

MADISON CAPITAL GROUP



MADISON RIDGE DST 3506 BUSTER LANE, INDIAN LAND, SC 29707



TARGETED BENEFITS¹

- ◻ Potential Monthly Cash Flow
- ◻ All Cash/Debt Free Offering
- ◻ Depreciation Benefits

CHARLOTTE, NC MSA

- ◻ Multifamily housing investment opportunity

1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY²

1. There is no assurance that there will be enough cash flow for distributions to investors or that depreciation benefits will be realized; 2. The company has attempted to structure the purchase of an Interest as a purchase of real estate and eligible as an exchange under Section 1031, however no ruling has been obtained from the IRS.

There is no guarantee such objectives will be met. The offering is made available to accredited investors only under Regulation D Rule 506c.

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RISKS AND DISCLOSURES

- ⬡ This offering is made only to Accredited Investors per Regulation D, Rule 506(c).
- ⬡ This material is intended for Accredited Investors generally defined as an individual having a net worth of over \$1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than \$5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
- ⬡ There are significant limitations on the ability to sell or transfer interests.
- ⬡ Securities offered through Realta Wealth, Inc., Member FINRA/SIPC. Only available in states where Realta Wealth, Inc. is registered. Madison Capital Group and Realta Wealth, Inc. are affiliated.
- ⬡ The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- ⬡ Past performance is not indicative of future results.
- ⬡ Potential cash flows/distributions/appreciation are not guaranteed and could be lower than anticipated.
- ⬡ There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties, and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- ⬡ Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- ⬡ The sponsor and their affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.

REAL ESTATE RISK DISCLOSURE:

- ⬡ There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.
- ⬡ Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments.
- ⬡ Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities.
- ⬡ Potential for foreclosure – All financed real estate investments have potential for foreclosure.
- ⬡ Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- ⬡ Reduction or elimination of monthly cash flow distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- ⬡ Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits.
- ⬡ Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

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INVESTMENT SUMMARY

- Brand New 2023 Construction Multifamily Community
- Millennial and Baby Boomer lifestyle shifts support rental demand
- Charlotte, North Carolina MSA
- Potential for monthly cash flow distributions and appreciation



MADISON RIDGE DST

PROPERTY DETAILS

Address	3506 Buster Ln
Location	Indian Land, SC 29707
Year Built	Completed Q4 2023
Total Rentable Square Feet	234,632 SF
Number of Units	240

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THE ASSET

The Property is a 240-unit, 3-story, Class A Garden multifamily property located Indian Land, SC (Charlotte MSA) that completed construction in Q4 of 2023, and is currently in lease-up.

Madison Ridge will feature a unit mix comprised of 92 one-bedroom, 120 two-bedroom, and 28 three-bedroom units with an average unit size of 978 SF. The complex offers market rate rental units and is a highly amenitized with community features such as a clubhouse, fitness center, resort style pool, and outdoor grilling areas. Unit amenities include stainless steel appliances, granite countertops, private patio/balcony, in unit washer/dryer, and large walk-in closets.

Madison Ridge was constructed with intention and attention to detail that combine elements of traditional architecture with fresh accents and stone textures. With crisp neighborhood-style landscaping, the Property attracts a resident pool who enjoys the suburban lifestyle with proximity to urban amenities and abundant employment options.

PROPERTY OVERVIEW

Number of Units	240
Unit mix	1 BR: 92 2 BR: 120 3 BR: 28
Average SF	978

UNIT AMENITIES

- Washer and Dryer
- Sleek Stainless Appliances
- Granite Countertops in Kitchen and Bath
- Designer Lighting and Hardware Package
- Elegant Hardwood Style Flooring
- Private Patio/Balcony

COMMUNITY AMENITIES

- Retreat-Inspired Pool with Tanning Deck
- Outdoor Gourmet Grilling Pavilion
- State-of-the-Art Fitness Studio with TRX Equipment
- Community Lounge with WIFI and workstations
- Coffee Lounge
- Pet Grooming Station / Pet Spa
- Parcel Lockers

