

NOTICE OF PUBLIC SALE

The Housing Authority of the City of Columbia, SC (Columbia Housing) will offer for sale to the highest bidder, the two multi-family apartment complexes below.

Beltline Apartments – 16 Units
1707 South Beltline Boulevard, Columbia, SC 29205

Springwood Apartments – 8 Units
1721/1744 Springwood Drive and 219 Windsor Point Road, Columbia, SC 29224

The properties are owned by Columbia Housing and have no restrictions.

Instructions for Bidding – Bids must be submitted no later than:

Wednesday, September 24, 2025, 2:00 PM Local Time

Interested bidders must complete the bid form in Exhibit A attached to this notice. The name of the bidder on Exhibit A shall be stated in the legal format desired for title upon consummation of the sale. The bid form shall be completed, signed and dated as indicated.

An earnest payment in the form of a cashier's check, certified check or money order equal to 2% (two percent) of the total bid amount shall be made payable to: Housing Authority of the City of Columbia and attached to the completed bid form.

Bid forms with corresponding earnest payments shall be presented in a sealed envelope. The envelope shall be clearly marked as follows:

Beltline-Springwood Bid
Columbia Housing
1917 Harden Street
Columbia, SC 29204
Attn: LuCinda J. Herrera, Chief Development Officer

Bids may be submitted via regular mail, overnight mail, or other similar means; or by personal delivery. Bidders are encouraged to request a receipt from the form of delivery utilized.

Electronic submissions will also be accepted at cherrera@columbiahousingsc.org

If delivering by electronic submission subject line must state: "Beltline-Springwood Bid" and a delivery receipt and read receipt must be requested and retained for proof of delivery.

The bid form should be submitted as an attachment to the electronic communication. Upon receipt of the electronic submission, instructions will be provided to wire the earnest funds which shall be held in escrow by Columbia Housing's real estate counsel.

It shall be the sole responsibility of each bidder to ensure his/her bid(s) are received by Columbia Housing on or before the stipulated deadline.

Pre-Bid Conference – An optional pre-bid conference will be held on **Wednesday, September 3, 2025 at 2:00 PM EST** via zoom using the link or phone information below.

<https://us02web.zoom.us/j/83950693963?pwd=uT9YZu46luiCtJaeHaOj90bnLpaYGn.1>

Meeting ID: 839 5069 3963

Passcode: 612991

Phone: (929)436-2866

Property Inspection – The property will be available for inspection pursuant to the schedule attached in Exhibit B to this notice. Individuals must pre-register for the property inspection a minimum of five calendar days prior to the date of inspection listed on the attached Exhibit B. To pre-register for a property inspection, you must submit a request to jgibbs@columbiahousing.org. A written confirmation will be returned via e-mail.

Bid Award - The property is being offered in “As Is, Where Is” condition with no express or implied warranties. The highest bid will be accepted unless some unforeseen circumstance warrants rejection. In the event of equal high bids, the selection shall be randomly made by drawing lots immediately following the deadline.

Upon receipt of a valid bid, Columbia Housing shall provide the bidder with written confirmation of an acceptable bid and intent to sell. As noted on Exhibit A (bid form), bids must be held for a minimum of 60 days following the bid opening. The successful bidder will be provided with no more than 15 days to complete all desired due diligence. Upon completion of the due diligence period, the successful bidder must execute a purchase agreement to be provided by Columbia Housing. Failure to execute a purchase agreement shall result in rescission of the bid award and forfeiture of earnest funds.

The second highest bid, upon agreement of bidder, shall be retained for a period of 45 days or until such time that the highest bidder has executed the purchase agreement. Earnest funds for all other bids shall be returned within 15 business days from notification of an acceptable bid.

Closing – As noted above, the property is encumbered by HUD and upon receipt of acceptable bids, Columbia Housing must secure release of the DOT from HUD. It is anticipated that this approval process could take up to 90 days or, for a high bid below the minimum bid amount, up to 180 days. Closing will occur within 30 days from release.

