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STUDENT HOUSING COMMUNITY INVESTMENT PROPERTY ONLINE AUCTION



www.collegecampusauction.com

BID DEADLINE THURSDAY, APRIL 17 4:00PM EASTERN

**THE RESERVE AT USC SALKEHATCHIE
34,900 SQ. FT. BUILDING ON 1.76 ACRES OF LAND**

**970 Main Street North
Allendale, S.C. 29810**

BUILT IN 2014 FOR \$4.4 MILLION

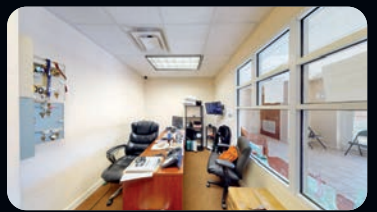
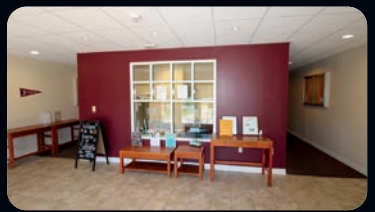
**Suggested
Opening
Bid Amount
\$599,000!!!**



STUDENT HOUSING COMMUNITY INVESTMENT PROPERTY ONLINE AUCTION



BUILT IN 2014 FOR \$4,400,000 - 34,000 SQ. FT. 27 UNIT, 3 STORY BUILDING WITH ELEVATOR, SECURE ACCESS, ONSITE MANAGER'S OFFICE



SECOND AND THIRD FLOOR LOUNGE/MEDIA ROOMS WITH FULL KITCHENS, BUILDING SELLS WITH ALL FURNITURE AND APPLIANCES!

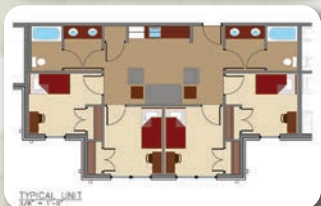


BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, no later than Wednesday, April 16th, pre-registers (with the auction company) the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of a family member or any business in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS OF SALE: 10% Buyer Premium. Online Bidding Deadline is Thursday, April 17 at 4:00pm Eastern Time. Bids must be placed online by bid deadline. \$5,000 Certified Funds are required to be in escrow prior to obtaining bidding privileges. A deposit equaling 20% due within 48 hours of bid acceptance, balance due at closing on or about Friday, May 16th, 2025. The deposit of the high bidder shall become Earnest Money and is non-refundable. Earnest Money deposits of non-winning bidders will be returned immediately following the auction. Deposit funds are payable to: Hull Barrett, PC. Attorney Paul Simons, Jr. is overseeing the closing. Real Estate and Equipment is Selling AS-IS WHERE-IS, WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. REAL ESTATE SELLING SUBJECT TO OWNER CONFIRMATION AND SUBJECT TO PRIOR SALE. In all transactions, auctioneer is acting as an Agent for the seller. All information received from reliable sources believed to be correct but not guaranteed by the auction company. Any announcement made during the auction process takes precedence over any material published about the event. See Bidders Kit for complete terms.

STUDENT HOUSING COMMUNITY INVESTMENT PROPERTY ONLINE AUCTION

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THURSDAY, APRIL 17 4:00PM EASTERN
THE RESERVE AT USC SALKEHATCHIE
34,900 SQ. FT. FACILITY ON 1.76 ACRES OF LAND
970 Main Street North Allendale, S.C. 29810

The Building Is OPEN and OPERATING and Is Accepting Applications From Residents for Fall Semester