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INVESTMENT HIGHLIGHTS



1 EXCEPTIONAL SPONSORSHIP WITH LOCAL KNOWLEDGE AND EXPERTISE

- Madison Capital Group is a vertically integrated real estate investment and development firm with a primary focus on the multifamily, self-storage, and RV Storage sectors
- Madison self-manages their properties that are in lease up
- The Sponsor is using their internal GC team to construct this deal
- Madison has 15 operating assets, nine of these are long term holds and six of them are in lease up

2 A+ LOCATION WITH OUTSTANDING RETAIL CONNECTIVITY*

- Nearby Promenade at Carolina Reserve (5 miles away) is a 100% leased super regional center, featuring tenants such as T.J. Maxx, Burlington, HomeGoods, and Ulta Beauty
- Drive Times: 35 minutes from Charlotte CBD, 10 minutes from Ballantyne, 5 minutes from RedStone
- Publix, Harris Teeter, Food Lion, and Aldi all have stores along HWY 521

3 ECONOMIC DRIVERS OF DEMAND

- The Property is proximate to three major employment nodes including Indian Land, Ballantyne, and Fort Mill
- Lancaster County attracts young families with a highly-desirable and well-ranked school system

4 SUBMARKET BARRIERS TO ENTRY

- Land scarcity in Indian Land, especially at the submarket's primary intersection, which is 1 mile from the Property (Charlotte Hwy-521/Fort Mill Hwy-160), is driving multifamily land prices significantly above \$20K per unit
- Lancaster County utility providers, particularly water & sewer, present approval challenges, adding additional time and cost for new development

5 HIGHLY AMENITIZED

- Onsite amenities include a salt-water pool with tanning deck, outdoor gourmet grilling pavilion, state-of-the-art fitness studio, community lounge with Wi-Fi and workstations
- Unit amenities feature stainless steel appliances, granite countertops, private patio/balcony, and large walk-in closets

<1 MILE
From HWY 521

47%+
Population growth within
5-mile radius (2010-2023)

20 MILES
From Uptown Charlotte

\$124K **\$116K**
in a 3-mi radius in a 5-mi radius
Median Household Income

Source: Offering Memorandum; Madison Capital

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PROPERTY PHOTOS



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MARKET OVERVIEW - INDIAN LAND, SC



5 THINGS TO KNOW ABOUT LIVING IN INDIAN LAND, SC

Indian Land, SC, is becoming one of the top Charlotte, NC suburbs. Forbes magazine named Indian Land a top “Boom town” in the nation. And for a good reason. There’s a lot of love about this beautiful, sprawling setting, located just south of Charlotte in Lancaster county. Read on to learn about the benefits of living in Indian Land, SC.

LOCATION Indian Land is an unincorporated community in the northernmost part of Lancaster County, SC. It offers a peaceful country lifestyle, affordable living and taxes, and is just a short drive from all of the amenities in nearby Charlotte and Fort Mill. Indian Land is 10 minutes from the Ballantyne area and only 35 minutes from uptown Charlotte, making it a suitable choice for South Charlotte commuters and retirees.

AMENITIES Indian Land has many businesses and commercial areas, including food and local restaurants, convenience stores, grocery, and even a Super Walmart. State parks offer opportunities for hiking, canoeing, camping, fishing, picnicking, and mountain biking. Firethorne Country Club is a luxury country club with a golf course and active tennis league.

ECONOMY Indian Land is home to the HQs of several major businesses, including Continental Tire North America, Red Ventures, Sharonview Federal Credit Union, The Inspiration Networks, and Movement Mortgage. Also located here are large branches of Honeywell, URS Corporation, TriNet, and Keer America Corporation.

DEVELOPMENTS Residential and retail communities continue to develop, and many of the communities cater to an active lifestyle:

Bridgemill: Homes range from \$600,000 to over \$1 million. Close to shopping, restaurants, a movie theater, the YMCA, doctor’s offices, and the highway.

Sun City at Carolina Lakes: The largest golf course community in the Charlotte region that lies on the banks of the Catawba River in SC.

