

GREER DEVELOPMENTS



Upcoming Events

January

- 26- GDC Board Meeting
- 31 - Greer Station Assoc. Meeting

February

- 10 - New Office Drop-in
- 16 - GDC Annual Mtg

March

- 9 - Greer's Chili Cook-off
- 15 - PFT Board Meeting
- 21 - Real Estate Allies Meeting
- 21 - Greer Station Assoc. Meeting
- 21 - GDP Board Meeting

Marketing Update

Don't miss the Greer Station ads that are running in the City People East & Weekly sampler January through March. These are cooperative ads between various businesses and organizations in downtown. GDC is also running 2006 promotion ads in the Greenville Journal, GSA Business, and South Carolina Magazine. For more information on these ads please contact GDC.

SCDOC CHIEF OF STAFF TO SPEAK AT GDC ANNUAL MEETING

The Greer Development Corporation will be holding their annual meeting on Thursday, February 16th at 12:00 noon. This year's meeting is sponsored by Greer State Bank.

The corporation will be providing an update to investors on the 2005 activities and an outlook for 2006. The guest speaker for this year's event is Mr. Tim

Dangerfield, Chief of Staff at the South Carolina Department of Commerce.

Mr. Dangerfield will be providing an update on current events at the state's lead agency for economic development. He will also share some thoughts on the upcoming legislative year and what we should expect from Columbia that will affect economic devel-

opment in the state.

This year's event is being held at the Greenville Marriott located off of Pelham Road and I-85. For more information on the event or if you would like to attend this year's annual meeting please contact Angela Rutland at 864.416.0125 or by email at info@greerdevelopment.com.

COMMERCIAL DEVELOPMENT POSITION OPEN

The Greer Development Corporation seeks a dynamic and professional Commercial Development Director to proactively assist commercial businesses and developers with their relocation and expansion plans. The position is also responsible for the design and implementation of the high-impact commercial marketing program and managing the historic downtown business association. This position requires an understanding of the business location decision process, as well as excellent sales, presentation, research and project management skills. Preferred qualifications include a bachelor's degree in business, economics, public administration or marketing, in addition to relevant experience in economic development. Software experience in using MS Office Professional, MS Publisher, ArcView and ACT a benefit.

Excellent salary and benefits including state retirement. Interested applicants should send a cover letter, résumé, and salary history to D. Swenson, Greer Development Corporation, 111B South Main Street Greer, SC 29650 or dsvenson@greerdevelopment.com or fax: 864.416.0128. Position is open until filled.

PARTNERSHIP FOR TOMORROW SUPPORTERS

The Greer Development Corporation would like to thank all of the businesses and individuals who have supported the Partnership For Tomorrow's (PFT) efforts in Greer. PFT provides critical resources and guidance for Greer's economic development and community revitalization efforts. GDC receives annual contributions from the Partnership For Tomorrow and we say thank you for your support. The following is a list of PFT supporters.

