

# Farmhouse at Easley

224-Unit Apartment Community

Available for 1031 Exchange or Direct Investment



105 Getty's Lane, Easley, SC 29640

Hamilton Point Investments is offering accredited investors Delaware Statutory Trust (“DST”) interests in Farmhouse at Easley (the “Property”). The 224-unit Property is located in Easley, SC.

## *Investment Summary*

- 2023 Class A apartment community located just outside Greenville, SC
- Property's strong historical performance highlighted by 4.71% average annual income growth and 95.05% average occupancy under HPI management
- Purchase price of \$205,357 per unit (\$186 per square foot), which is well below replacement cost
- \$175,000 upfront reserve for immediate revenue increasing capital improvements and \$375,000 in working capital
- Sponsor has significant experience with the property and market, having managed Farmhouse at Easley since May 2023
- Projected population growth of 12.2% over the next five years in the 1-mile radius (*Claritas, LLC 2025*)

*This material does not constitute an offer and is authorized for use only when accompanied or preceded by a definitive confidential private placement memorandum and any applicable supplements (collectively the “PPM”). Reference is made to the PPM for a statement of risks and terms of the offering. The information set forth herein is qualified in its entirety by the PPM. All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM..*

\* Property is not currently owned by the DST but has a binding contract to purchase.

**HAMILTON POINT**

INVESTMENTS

For Accredited Investors Only



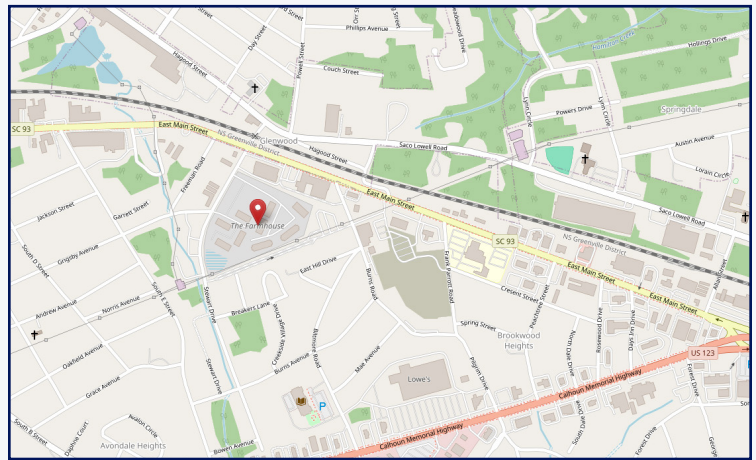
## The Property

- 224-unit garden-style apartment community comprised of 88 1 bed/1 bath units, 112 2 bed/2 bath units, and 24 3 bed/2 bath units, all situated on 16.01 acres
- Built in 2023 to class A construction standards and with unit sizes averaging 1,101 square feet
- Amenities include a salt water swimming pool, fitness center, clubhouse, outdoor kitchen and dining area, fire pit, storage units and garages, car wash, dog park, and dog wash
- Occupancy rate (December 24, 2025) of 95.96%. Average occupancy rate of 95% for trailing-12 months ending December 2025



## The Market

- The Property is located in Easley, SC in Pickens County just outside Greenville, SC and is part of the Greenville-Anderson-Greer MSA
- The Greenville-Anderson-Greer MSA has a total population of 1,018,490 (Source: Claritas, LLC 2025)
- The Greenville-Anderson-Greer MSA has grown 9.7% since 2020 and is projected to grow by 6.6% over the next five years, outpacing the national average of 2.6% (Source: Claritas, LLC 2025)
- Projected population growth of 12.2% in 1-mile radius from 2025-2030 (Source: Claritas, LLC 2025)
- Projected household growth of 9.1% in 1-mile radius from 2025-2030 (Source: Claritas, LLC 2025)
- Projected income growth of 14% in the 1-mile radius from 2025-2030 (Source: Claritas, LLC 2025)



- Competitive set of six properties has an average occupancy rate of 97.8% (Source: Co-Star Market Analytics, 12/2025)
- Competitive set averages 2017 year of construction vs. Farmhouse 2023 year of construction (Source: Co-Star Market Analytics, 04/2025)
- Zero new competing multifamily apartment are currently under construction within 5 miles of the property (Source: Co-Star Analytics, 12/2025)

