ELEVATION



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60 CALHOUN
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date
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drawn
DJH

SCALE: 3/32" = 1'-0"



ELEVATIONS

EXHIBIT C4



WEST ELEVATION



NORTH ELEVATION



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60 CALHOUN
HORIZONTAL PROPERTY REGIME
CHARLESTON, SC

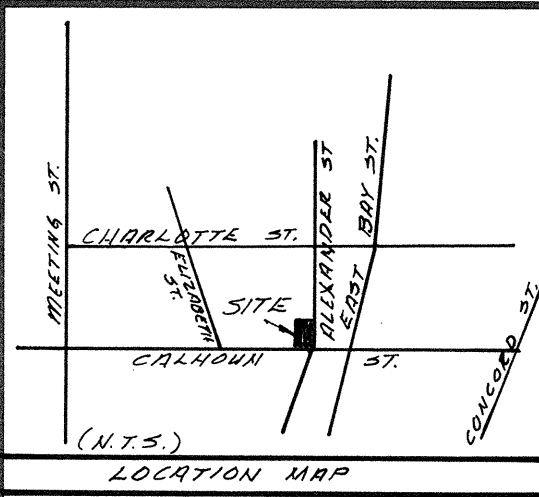
date
9/29/06

drawn
DJH

SCALE: 3/32" = 1'-0"

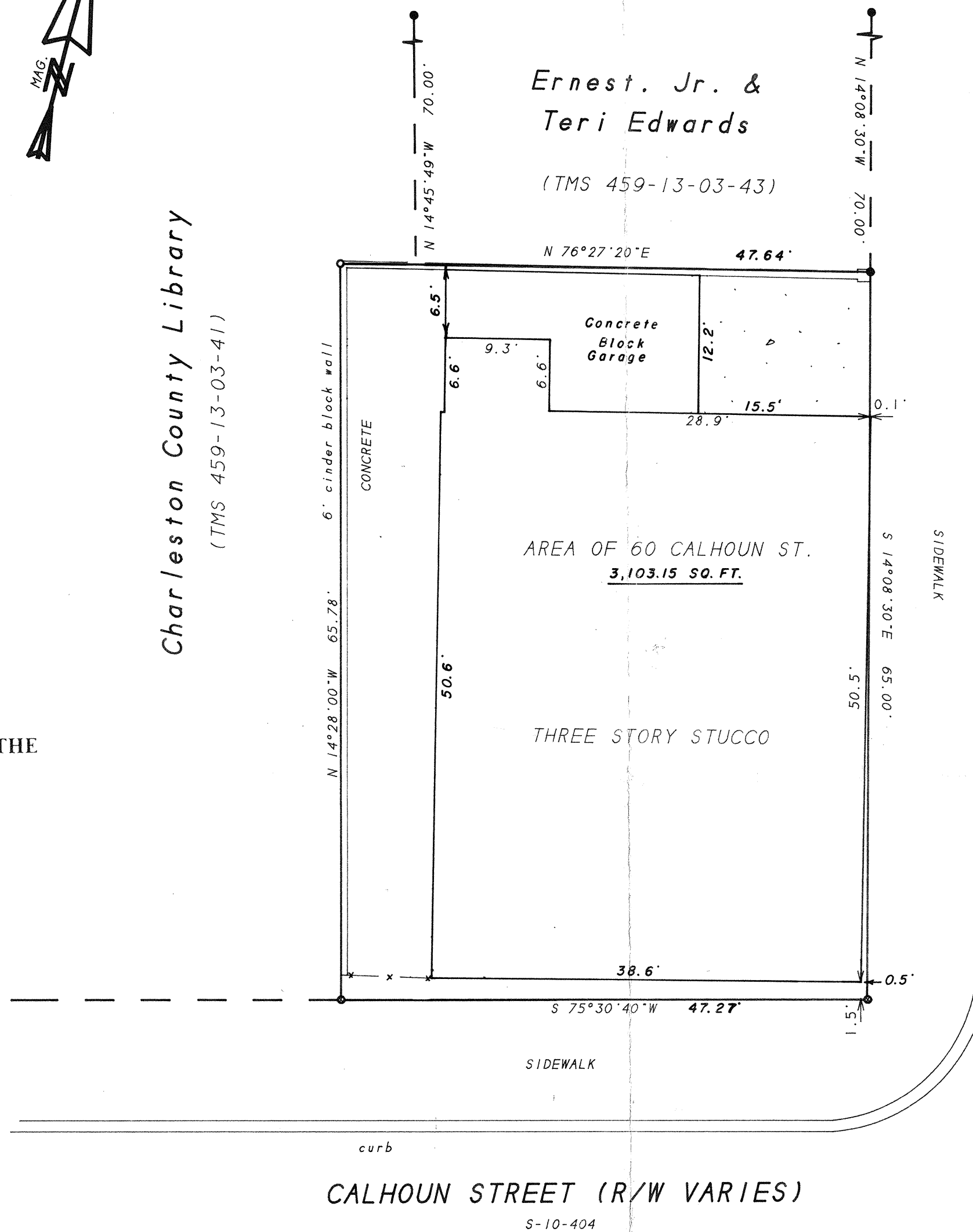


ELEVATIONS



Charleston County Library
(TMS 459-13-03-41)

ANYTHING SHOWN OUTSIDE THE
DEFINED BOUNDARY OF THIS
SURVEY IS FOR DESCRIPTIVE
PURPOSES ONLY.



NOTES:

1. Reference Tax Map No. 459-13-03-44
2. Reference Plat Book BA, Page 1
3. Reference Deed Book G 294, Page 873
4. Property of: Roscoe, LLC
5. To Be Conveyed To: 60 Calhoun Street Associate LLC
6. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in ZONE AE

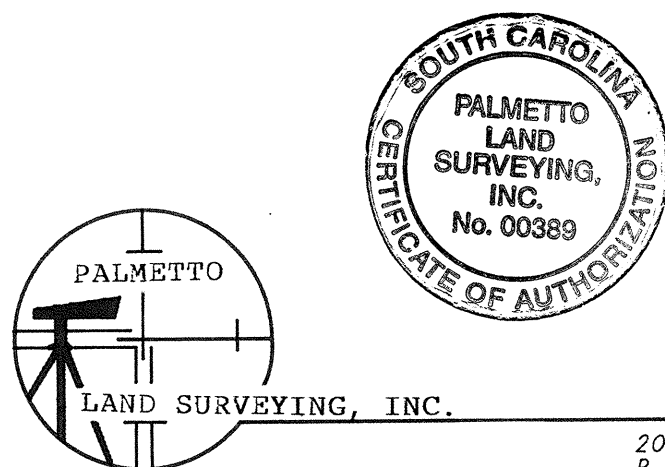
Declaration is made to original purchaser of this survey. It is not transferable to subsequent owners.

LEGEND

- "X" in Concrete
- 5/8" Iron Rod Old
- 5/8" Iron Rod New

Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown



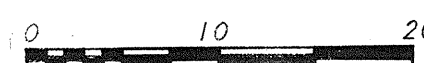
Fax No. (843) 571-7447

2065-D SAVANNAH HIGHWAY
P.O. BOX 31817
CHARLESTON, SC 29417
PHONE (843) 571-5191

Plat
NO. 60 CALHOUN STREET
LOCATED
CITY OF CHARLESTON
Charleston County, South Carolina

DATE: SEPTEMBER 26, 2005

SCALE 1" = 10'



James G. Pennington, P.L.S. No. 10291
Palmetto Land Surveying, Inc. ©
P.O. Box 31817, (843) 571-5191
Charleston, SC 29417