A Arrangement Florist	Chick-Fil-A	Garfield Corporation
Ad Specialty Plus	Citizens Building & Loan	Gerard's Restaurant
Allen Bennett Hospital	Cliffs Communities	Gifts at the Creek
Alphagraphics # 511	Cliffstar	Green Earth
American Speedy Print	Cliffwood Enterprise	Greenville County
Angel Dolfyn Connection	Commercial Warehouse/CWC	Greenville Marriot
Ann Alexander Collection	Companion Mortgage	Greenville News
Arnet Muldrow Associates	Conway, Robert	Greer Athletic Club
Ashmore Brothers, Inc.	Cosies Tea Room	Greer Awning & Siding, Inc.
BB&T	Creform Corporation	Greer Citizen
BMW Manufacturing	Crimson Electric	Greer, Michael
Bank of America	CUI Heating Products	Greer Commission of Public Works
B.A. Bennett	Cunningham-Waters	Greer Plaza
Bannister, Wyatt & Kappel, Attorneys	Curves for Women	Greer Realty
Steven M. Bateman, CPA	D&D Motors	Greer State Bank
Beck's Plumbing & Heating Contractors	DanceVisions	GSP International Airport
Benson Chrysler-Plymouth-Dodge-Jeep	Del-Tec/Plastic Former	Gusto Seafood
Bertle Kamp Automation	Depot, The	Gutter Helmet of Greenville
Blue Ridge Animal Hospital	Design South Professionals, Inc.	Harrison Electrical, Inc.
Blue Ridge Vision Associates	Dillard Farms & Ice Cream	Haynsworth Sinkler Boyd PA
Bradshaw Automotive	Dillard, Linda & Associates	Hill, Wyatt & Bannister
Brashier, Walter T.	Dixie Shoe Shop	Home Depot
Budget Rent A Car	DNB Group	Hot Java
Business Office Service & Sales	Dobson Hardware	I.H. Services
Byars, William D.	Duke Power	James Agency, Inc.
C & C Trucking	Dr.'s Dhillon & Dhillon	JFS, Inc.
C Group, LLC	Driggers, Edward	Johnston Orthodontics, LLC
CapitalBank	Edwards & Hedrick, CPA	Jordan Enterprises, Inc.
Carolina First Bank	Fabric's & More	Keenan Door
Carotell Paper	Fairview Child Development	Keith Smith Builders
Carroll Painting	Fairway Outdoor Signs	Kent-Evan Group
Centennial American Properties	Family Therapeutic Spa Massage	Langford Electric
Central Carolina Bank	Fatz Café	Langley & Associates Architects, LLC
Century Printing	First Community Development	Langston -Black Real Estate
Chambers, Paul & Jeanna	Floyd, Sam	Leonard, Kerry
Chelsea's Ladies Apparel & Access	Fore & Boyette, LLC	

PARTNERSHIP FOR TOMORROW SUPPORTERS (CONTINUED)

Love, Thornton, Arnold & Thomason, P.A.	Poinsett West	Studio East
Lung & Chest Medical Associates	Poole's Termite & Pest Control	Sullivan Brothers Mortuary
LWT, Inc.	Pratt Industries-Visy	Swafford Transport & Warehousing
Manning House	Precious People Childcare, Inc.	T2 Design & Construction, LLC
Marchant Co.	Prime Line Communications, Inc.	Terrell Appraisal Services
Martin & Lennon, CPA's	Prudential C. Dan Joyner Co.	Terrell Marketing, Inc.
Maude's Antiques	Raymond, James & Associates, Inc.	The LPA Group Incorporated
Maxfire	REMAX Realty Professionals, LLC – JJ Bowers	The Palmetto Bank
MBKahn	Reese Law Firm	Tire Exchange of Greer, Inc.
MCA Architects	Rivers Edge Nursery, LLC	Trims on Trade
McCallum Sweeny Consulting	Roebuck Buildings Co, Inc.	TSC The Service Co.
McNair Law Firm	Rogers & Callcott Engineers, LLC	U. S. Tools, Inc.
Meilinger & Cohen	Rogers Harmon Development, LLC	Vandernord Financial Advisors
Mike Davis Exterminating Co.	Ronald G. Bruce, Attorney at Law	Van Dyke Design Group
Milliken Foundation	Ryan's Family Steak Houses	Victoria Interests, LLC
Milone & MacBroom	Service Transport	W. Carl Smith & Associates
Mim's Law Firm	Site Design	Walker, Jones & Shirley
Mitsubishi Polyester Film	Smith Dray Line	Welch Law Firm
Mutt's BBQ	Smith & James	Welch, Nancy
NAI Earle Furman, LLC	Snow Business	Whitey's Auto Auction, Inc.
Nationwide Insurance-Don Coggins	Spartanburg Regional Healthcare System	Williamson and Company
NBSC	Sports, Spine & Industrial, Inc.	Windows Restaurant & Lounge
Netta's Beauty Salon	State Auto Insurance	Windsor Arlington Co., LLC
New South Land Services	State Farm-John Jeter	Womble Carlyle Sandridge & Rice, PLLC
NHC Healthcare	Strange Brothers Grading Co.	Yourmark.com
Nicholson, Missy & Nick		
Nu-Steam Carpet Cleaning		
Owens Insurance		
Palmetto Hematology		
Paper Back Exchange, Inc.		
Paul Lister, CPA		
Peach Bowl Lanes		
People & Solutions		
Perfection Lawn Care		
Perry J. Williams, Inc.		
Phillip W. Shoopman, PE		
Phillips Construction		
Piedmont Living Center		