CrossRidge Center: A 190-acre mixed-use commercial development site just miles from Charlotte’s affluent Ballantyne Community. The site offers more than 1,500 feet of frontal-facing property on Hwy 521.

ParkStone at Indian Land: ParkStone has begun clearing the ground on approximately 46 acres of Land off of 521. The plan includes a mix of medical, commercial, and retail space adjacent to 266 luxury apartments in 10 buildings.

Source: <https://soldondanielle.com/living-in-indian-land-sc/>

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MARKET OVERVIEW - INDIAN LAND, SC

LANCASTER COUNTY'S BUSINESS GOLD RUSH¹

Immediately south of Charlotte, in one of America's top states for business, is Lancaster County, South Carolina. The county has one of the most amazing stories to tell. It is the story of a community that was once a world-renowned center for the textile industry that found a way to reinvent itself by becoming home to the largest commercial gold mine operation east of the Mississippi River and then a premier location for corporate headquarters facilities, advanced manufacturing operations, technology enterprises and customer service centers.

Businesses from around the globe have discovered the many advantages afforded by a Lancaster County location. With so many striking gold here, Lancaster County's future promises to be one that continues to glitter and shine.

INDIAN LAND¹

- Located in Lancaster County's panhandle, Indian Land is the fastest growing area of the county. Adjacent to the City of Charlotte and the prestigious Ballantyne Community, one of Charlotte's most affluent neighborhoods, the area is accessible from I-485 via US 521 or I-77 via SC 160.
- One of the hottest corporate addresses in the region and state, Indian Land is home to substantial corporate headquarters operations for Continental Tire of the Americas (tires and automotive), INSP Network (family television), Keer America (textiles), Movement Mortgage (financial services), Red Ventures (internet marketing) and Sharonview Federal Credit Union (financial services). In 2017, CompuCom Systems (IT) opened its global headquarters in Indian Land and has 1,500 associates at the location.
- Business operations for world-class companies such as AECOM (nuclear engineering), Cardinal Health (medical products), Honeywell (scanning equipment), Kennametal (metal parts) and TriNet (human resource consulting) are located in Indian Land and have over 1,000 employees.
- Class A business parks such as Bailes Ridge Corporate Park, Edgewater Corporate Park and McMillian Industrial Park offer opportunities for office and light industrial projects.
- 69% of the population within five miles of Indian Land are white collar professionals.
- Indian Land is home to the nationally acclaimed, 3,400-home, Sun City Carolina Lakes active adult community.
- The area offers access to unlimited retail, dining, entertainment, professional service and executive housing options throughout the Charlotte Region.

TOP EMPLOYERS IN INDIAN LAND²

Indian Land contains the headquarters of Continental Tire North America, Red Ventures, Sharonview Federal Credit Union, and The Inspiration Networks.

- Red Ventures LLC
- Continental Tire North America
- Sharonview Federal Credit Union
- The Inspiration Networks
- URS Nuclear
- Duracell
- AkzoNobel
- Nutramax Laboratories
- Pattison Sign Group
- Thomas & Betts
- Haile Gold Mine
- Fancy Pokket
- Keer America
- McClancy Seasoning
- Fab Fours
- Industrial Manufacturing Services (IMS)
- Silgan Containers

Sources: 1_ <https://lceded.com/wp-content/uploads/2017/05/Lancaster-County-Economic-Development-2017-Brochure.pdf>; 2_ <https://kuester.com/facts-indian-land-south-carolina/>

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MARKET OVERVIEW - INDIAN LAND, SC



MAJOR MANUFACTURING COMPANY MOVING TO INDIAN LAND³

May 23, 2023 Lancaster County is the third-fastest-growing county in South Carolina.

Officials expect it to continue to grow very soon, with a new manufacturing company planting its roots in the county on June 1st.

"Within the metro region of Charlotte, we're the top or fastest-growing county," said Lancaster County Administrator Dennis Marstall. "So with all that, about 40,000 people make up the Indian Land area right adjacent to Charlotte, across the border from North Carolina."

