

# WHEN YOU SUCCEED, WE SUCCEED.

South Carolina and Greenville County are committed to providing incentives that propel new development and support growth in our existing businesses.

## South Carolina State Incentives

In addition to incentives related to job creation and capital investment, the State of South Carolina offers incentives specific to data centers:

South Carolina Code Section 12-36-2120(79) exempts from sales and use tax (a) computers, computer equipment and computer software used within a qualifying data center, and (b) electricity used by a qualifying data center or used by eligible business property located and used at the qualifying data center. Electricity used for purposes unrelated to the data center, such as electricity used in administrative offices, parking lots, cafeterias, maintenance shops and similar activities, is not exempt. In order to qualify for the exemption, the data-center facility must be certified by the South Carolina Department of Commerce and the following requirements must be met:

1. The taxpayer must invest at least \$50 million in real and/or personal property over a 5-year period. If two or more taxpayers are investing, the requirement is \$75 million.
2. The taxpayer must create and maintain at least 25 full-time jobs at the facility with a cash compensation of 150% of the per capita income of the state or the county in which the facility is located, whichever is lower. The per capita income must be the most recently published data available at the time the facility is certified by Commerce.
3. The taxpayer must maintain the jobs for 3 consecutive years after certification by Commerce.

These requirements and the 5-year period begin accruing once the taxpayer notifies the Department of Revenue and Commerce in writing of its intention to claim the exemption. If the taxpayer meets the requirements to receive the exemption, it may claim the exemption on eligible purchases at any time during the period provided in South Carolina Code Section 12-54-85(F) including the time period prior to meeting the 3-year job maintenance requirement. Any subsequent purchases of qualified computer equipment, hardware and software or computers will qualify regardless of when the taxpayer makes the investments.

## Greenville County Incentives

The Greenville Area Development Corporation may offer a Fee-in-Lieu of Property Taxes (FILOT) agreement to reduce the property tax burden over the long-term to a data center operator. FILOT agreements are subject to final approval by Greenville County Council.

The FILOT amounts to approximately a 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window. The company must commit to significant new investment (greater than \$10 Million over 5 years), and the project must be competitive with other locations. The agreement works by lowering the assessment ratio from 10.5% to as low as 6% on real and personal property as well as locking the lock millage rate for 20 years. (Historically, millage has increased by 1.5% annually (School System)).

The inducement process involves a Bond/Incentive attorney preparing legal documents and takes approximately 8-weeks to secure final approval via County Council.

## Duke Energy Economic Development Incentives

Duke Energy's Rider EC provides a four-year billing credit of 20% in year 1, 15% in year 2, 10% in year 3, and 5% in year 4 to qualifying projects. To qualify:

- The customer must add a minimum new load of 1,000 kW at one delivery point.
- The customer must add at least \$400,000 of capital investment in the facility per 1,000 kW of new load.

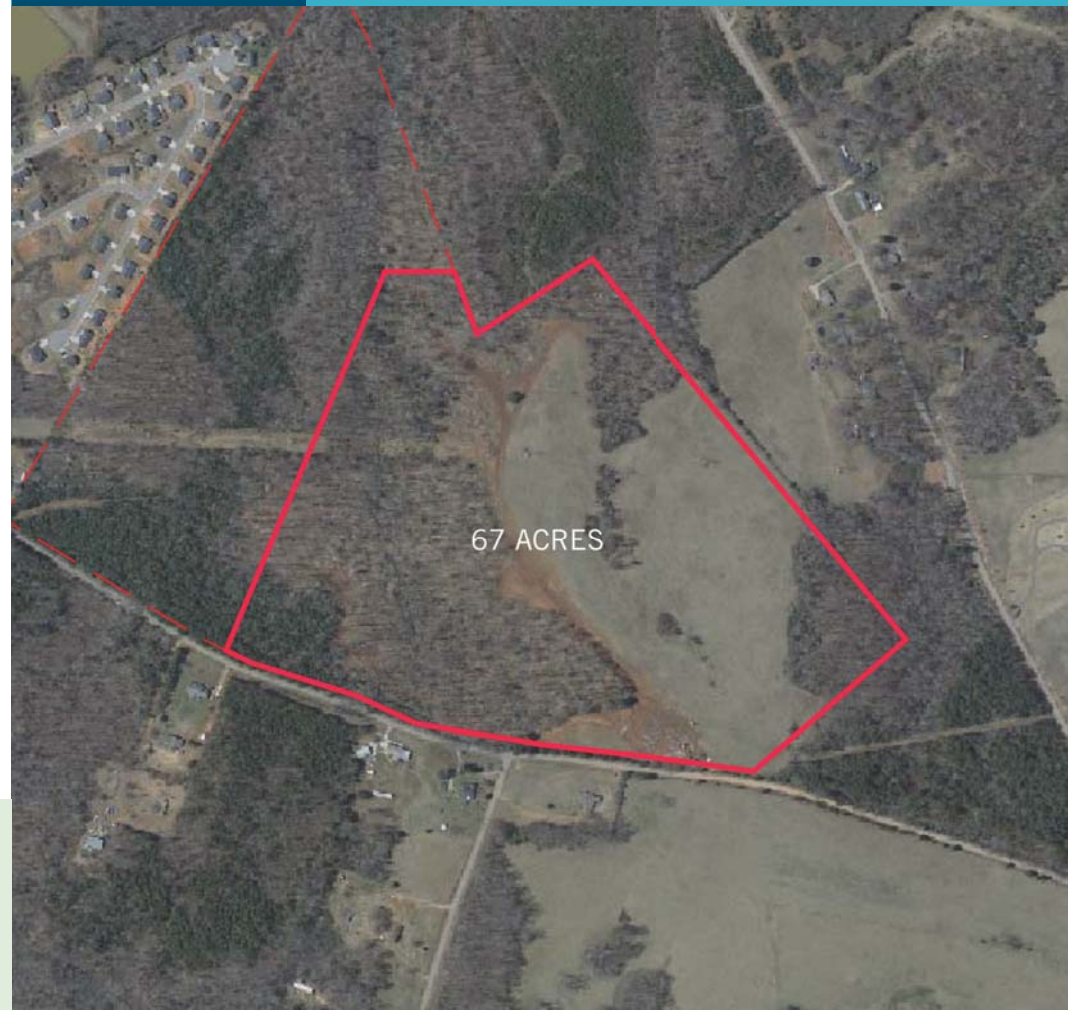
### For more information, please contact:

