



1031 EXCHANGE / GROWTH
DST PROGRAM

SOUTH CAROLINA GROWTH 1 - MARTINTOWN DST

North Augusta, Edgefield &
Aiken County, South Carolina

ARKap Markets | Member FINRA/SIPC

Walton®



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- This Offering is for ACCREDITED INVESTORS ONLY
 - All potential investors must meet the Accredited Investor requirements, as described in the PPM.



SOUTH CAROLINA GROWTH 1 DST OVERVIEW



About Walton



South Carolina Overview



Augusta Overview



Offering Overview



Walton Advantage



Pipeline Projects



WALTON GLOBAL:
BUILDING GROWTH FROM
THE GROUND UP

WHY WALTON GLOBAL?

Walton Global stands at the forefront of land investment, driven by a 47-year legacy of turning growth markets into opportunity. Our deep expertise in sourcing and developing land in dynamic metropolitan areas allows us to deliver meaningful value and enduring success for our investors.



47+

Years of
Expertise

Established in 1979,
consistently delivering
strong performance across
changing market cycles

\$4.5B

Assets under
Management

A diversified portfolio of
premier real estate assets in
key North American growth
markets

\$2.8B

Distributed to
Investors

Proven performance in
generating and returning
value to our worldwide
investor network

91

Countries
Represented

A global partner of choice for
investors focused on long-
term, sustainable land
appreciation

2025 BUILDER 100 LIST RANKING

1	D.R. HORTON
2	LENNAR CORP.
3	PULTEGROUP
4	NVR
5	MERITAGE HOMES CORP.
7	KB HOME
8	TAYLOR MORRISON
9	CENTURY COMMUNITIES
11	CLAYTON PROPERTIES
13	M/I HOMES
14	DREAM FINDERS HOMES
16	DAVID WEEKLEY HOMES
18	LGI HOMES

1.4B

Total Contract Value

20.4K

Total Acres

113

Total Number of Deals

WALTON'S BUILDER CLIENTS



Established, trusted relationships with leading homebuilders and developers nationwide



Specializing in pre-development land aligned with key demographic and economic trends



In-depth expertise in streamlining zoning, permitting, and approval pathways



Backed by strong builder relationships, buyer interest is secured before acquisition minimizing risk and maximizing returns

WHY LAND?

The Foundation of Real Estate Wealth



As populations expand and housing shortages intensify, land stands as the most constrained and valuable resource driving opportunity in growth markets nationwide

Population expansion, job creation, and rising household formation continue to fuel demand for new communities driving up the value of well-positioned land in high-growth markets.



Land investments offer strong portfolio diversification and alternative return profiles that historically appreciate in line with or ahead of inflation over time.

Walton's nationwide portfolio spans residential, commercial, and mixed-use projects, creating multiple pathways for value creation and long-term growth.



WHY NOW?

Market Timing & Growth Drivers



Sustained Economic Growth

Demographic and household growth continue to fuel long-term housing demand across the U.S., creating a stable foundation for land investment performance.



Accelerating Demand for Entitled Land

High-growth corridors nationwide are seeing increased competition for entitled, development-ready land as expanding communities push outward.



Land-Light Builder Model

Leading homebuilders are shifting to asset-light strategies reducing land inventories and partnering with firms like Walton to secure just-in-time land supply.



Walton's Strategic Edge

With a portfolio of prime, development-ready assets in key growth markets, Walton is uniquely positioned to capture value from these converging demographic and market trends.

SOUTH CAROLINA

AN OVERVIEW ON THE PALMETTO STATE



SOUTH CAROLINA | ECONOMIC HIGHLIGHTS

#2 TOP STATE TO DO BUSINESS IN THE U.S

#3 ECONOMIC GROWTH

#7 POPULATION GROWTH

#14 FASTEST GROWING STATE FOR EMPLOYMENT

#14 LARGEST ECONOMY IN THE U.S.



