



Three Points Center

990 Glovers Grove Church Road, Siler City, NC 27344



INSPECTIONS BY APPOINTMENT ONLY

v September 3, 2025

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Property Highlights

Three Points Center in Chatham County, North Carolina, is a fully developed boarding school and residential treatment campus situated on approximately 85.984 acres in a private, scenic setting. The property contains 3 primary buildings totaling 42,247 square feet, supported by modern infrastructure and site improvements.

The campus layout and facilities are designed to accommodate a range of institutional, educational, or specialty uses, offering both residential and recreational amenities.

Property Highlights

- 85.984 -acre campus
- 3 primary buildings totaling 42,247 SF
 - Dormitory building with student housing
 - Academic/administration building with classrooms and offices
 - Multipurpose building with gymnasium, cafeteria, and open space for events
- Maintenance/storage building for operational support
- On-site athletic and recreational facilities, including a gymnasium and sports courts
- Site improvements include paved driveways, parking areas, and utility infrastructure





Legend

- 1: Dormitory Building
- 2: Cornwall Hall
- 3: Multi-Use Activity Building



Exterior of Dormitory



Exterior of Cornwall Hall



Interior of Cornwall Hall



Interior of Dormitory

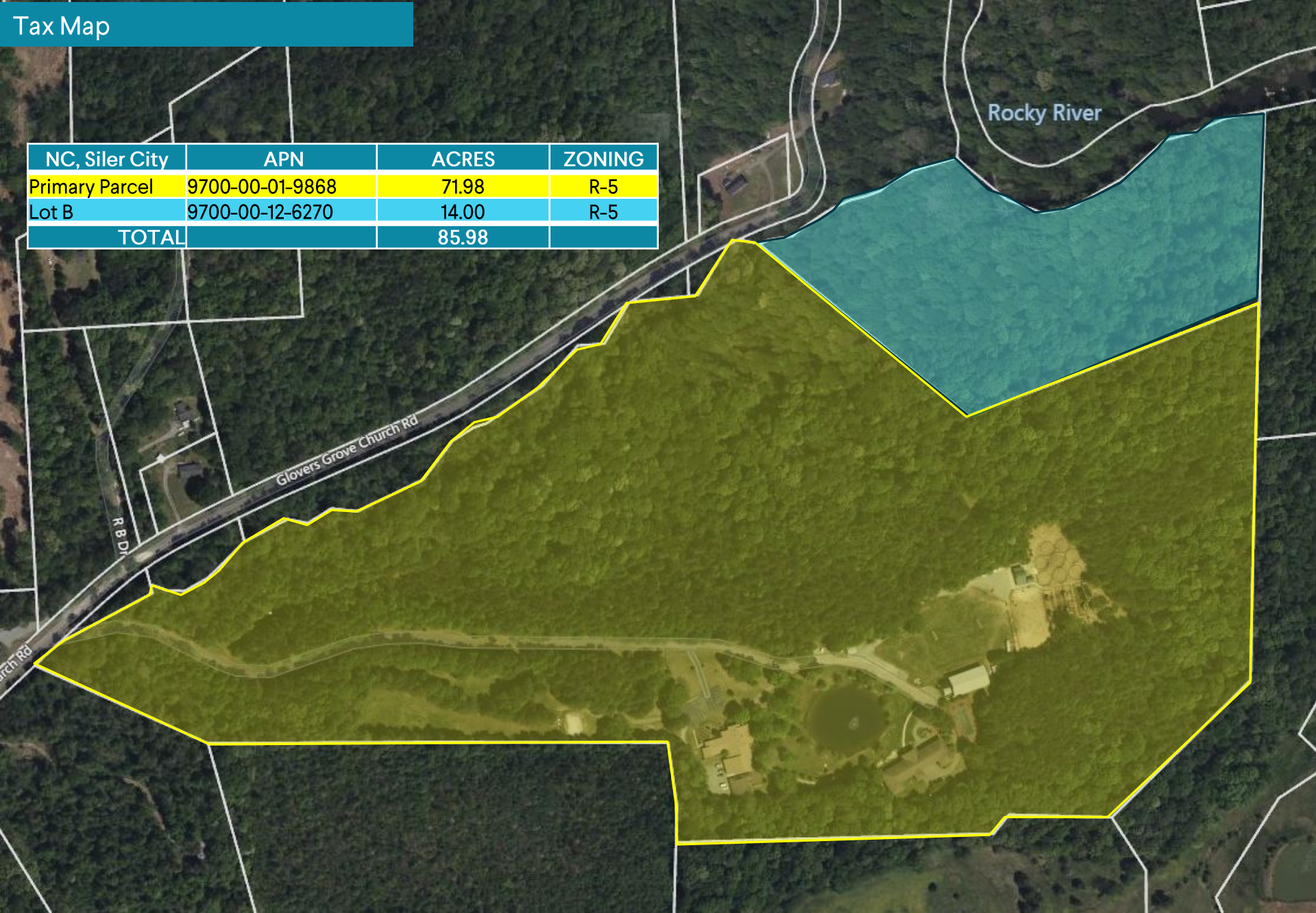


Multi-Use Activity Building Exterior



Multi-Use Activity Building Interior 5

NC, Siler City	APN	ACRES	ZONING
Primary Parcel	9700-00-01-9868	71.98	R-5
Lot B	9700-00-12-6270	14.00	R-5
TOTAL		85.98	



POPULATION & DEMOGRAPHICS

5-mile Radius of
990 Glovers Grove Church Rd, Siler City,
NC 27344



2024 Population
3,881



Annual Growth
0.3%



Median HH
Income: \$64,232



Median Home
Value: \$240,244

Source: CoStar

Population

	3 mile	5 mile	10 mile
2020 Census	1,349	3,842	28,549
2024 Population	1,349	3,881	33,558
Annual Growth 2020-2024	0.2%	0.3%	1.2%
Median Age	48.5	47.8	43.2
Ave Household Size	2.4	2.4	2.5

Housing

	3 mile	5 mile	10 mile
Median Home Value	\$252,941	\$240,244	\$204,956

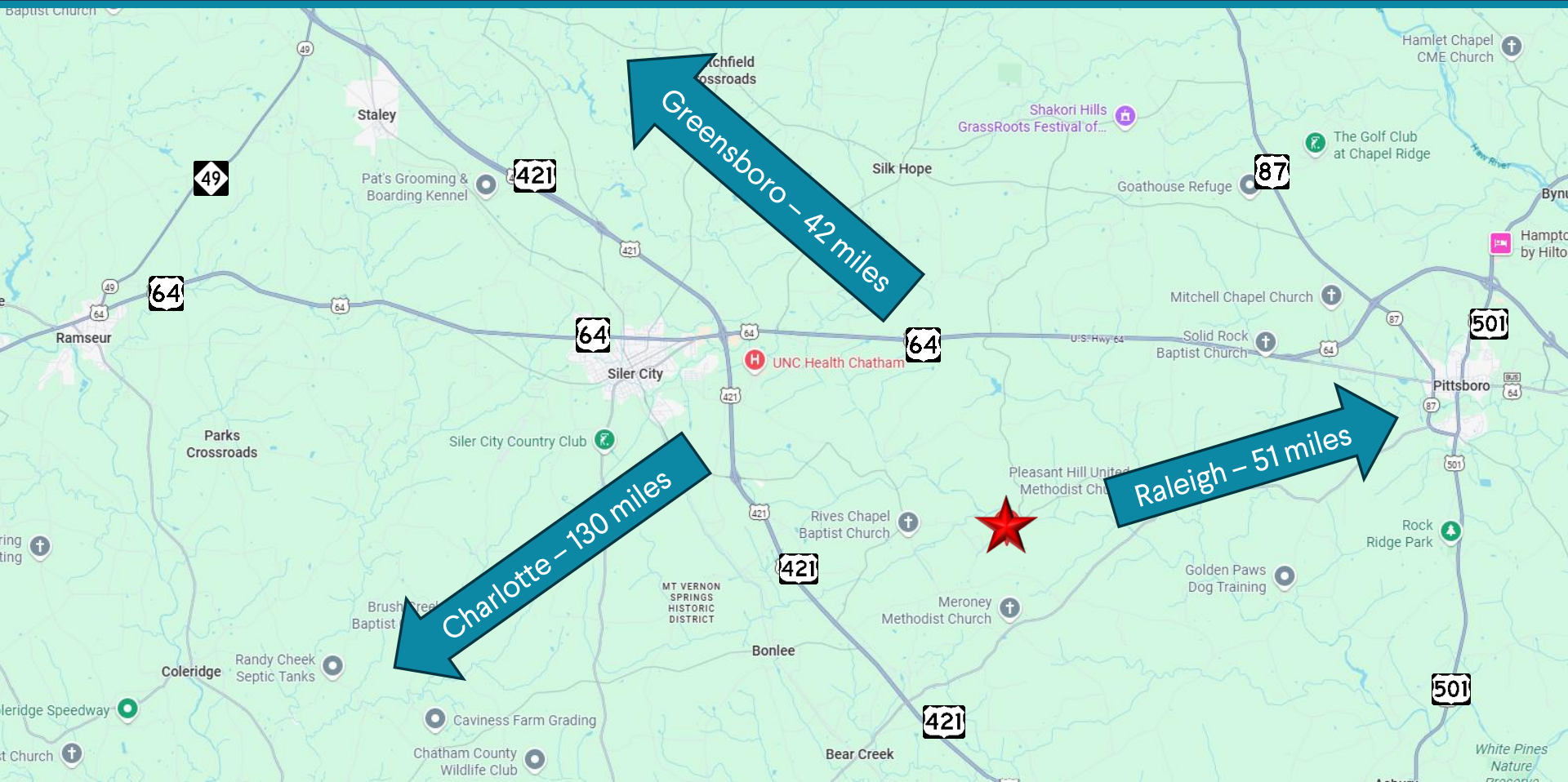
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$105,533	\$95,005	\$80,256
Median Household Income	\$83,620	\$64,232	\$52,904

