

4 RIVERS PROPERTY GROUP & POINTBLANK VENTURES ACQUIRE SITE IN MYRTLE BEACH, SC TO DEVELOP CLASS A CLIMATE-CONTROLLED SELF-STORAGE FACILITY



Charlotte, NC – 4 Rivers Property Group (“4 Rivers”) is pleased to announce that it recently acquired a 6.0 acre site in the burgeoning Myrtle Beach, SC market.

4 Rivers and its joint venture partner PointBlank Ventures (“PointBlank”) plan to develop an 80,000 NRSF single-story Class A climate-controlled storage facility on the site, located at the intersection of Carolina Lakes Boulevard and Highway 544.

Development is anticipated to commence in 2H 2024 and deliver approximately 12 months thereafter.

The Partnership intends to partner with best-in-class third-party operators for leasing and management of each of its projects. The management company for the venture’s first project will be announced at a later date.

“We are thrilled to continue to build on our successful self-storage development strategy by adding our first South Carolina project to the portfolio,” said Brick Bryant, a principal at 4 Rivers.

“We are excited to partner with 4 Rivers on this strategic investment in Myrtle Beach,” said Jared Londry at PointBlank Ventures. “Our focus on high-growth markets with strong demand drivers aligns perfectly with the fundamentals of Myrtle Beach. The area’s rapid residential expansion, combined with limited Class A storage supply and high barriers to entry, makes this project exceptionally compelling. 4 Rivers’ track record and our commitment to partnering with top-tier operators ensures this project will meet the high standards and performance expectations of our capital partners.”

4 Rivers anticipates making additional announcements for other upcoming projects in high-growth Sunbelt markets in the coming months, with the intention to build out a high quality and geographically diversified portfolio self-storage assets over the coming years.

ABOUT 4 RIVERS PROPERTY GROUP

4 Rivers Property Group is a pure-play self-storage platform focused on the acquisition and development of institutional-quality storage assets in high growth MSAs. 4 Rivers' mission is to identify investment opportunities that we believe offer our clients and partners the most durable and compelling risk-adjusted returns in dynamic capital markets environments. The principals of 4 Rivers Property Group have over 50 years of real estate investing and capital markets experience, having acquired or developed over nearly 20M square feet of commercial real estate with a total capitalization in excess of \$4.0B over their careers. www.4riverspg.com

ABOUT POINTBLANK VENTURES

PointBlank Ventures is an alternative investment advisor and manager specializing in co-investments and capital structuring in high-growth Sunbelt markets. The Charlotte-based firm was founded in 2023 with a mission to create generational relationships with its capital partners by consistently sourcing and investing in the best opportunities and operators in the Sunbelt.

The firm's partners bring a global relationship network and over 30 years of experience providing investors with access to institutional quality deal flow and strategic alliances with elite operators across the region.

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