



GO STORE IT CHARLESTON DST GOStoreIt



- ▶ 50,000 SF new construction self storage facility
- ▶ Charleston, SC MSA (located in the heart of Mt Pleasant)
- ▶ Go Store It Operates 49+ facilities in 7+ States

1154 GREGORIE FERRY RD | MT PLEASANT, SC 29466

▶ TARGETED BENEFITS

Potential Monthly Cash Flow
+ Appreciation Potential
Tax Shelter and Advantages

▶ NEW CONSTRUCTION SELF-STORAGE FACILITY

▶ CHARLESTON, SC MSA

▶ 1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY

There is no guarantee such objectives will be met.

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RISKS AND DISCLOSURES

- › This Offering is made only to Accredited Investors per Regulation D, Rule 506c.
- › 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 Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104. Go Store It, LLC and Growth Capital Services are unaffiliated entities.
- › 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.
- › This material is obtained from sources believed to be reliable however Cove Capital Investments, LLC and its principals/affiliates cannot guarantee that it is accurate or complete.
- › 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, Cove Capital, 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.
- › Principals and associates of Cove Capital Investments, LLC (“Cove Capital”), which are registered representatives of Growth Capital Services, may represent investors considering an investment in the beneficial interests and may make offers and sales of beneficial interests, thereby receiving an economic benefit from the sale of beneficial interests.
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INVESTMENT SUMMARY

- ▶ Sticky tenant base*
- ▶ Loan-to-value: 0.00%
- ▶ Potential for monthly cash flow distributions and appreciation
- ▶ Established operator - 49 locations in 7 states

* "A sticky tenant base has supported the sector despite record supply growth."
 Source: <https://seekingalpha.com/article/4288616-storage-reits-hotel-california-of-real-estate>



GO STORE IT CHARLESTON DST

PROPERTY DETAILS

Address	1154 Gregorie Ferry Rd Mt Pleasant, SC 29466
Year Built	2019
Rentable building area	50,000 SF

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INVESTMENT HIGHLIGHTS

GO STORE IT

- 1** Standard Month-to-month leases.
- 2** Go Store It offers the “Go Store It Protection Plan”
- 3** Average 4.96-star customer reviews on Google and Yelp*
- 4** Within Historic Charleston Metropolitan location

Source: <https://www.gostoreit.com/about-us/>
<https://www.gostoreit.com/reviews/>

Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.

* Past performance is no guarantee of future results.

SELF-STORAGE

- 1** 1.7 billion square feet Current Total Self Storage Rentable Space in the U.S.¹
- 2** Unique Ability to Add Value as an Operating Business*
- 3** Low Capital Expenditure Requirements*
- 4** No Tenant Improvements
- 5** Recession Resistant² *
- 6** Hedge Against Inflation + Increasing Interest Rates*

“The self-storage industry has been one of the fastest growing sectors of the United States commercial real estate industry over the last 40 years.” ¹*

SELF-STORAGE: THE “HOTEL CALIFORNIA” OF REAL ESTATE

seekingalpha.com / Aug. 29, 2019 — Self-storage units are the “Hotel California” of the real estate sector: once you’re checked-in, “you can never leave.” Despite storage units typically being rented on a month-by-month basis, nearly half of renters stay longer than two years, and many of the 30 million self-storage renters in America park their possessions in a storage unit for a decade or more. There are roughly 50,000 self-storage facilities throughout the country and proximity to one’s home (generally 3-5 miles) is cited as the most important feature. 70% of customers are residential, with the other 30% split between businesses, students, and the military.

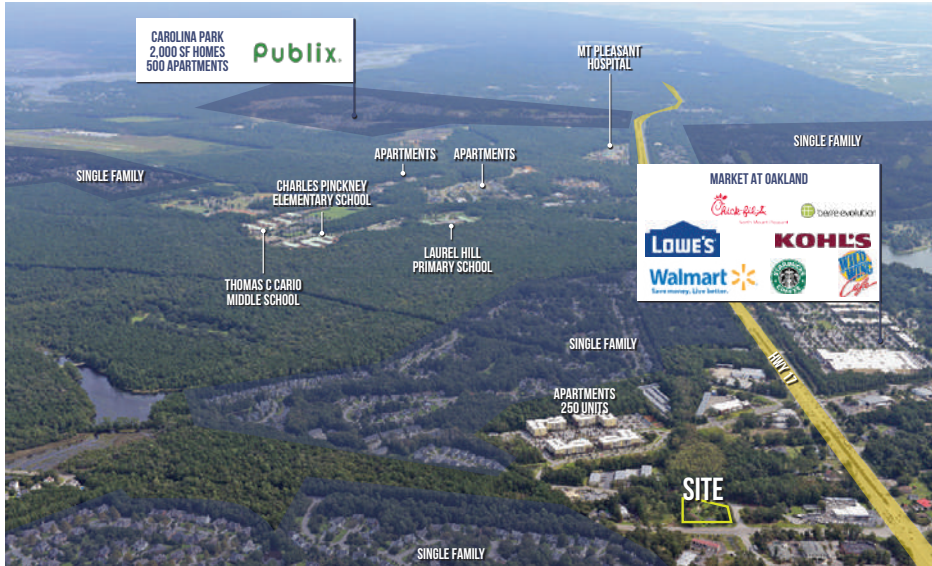
<https://seekingalpha.com/article/4288616-storage-reits-hotel-california-of-real-estate>

1. <https://www.sparefoot.com/self-storage/news/1432-self-storage-industry-statistics/> (Updated 3/7/2020)

2. Excerpt from “Understanding what makes self-storage facilities a recession-resistant investment,” November 1, 2019: “Self-storage stands apart from many other sectors in the commercial real estate space. During a recession, many property types, like shopping, retail, and restaurant properties tend to lose tenants, as well as suffer from reduced cash flow due to lower rents. Self-storage facilities are not nearly as affected by a recession due to a few factors.”