Farmhouse at Easley - Rent Comparables						
Project	Year Built	Units	Avg Unit SF	Avg Rent	\$/S.F.	Phys. Occ%
<b>Farmhouse at Easley</b>	<b>2023</b>	<b>224</b>	<b>1100</b>	<b>\$1,437</b>	<b>\$1.31</b>	<b>97.0%</b>
Serenity at Easley	2023	120	542	\$1,210	\$2.23	99.2%
Pointe at Greenville	2019	288	846	\$1,392	\$1.65	95.8%
Easley Mill Lofts	2021	128	1349	\$1,788	\$1.33	97.7%
Ridge at Perry Bend	2018	240	1156	\$1,494	\$1.29	96.3%
Glen Brook	2015	84	1227	\$1,487	\$1.21	100.0%
Auston Woods Apartments	2007	194	987	\$1,144	\$1.16	97.9%
<b>Comps Totals/Average</b>	<b>2017</b>	<b>1054</b>	<b>1018</b>	<b>\$1,419</b>	<b>\$1.39</b>	<b>97.8%</b>

(Source: Co-Star Analytics, December 2025)

## The Submarket

Within a 5-mile radius of the property, the population has grown 9.5% between 2020 and present day. Over the next five years, the population is expected to grow by another 6.2%, far outpacing the national average of 2.6%. (*Claritas, LLC 2025*)

The average household income is \$93,051 and is expected to grow 13% over the next five years to \$105,280. The local economy was historically rooted in textiles but has diversified toward education, healthcare, and manufacturing.

With its location along the Interstate 85 corridor between Charlotte and Atlanta, the area has benefited from the region's booming economic and demographic growth. (*Co-Star Analytics, 2025*)

### Employment Centers

Greenville's employment landscape is marked by steady job growth, outpacing the national average, and a diverse economic base.

The area is supported by major employers in healthcare, education, manufacturing, logistics, and finance – anchored by institutions like Prisma Health, Greenville County Schools, Michelin North America, and Duke Energy Corp. (*Co-Star Analytics, 2025*)



### Recreation/Entertainment<sup>(1)</sup>

Nestled in the foothills of the Blue Ridge Mountains, Greenville, SC offers a unique blend of traditional Southern charm and contemporary cool.

The walkable Downtown is packed with cultural and culinary destinations, and the tree-lined Main Street buzzes with people, locally owned boutiques, and inventive restaurants. Art is alive through the theater, street musicians, galleries, and public art displays.

The Falls Park on the Reedy is a 20-acre park located downtown containing the Liberty Bridge (the only single-sided suspension bridge in the western hemisphere) and offers spectacular views of the expanding city skyline and the Reedy River Falls.

(1) Source: Visitgreenvillesc.com



## Business Strategy\*

Hamilton Point Property Management, LLC ("HPPM") will continue to manage the property, as it has since May 2023. Self-management is a key tenet of HPI's investment strategy and is a crucial element to maintaining institutional quality property oversight that includes revenue enhancement, cost control, tenant credit quality.

### Net Income Enhancement

- Maintain strong occupancies above 96%. A 4% constant vacancy rate was included in the cash flow projections.
- Drive rent growth in supply constrained market. The Property is poised for strong rent growth in response to the low market and property level vacancy rate and lack of new construction.
- Continue with strict expense controls made possible by Sponsor's self-management of the property. While third party property managers may significantly upcharge for property level employee, operating and capital expenses, Hamilton Point Property Management does not upcharge any items, leading to significant expense savings.

\* There can be no assurances the trust will be successful in executing the business plan.





## Corporate Overview

### Hamilton Point Investments LLC

Hamilton Point Investments LLC (“HPI”) is a real estate investment firm founded in 2009 by Matthew A. Sharp and J. David Kelsey (“Principals”), and is predominantly focused on multifamily. The corporate headquarters is based in Old Lyme, CT with operations throughout the South, Midwest, Southwest, and Southeast. HPI, through affiliated entities and managed funds, has acquired nearly 35,000 units since 2009 and currently owns and operates 66 properties totaling over 12,000 units in thirteen states. HPI and its subsidiary property management company employ over 320 people. The Company has a highly experienced team of seasoned professionals specialized in asset management, property management, accounting, reporting, acquisitions and financing.