Traffic

Collection Street	Cross Street	Avg. Daily Traffic Volume	Count Year	Distance from Property
McLaurin Rd	Alexandra Avery Dr SE	431	2025	1.31 mi
A Watson Rd	Rives Chapel Church Rd SW	504	2018	1.42 mi
Meronies Church Road	Hwy 902 NW	349	2025	1.63 mi
Dewitt Smith Rd	State Hwy 902 W	269	2018	1.73 mi
D Hart Rd	State Hwy 902 N	170	2018	1.73 mi

Siler City, NC



Airports:

- Raleigh–Durham International Airport: ~46 miles



Roadway Access:

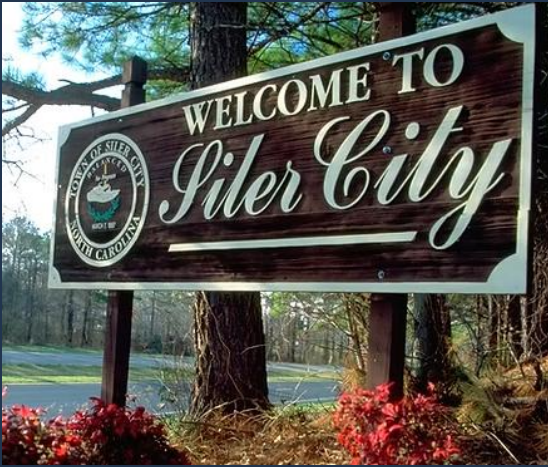
- US Route -421: ~ 7 miles
- US Route-64: ~7 miles
- US Route-501: ~ 13 miles



Distances to Major Cities:

- Raleigh: 51 miles
- Greensboro: 42 miles
- Charlotte: 130 miles

Siler City Facts



Location & Setting

Siler City is located in Chatham County, NC, a rural area with agricultural and timber land uses. The town is approximately six miles from the subject site and serves as the nearest commercial hub. Chatham County is characterized by rolling to steep topography.

Access & Transportation

Local access via County Road 902, Pleasant Hill Church Road, McLaurin Road, and Glovers Grove Church Road. Regional access is provided by US Highway 64 and NC Highway 421, which connect to the interstate system.

Economy & Employment

The region has 38,459 employees with an unemployment rate of 3.5%. The local area is primarily agricultural with timber, grazing, and low-density residential uses. The nearest commercial hub is Siler City.

Tourism & Natural Attractions

The neighborhood includes numerous creeks and rivers (Rocky River, Tick Creek, Bear Creek, Georges Creek). Area characterized by wooded, rural landscapes supporting outdoor and agricultural activities.

Housing & Development

Development potential is limited by steep topography, with approximately 20% of the land being suitable for development.

Disclaimer

Keen-Summit Capital Partners LLC (“Keen” or “Broker”) has been engaged by Harvey Sender, Chapter 7 Trustee of Three Points Center, LLC, Three Points Properties North Carolina, LLC, Three Points Center North Carolina LLC, and Three Points Properties, Debtors (“Client”), as exclusive advisor for this offering.

Client is seeking to sell its **real estate holdings**, which includes extensive improved and unimproved real property assets (which shall hereinafter be referred to as the “Property”).

By receiving this Information Memorandum and/or participating in the sales process and/or contacting the Client and/or Advisors, you (“Prospect” or “you”) agree to the following terms and conditions. If you do not agree to these terms and conditions, immediately return this Information Memorandum to Advisors and do not participate in the sales process. Your participation in the sales process shall constitute your express agreement to the following terms and conditions.