To read full article: <https://www.sparefoot.com/self-storage/news/8516-understanding-what-makes-self-storage-facilities-a-recession-resistant-investment/>

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GO STORE IT CHARELSTON DST LOCATION

EXCELLENT DEMOGRAPHICS

The median household income in the immediate area is over \$120,000

MAJOR MSA

In 2020 Charleston continued to see a net immigration

EXCELLENT RETAIL AND SINGLE FAMILY ADJACENT

Class A retail and residential housing surrounds the facility

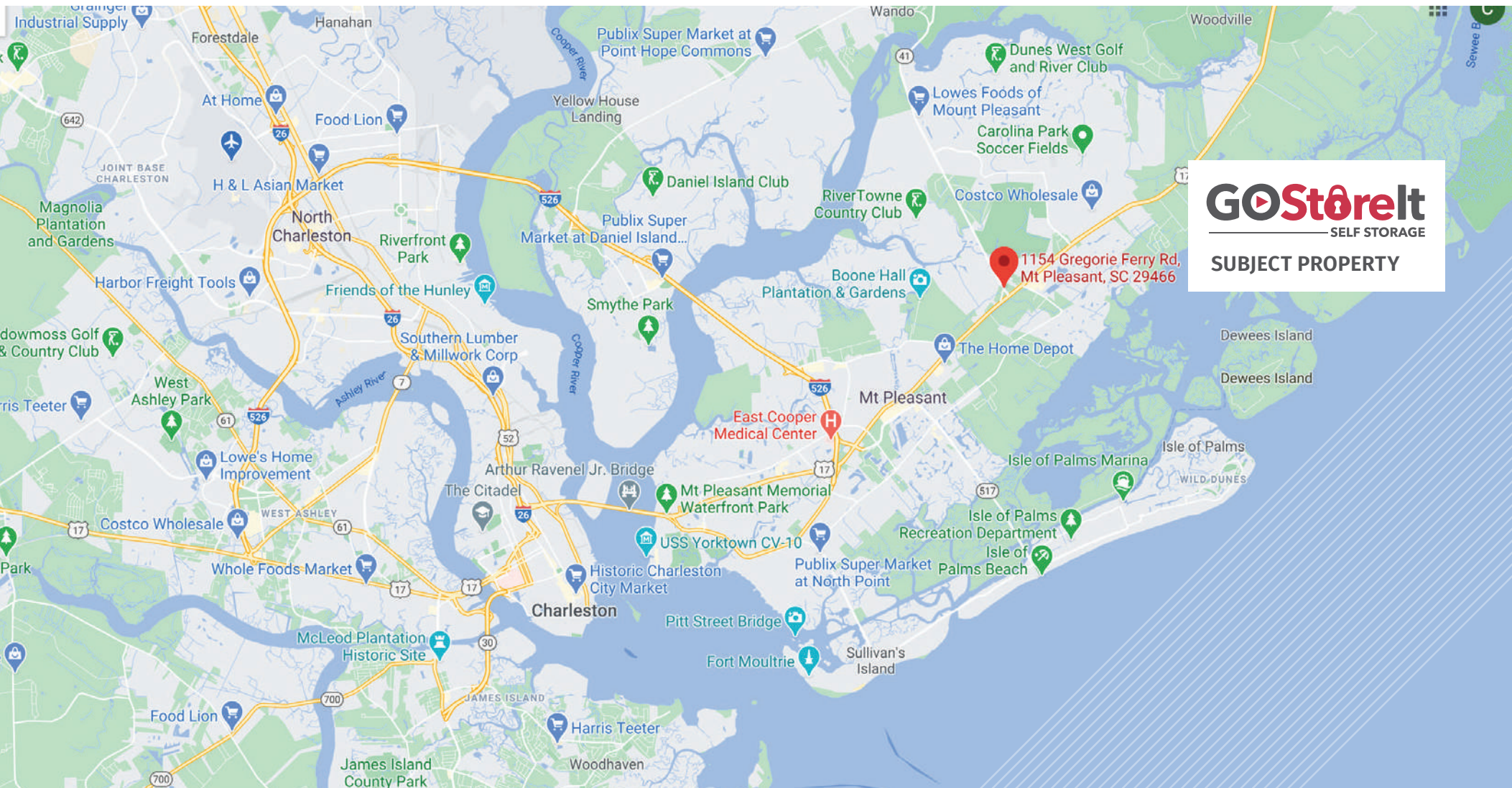
PROPERTY DETAILS

Go Store It Self Storage is strategically located off of Gregorie Ferry Rd, just off of 17. Both are main thoroughfares in Mt Pleasant. Highway 17 is filled with a variety of residential, office, and retail properties. The property has excellent visibility and access off of Gregorie Ferry Rd.



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MT. PLEASANT LOCATION



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ABOUT GO STORE IT

Go Store It and Go Store It Management, LLC are subsidiaries of Madison Capital Group, LLC, established in 2016. They offer a wide range of sizes to suit different needs, including traditional non-climate control, climate controlled, and parking. The well-lit aisles and buildings at each of the storage centers provide safe and convenient move-in, even at night.