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA RESERVES THE RIGHT TO REJECT ANY, OR ALL BIDS THAT DO NOT COMPLY WITH THIS REQUEST. COLUMBIA HOUSING FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WITHOUT CAUSE.

EXHIBIT A-1 FORM OF BID

INSTRUCTIONS:

1. Complete the information below, sign and date the form where indicated.
 2. Attach a cashier's check or money order equal to 2% of the total bid amount.
 3. The name of the bidder must be stated in the legal format desired for title.
 4. offers below minimum price will not be accepted.
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BELTLINE APARTMENTS – 16 UNITS
1707 South Beltline Boulevard, Columbia, SC 29205

BID AMOUNT: \$ _____

Legal Name for Title: _____

Bidder's Name if Different than Title: _____

Bidders Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail Address: _____

Acknowledgement: I hereby acknowledge my understanding that: this is a cash sale and no owner financing is available; I must honor my bid for 0 days from the date of notification of acceptance of my bid from Columbia Housing; I must execute a purchase agreement within 30 days of notification of acceptance of my bid and failure to do so shall result in recission of the bid award and forfeiture of earnest funds; transfer of the property will be in the "as-is" condition at time of sale; Columbia Housing assumes no responsibility or liability for any condition(s) not visible or known at the property.

Signature: _____ Date: _____

EXHIBIT A-2 FORM OF BID

INSTRUCTIONS:

1. Complete the information below, sign and date the form where indicated.
 2. Attach a cashier's check or money order equal to 1% of the total bid amount.
 3. The name of the bidder must be stated in the legal format desired for title.
 4. offers below minimum price will not be accepted.
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**Springwood Apartments – 8 Units
1721/1744 Springwood Lakes Drive and 219 Windsor Point Road
Columbia, SC 29224**

BID AMOUNT: \$ _____

Legal Name for Title: _____

Bidder's Name if Different than Title: _____

Bidders Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail Address: _____

Acknowledgement: I hereby acknowledge my understanding that: this is a cash sale and no owner financing is available; I must honor my bid for 90 days from the date of notification of acceptance of my bid from Columbia Housing; I must execute a purchase agreement within 30 days of notification of acceptance of my bid and failure to do so shall result in rescission of the bid award and forfeiture of earnest funds; transfer of the property will be in the "as-is" condition at time of sale; Columbia Housing assumes no responsibility or liability for any condition(s) not visible or known at the property.

Signature: _____ Date: _____

EXHIBIT B – PROPERTY INSPECTION

Interested bidders may inspect the property at the date and time listed below.

REMEMBER: You must send notification five days prior to the date listed if you wish to inspect the property.

Notification is to be sent via e-mail: jgibbs@columbiahousingsc.org

DATE AVAILABLE TO INSPECT	TIME AVAILABLE
TUESDAY, AUGUST 26, 2025	2:00 PM
TUESDAY, SEPTEMBER 9, 2025	10:00 AM

EXHIBIT C – PROPERTY DESCRIPTION

BELTLINE APARTMENTS

Beltline is a multifamily property containing 16 dwelling units in two separate, two story buildings connected by a single roofline. There are 8 units on the first level and 8 units on the second level. All units are 911 square feet with 2 bedrooms and one bath.



The site is a total of 1.05 acres or 45,540 square feet. The property is zoned R6, Residential, which permits a broad range of high-intensity housing options in locations where adequate supporting public facilities are available.

The improvements were constructed in 1968 as a motel and were converted and renovated for multifamily use in 1985. Columbia Housing purchased the property

in 2014 and operated it as unrestricted rental units. In May 2023, Columbia Housing vacated and secured the property.

SPRINGWOOD APARTMENTS

Springwood consist of 8 total units in three separate locations. Two duplexes are located at 1721 and 1744 Springwood Drive and a fourplex is located at 219 Windsor Point Drive. All 8 units are 2 bedroom, one bath. Two units currently occupied, all other units are vacant. Columbia housing purchased both properties in January 2018 under a single mortgage loan and all 8 units will be sold as a single package.