In connection with your request for information (“Information”) related to the Property and the sales process and your interest in purchasing all or a portion of the Property (a “Transaction”), the Client hereby agrees to disclose information to Prospect and to engage in conversations and negotiations with you, subject to the understandings, terms and conditions set forth below.

1. The Property in whole or in parts, is being offered AS-IS, WHERE-IS, with ALL FAULTS.
2. The Information:
 - a. has been prepared for informational purposes only, and
 - b. has been prepared from materials supplied by the Client, local municipalities and other sources deemed reliable.
3. Although the Client and Advisors will endeavor for the Information to contain data known to them which they believe to be relevant for the purpose of Prospect’s investigation, Prospect understands and agrees that, except pursuant to the APA to be entered into between the Client and Prospect in connection with a Transaction, none of the Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives:
 - a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the Property or with respect to the accuracy, reliability or completeness of the Information, or
 - b. shall have any liability whatsoever to Prospect or any of Prospect’s Representatives relating to or resulting from the use of the Information, alleged acts or omissions, or any errors or omissions in the Information.
4. Without limiting the generality of the immediately preceding paragraph, the Information may include certain statements, estimates and projections with respect to the Property. Such statements, estimates and projections reflect various assumptions made by the Client, and/or Advisors, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the APA.
5. The Information has been prepared to assist Prospects in making their own evaluation of the offering and does not purport to be all-inclusive or to contain all of the information that interested parties may desire. Advisors have not assumed responsibility for independent verification of any of the information contained herein and has not in fact in any way audited such Information. In all cases, interested parties should conduct their own investigation and analysis of the offering, conduct site inspections and scrutinize the Information. Prospects should engage legal counsel, accountants, engineers and/or such other professional advisors as Prospects deem appropriate for evaluating the Property.

Disclaimer

6. Prospect agrees that no contract or agreement providing for any Transaction shall be deemed to exist between Prospect and Client unless and until Prospect and the Client execute and deliver a final definitive APA, and Prospect hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until Prospect and the Client shall have executed and delivered an APA. Prospect also agrees that unless and until Prospect and the Client shall have executed and delivered an APA, neither Prospect nor the Client will be under any legal obligation of any kind whatsoever with respect to a Transaction by virtue of this document except for the matters specifically agreed to herein. Prospect further acknowledges and agrees that the Client reserves the right, in their sole discretion, to reject any and all proposals made by Prospect or Prospect's Representatives with regard to a Transaction, and to terminate discussions and negotiations with Prospect at any time. Prospect further understands that the Client shall be free to establish and change any process or procedure with respect to a Transaction as the Client in their sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a final definitive agreement relating to a Transaction with any other party without prior notice to Prospect or any other person).
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado without regard to conflict of law principles (that might dictate the application of the laws of another jurisdiction). Prospect hereby irrevocably and unconditionally consents to submit to the exclusive jurisdiction of the State of Colorado for any lawsuits, claims or other proceedings arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives. Prospect hereby further irrevocably and unconditionally waives the right to and agrees not to plead or claim that any such lawsuit, claim or other proceeding brought, has been brought in an inconvenient forum. Prospect expressly waives all right to trial by jury in any action or proceeding arising out of or relating to the Property, the sales process, the Information, this Confidential Information Memorandum, and/or the alleged acts or omissions of Client, Advisors or any of their respective officers, directors, employees, affiliates, agents, advisors or representatives..
8. It is understood that Advisors will arrange for appropriate contacts for due diligence purposes. All:
 - a. communications regarding a possible Transaction,
 - b. requests for additional information,
 - c. requests for inspections,
 - d. discussions regarding making an offer and/or participating in the sales process, and/or
 - e. discussions or questions regarding procedures in connection with any possible Transaction,

must be submitted or directed exclusively to Advisors. Neither Prospect nor Prospect's Representatives will initiate or cause to be initiated any communication with any employee or representative of the Client including the managing agent concerning the Information or a Transaction.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to Keen-Summit Capital Partners LLC.

INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

COOPERATING BROKERS

Cooperating Brokers should seek payment from their client.

Keen-Summit Capital Partners LLC

646-381-9222 Main

www.Keen-Summit.com

Matt Bordwin
Principal & Co-President
mbordwin@keen-summit.com

Harold Bordwin
Principal & Co-President
hbordwin@keen-summit.com

Chris Mahoney
Senior Managing Director
646-381-9205 Direct
cmahoney@keen-summit.com

Heather Milazzo
Managing Director
646-381-9207
hmilazzo@keen-summit.com

Casey Ott
Associate
646-381-9206
cott@keen-summit.com