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Blaze Capital Partners Purchases 66 Acres in Metro Greenville to Develop New Housing Community

Plan is to eventually bring over 200 new homes to Easley, S.C.

GREENVILLE, S.C. (May 26, 2022) – Blaze Capital Partners (“Blaze”) in partnership with River Street Partners (“River Street”) has closed on the purchase of a 66-acre site in Easley, South Carolina, a high growth suburb of Greenville. The partnership plans to work closely with the city and various community stakeholders to develop a new community with a diverse mix of single-family and townhome options. Based on current plans, the community located off Saluda Dam Road and Kay Drive could begin construction in early 2023.

“Easley is conveniently located just a short drive from the thriving urban core of Greenville, and this new community will offer residents connectivity to everything the city has to offer, with the perks of suburban living,” said Eddy O’Brien, co-founder and managing partner at Blaze. “Our housing investment strategy responds to a growing need for more diverse and attainably-priced rental housing in emerging markets, and as Greenville continues to exhibit strong growth signals, we’re pleased to be developing a thoughtfully designed community that meets a critical need.”

Easley's downtown area has seen millions of dollars in public and private investment since 2016, with a focus on creating a dynamic, pedestrian-oriented retail district with a diverse mix of restaurants, professional services and residential offerings. It is frequently listed among the best places to live in South Carolina. A suburb of Greenville, residents can easily access everything the flourishing metropolitan area has to offer. A growing city with a population of approximately one million residents along the Interstate 85 corridor, Greenville and neighboring Spartanburg have benefited greatly from a boom in employment, due largely to major automotive and machinery manufacturers expanding in the area and strategic location between the Atlanta and Charlotte MSAs.

“Blaze’s heavy investment in the Greenville metropolitan area underscores our confidence in this market, which has seen outstanding investment and growth in recent years, with the metro now ranked as one of the top moving destinations in the country,” said Chris Riley, co-founder and managing partner at Blaze. “Located in the heart of Easley, just minutes away from the excitement of downtown Greenville, this property is the ideal location for our next housing community. We look forward to creating a vibrant and desirable neighborhood where people want to live.”

Blaze has continued to grow its rental housing portfolio significantly throughout the Sunbelt. Most recently, the firm acquired 630 Fairview, a 120-unit, two-level townhome community in the Simpsonville,



South Carolina submarket, less than 20 minutes from downtown Greenville. Late last year, Blaze also acquired Halcyon Apartments, a 152-unit garden-style apartment community in Greenville County.

The firm remains exceptionally active across the rental housing landscape with an acquisition and development pipeline of over \$400 million in projects across its various strategies. In addition, Blaze is currently raising a dedicated build-for-rent acquisition vehicle to augment its development activity. Blaze's 2022 goals project more than \$1.2 billion in total transaction volume, as the firm continues to deepen its acquisition and development presence across its conventional multifamily, build-for-rent single-family and multifamily conversion strategies.

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About Blaze Capital Partners

Blaze Capital Partners is a rental housing investment and development firm driven by a simple but unusual mission: Creating homes for how people live and how they want to live. With a human-first approach fueled by demographic and psychographic research, Blaze owns and operates exceptional communities in high-growth markets throughout the Sunbelt. Headquartered in Charleston, South Carolina, Blaze offers a full suite of investment services, ranging from research and acquisitions to development and asset management. With a current portfolio across the Southeast, Blaze has transacted on approximately \$2 billion in gross asset value since 2016, and currently has a controlled pipeline of acquisition and development opportunities, comprising over 1,500 units, totaling approximately \$400 million. To learn more about Blaze, visit www.blazecapitalpartners.com.

About River Street Partners

River Street Partners is a Greenville, SC based real estate investment firm whose principals have over sixty years of combined experience in acquiring, developing, financing, operating, and asset managing commercial properties across the United States. Since forming in early 2021, River Street Partners has been actively acquiring, developing, and consulting on projects throughout Alabama, Florida, South Carolina, and Tennessee. To learn more about River Street, please contact info@riverstpartners.com.