SOUTH CAROLINA | TOP REASONS TO BE IN THE STATE



BREATHTAKING NATURAL BEAUTY

From the golden sands of Myrtle Beach and Hilton Head Island to the rolling Blue Ridge Mountains in the Upstate, South Carolina offers diverse landscapes that captivate every traveler.



CULINARY DELIGHTS FOR EVERY PALATE

Food lies at the heart of South Carolina's culture, where traditional recipes blend with modern culinary creativity to make every dining experience unforgettable.



ARTS, CULTURE, AND FESTIVALS

Thriving with creativity, South Carolina offers everything from vibrant music festivals and art strolls to acclaimed theaters and inspiring museums.



PLEASANT CLIMATE AND OUTDOOR LIFESTYLE

South Carolina's pleasant climate marked by mild winters, long summers, and abundant sunshine creates the perfect setting for an active lifestyle, where residents and visitors can enjoy golf, boating, fishing, and outdoor gatherings throughout most of the year.



WARM COMMUNITIES AND VIBRANT LIVING

South Carolina combines Southern charm with modern living, offering welcoming communities, affordable housing, strong job growth, and quality schools and healthcare.

DISCOVER AUGUSTA:
THE GARDEN CITY OF THE SOUTH |
HOME TO THE MASTERS
TOURNAMENT



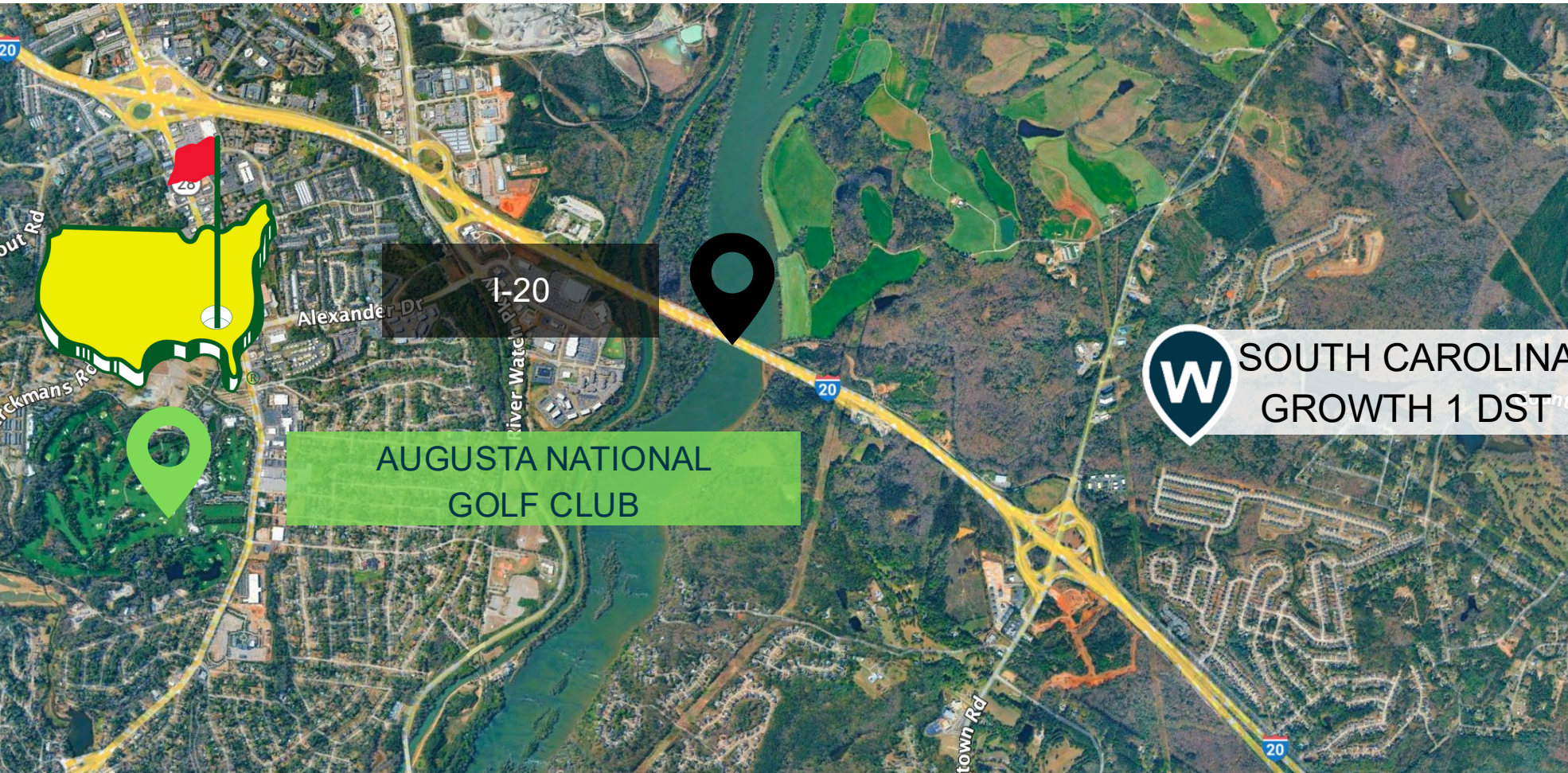


SOUTH CAROLINA GROWTH 1 DST NORTH AUGUSTA, EDGEFIELD COUNTY, SOUTH CAROLINA

- Strategically located at the “Gateway to North Augusta”, this site sits at the crossroads of residential expansion, retail growth, and regional connectivity
- Only 12 minutes from Augusta National Golf Club, placing it within easy reach of one of the most recognizable destinations in the world
- The Gateway to North Augusta’s fast-growing corridor, positioned directly off Interstate 20, the site offers excellent visibility, easy accessibility, and proximity to The Hive, a vibrant new mixed-use destination featuring retail, dining, and residential developments

THE MASTERS TOURNAMENT

Experience The Masters – The North Augusta Way



- 11 minutes away from the Property
- Held each April at Augusta National Golf Club in Georgia
- One of golf's four major championships and among the most prestigious events in the sport
- Known for its exclusive, invitation-only field, iconic traditions, the green jacket, awarded to champions since 1949
- Celebrated for its heritage, beauty, and exclusivity, the Masters is a cornerstone of professional golf
- Anchored by The Masters' enduring legacy, nearby properties experience consistent appreciation and resilient demand year after



SOUTH CAROLINA
GROWTH 1 DST



I-20

THE HIVE

- 5-minute drive from the Property
- 175-acre mixed use project with commercial, retail, hospitality, and residential
- Opening summer 2026

