



Filing ID #10059419

FINANCIAL DISCLOSURE REPORT

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FILER INFORMATION

Name: Hon. Chuck Edwards
Status: Member
State/District: NC11

FILING INFORMATION

Filing Type: Annual Report
Filing Year: 2023
Filing Date: 08/12/2024

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Better Property Solutions, LLC ⇒ Residential Property 1 [RP] LOCATION: Brevard, NC, US		\$100,001 - \$250,000	Rent	\$5,001 - \$15,000	<input type="checkbox"/>
Better Property Solutions, LLC ⇒ Residential Property 2 [RP] LOCATION: Clyde, NC, US		\$100,001 - \$250,000	Rent	\$2,501 - \$5,000	<input type="checkbox"/>
Better Property Solutions, LLC ⇒ Residential Property 3 [RP] LOCATION: Hendersonville, NC, US		\$50,001 - \$100,000	Rent	\$2,501 - \$5,000	<input type="checkbox"/>
Better Property Solutions, LLC ⇒ Residential Property 4 [RP] LOCATION: Hendersonville, NC, US		\$100,001 - \$250,000	Rent	\$1,001 - \$2,500	<input type="checkbox"/>
Better Property Solutions, LLC ⇒ Residential Property 5 [RP] LOCATION: Hendersonville, NC, US		\$100,001 - \$250,000	Rent	\$1,001 - \$2,500	<input type="checkbox"/>
C. Edwards Group, Inc. [OL] LOCATION: Hendersonville/Henderson, NC, US		\$5,000,001 - \$25,000,000	Operating Income	\$1,000,001 - \$5,000,000	<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
DESCRIPTION: Restaurant operations					
McDonald's Corporation (MCD) [ST]		\$50,001 - \$100,000	Dividends	\$201 - \$1,000	<input type="checkbox"/>
Wilson-Edwards Holdings, LLC ⇒ Commercial Property 2 [RP]		\$250,001 - \$500,000	Rent	\$5,001 - \$15,000	<input type="checkbox"/>
LOCATION: Hendersonville, NC, US					
Wilson-Edwards Holdings, LLC ⇒ Commercial Property 3 [RP]		\$15,001 - \$50,000	Rent	\$15,001 - \$50,000	<input type="checkbox"/>
LOCATION: Hendersonville, NC, US					
Wilson-Edwards Holdings, LLC ⇒ Self Storage [RP]		\$250,001 - \$500,000	Rent	\$100,001 - \$1,000,000	<input type="checkbox"/>
LOCATION: Hendersonville, NC, US					

* Investment vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE B: TRANSACTIONS

None disclosed.

SCHEDULE C: EARNED INCOME

Source	Type	Amount
C. Edwards Group Inc.	Spouse salary	N/A
C. Edwards Group Inc.	Wages	\$8,818.68

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
	American Express	2023	Commercial Credit Card	\$10,000 - \$15,000
	American Express	2023	Commercial Credit Card	\$15,001 - \$50,000
	First Citizens Bank	Nov 2018	Mortgage (personal residence)	\$250,001 - \$500,000
	Synovus	Mar 2021	Loan to C. Edwards Group, Inc.	\$500,001 - \$1,000,000
	Synovus	May 2023	C. Edwards Group, Inc.	\$1,000,001 - \$5,000,000

Owner	Creditor	Date Incurred	Type	Amount of Liability
	Synovus	May 2023	Loan to C. Edwards Group, Inc.	\$1,000,001 - \$5,000,000
	First Citizens Bank	May 2023	Loan to C. Edwards Group, Inc.	\$50,001 - \$100,000
	First Citizens Bank	Apr 2015	Loan to Wilson-Edwards Holdings, LLC	\$100,001 - \$250,000
	First Citizens Bank	Dec 2017	Loan to Wilson-Edwards Holdings, LLC	\$15,001 - \$50,000
	First Citizens Bank	Aug 2015	Loan to Wilson-Edwards Holdings, LLC	\$50,001 - \$100,000
	First Citizens Bank	Jun 2015	Loan to Better Property Solutions, LLC	\$15,001 - \$50,000
	United Community Bank	Oct 2022	Loan to Better Property Solutions, LLC	\$15,001 - \$50,000
	United Community Bank	Oct 2022	Loan to Better Property Solutions, LLC	\$50,001 - \$100,000
	United Community Bank	Oct 2022	Loan to Better Property Solutions, LLC	\$50,001 - \$100,000
	United Community Bank	Oct 2022	Loan to Better Property Solutions, LLC	\$15,001 - \$50,000
	First Citizens Bank	Dec 2019	Home Equity Line of Credit	\$250,001 - \$500,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Director	Daniel Boone Boy Scout Council
Administrative Assistant	C. Edwards Group, Inc.
Member	Better Property Solutions, LLC
Member	Wilson-Edwards Holdings, LLC

SCHEDULE F: AGREEMENTS

Date	Parties To	Terms of Agreement
August 2021	North Carolina Legislative Retirement System, Filer	Filer has a vested benefit based on his service in the North Carolina legislature; no benefits received in 2023.

SCHEDULE G: GIFTS

None disclosed.

SCHEDULE H: TRAVEL PAYMENTS AND REIMBURSEMENTS

None disclosed.

SCHEDULE I: PAYMENTS MADE TO CHARITY IN LIEU OF HONORARIA

None disclosed.

SCHEDULE A AND B INVESTMENT VEHICLE DETAILS

- Better Property Solutions, LLC
LOCATION: US
- Wilson-Edwards Holdings, LLC
LOCATION: US

EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

IPO: Did you purchase any shares that were allocated as a part of an Initial Public Offering?

☐ Yes ☒ No

Trusts: Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?

☐ Yes ☒ No

Exemption: Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?

☐ Yes ☒ No

CERTIFICATION AND SIGNATURE

☒ I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

Digitally Signed: Hon. Chuck Edwards , 08/12/2024