Snider Fleet Solutions announced it would consolidate its operations in Greensboro, N.C., and invest \$6.9 million to bring 167 jobs to Indian Land.

"This transition allows the company to consolidate management operations, better-facilitating collaboration across its service groups," according to the press release.

The company plans to move into an existing facility at 1081 Red Ventures Drive in Lancaster County.

"We are a very strong manufacturing base in Lancaster County. I think about 70% of our businesses are in manufacturing, [which is] really kind of a light industrial and some of that," Marstall said. "Very much still into fabrics, cotton, you see some of that, but metal materials. We have a growing pharmaceutical company here. We also have a lot of retail, hospitality, and tourism. So we have a very diverse economy, which is what you want to have."

Snider Fleet Solutions adds to the growing list of major corporations headquartered in Lancaster County, like Continental Tire and Founders Federal Credit Union, one of the nation's largest credit unions.

Snider Fleet Solutions is one of the largest service providers in the transportation industry, with 80 locations nationwide, servicing over 75% of the United States. The company distributes new and retread commercial and industrial tires while offering mechanical services and technology solutions.

Sources: 3_ <https://www.qcnews.com/news/u-s/lancaster-county/major-manufacturing-company-moving-to-indian-land/>; 4_ <https://untapindianland.substack.com/p/three-major-developments-coming-to>

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representative photo

THREE MAJOR DEVELOPMENTS COMING TO THE INDIAN LAND AREA⁴

May 23, 2023 As more people flock to the suburbs, south Charlotte and beyond has become a hot spot for retail, hospitality and mixed use developers. With a booming population and plenty of positive employment drivers, developers are flocking to the area to provide community amenities.

Here is a list of three major mixed-use and retail developments that are in the works. PLUS, see 158 acres of industrial land just went under contract.

CrossRidge Center is a 190-acre mixed-use commercial development site that offers more than 1,500 feet of frontal facing property on Hwy 521. It is currently anchored by the general entertainment cable network INSP and the Indian Land YMCA. The site has plans for office, multifamily, retail, and hospitality uses (i.e. hotel).

ParkStone at Indian Land is a 44.96-acre project by Widewaters Developers at the corner of Shelley Mullis Road and U.S. 521, which includes a convenience store, restaurants, bank, and retail.

Prescot Village is a mixed-use development (100 acres) from New South Properties. Located off Providence Rd. S. and Pine Oak Rd. just south of Cureton Town Center in Waxhaw. Includes plans for a grocery store, Bed & Bark Pet Resort, Anytime Fitness, Arby's, Sam's Xpress Car Wash, and a national restaurant.

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MARKET OVERVIEW - INDIAN LAND, SC

FIRM MOVES U.S. HQ TO INDIAN LAND⁷

Feb 16, 2023 A German company has moved its U.S. operations from New York to Indian Land.

Captron, an electronics manufacturer, has relocated its U.S. headquarters, sales and service operations to Lancaster County from White Plains.

The company, based in Bavaria, Germany, manufactures high-quality sensors that support food and beverage, pharma, building engineering, automotive manufacturing, aviation, robotics, logistics and traffic and transportation.

"Selecting the Charlotte region was a strategic decision, based on the favorable advantages of operating costs, infrastructure and talent found here," said Sean Walters, Captron North America general manager.

The company reached out to the Charlotte Regional Business Alliance last spring in looking to relocate. The alliance then turned to Lancaster County to see if there was a place for them.

Captron moved into the Rubicon Business Center in December. Rubicon offers multi-tenant office and warehouse space in the Bailes Ridge Corporate Park in Indian Land, off S.C. 160.

"This is a new operation in the county," said Lancaster County Economic Development Director Brian Fulk. "It is a small operation, just beginning. This is a perfect location for Captron."

He said Captron is the "world leader for capacitive sensor switches."

Fulk said he hopes that as Captron grows, it can expand more into Lancaster County.