THE HIVE

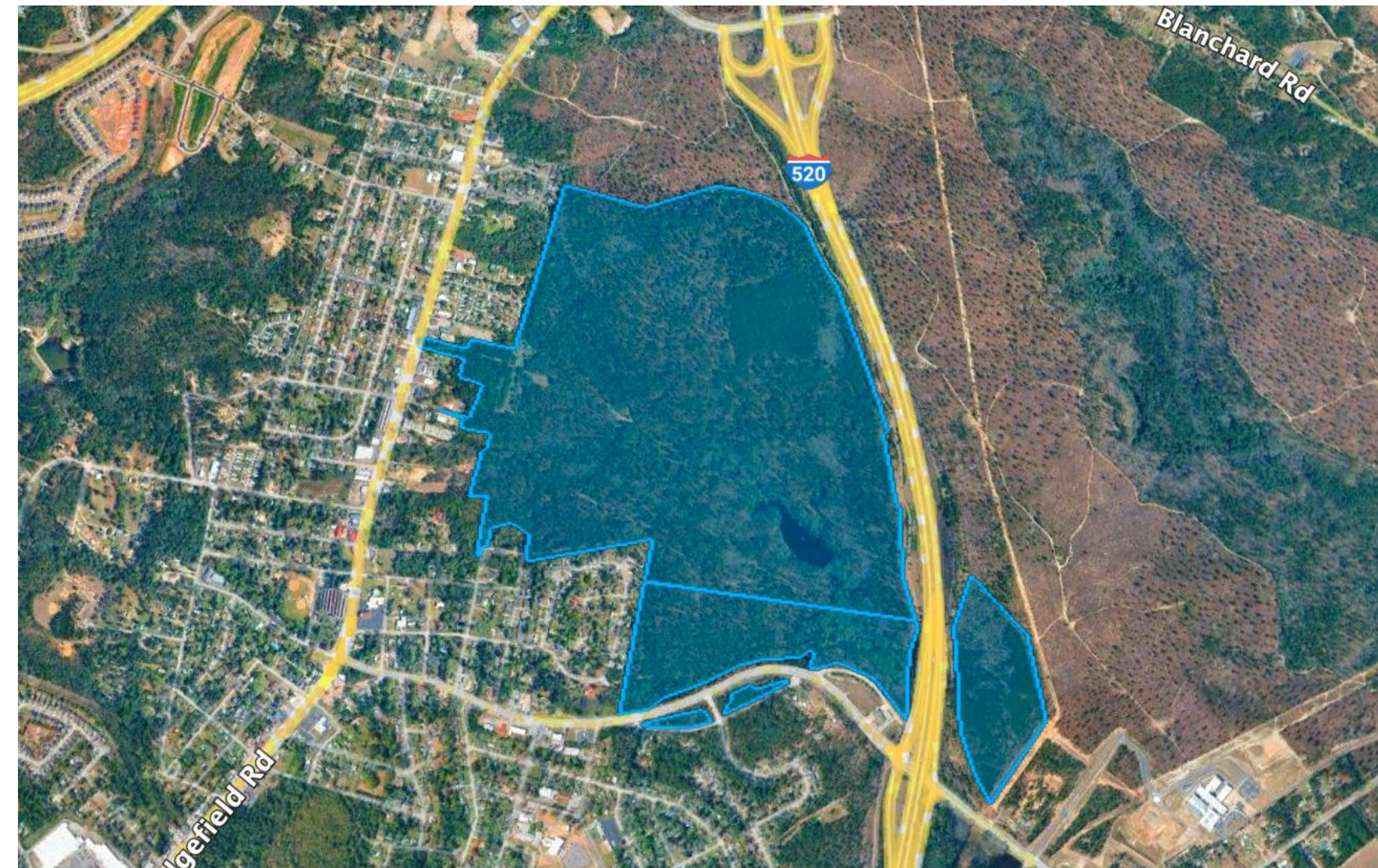
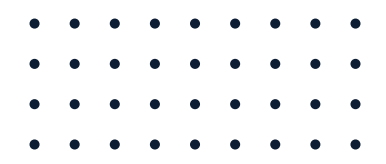
The New Vibrant New Hub in North Augusta





KELLOGG TRACT

Nearby Walton's Prime Property



- 470 acres Walton-owned asset is 9 minutes away from the Property
- D.R. Horton is moving forward with the acquisition of Kellogg Tract, totaling 461 acres at \$50,852 per acre. The deal reflects an effective cost of \$15,077 per townhome lot and \$18,637 per single-family lot, based on 1,268 total lots.
- D.R. Horton committed \$3.5M in upfront zoning fees to secure sewer to the site.

OFFERING SUMMARY & PROPERTY FACTS

- PROJECT NAME: SOUTH CAROLINA GROWTH 1 DST
- LOCATION: NORTH AUGUSTA, EDGEFIELD & AIKEN COUNTY, SOUTH CAROLINA
- TOTAL ACRES: 130.22
- PROPOSED LAND USE: RESIDENTIAL & COMMERCIAL USE | PROPOSED FOR 243 SINGLE-FAMILY LOTS & 5.2 ACRES OF COMMERCIAL
- TOTAL OFFERING: \$3,265,116
- MINIMUM INVESTMENT - 1031 EXCHANGE: \$100,000
- MINIMUM INVESTMENT - CASH/QUALIFIED: \$100,000
- PROJECTED HOLD PERIOD: 3-4 YEARS