SMITH DRAY LINE

A special thank you to Smith Dray Line for their assistance with our recent move to our new offices. Their team of relocation professionals did a great job of preparing our business for the moving experience and following up after the move was complete. If you or your business is interested in learning more about one of the Upstate's premier moving firms please contact Kim Niskey at 864.380.1050, kim.niskey@smithdray.com or Scot Singletary 864.269.3696, scot.singletary@smithdray.com Their web site is www.smithdray.com.

2006 GDC

Board of Directors

- Mark Ashmore
- Jerry Balding
- Wryley Bettis (*Chairman*)
- Tony Cannon
- Edward Driggers
- Gene Gibson
- Dennis Hennett (*V Chair*)
- John Kimbrell
- Larry Wilson

2006 GDC Staff

- David Swenson
- Angela Rutland

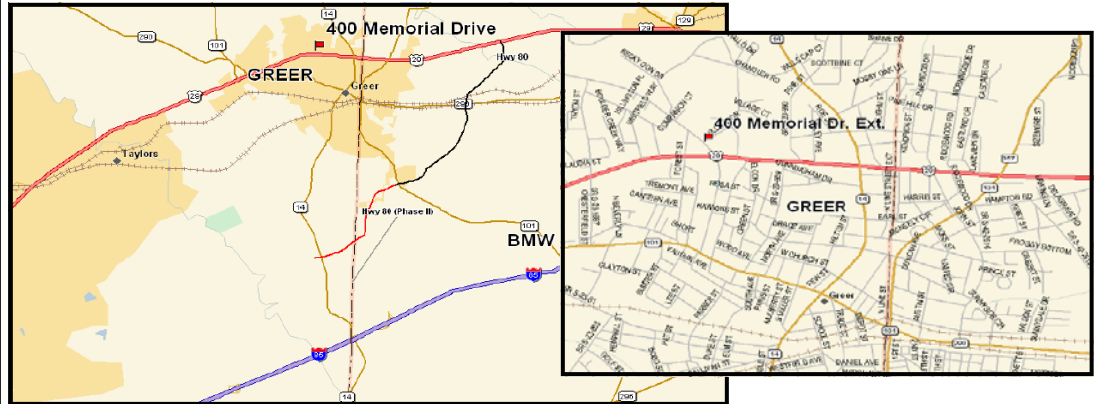
GDC Services

- Data on available real estate
- Information on taxes, incentives, financing and business assistance programs
- Statistical data on Greer marketplace
- Introductions to community resources
- Site selection & community tours
- GIS mapping

Greer Development Corporation
 111 B South Main Street
 Greer, SC 29650
 Phone: 864-416-0125
 Fax: 864-416-0128
 Email:
 info@greerdevelopment.com

GREER REAL ESTATE PROFILE

400 MEMORIAL DRIVE BUILDING (40,200 SF)



COUNTY: Greenville
YEAR BUILT: 1990's
YEAR REMODELED:
SPRINKLED:
HVAC:
CONDITION: Very Good
FORMER USE: Office
FUTURE USE: Office Space
NEIGHBORING BUSINESSES: Various Business Mix
INSIDE CITY LIMITS:
FREE STANDING: Yes
IS IT A PORTION OF BULIDING? No
AVAILABLE CONTIGUOUS SPACE: 8,812
MINIMUM LEASABLE: 31,388
IF FREE STANDING SIZE OF SITE: 4.18
ADDITIONAL LAND AVAILABLE? No
APPROXIMATE TRAFFIC COUNT: 30,000 cars per day

OF SPACES AVAILABLE: 172 spaces
LOCATION OF PARKING: On-Site
PARKING INCLUDED IN LEASE/SALE? Yes
PARKING NOTES: Parking all around bldg.
DATE AVAILABLE: Immediately
LEASE RATE AND TERMS: \$16 / SF
SALE PRICE AND TERMS: \$2.6 million
AGENTS: Langston Black Real Estate



To learn more about this real estate please contact the Greer Development Corporation at 864-416-0125.