Go Store It offers the “Go Store It Protection Plan”. To help protect customers’ items while being stored. There are multiple payment options available, including their unique Auto-Pay payment feature. They do not require a security deposit and all storage leases are month to month.

Go Store It currently operates 49 storage locations in 7 States, with more on the way.

Source: <https://www.gostoreit.com/about-us/>

SELF STORAGE SECTOR

The self-storage industry has been one of the fastest growing sectors of the United States commercial real estate industry over the last 40 years and has been considered by certain Wall Street analysts to be recession resistant based on its performance since the economic recession of September 2008.¹ The self-storage industry in the United States generated approximately \$32.7 billion in annual U.S. revenue (2016).²

Sources: 1_Self Storage Association Industry Fact Sheet (7/1/15); 2_2017 Self-Storage Almanac



QUICK FACTS



Go Store It Operates 49 Locations in 7 States ¹



Safety: Each storage center has well-lit aisles and buildings ¹



Protection: Go Store It offers the “Go Store It Protection Plan” ¹



Go Store It Partners owns and manages over 2,000,000 square feet of storage space and over 17,000 storage units. ²

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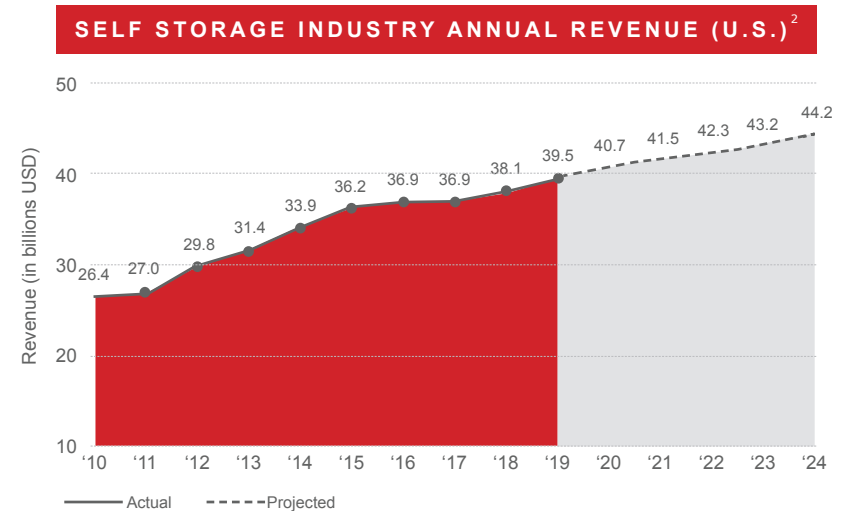
THE SELF-STORAGE INDUSTRY

UNDERSTANDING WHAT MAKES SELF-STORAGE FACILITIES A RECESSION-RESISTANT INVESTMENT¹ *

Self-storage stands apart from many other sectors in the commercial real estate space. During a recession, many property types, like shopping, retail, and restaurant properties tend to lose tenants, as well as suffer from reduced cash flow due to lower rents. Self-storage facilities are not nearly as affected by a recession due to a few factors:

- 1 Storage needs increase during a recession**
- 2 Less reliance on individual tenants**
- 3 Lowered maintenance/operations costs**

Self-storage facilities possess the ability to survive and even thrive during recessions due to the increased need for their services during hard economic times, low long-term operating costs, and diverse tenant base.



SELF-STORAGE INDUSTRY EXECUTIVE SUMMARY—TRENDS, GROWTH & OPPORTUNITIES³

The self-storage landscape in the U.S. is changing as many households store excess items in storage facilities. A sub-sector of the commercial real estate market, self-storage industry involves renting space or storage units to renters on a month-to-month basis. Over the past 40 years, the self-storage industry has proven to be the one of the sectors with the most rapid growth in the U.S. commercial real estate industry. The unprecedented growth of the industry has been attributed to self-storage consumers including renters, homeowners, students, businesses and transitional populations who are constantly demanding rental storage. Self-storage units are growing so fast that in 2016, there were more than 58,000 self-storage facilities in the U.S. with a total of 32 million storage units covering over 2.3 billion square feet of storage space. The total square miles of self-storage facilities in the U.S. is almost three times the size of Manhattan.

According to the IBIS World, self-storage revenue will grow at an annual rate of 2.9% through 2020. The industry revenue is expected to reach \$32.6 billion in 2020. Based on IBIS World's forecast, self-storage facilities will have a growth rate of 14% by 2020.

Sources:

1 According to recent statistics published by NARIET on 12 different subsectors, self storage was one of three that had positive overall returns in 2020, and had the highest overall return (10.96% as of October of 2020) compared to the other subsectors <https://www.reit.com/sites/default/files/returns/prop.pdf>; 2 <https://www.neighbor.com/storage-blog/self-storage-industry-statistics/>; 3 <https://investmentbank.com/self-storage-real-estate-market/>

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SELF STORAGE NEWS:

UNDERSTANDING WHAT MAKES SELF-STORAGE FACILITIES A RECESSION-RESISTANT INVESTMENT

November 1, 2019 — Self-storage stands apart from many other sectors in the commercial real estate space. During a recession, many property types, like shopping, retail, and restaurant properties tend to lose tenants, as well as suffer from reduced cash flow due to lower rents. Self-storage facilities are not nearly as affected by a recession due to a few factors:

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2. Less reliance on individual tenants
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Self-storage facilities possess the ability to survive and even thrive during recessions due to the increased need for their services during hard economic times, low long-term operating costs, and diverse tenant base.