(not part of this offering)

A GERMAN SENSOR COMPANY NEW TO INDIAN LAND CONTINUES TO GROW AREA MANUFACTURING BASE⁸

February 20, 2023 A German electronics maker is the latest area addition, in a growing manufacturing scene. The Charlotte Regional Business Alliance reported sensor technology company Captron has relocated its U.S. headquarters, sales and service from New York to a site in Indian Land, S.C. Captron makes products for food and beverage, pharmaceutical, engineering, traffic, robotic and other industry applications. The company began its relocation search last spring. Last summer Captron announced Sean Walters would head North American operations as general manager, and the planned move to the Charlotte region.

In November, the company announced the location at 9499 Old Bailes Road. It's a Fort Mill address, but in the Indian Land panhandle of Lancaster County. According to the business alliance, the Charlotte Region is home to more than 1,000 international businesses from more than 40 countries. Germany is the foremost, with 215 German companies in the region as of 2020.

NUTRAMAX TO EXPAND TO INDIAN LAND⁹

June 14, 2022 Nutramax Laboratories is set to expand its facilities to Indian Land, South Carolina, creating 200 new jobs.

"We are excited that Nutramax is adding a fourth location in Lancaster County. They are demonstrating how businesses not only can succeed, but thrive in Lancaster County," Lancaster County Council Chair Steve Harper said.

Nutramax is a nutritional supplement manufacturer and marketer for both people and pets. The company moved its corporate operations and animal health business to Lancaster County in 2010.

The new location will create additional warehousing, distribution, and manufacturing capabilities.

Sources: 7_ https://www.pmg-sc.com/carolina_gateway/news/article_f67bfad1-7149-5e45-95f0-823d7d30144e.html; 8_ <https://www.heraldonline.com/news/business/article272534923.html>; 9_ <https://www.wcnc.com/article/news/regional/nutramax-expands-to-indian-land/275-c55f3bca-16b5-4a85-9d5c-1ef63b50419f>

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MARKET OVERVIEW - CHARLOTTE, NC



CHARLOTTE, NORTH CAROLINA, referred to as “The Queen City,” is in the heart of Mecklenburg County in the North Carolina Piedmont region. The city’s population of nearly 700,000 people, with another 6.9 million residents within 100 miles, makes it the sixth largest urban area in the U.S. Offering a combination of laid back Southern charm, small town friendliness, and a robust business and commerce scene, Charlotte is one of the fastest growing metropolitan areas in the nation. As such, the city is a vibrant and popular choice for individuals looking to retire or relocate to the Southeast region.

Charlotte’s exceptional market access has resulted in its emergence as a distribution and transportation center. Not surprisingly, Charlotte has developed into a major wholesale center with the highest per capita sales in the United States. Charlotte is also a financial center, controlling over \$2.3 trillion in assets.

In the past 10 years, the Charlotte Chamber has recruited 6,790 new companies, 56,338 new jobs, and \$11,020 million in new investment. Reputed to have one of the most educated workforces in America, the city is consistently ranked among the best places for companies to thrive. The city also ranks sixth in the nation in the number of Fortune 500 headquarters, with Bank of America, Nucor, Duke Energy, Lowe’s, Family Dollar, and Goodrich Corporation among others calling the city home.

Charlotte is fast becoming known as “The New Energy Capital” with over 240 companies directly tied to the energy sector collectively employing more than 26,400. Charlotte is also a major manufacturing force with nearly 4,500 producers in the region. Every major manufacturing sector is represented including machinery, metalworking, computer and electronic products and bio-medical industries.