### Hamilton Point Property Management LLC

Hamilton Point Property Management LLC (“HPPM”) manages multifamily apartment properties owned by Hamilton Point Investments LLC affiliates. HPPM was founded by David Kelsey and Matt Sharp to manage the day-to-day activities at properties they run through various partnerships and investment funds managed by Hamilton Point Investments. HPPM is run by Jaime Rauscher who is responsible for cost-effective, efficient and institutional quality property-level staffing, leasing, maintenance, contracting, marketing and reporting with over 320 property managers, maintenance supervisors, leasing agents, and maintenance staff reporting to her. Ms. Rauscher has been a senior-level property management executive for over 25 years with some of the largest and most well-respected multifamily property managers in the country. Ms. Rauscher reports directly to Mr. Sharp and Mr. Kelsey, who are closely involved with her in property management oversight.



*Securities offered through Orchard Securities, LLC member FINRA/SIPC*

*This material is neither an offer to sell nor a solicitation of an offer to buy a security, which can be made only by the Private Placement Memorandum (“PPM”), filed or registered with appropriate state and federal regulatory agencies, and sold by broker-dealers authorized to do so. This material must be preceded or accompanied by, and read in connection with, the PPM to fully understand the implications and risks of the offering of securities to which this material relates.*

## HAMILTON POINT

### INVESTMENTS

Hamilton Point Investments LLC | Tel (860) 598-4300  
2 Huntley Road, Old Lyme, CT 06371

# Farmhouse at Easley

## 224-Unit Apartment Community

# HAMILTON POINT

## INVESTMENTS

### Investment Plan <sup>(1)</sup>

- Acquire a 224-unit apartment community located in Easley, SC, just outside Greenville.
- Continue to maximize occupancy and revenue while maintaining cost control with institutional quality property management
- Distribute monthly cash flow to investors
- Sell in approximately 10 years, or when the market dictates

### Acquisition Details\*

Acquisition Cost <sup>(2)</sup> :	\$46,000,000 (\$205,357 per unit; \$186 psf)
Occupancy (as of 12/2025):	95.96%
Year Built:	2023

### Anticipated Loan Amount and Terms

First Mortgage:	\$23,000,000
Term:	10 years
Amortization:	30-year fixed rate, full term interest only
Rate <sup>(3)</sup> :	10-year Treasury + 104 basis points (T-10 is 4.17 as of 12/2025)
Leverage <sup>(4)</sup> :	44.4%
Debt Coverage Ratio:	2.15x

### DST Highlights

Offering Size:	\$28,848,598
Minimum Investment:	\$200,000



**Note 1:** There can be no assurances that Investment Plan will be successfully executed.

**Note 2:** Acquisition cost is purchase price of real estate and does not include reserves and expenses related to DST.

**Note 3:** The loan will be fixed shortly before closing at the then 10-year Treasury plus 104 basis points. As of December 2025 the 10-year Treasury was 4.17. This would result in a rate, fixed for the life of the mortgage, of 5.21%. The Treasury will fluctuate until closing and may be higher at the closing date, resulting in a higher fixed interest rate for the loan.

**Note 4:** Until the loan closes, this loan-to-value could fluctuate modestly.

**Note \*:** The DST does not own the property but has a binding agreement to acquire the property.

### Risks of the Investment

An investment in an Interest is highly speculative and involves substantial risks including, but not limited to:

- the lack of liquidity and/or a public market of the Interests;
- the holding of a beneficial interest in the Trust with no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property;
- risks associated with owning, operating and leasing a multifamily residential community and real estate generally in the Greenville-Anderson-Mauldin metropolitan statistical area (the "Greenville MSA");
- risks associated with local conditions such as an oversupply of residential properties or a reduction in demand for the Property;
- performance of the Master Tenant under the Master Lease;
- reliance on the Master Tenant and the Property Manager (defined below) engaged by the Master Tenant, to manage the property;
- risks associated with the Guaranty (defined below);
- the existence of various conflicts of interest among the Sponsor, the Trust, the Master Tenant, the Property manager and their affiliates;
- material tax risks, including treatment of the Interests for purposes of Co Section 1031, and the use of exchange funds to pay acquisition costs, which may result in taxable boot;
- the Interest not being registered with the U.S. Securities and Exchange Commission the "SEC" or any state securities commissions;
- risks relating to the costs of compliance with laws, rules and regulations applicable to the Property;
- risks related to competition from properties similar to and near the Property; and
- the possibility of environmental risks related to the Property.

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