**Read full article: <https://www.sparefoot.com/self-storage/news/8516-understanding-what-makes-self-storage-facilities-a-recession-resistant-investment/>*

TRENDING ALERT: 6 REASONS WHY THE SELF STORAGE INDUSTRY IS ON THE RISE*

Through most of its history, the storage business had an image problem. In recent years, the self storage industry has re-invented itself, benefiting from new construction and modern design techniques that have thrust storage buildings into the limelight.

Here are six reasons that demonstrate this rise of self-storage:

1. Unprecedented Growth - The fact is, storage use grows every year, and its path shouldn't be ignored. In a 2015 presentation given by Michael Scanlon, Jr., former President and CEO of the Self Storage Association for the US, it was stated that self-storage companies amassed \$27.2 Billion in gross operating incomes in 2014. In the same presentation, it was said that storage facilities account for 2.47 Billion net-rentable square feet in the United States. Put another way, there are 88.6 square miles of self-storage in our country – nearly 3 times the size of Manhattan...

**Read full article: <https://www.lifestorage.com/blog/storage/self-storage-industry-trends/>*

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**Read full article: <https://investmentbank.com/self-storage-real-estate-market/>*

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THE MARKET

MT. PLEASANT

Mount Pleasant is a large suburban town in Charleston County, South Carolina, United States. In the Low Country, it is the fourth largest municipality and largest town in South Carolina, and for several years was one of the state's fastest-growing areas, doubling in population between 1990 and 2000. The population was 67,843 at the 2010 census. The estimated population in 2019 was 91,684.

At the foot of the Arthur Ravenel Bridge is Patriots Point, a naval and maritime museum, home to the World War II aircraft carrier USS Yorktown, which is now a museum ship. The Ravenel Bridge, an eight-lane highway that was completed in 2005, spans the Cooper River and links Mount Pleasant with the city of Charleston.

CHARLESTON, SC

Charleston, South Carolina is a seaside city steeped in history and charm. It is the second largest city in South Carolina, behind Columbia SC. The greater Charleston area is composed of distinct and vibrant communities including North Charleston, Mt. Pleasant, Sullivan's Island, Folly Beach, Isle of Palms, Kiawah Island, and Seabrook Island. This area has a rich history dating back to 1670 and encompassing major historical wars. Thanks to forward thinkers back in the early 1900s, much of Charleston is preserved with thousands of historic buildings and sites. Walking through the historic district is like taking a step back through time. Charleston was the wealthiest and most cosmopolitan city in the colonies loaded with rich merchants and plantation owners. As it is today, Charleston of yesterday was a tourist destination attracting visitors with its culture, wine, dancing, and imported luxuries.

Over eight million tons of cargo travel through the Port of Charleston annually. This port is the fourth largest container port in the nation and is the largest on the southeast Atlantic coast as well as the Gulf coast. Approximately 17,000 people are employed either directly or indirectly through the Port of Charleston. Each community in the area offers a unique charm all its own. From the "Edge of America" (Folly Island) to resort living, these communities offer it all. Bedroom communities, resorts, funky beach towns, historic homes, and sprawling plantations can all be found nearby. A warm climate keeps the winters mild, the springs spectacular, and the summers fairly warm. Sea breezes and plentiful beaches make the hotter summer days tolerable. The average temperature in January is about 55 degrees while July sees temperatures averaging 82 degrees.

Source: https://en.wikipedia.org/wiki/Mount_Pleasant,_South_Carolina; <http://www.dreamcharleston.com/about-charleston.html>
Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.



Charleston-North Charleston Top Employers

Rank	Employer	Employees
1	Joint Base Charleston	22,000
2	Medical University of South Carolina	13,000
3	Boeing Co.	7,000
4	Roper St. Francis	5,500
5	SPAWAR-Atlantic	4,100
6	Trident Health	2,500
7	Wal-Mart Stores Inc.	2,300
8	Ralph H. Johnson VA Medical Center	2,250
9	College of Charleston	2,000
10	Rober Bosch LLC	2,000
11	Kiawah Island Golf Resort	1,500
12	SAIC Inc.	1,500
13	Intercontinental Hotels Group Resources Inc.	1,300
14	Blackbaud Inc.	1,300
15	Santee Cooper	1,250
16	Bi-Lo Stores	1,200
17	Verizon Wireless	1,200
18	Publix Supermarkets	1,200
19	IQOR Inc.	1,200
20	Trident Technical College	1,200

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CHARLESTON METRO KEY ECONOMIC & DEMOGRAPHIC INDICATORS

Charleston-North Charleston, SC						
Key Economic & Demographic Indicators	2014	2015	2016	2017	2018	2019
Gross metro product (\$ bil)	30.6	32.0	33.5	34.9	36.4	37.2
% change	2.2	4.7	4.6	4.3	4.0	2.4
Total employment (ths)	322.5	334.7	345.4	353.9	366.9	375.5
% change	3.3	3.8	3.2	2.5	3.7	2.4
Unemployment rate (%)	5.5	5.2	4.3	3.7	2.9	2.4
Personal income growth (%)	8.8	7.5	5.0	6.9	6.2	5.5
Median household income (\$ ths)	53.9	55.9	58.2	60.8	64.3	66.0
Population (ths)	727	745	762	776	788	802
% change	2.2	2.5	2.2	1.8	1.6	1.8
Net migration (ths)	11.2	14.0	12.4	10.5	9.6	11.1
Single-family permits (#)	4,144	4,608	4,787	4,726	4,787	4,686
Multifamily permits (#)	2,011.0	1,982.0	2,187.0	2,541.0	2,215.0	1,760.8
FHFA house price (1995Q1=100)	238	260	283	310	331	351