NEW CHARITY EVENT TO HELP UPSTATE

The Upstate Alliance and SC Charities have announced the creation of the BMW Economic Development Challenge. This one-day Pro-Am golf tournament is scheduled for Wednesday, April 26, 2006 at the Cliffs at Glassy, in conjunction with the BMW Charity Pro-Am at the Cliffs.

Proceeds from the event will benefit the Upstate Alliance Public Sector Board Investors and South Carolina.

Each participating team will have the opportunity to play on behalf of one of the 12 public sector Board Investors which includes Greer. The Upstate Alliance will distribute proceeds from the tournament on behalf of the top three winning teams to three public sector economic development organizations. The funds can be used for site certification and/or product development by the winning community. A total purse of up to \$32,000 will be distributed.

To learn more about potentially playing or sponsoring this tournament please contact GDC at 864.416.0125 or the Upstate Alliance at 864.283.2305

GDC ANNOUNCES NEW OFFICE LOCATION AND WEB SITES

The Greer Development Corporation moved into its new offices in historic downtown Greer on January 9th. The new address is 111B South Main Street, Greer SC 29650. The organization has approximately 1,700 sf of space that offers a very accommodating meeting room, work room, storage room, two private offices and a reception area. GDC was previously located upstairs in the Greater Greer Chamber of Commerce building at 111 Trade Street. The new location offers great proximity to

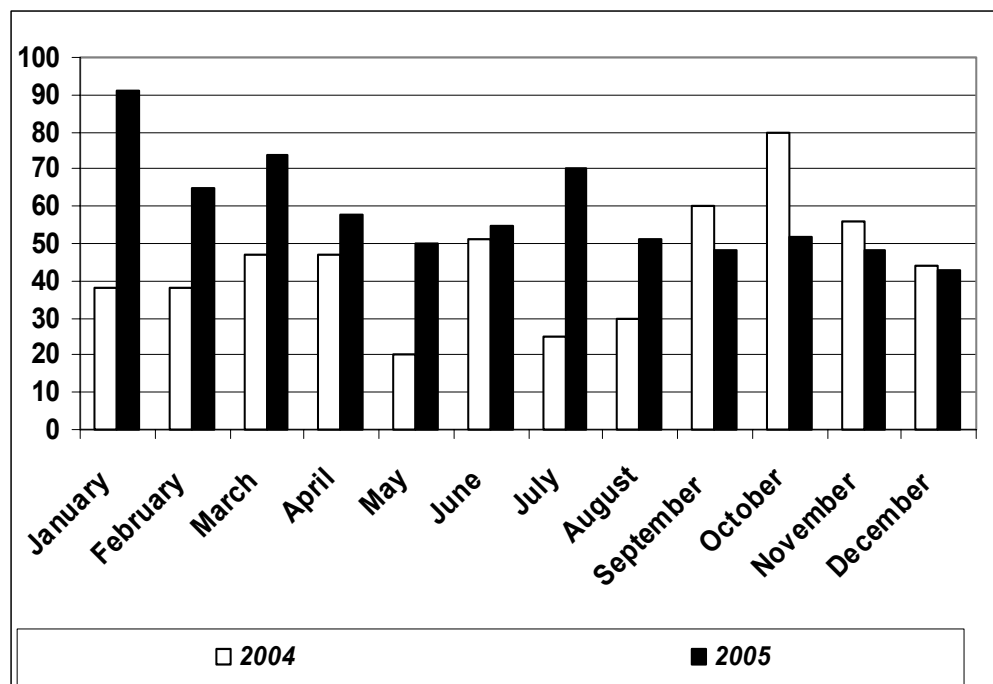
the many partner organizations and businesses located downtown. The business hours for the new location are 8:30 am to 5:00 pm. Parking is available across the street at City Hall or in the public parking lot at the back of the building.