MARTINTOWN SITE PLAN



MARTINTOWN COMMERCIAL SPACE CONCEPT: HOTEL



MARTINTOWN COMMERCIAL SPACE CONCEPT: HOSPITAL

COMPARABLE HOMEBUILDER COMMUNITIES (ACTIVELY-SELLING: \$250,000 - \$500,000)

WITHIN 15-MINUTE DRIVE
FROM THE PROPERTY



RUSHING WATERS – D.R.



TAVERN HILL – STANLEY MARTIN HOMES



AUSTIN HEIGHTS – DESIGNER HOMES OF GEORGIA



FORREST BLUFF & WINDSOR – IVEY



HARRINGTON RIDGE – WINCHESTER



GREGORY LANDING – KEYSTONE HOMES

Strong Growth Fundamentals

Positioned within a stable and expanding metropolitan area, the property benefits from robust demographic trends, economic diversification, and consistent housing demand driving long-term growth.

Master-Planned Scale

A comprehensive, large-scale community designed to deliver a range of housing options from entry-level to move-up buyers capturing multiple market segments and maximizing absorption potential.

Strategic Connectivity & Amenities

Exceptional access to retail, top-rated schools, healthcare, and major transportation corridors enhances livability and market appeal, ensuring strong demand across buyer profiles.

Backed by Walton's Expertise

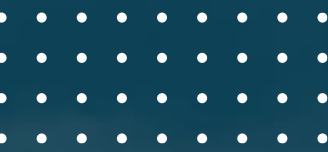
Leveraging decades of experience, global investor partnerships, and a proven track record in large-scale land development, Walton provides the stability and execution capability to deliver lasting success.

INVESTMENT
HIGHLIGHTS:
A PREMIER
OPPORTUNITY IN A
HIGH-GROWTH MARKET

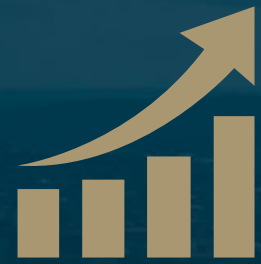




**THE WALTON ADVANTAGE:
DELIVERING QUALITY,
SUSTAINABILITY, AND LASTING
INVESTOR VALUE**



Join Us in Shaping the Future of Land Investment



EXCLUSIVE ACCESS

Invest with Walton Global to unlock strategic land appreciation opportunities in high-growth markets across North America.



PORTFOLIO DIVERSIFICATION

Join a 47-year legacy of performance, built on deep land expertise, market intelligence, and a proven record of delivering investor returns worldwide.



TAX ADVANTAGE FOR INVESTORS

The South Carolina Growth DST represents a rare investment opportunity combining proximity to Augusta National Golf Club, strong market fundamentals, and master-planned scale for enduring value.

CONTACT US TODAY TO LEARN MORE AND RESERVE YOUR PLACE IN THIS PREMIER INVESTMENT OPPORTUNITY.

Pipeline Projects

PROJECT NAME	LOCATION	ESTIMATED SYNDICATION (\$)
Dupont*	Dover, DE	\$3,261,803
Holly Ridge	Denver-Aurora-Centennial, CO	\$6,067,157
Crandall 110	Dallas-Fort Worth-Arlington, TX	\$3,886,987
Maco	Wilmington, NC	\$2,224,290
Linnie Tract	Atlanta-Sandy Springs-Alpharetta, GA	\$6,016,818
Gilmore Tract	Myrtle Beach-Conway-North Myrtle Beach, SC-NC	\$4,661,146
Ladysmith South	Richmond, VA	\$2,743,932
Pleasant Acres	Savannah, GA	\$5,893,620

Subject to Change

*Raising Capital

SOUTH CAROLINA GROWTH 1
DST

THANK YOU

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GROWTH DST
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Walton®