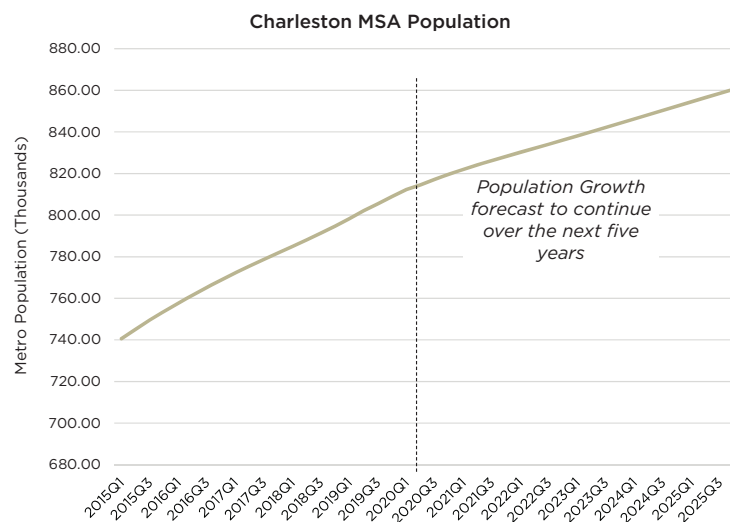
Source: Moody's Economy.com

Employment by Sector

Sector	Percent of Total Employment		Over/ Underweight United States
	Charleston MSA	United States	
Mining	0.1%	0.5%	0.20
Construction	5.8%	5.0%	1.16
Manufacturing	8.0%	8.5%	0.94
Transportation/Utilities	4.3%	4.1%	1.05
Wholesale Trade	2.7%	3.9%	0.69
Retail Trade	11.3%	10.4%	1.09
Information	1.4%	1.9%	0.74
Financial Activities	4.2%	5.8%	0.72
Prof. and Bus. Services	15.5%	14.1%	1.10
Educ. and Health Services	11.3%	16.0%	0.71
Leisure and Hosp. Services	13.4%	11.0%	1.22
Other Services	4.0%	3.9%	1.03
Government	17.8%	15.0%	1.19

Source: Moody's Economy.com

With a gross metro product, a measure of overall economic activity in the metro, of \$37.2 billion, the Charleston MSA is a robust economic engine with a diverse array of employers. Over the last six years, the Charleston MSA has seen strong population and job growth. Population growth is forecast to continue through 2025 according to the most recent, Covid-adjusted forecasts from Moody's Economy.com. Continuous population growth will drive demand for housing throughout the metro, while the area's low cost of doing business and unrivaled quality of life will aid in the economic recovery. In fact, Moody's has ranked the metro 36th (of 403 US metro areas) in terms of Economic Vitality, a measure of overall economic health.



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CHARLESTON METRO KEY INDUSTRIES

With a business-friendly climate and low cost of doing business, the Charleston metro has been a strong economic performer over the last decade. The metro has a low corporate tax rate (5% corporate income tax rate), a skilled workforce, and is a “right to work” state. This climate has also driven corporate relocations in a variety of industries. The metro is home to major national employers such as Boeing, Volvo, Mercedes-Benz, Google, Bosch, and Gerber among others.

TRADE AND TRANSPORTATION

-Charleston is home to a modern port, which is the 10th largest container port by volume in North America. Charleston International Airport, also a major economic engine, served 4.8 million passengers in 2019. More than \$13.8 billion is pumped into the Charleston region’s economy and 50,000 local jobs supported annually because of the entire aviation complex including the Charleston International Airport, the US Air Force portion of Joint Base Charleston and The Boeing Company’s Charleston area presence.

MANUFACTURING

- Not surprisingly, the metro has seen strong growth in its manufacturing sector, and is home to stalwart defense contractors, such as Boeing (which alone accounts for 7,000 jobs in the metro and a nearly \$6.0 billion annual economic impact) and a recently developed Volvo manufacturing plant (a 1,600 acre facility which is expected to employ a total of 4,000 people). Mercedes-Benz also has a 200-acre manufacturing facility and the metro’s outsized defense industry offers a counter cyclical boost to the economy and will be a beneficiary of the recently approved Defense Authorization Budget.

NATIONAL DEFENSE

- The military maintains a strong presence in Charleston, with Joint Base Charleston encompassing nearly 21,000 acres and \$2.0 billion worth of infrastructure. This base serves a total of 79,000 Airmen, Sailors, Soldiers, Marines, Coast Guardsmen, civilians, dependents and retirees.

TOURISM

- Charleston consistently appears on the World’s Best Cities lists, and Condé Nast Traveler readers have voted Charleston the #1 city in the U.S. for five years in a row. With 7.0 million visitors annually, tourism accounts for an \$8.0 billion annual economic impact and supports 47,000 regional jobs. The metro is home to top US restaurants, beaches, and historical architecture.

