For Accredited Investors Only

LARSON
CAPITAL MANAGEMENT

THE CURRENT AT GOOSE CREEK

GOOSE CREEK, SC

7741 HENRY E BROWN JR. BLVD



Q4 2028	10	300	24.07	315,780
EST. COMPLETION	BUILDINGS	UNITS	ACRES	NET SQUARE FEET

KEY INVESTMENT HIGHLIGHTS

- **Development-Ready Site** — Fully zoned for multifamily and previously graded, reducing entitlement and initial site-work risk.
- **Competitive Entry Basis** — Preliminary land basis of approximately $13,333 per unit compares favorably with recent submarket land trades above $20,000 per unit.
- **Henry Brown Growth Corridor** — Positioned along a recently expanded Goose Creek connector with connectivity to regional aerospace, defense, automotive, logistics, and port-driven employment hubs.
- **Favorable Supply Window** — Summerville/Goose Creek absorbed 1,826 units over the past year versus 673 deliveries, while Charleston's active construction pipeline has fallen materially from its early-2023 peak.
- **Class A Garden Program** — A 300-unit community planned with spacious one-, two- and three-bedroom residences, highend finishes, energy-efficient appliances and resort-style indoor and outdoor amenities.

PROPERTY SUMMARY

THE DEVELOPMENT

The Current at Goose Creek is a proposed 300-unit Class A garden-style multifamily community on 24.07 acres in the Charleston MSA. The planned mix of one-, two- and threebedroom residences will feature spacious layouts, high-end finishes and LG appliances, complemented by a resort-style pool and sundeck, a 6,341 SF clubhouse with fitness center and coworking lounge, pickleball courts and a walking path around the on-site pond.

PRIME LOCATION

Direct frontage on Henry Brown Jr. Boulevard positions the community along a recently expanded Goose Creek connector with access to I-26 and US-52. The location provides connectivity to daily-needs retail, schools and healthcare, as well as downtown Charleston, Charleston International Airport and major Lowcountry employment centers.

SUPPLY & DEMAND FUNDAMENTALS

Near-term supply is front-loaded with 653 units delivering in 2026 and 649 planned units TBD. This pipeline is expected to clear prior to lease-up, while declining starts and high zoning barriers support a favorable competitive window.

Estimated Project Cost	$67.75M
Cost / Unit	$226k/Unit
Preferred Equity	$7.4M
LP Equity	$10.4M
Expected Construction Loan	$44.4M
Loan-to-Cost (LTC)	66%
Expected Hold Period	3 Years



THE CURRENT AT GOOSE CREEK

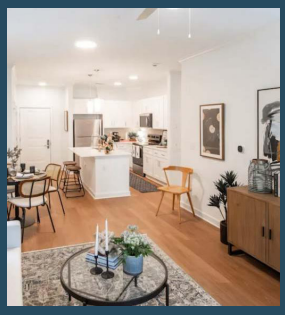
PROJECT RENDERINGS

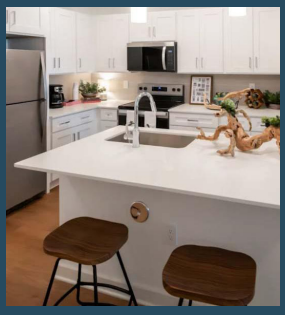


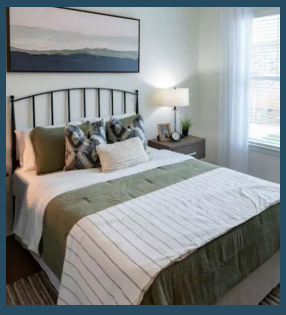




ROBUST AMENITIES









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