

Auction Sale - 386 - Real Estate Auction: 16,758 sf Retail on 3.34 Acres

**UNPAID**

The Ligon Company  
 PO Box 4815  
 Rock Hill, SC 29732  
 Phone: 803-366-3535

Invoice #:	31935
Date:	10/3/2022 12:11:17
Page:	1

**SOLD TO:** # 2  
 Angie Neal  
 KARE  
 PO Box 364  
 208 E. Marion Street  
 Kershaw, SC 29067  
 Phone:803-475-4173 Fax:803-475-1282  
 admin@kershawkare.org



Lot#	INVENTORY# - DESCRIPTION	QUANTITY UNIT PRICE	EXTENDED PRICE
405	113200 - 405 Hampton Street, Kershaw, SC Formerly Fred's Pharmacy, this 16,758± sf building was constructed in 2017, featuring attractive upgraded construction / split face block & nichlha panels, 41 parking spaces, drive through window and loading dock. Great commercial corner location with over 550 ft frontage, access on Bus. Hwy 521 / 601 & E Stevens Dr. Average ADT 7,500. Home to the largest commercial goldmines in the Eastern US, Lancaster County is one of SC's fastest growing counties, providing the all of the advantages of a pro-business climate. Lancaster County Parcel # 0156P-0Q-009.00	1 x 533,500.00	533,500.00

Total Quantity:	1.00
Total Extended Price:	533,500.00
8% Buyer's Premium:	42,680.00
Tax1 Default:	0.00
Invoice Total:	<u>\$576,180.00</u>
Remaining Invoice Balance:	<u><u>\$576,180.00</u></u>

FILE #R-1044

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF LANCASTER.            )       AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
  
2. The property being transferred is located at 405 S. Hampton St./Kershaw SC 29067  
bearing Lancaster County Tax Map Number #0156P-0Q-009.00 , was transferred by  
Church Street Retail Properties, LLC to Kershaw Area Resource Exchange Inc. on  
November 7 , 2022 .

3. Check one of the following: The deed is
  - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ exempt from the deed recording fee because (See Information section of affidavit): \_\_\_\_\_  
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_\_ or No X

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
  - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$576,180.00
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check Yes \_\_\_\_\_ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the

transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is:  
\_\_\_\_\_.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$576,180.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>-0-</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$576,180.00</u>

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,133.05.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

*Robert Wilson Davis*  
Responsible Person Connected with the Transaction

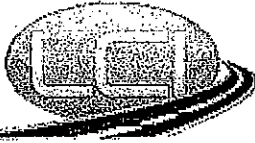
SWORN to before me this 7th  
day of November, 2022.

-Robert Wilson Davis  
Print or Type Name Here

*Laura N. Silance*  
Notary Public for South Carolina  
My Commission Expires: 06/17/2025



# BID PROPOSAL AND ACCEPTANCE



**LINEBERGER**  
CONSTRUCTION, INC.

**Lineberger Construction Inc.**

P.O. Drawer 1239

Lancaster, SC 29721

803-286-5555 SC License # 95014 www.lci-lineberger.com

Quote To: CARE-Kershaw

Proposal Date: 2/3/23

Attn: Angie  
Phone: 803-475-4175

Submitted By: Kim Lineberger  
Project Name: Donation Drive Paving

Acceptance By:  
Date Accepted:

ITEM	DESCRIPTION				
100	Mobilization				
310	18" Curb & Gutter Removal				
320	Digout/ Finegrade Subgrade				
330	6" Stone Base				
340	2" HMA Surface				

**GRAND TOTAL**

**\$27,508.00**

NOTES:

Proposal Void after Thirty (30) Days  
Payment Terms: 10 Days

Building Renovation Cost Evaluation



Project: KARE  
 City, State: Kershaw, SC  
 Contact: Tiffany Whaley

Contact: Dalton Mullis  
 Office: 803-327-5670, Call: 803-818-8549  
 dalton@ecclesiaconstruction.com