CREATIVE ECONOMY – Charleston is home to a thriving Creative Economy, which accounts for over 26,000 workers and over a \$3.0 billion annual economic impact. This industry encompasses the following dynamic sectors: Preservation & Restoration, Cultural Heritage, Architecture & Urban Design, Performing Arts, Visual Arts, Culinary Arts, Literary & Publishing, Digital Media & Design.

HIGHER EDUCATION – The four publicly-supported higher education institutions (The Citadel, College of Charleston, Medical University of South Carolina, and Trident Technical College) and Charleston Southern University make a substantial economic contribution to the Charleston region. They directly employ nearly 17,000 faculty, staff and medical professionals who teach approximately 36,600 students. Overall they support 42,000 jobs and have a \$4.5 billion annual economic impact.

HEALTHCARE – The healthcare sector supports over 30,000 jobs, 2,000 physicians, and has been a strong source of job growth for the metro. Major hospitals and medical facilities include East Cooper Medical Center, Medical University of South Carolina, Ralph Johnson V.A. Medical Center, The Roper St. Francis Hospital System, Trident Health System, and Naval Health Clinic Charleston.



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CHARLESTON QUICK FACTS



ECONOMY: Charleston has a diverse market which contributes to its thriving economy,¹ with an annual economic impact of \$37.2 billion.³



POPULATION: The Charleston metro population is currently estimated at 802,122² and the Charleston city population is forecasted to continue with its already exponential growth.¹



TOURISM: Ranked #1 city in the U.S. 7 consecutive years (Travel+Leisure, 2019). Annual economic impact of visitors is \$9.67 billion³



PORT OF CHARLESTON: 9th largest U.S. seaport (2018 rankings) in dollar value of cargo handled. Generates 1 in 10 jobs in the state³

CHARLESTON TOURISM³

7.43M VISITORS 2019 + \$3.43B TOTAL LABOR EARNINGS + \$9.67B TOTAL VISITOR ECONOMIC IMPACT

MEDICAL UNIVERSITY OF SOUTH CAROLINA (MUSC)³

TOP EMPLOYER IN CHARLESTON
17,000 EMPLOYEES + \$3.8B ANNUAL IMPACT

BOEING³ 7K EMPLOYEES \$11B ANNUAL IMPACT⁴
VOLVO³ 4K EMPLOYEES 1ST NORTH AMERICAN PLANT
100K PROJECTED ANNUAL CAR PRODUCTION

THE PORT OF CHARLESTON³

1 IN 10 JOBS IN THE STATE OF SC + \$63.4B ANNUAL ECONOMIC IMPACT

+ \$1.1 TAX REVENUE + 2.39M UNITS OF CARGO VOLUME CAME THROUGH IN 2019

Sources: 1_ ??; 2_ <https://censusreporter.org/profiles/31000US16700-charleston-north-charleston-sc-metro-area/>; 3_ <https://www.charleston-sc.gov/DocumentCenter/View/27239/2019-CAFR>; 4_ <https://cdn0.scrvt.com/9fbbd4f2786c6956c2e6ddc476051b3a/bdc976afde0ceabf/a37db2509105/CCAA-2019-Financial-Statements.pdf>

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The Boeing Company is one of the area's largest employers with over 7,000 employees. April 2012 marked the delivery of the first jet constructed in Boeing's \$750 million 787 Dreamliner final assembly plant adjacent to the Charleston International Airport. In 2014, the Boeing Research & Technology Center opened, which focuses on advanced manufacturing technology and composite fuselage manufacturing. Propulsion South Carolina, a new 225,000 square-foot facility that produces engine components for the 737 MAX jet, also opened in 2014. In late 2016, Boeing opened a new 230,000 square-foot Decorative Paint Facility which applies logos and graphics to finished 787 aircraft. Additionally, Volvo opened its first North American car plant in June 2018. The \$500 million factory in Berkeley County will produce up to 100,000 cars per year and eventually employ 4,000 people. Volvo has already announced plans to expand the plant at an additional cost of \$520 million. Volvo cited the area's trained workforce and the Port of Charleston, with its overseas accessibility, as key factors in its final decision. In September 2018, Daimler AG opened the new Sprinter and Metris van plant and currently employs 1,700 workers. More than 185,000 Sprinter and Metris vans have been assembled and delivered across the U.S. Daimler also cited workforce training and port access as key factors in the decision to add to its local operation.

Source: <https://www.charleston-sc.gov/DocumentCenter/View/27239/2019-CAFR>

19.4 MILES
24 MIN. DRIVE
 FROM GO STORE IT

ANNUAL ECONOMIC IMPACT:
\$11+B

LOCAL JOBS SUPPORTED:
7,000

BOEING TO SHIFT ALL 787 PRODUCTION TO NORTH CHARLESTON

OCT 01, 2020 — Top leaders at the company met virtually to make the decision as the manufacturer continues to adapt to the market downturn during the coronavirus pandemic, the release said. The single site consolidation, moving production of the 787-8 and 787-9 from Everett, Wash., is intended to improve operational efficiency and put Boeing in a better position for recovery and long-term growth.

