

May 19, 2019

RE: Opportunity Zone Investment Project, “The Village Food Hall” — here are some details:

- Website: <http://www.villagefoodhall.net/>
- Site address: [1167 Pendleton St, Greenville, SC 29611](#)
- Located in a “pocket neighborhood,” known as The Village of West Greenville
- 2 miles from Greenville’s City Center
- Size: 1.52 acres
- Census Tract: [#45045000800](#)
- Greenville County TMS: [0119000600500](#)

It will feature food, beverage, and other light retailers. We have completed pre-construction work: engineering, etc. and are well into the permitting with the City of Greenville, SCDOT, etc. We anticipate completion of phase 1 (retail) around spring of 2020.

Phase 2, the “food hall” portion, will be one of the first projects of its kind here in Greenville or even in South Carolina, as a whole. Krog Street Market in Atlanta and 7th Street Market in Charlotte are other comparable examples in the region.

This property is unique as an opportunity Zone investment for several reasons:

1. The value of this property has been rapidly increasing, since we acquired it in 2016, even before ‘Opportunity Zone’ legislation was passed and before it was identified as such.
2. We presently own this property free and clear, and it is already zoned for commercial use.
3. The proposed development is in the late stages of permitting, and are currently lining up tenants. There is little downside risk of this project not being successfully completed.
4. There is excellent appreciation potential over 10 years. Most probably, this area will soon be an extension of downtown Greenville, which has become a highly desirable location.

We invite fund managers of ‘opportunity zone funds’ to evaluate this project and consider investing with mutually favorable terms to all parties involved.

Respectfully,

Amy Vaz - [EMAIL](#)
Managing partner
Vaz Properties LLC
864-382-9383, mobile