Division Code	Description	Quantity	Unit	Unit Cost	Contractors Estimate	Subcontractor/Vendor/Notes
<b>1.00 General Requirements</b>						
	Superintendent	12	wks	\$1,450.00	\$17,400	
	Project Manager	12	wks	\$850.00	\$10,200	
	Building Survey and As-Builts	1	ls	\$8,500.00	\$8,500	
	Street Cleaning	2	ea	\$500.00	\$1,000	
	Phone/Computer	3	mnths	\$75.00	\$225	
	Drawings	1	ea	\$200.00	\$200	
	Architectural/Interior Design	\$0.00	ls		\$26,819	10% Fee Budget
	Civil Design	\$0.00	ls		\$0	By Owner
	Landscape Design	\$0.00	ls		\$0	By Owner
	Structural Design	\$0.00	ls		\$0	By Owner
	P.M.E Design	\$0.00	ls		\$0	By Owner
	Soils and Materials Testing	\$0.00	ls		\$0	By Owner
	Fire Extinguishers	2	ea	\$300.00	\$600	
	Daily Cleanup	5	days	\$75.00	\$375	
	Final Cleanup	1	ls	\$2,500.00	\$2,500	
	Porta Jons	3	month	\$150.00	\$450	
	Dumpsters	7	ea	\$565.00	\$3,955	
	Misc. Tools	1	ls	\$5,000.00	\$5,000	
	Fuels	12	wks	\$120.00	\$1,440	
	<b>Sub Total</b>				<b>\$78,664</b>	
<b>2.00 Siftwork</b>						
	Wall Demo	50	sf	\$3.00	\$150	
	Ceiling Demo	200	sf	\$0.25	\$50	
	Slab Sawcut	1	ls	\$6,500.00	\$6,500	
	<b>Sub Total</b>				<b>\$6,700</b>	
<b>3.00 Concrete</b>						
	Slab Pour-back	1	ls	\$4,440.00	\$4,440	
	<b>Sub Total</b>				<b>\$4,440</b>	
<b>6.00 Millwork</b>						
	Millwork	50	lf	\$500.00	\$25,000	
	Blocking	1	ls	\$3,500.00	\$3,500	
	<b>Sub Total</b>				<b>\$28,500</b>	

<b>8.00 Doors/Hardware/Glass</b>						
Hollow Metal Frames						\$4,900
Wood Doors	7	ea	\$700.00			\$3,500
Frame/Door/Hdw. Install	7	ea	\$600.00			\$4,200
Fire Extinguisher Cabinet Install	2	ea	\$25.00			\$50
Hardware	7	ea	\$675.00			\$4,725
Tax	1	ls	\$1,386.00			\$1,386
<b>Sub Total</b>						<b>\$19,761</b>

<b>9.00 Finishes</b>						
Separation Wall	2,516	sf	\$11.95			\$30,066
Cased Opening/Restroom Walls	357	sf	\$7.45			\$2,660
Acoustical Ceilings 2'x2'	200	sf	\$3.85			\$770
Cove Base/Transitions	1	ls	\$1,500.00			\$1,500
Restroom Luxury Vinyl	250	sf	\$8.25			\$2,063
Tax	1	ls	\$285.04			\$285
Paint Walls	4,043	sf	\$0.85			\$3,437
Equipment Rental	1	ls	\$1,500.00			\$1,500
<b>Sub Total</b>						<b>\$42,280</b>

<b>10.00 Specialties</b>						
Toilet Accessories	1	ls	\$750.00			\$750
Accessories Installation	1	ls	\$500.00			\$500
<b>Sub Total</b>						<b>\$1,250</b>

<b>15.00 Fire/Plumbing/HVAC</b>						
Fire Protection Systems	1	ls	\$3,000.00			\$3,000
Plumbing Materials	1	ls	\$11,227.94			\$11,228
Plumbing Labor	1	ls	\$17,600.00			\$17,600
Pipe Insulation	1	ls	\$4,500.00			\$4,500
Grease Trap (Allowance)	1	ls	\$3,500.00			\$3,500
Gas Piping	1	ls	\$1,275.00			\$1,275
Mini-Splits	2	ea	\$4,625.00			\$9,250
Ductwork	1	ls	\$4,400.00			\$4,400
<b>Sub Total</b>						<b>\$57,753</b>

<b>16.00 Electrical/Fire Alarm</b>						
Electrical Subcontractor	1	ls	\$9,835.00			\$9,835
Fire Alarm	1	ls	\$3,000.00			\$3,000
<b>Sub Total</b>						<b>\$12,835.00</b>
<b>Estimate Sub-total</b>						<b>\$248,217</b>
General Conditions	0.0%					N/A Detailed in General Conditions
General Overhead	7.5%					\$18,616
Builders Fee	8.5%					\$22,661

Site Plan/Use Permit Approval Fees	\$0.00	\$0	N/A
Plan Check Fees	\$450.00	\$450	
Demo Permit	\$170.00	\$170	
Grading Permit	\$0.00	\$0	N/A
Building Permit	0.00	\$1,032	
Environmental Impact Fees	\$0.00	\$0	N/A
Sewer/Water Impact Fees	\$0.00	\$0	N/A
2" Water Line Tap	\$0.00	\$0	N/A
2" Water Line Capacity Fee	\$0.00	\$0	N/A
6" Water Line Tap	\$0.00	\$0	N/A
6" Water Line Capacity Fee	\$0.00	\$0	N/A
Materials/Soils Testing	\$0.00	\$0	By Owner
Special Inspections	\$0.00	\$0	By Owner
Environmental Testing	\$0.00	\$0	By Owner
Escalation	0.0%	\$0	N/A
Workers Comp./Gen. Liab.	0.220400%	\$647	
Contingency	3.0%	\$8,751	
<b>Building Cost Estimate</b>		<b>\$300,465</b>	

#DIV/0!

Add Alternates:

Clarifications