Read the full article: <https://charlestonbusiness.com/news/aerospace/79367/>

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The Port of Charleston continues to be a cornerstone of the area's economy. South Carolina ports generate 1 in 10 jobs in the state, and those jobs pay 32% higher than the state's average annual wage. The annual economic impact is \$63.4 billion and \$1.1 billion in tax revenue is generated by port operations. The Port of Charleston ranked 9th for 2018 in the U.S. in dollar value of cargo handled at \$72.69 million, an increase of 2.7 million from 2017. In 2019, a record 2.39 million TEUs (twenty-foot equivalent units – a measurement of cargo volume related to containers) passed through the port, an increase of 8.8%. Over 213,000 cruise passengers were served by the port in 2019. South Carolina shipping firms can serve over 150 nations with top markets being Northern Europe and Northeast Asia. From 2010 to 2018, advanced manufacturing grew faster in South Carolina than in any other southeastern state. Over this period, there was a one-to-one relationship between cargo growth at the Port and growth in the advanced manufacturing sector. A U.S. Army Corps of Engineers study recommended the deepening of the harbor from 45 feet to 52 feet, a project expected to cost \$509 million. Work began in 2018 and is expected to be complete in 2021. In 2019, the third dredging contract was awarded for the lower portion of the harbor to the Wando Welch Terminal. At 52 feet, Charleston Harbor will be the deepest on the East Coast and will be accessible 24 hours a day, with container volume expected to increase as a result. The additional depth and wider turning basin will allow two 14,000+ TEU ships to easily pass one another without tidal restrictions. Additionally, the State Ports Authority and the State of South Carolina plan to spend another \$2.6 billion on the ports and port-related infrastructure over the next 10 years. The improvements include a new container terminal, new dual access intermodal railhead, an interstate highway expansion and new port access road. In addition to its cargo activities, the Port of Charleston is also home to a thriving cruise ship industry, which contributes \$37 million annually to the area's economy, including more than 400 jobs and a boost to both retail sales and tourism.

Source: <https://www.charleston-sc.gov/DocumentCenter/View/27239/2019-CAFR>

21 MILES

12.2 MIN. DRIVE

FROM GO STORE IT

CARGO

**ANNUAL ECONOMIC
IMPACT:**

\$63B+

**ANNUAL
TAX
REVENUE:**

\$1.1B+

CRUISE SHIP INDUSTRY

**ANNUAL ECONOMIC
IMPACT:**
\$37M+

**LOCAL JOBS
SUPPORTED:**
400

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CHARLESTON

INTERNATIONAL AIRPORT

9.3 MILES

13 MIN. DRIVE

FROM HARPER PLACE

**ANNUAL
ECONOMIC
IMPACT:
\$13.8+B**

**LOCAL JOBS
SUPPORTED:
50,000**

2019 2.35M ENPLANEMENTS + **27,330** FLIGHTS

Sources: <https://cdn0.scrvt.com/9fbbd4f2786c6956c2e6ddc476051b3a/bdc976afde0ceabf/a37db2509105/CCAA-2019-Financial-Statements.pdf>; https://www.postandcourier.com/moultrie-news/news/charleston-metro-chamber-of-commerce-releases-economic-impact-study-of-charleston-international-airport-complex/article_014d04b9-2509-5866-a592-4a801cfdab9b.html

ECONOMIC IMPACT STUDY OF CHARLESTON INTERNATIONAL AIRPORT COMPLEX

Aug 20, 2020 — The Charleston Metro Chamber of Commerce released a study showing the economic impact of the Charleston International Airport aviation complex on the Charleston metropolitan area (made up of Berkeley, Charleston and Dorchester counties). The study shows that the aviation complex's impact on the economy is extensive, in both dollars and jobs injected into the region. Findings include: More than \$13.8 billion are pumped into the region's economy and 50,000 local jobs supported annually; More than \$1 billion flows into the region annually due to the jobs; The U.S. Air Force component of Joint Base Charleston directly employs approximately 7,300 active duty and civilian workers at its North Charleston base, translating into a total employment impact of more than 12,200 jobs in the region and more than \$1.7 billion in total output...

Read full article: https://www.postandcourier.com/moultrie-news/news/charleston-metro-chamber-of-commerce-releases-economic-impact-study-of-charleston-international-airport-complex/article_014d04b9-2509-5866-a592-4a801cfdab9b.html



Charleston International Airport is centrally located in the Charleston metropolitan area in North Charleston. The Airport is situated adjacent to Charleston Air Force Base and uses the airfield facilities at the Air Force Base jointly with the USAF. The runways, some taxiways, some navigational aids, and other airfield facilities are owned, operated, and maintained by the USAF.

The Airport primarily serves passengers whose travel originates or terminates in the Charleston Metropolitan Service Area (MSA). In Fiscal Year 2019, a total of 2,349,364 passengers were enplaned on the scheduled, commuter, and charter airlines serving the Airport. Charleston International Airport is the largest small hub airport in the U.S.

The airfield has a main instrument runway which is 9,000 feet long and 200 feet wide and a crosswind runway which is 7,000 feet long and 150 feet wide. Each runway is constructed on a firm foundation of compacted base and equipped with high intensity runway lighting and one runway has category II instrument landing systems to permit all-weather operation. The FAA control tower provides airport traffic and radar approach control service.

The Airport passenger terminal building, which opened in 1985, has three levels and currently totals 430,000 square feet of enclosed and covered unenclosed space. In 2016, the Authority completed its Terminal Redevelopment and Improvement Program (TRIP), which increased the previously existing 330,000 square foot terminal building footprint by 100,000 square feet and included the following improvements:

- new central hall; redeveloped ticket hall with new central marketplace including shopping and dining options; new rental car pavilion; expanded baggage handling system; addition of five new passenger boarding gates with new passenger boarding bridges on each new gate; new restrooms, concessions, and hold room areas.