GDC has completed the redevelopment of their two web sites - greerdevelopment.com and greerstation.com. In 2005 these two web sites went through a major overhaul and now provide a quality array of information and resource material on the

Greer community and Greer's historic downtown area. Visitors have access to market demographics, maps, quality of life data, business start-up resources, media resources, links to other resources on the web and current news resources. Flying Bridge Technologies out of Charlotte, NC was part of the technical team that helped with this project.

To learn more about these new changes at GDC feel free to give us a call at 864.416.0125 or stop in at 111 B South Main Street.

GDC New Monthly Activity - 2005 vs. 2005



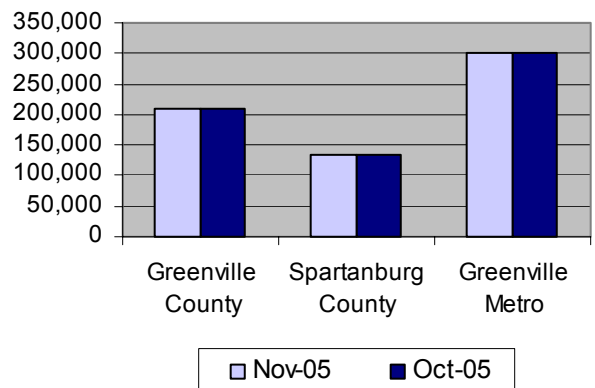
Source: GDC Note: Includes all new inquiries, leads, prospects, & projects by month.

ECONOMIC INDICATORS

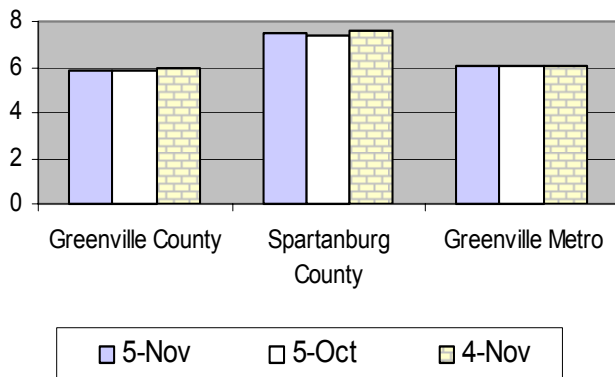
Civilian Labor Force			
	Nov. 05	Oct. 05	Nov. 04
Greenville County	208,090	209,260	204,700
Spartanburg County	133,860	134,330	131,180
Greenville MSA	300,070	301,750	294,920

Source: SC Employment Security Commission

Civilian Labor Force



Unemployment Rate Comparison



Unemployment Rates (%)

	Nov 05	Oct 05	Nov 04
Greenville County	5.8	5.8	5.9
Spartanburg County	7.5	7.4	7.6
Greenville Metro	6.1	6.1	6.1
South Carolina	7.1	6.9	7.0
United States	5.0	5.0	5.4

Source: SC Employment Security Commission

Building Permits—City of Greer

	Total 2004	Dec 2004	Dec 2005	YTD 2005
Residential -				
Total Units	403	32	36	460
Total Value	\$45,242,441	\$4,113,799	\$3,834,384	\$52,443,422
Commercial -				
Total Units	62	1	-	6
Total Value	\$32,340,663	\$550,000	-	\$110,000

Source: City of Greer Codes Department

Greer Residential Activity

	2003	2004
Total Homes Sold	1,438	1,186
Median Price	\$136,485	\$139,800
Average Price	\$163,905	\$174,400

Source: Greenville MLS

Greenville-Spartanburg International Airport Activity—2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Passengers	134,714	127,958	157,316	155,73	163,256	165,18	164,138	152,948	145,918	151,607	138,408	
Cargo Tons	1,721	1,754	1,936	1,818	1,843	1,936	1,761	1,937	2,008	2,031	2,347	

Source: Greenville-Spartanburg Airport Commission