Source: <http://www.southeastdiscovery.com/charlotte-nc.php>

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MARKET OVERVIEW - CHARLOTTE MSA



CHARLOTTE QUICK FACTS



POPULATION: The Charlotte metro population was estimated at nearly 2.7M in 2021.¹



ECONOMY: Charlotte has several key industries that continue to keep the region economically stable, including banking, financial services, manufacturing, energy, automotive, health, technology, and retail.²



TOURISM: In 2019 visitor spending in the Charlotte region hit a record \$7.8 billion.³



U.S. NATIONAL WHITewater CENTER: Ranked by US News as the #1 best thing to do in Charlotte.³ It's the largest and most profitable pumped whitewater park of its kind in the world with 30 different land and water activities.⁴

CHARLOTTE TOURISM (2019)³

29.6M VISITORS 2019 + 147,000 JOBS + \$7.78B TOTAL VISITOR SPENDING

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (2019)⁵

\$24.6B TOTAL IMPACT

\$1.3B STATE AND LOCAL TAXES

169,390 JOBS

\$6.8B PERSONAL INCOME

MANUFACTURING INDUSTRY⁶

145,000+ JOBS IN CHARLOTTE + \$24B ANNUAL ECONOMIC IMPACT

3RD LARGEST INDUSTRY IN CHARLOTTE REGION

Sources: 1_ [statista.com](https://www.statista.com); 2_ <https://www.jeffcookrealestate.com/charlotte/charlotte-economy/>; 3_ <https://www.wsicweb.com/wsicnews/2019-visitor-spending-hits-a-record-7-8-billion-in-charlotte-region-nearly-6-billion-in-mecklenburg-county/>; 4_ https://travel.usnews.com/Charlotte_NC/Things_To_Do/US_National_Whitewater_Center_63037/; 5_ <https://s2odesign.com/wp-content/uploads/2019/05/USNWC-Case-Study-Final.pdf>; 6_ https://charlotteregion.com/clientuploads/Data/WhitePapers/Advanced_Manufacturing_Industry_Profile.pdf

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MARKET OVERVIEW - CHARLOTTE, NC



CHARLOTTE'S EXPONENTIAL GROWTH

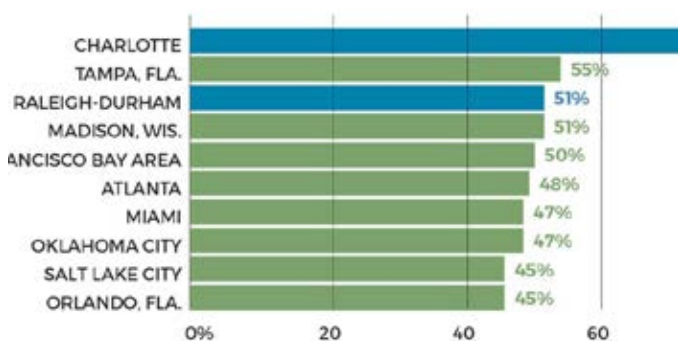
THE 2020 STEM JOB GROWTH INDEX (STEMDEX)

RCLCO partnered with CapRidge Partners, an office investment management firm, to create the 2020 STEM Job Growth Index ("STEMdex") as a tool to identify which of the 38 largest metropolitan areas in the United States are primed for growth in STEM-based industries. The top 20 metropolitan areas in the 2020 edition of the STEMdex are as follows:

RANK	METROPOLITAN AREA
1	Charlotte, NC
2	Austin, TX
3	Denver, CO
4	Seattle, WA
5	Raleigh, NC
6	Atlanta, GA
7	Orlando, FL
8	San Francisco, CA
9	Portland, OR
10	Phoenix, AZ

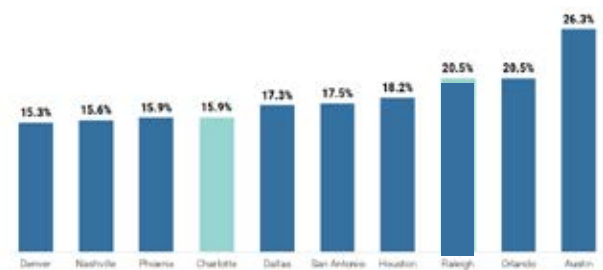
<https://www.rclco.com/publication/2020-stem-job-growth-index/>