Source: <https://cdn0.scrvt.com/9fbbd4f2786c6956c2e6ddc476051b3a/bdc976afde0ceabf/a37db2509105/CCAA-2019-Financial-Statements.pdf>

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CONDÉ NAST TRAVELER NAMES CHARLESTON TOP CITY IN THE WORLD FOR NINTH CONSECUTIVE YEAR

October 7, 2019 — CHARLESTON, S.C. — “Charleston, South Carolina for me: well-made, thoughtful, sophisticated not without a certain humor. It is a city for wandering alone, for getting lost, its neighborhoods revealing themselves like stage screens in the theater,” commented Melinda Stevens, Editor in Chief of Condé Nast Traveler. “A sea-salty tang on the air from the water, the tropical palms...you’re reminded all the time just how south - how practically Caribbean - you really are...Everyone says hello, with a smile, a ready laugh.”

Source: <https://abcnews4.com/news/local/cond-nast-traveler-names-charleston-top-city-in-the-world-for-ninth-consecutive-year>

WHY CHARLESTON IS THE SOUTH’S BEST CITY

March 12, 2019 — I had high expectations when I set my sights on Charleston for the first time. A place doesn’t win the title of South’s Best City three years in a row without a gift for hospitality and plenty of charm. The city brims with both—that’s evident—but there’s more. Charleston is home to hundreds of years of history and is still constantly reinventing itself.

Source: <https://www.southernliving.com/souths-best/new-orleans-restaurants>

CHARLESTON TECH STALWART REPORTS STRONG 2Q DESPITE PANDEMIC IMPACT

Aug 3, 2020 — Blackbaud Inc.’s pandemic-induced cost-cutting paired with strong sales gave the software firm its best quarter in two years last week.

Source: <https://www.charlestondigitalcorridor.com/news/1596480757227-charleston-tech-stalwart-reports-strong-q2-pandemic-impact/>

THE CHARLESTON AREA GROWTH PREDICTED FOR 2030 IS ALREADY HERE, AND MORE IS COMING

Mar 14, 2020 — The Charleston metro area is being reshaped by growth, and town-sized developments are playing a leading role. With between 2,000 and 10,000 homes each, the dozen most recent mega-developments are creating housing for 160,000 people – much of it on the area’s rural edges. The smallest of them will have populations comparable to Isle of Palms or Hollywood, while the largest would rival Hanahan or Bluffton, which rank among South Carolina’s 25 most populous towns and cities. They are master-planned communities that take decades to build out, and will part of the area’s growth story for a long time to come.

Read the full article: https://www.postandcourier.com/business/real_estate/the-charleston-area-growth-predicted-for-2030-is-already-here-and-more-is-coming/article_61391ae4-3c9d-11ea-8956-df3f484842d1.html

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PHASE I OF LEATHERMAN TERMINAL ON TRACK FOR MARCH OPENING

SEP 28, 2020 — Phase I of S.C. Ports Authority’s Hugh K. Leatherman Terminal is on track to open on March 31, according to the SCPA board.

Having started construction in August 2018, the first of three phases will have been wrapped up in 32 months, with the site work and buildings finished in 18 — which Walter Lagarenne, the SCPA’s director of engineering and permitting, called impressive when also considering the project remained within the originally projected \$986 million budget.

Lagarenne credits the achievement to close coordination of all team members, especially the engineering and supervision teams, as well as early purchasing of equipment and coordination with stakeholders.

Read the full article: <https://charlestonbusiness.com/news/distribution-logistics/79338/>

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RECOGNITION FOR CHARLESTON:


2020
#1 BEST PLACES TO VISIT IN THE CAROLINAS

#2 BEST WEEKEND GETAWAYS

#4 BEST FALL VACATIONS

#4 BEST PLACES TO LIVE IN SOUTH CAROLINA

#16 FASTEST GROWING PLACES

#27 BEST PLACES TO RETIRE

#42 BEST PLACES TO LIVE

Source: https://travel.usnews.com/Charleston_SC/; <https://realestate.usnews.com/places/south-carolina/charleston>

Forbes **#24** BEST PLACES FOR BUSINESS AND CAREERS
2019 **#21** JOB GROWTH


#10 BEST CITIES FOR TELEWORKING

#6 AMERICA'S BEST CITIES FOR DATING

Condé Nast
Traveler
2020

#1 BEST CITIES IN THE U.S. (10TH CONSECUTIVE YEAR)

Source: <https://www.cntraveler.com/gallery/best-cities-us>

#7 BEST CITIES IN THE WORLD

Source: <https://www.cntraveller.com/gallery/best-cities-in-the-world>

NICHE  **2020**

#2 BEST PLACES FOR YOUNG PROFESSIONALS IN SOUTH CAROLINA

#22 BEST CITIES TO RETIRE IN AMERICA

#29 BEST CITIES FOR YOUNG PROFESSIONALS IN AMERICA

#42 BEST CITIES TO LIVE IN AMERICA

A OVERALL NICHE GRADE

Source: <https://www.niche.com/places-to-live/charleston-charleston-sc/rankings/>

CNBC **make it** **2018**

#5 U.S. CITIES WHERE SALARIES ARE RISING

Source: <https://www.cnn.com/2018/09/11/top-10-us-cities-where-salaries-are-rising.html>

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GOStoreIt
— SELF STORAGE