THE RESERVE at USC SALKEHATCHIE is a Like New 34,900 SQ. FT., Three Story Luxury Student Housing Community Building with Elevator Built in 2014 on 1.76 Acres for \$4,400,000. It is Located Adjacent to the Allendale campus. USC Salkehatchie Does Not Offer Housing Which Makes THE RESERVE a Great Investment Opportunity! The Building Consists of 27 Fully Furnished Suites with 101 Beds Divided Up Into: 24-1,141 Sq. Ft. Units Consisting of (4) Individual Bedrooms with Two (2) Bathrooms. 2-562 Sq. Ft. Units Consisting of Two (2) Individual Bedrooms with (1) Bathroom. 1-472 Sq. Ft. Unit Consisting of (1) Individual Bedroom and (1) Bathroom. Student Lounges/Study Rooms are Located on the Second and Third Floors. Inside the Lounges are Full Kitchens with Ranges and Refrigerators. A Perimeter Fence Controls Foot Traffic into the Property. Parking is Directly in Front of THE RESERVE and in an Adjacent Lot Leased from the College. An Extensive CCTV System Covers the Inside/Outside/Parking Lot Area. Located in the S.W. Corner of South Carolina, Allendale and its Small Town Environment (Population 2,694) is 1 1/2 Hours from the Atlantic Ocean and the Beaches of Tybee Island, Hilton Head Island, Savannah, Charleston, Columbia and 1 Hour from Augusta, Georgia.

USC Salkehatchie West Campus in Allendale is home to USC Salkehatchie's Softball, Baseball and Soccer Teams. Quick Stats 2024-Enrollment: 778 Students, In-State Tuition: \$3,579/Semester or \$7,158/Year (not including fees), Out-State Tuition: \$8,919/Semester or \$17,838/Year (not including fees), Acceptance Rate 85%, Student:Teacher Ratio: 11:1, Minority Enrollment 48% (Source IPEDS)

THE RESERVE AT USC SALKEHATCHIE

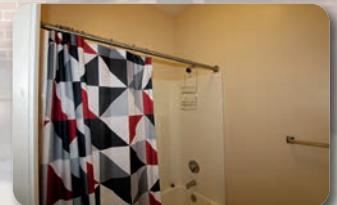
Year Built: 2014	Elevator, Central A/C	Zoning: B-3, Highway Commercial
Total Units: 27	Forced Air Heat	
24: 1,141 Sq. Ft. 4 Bedroom, 2 Bath Units	County: Allendale County	Utilities: Water, Electric, Sewer, Natural Gas
2: 562 Sq. Ft. 2 Bedroom, 1 Bath Units	Tax District: County (District 01C)	Parking: On Site, Leased Adjacent School Lot
1: 472 Sq. Ft. 1 Bedroom, 1 Bath Unit	2024 Taxes: Tax Exempt Class Code: 506-Non-Profit Housing Authority Exemption	Phone/Internet, Card Access/ CCTV/Fire Alarm
Total Beds: 101	Parcel ID: 105-07-01-008	
Total Square Feet: 34,900 Sq. Ft.	Legal Information: Lot 5-11	
Building Dimensions: 57' x 248'		
Total Acres: 1.767± Acres		
	Rent: \$3,375 Per Semester- Fall Semester (Aug. - Dec.) and the Spring Semester (January - May)	

COMMUNITY AMENITIES

Private Access for Residents, Proximity to Campus, Ample Parking, Clubhouse-Style Amenities on Each Floor with Full Kitchens and Televisions, Wireless Internet Throughout, Multiple Areas for Gathering, Lounging and Studying, On-Site Staff for Security, Maintenance and Repairs.

UNIT AMENITIES

Unique Floor Plan Designs, On Site Laundry Facility, Access to Cable TV in Each Suite as Well as Each Bedroom, Each Suite has its Own Designated Telephone Number, Fully Equipped Kitchenettes with Refrigerators, Microwaves and Stainless Sinks, Furniture Provided (Including Bed, Desk, Desk Chair in Each Bedroom and Sofa, Chairs and Tables in Each Suite), Utilities Included: Water/Sewer, Electric, Cable and Internet, Telephone, Exterminating and Garbage.



INSPECTIONS Tuesday, April 1 · 9:00am-3:00pm AND Tuesday, April 15 · 9:00am-3:00pm
OTHER TIMES BY APPOINTMENT

Matterport™ 360 Virtual Tour Available 24/7

BROKERS WELCOME!
2% Broker Participation

For Additional Leasing Information
Please Visit: www.reserveatsalk.com



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