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# ACCELERATING CONNECTIVITY

SOUTH GREENVILLE ENTERPRISE PARK IS PRIMED TO HELP YOU GROW.



**Deloitte**  
Qualified for  
Data Center Development

South Greenville Enterprise Park | Greenville, SC  
67 acre site with convenient access to the I-85 corridor  
Mission Critical/Data Center Greenfield Site

# OPTIMAL LOCATION, IDEAL PROTECTION

## Overview

South Greenville Enterprise Park is a hub for innovative technology and modern industry. Shielded by the Blue Ridge Mountains, our Greenville County Park is sheltered from disasters while still integrated in industry thoroughfares. This master-planned park offers ideal site amenities including design quality, easy access, and prime sites available for quick development.

## South Greenville Enterprise Park Highlights

- Favorable environmental location—historically low risk for natural disasters
- Low traffic area is well-served by local police and fire protection
- Convenient access to the "Southern Connector" I-85 and major interstate, I-85
- Located just 24 miles from Greenville-Spartanburg International Airport
- Strong IT workforce and vibrant IT community
- Fast track local permitting
- Affordable, reliable, and clean power provided from the nation's largest electric utility company

## Greenville County is on the move

Current and projected demographics for Greenville County

Demographics	2010	2015	2020
<b>Total Population</b>	<b>451,225</b>	<b>488,245</b>	<b>527,997</b>
<b>Total Households</b>	<b>176,351</b>	<b>191,345</b>	<b>206,364</b>
<b>Female Population</b>	<b>227,248</b>	<b>251,223</b>	<b>271,790</b>
<b>Male Population</b>	<b>223,977</b>	<b>237,022</b>	<b>256,207</b>

## Greenville, SC is a good place to grow

- 2013 South Carolina population: 4,774,839
- 2013 Greenville County population: 474,266
- 2012 per capita personal income: \$39,130
- Largest employers: Greenville Health System, School District of Greenville County, Bon Secours St. Francis Health System, Michelin, GE Energy, SC State Government



Sources (above data):  
 U.S. Census Bureau Annual Estimates of the Resident population: April, 2010 to July 1, 2013  
 Bureau of Economic Analysis 2012 Personal Income Summary

# CONNECTED FOR SUCCESS

## Overview

Our development-ready site features over 67 acres in Greenville County's growing business hub, South Greenville Enterprise Park. With its ideal location, rich amenities, and convenient access to I-85, this site is equipped for quick development.

## Power

- Electrical service provider: Duke Energy, a regulated utility
  - Regulated utilities can offer price stability by preventing drastic fluctuations.
- Estimated cost of power (\$/kWh) for a data center user: \$0.045 to \$0.055
- Power generation mix:
  - Nuclear: 48%
  - Coal: 32%
  - Natural Gas: 18%
  - Hydro and Other Renewables: 2%
- Power capacity: capable of 25+ megawatts
- Transmission lines along site boundary
- Nearest substations: ±1 mile from major electrical tie station
- On-site substation opportunity from Duke Energy

## Water & Sewer

- Redundant water sources on-site and available from Greenville Water System, with sewer services provided by ReWa
- 8" water line in close proximity, capable of being looped, capable of producing 1500 GPM
- 24" sewer line

## Fiber & Connectivity

- Nearby fiber infrastructure offers ready access to high-bandwidth services
- Multiple vicinity, with diverse routing capabilities, including:
  - AT&T, Charter Business, TW Telecom, Time Warner Cable Business Class, Level 3, Sprint