LEADER IN TECH JOB GROWTH



<https://businessnc.com/tech-job-growth-sizzles-in-charlotte/>

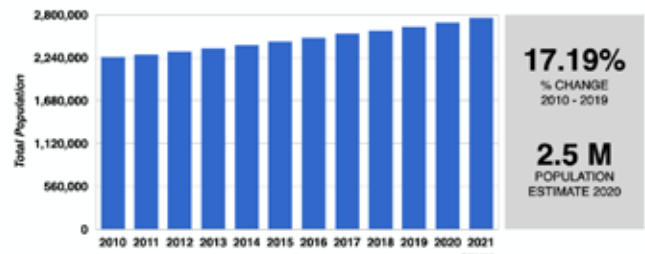
CHARLOTTE 7TH FASTEST GROWING LARGE METRO



<https://www.ncdemography.org/2019/07/24/raleigh-and-charlotte-are-among-fastest-growing-large-metros-in-the-united-states/>

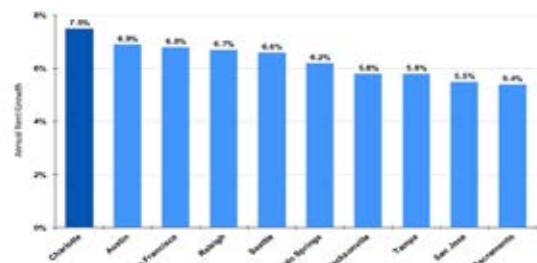
CHARLOTTE MSA POPULATION GROWTH

The population in the Charlotte MSA has grown by 17% since 2010 — 181% faster than the national average.



<https://www.realwealthnetwork.com/markets/charlotte-north-carolina/>

CHARLOTTE LEADS U.S. IN ANNUAL RENT GROWTH



<https://www.costar.com/article/2049187792/charlotte-north-carolina-leads-nation-in-annual-office-rent-growth>

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MARKET OVERVIEW - CHARLOTTE, NC

NORTH CAROLINA'S TOP INDUSTRIES

#1 AUTOMOTIVE AND HEAVY MACHINERY #2 INFORMATION TECHNOLOGY

Some large companies that do business here are Freightliner, Borg Warner, Caterpillar, and Bridgestone, to name a few. These businesses get support from professional research centers and programs such as the North Carolina Center for Automotive Research (NCCAR), which specializes in automotive product research, testing, and development.

North Carolina is home to small startups as well as established names in Information Technology (IT) such as Cisco, IBM, and Google because of low taxes and an active entrepreneurial community. In fact, Raleigh, the state capital, has been ranked as arguably America's No.2 tech hub because of plentiful job opportunities and the low cost of living.

#3 AEROSPACE AND DEFENSE

North Carolina has some major military installations like Fort Bragg-Pope Army Airfield, Marine Corps Base Camp Lejeune, and Seymour Johnson Air Force Base. As a result, thousands of skilled and trained military veterans work here. The state is also home to established and well-known aerospace companies like Honeywell, Spirit AeroSystems, GE Aviation, and Lockheed Martin

#4 FOOD PROCESSING AND MANUFACTURING

North Carolina happens to be the second-largest US state for food and beverage processing having around 1,000 businesses that operate in this industry. Some well-known names in this industry sector that operate in this state are Sierra Nevada, Smithfield, Butterball, and Campbell's.

#5 FURNITURE

The state is home to the largest furniture industry in the US, with more than 35,000 employees working in 3,000 establishments. North Carolina also hosts the High Point Market, the largest trade show globally for the furnishings industry. More than 75,000 visitors come to High Point twice a year and engage with more than 2,000 visitors from over 100 countries.

#6 PHARMACEUTICAL AND BIOTECHNOLOGY

North Carolina is ranked no.1 in the US when it comes to pharmaceutical and biotech manufacturing if you consider the total number of employees.

Renowned businesses such as BASF, Novo Nordisk, LabCorp, and Bayer operate in this state. Such companies get the support of various industry partners like the North Carolina Research Campus located in Kannapolis.



Source: <https://www.charlottestories.com/what-are-the-biggest-industries-in-north-carolina/>

* Companies and buildings referenced in articles are not a part of the subject offering.

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