



Filing ID #10063270

FINANCIAL DISCLOSURE REPORT

Clerk of the House of Representatives • Legislative Resource Center • B81 Cannon Building • Washington, DC 20515

FILER INFORMATION

Name: Hon. Jeff Duncan
Status: Former Member
State/District: SC03

FILING INFORMATION

Filing Type: Terminated Filer Report
Filing Year: 2025
Filing Date: 01/22/2025

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Jackson National [FN] DESCRIPTION: Jackson National - Annuity	SP	\$50,001 - \$100,000	None		<input type="checkbox"/>
South Carolina Legislative Retirement [DB] DESCRIPTION: Legislative Retirement based on years of service. Additional years can be purchased up to 20		Undetermined	None		<input type="checkbox"/>
The Future Group, Inc. ⇒ 129 Pine Street [DO] DESCRIPTION: Mortgage Payments		\$1,001 - \$15,000	Mortgage Payments/Debt owed to filer	\$2,501 - \$5,000	<input type="checkbox"/>
The Future Group, Inc. ⇒ 2 Peachtree Street [DO] DESCRIPTION: This property is under an installment sales contract. Previously mistakenly listed as #2 Peachtree Street, but is held by the holding company The Future Group, Inc.		\$1,001 - \$15,000	Sale proceeds on Bond for Title/Contract Sale	\$2,501 - \$5,000	<input type="checkbox"/>
The Future Group, Inc. ⇒ 5 Acres Commercial Property, Fleming Street [RP] LOCATION: Laurens, SC, US DESCRIPTION: Vacant Commercial tract. Rental house burned and was a total loss. This is land only now and has no income.		\$250,001 - \$500,000	Rent	None	<input type="checkbox"/>
Three Tigers Capital Corporation ⇒	JT	\$250,001 -	Rent	\$15,001 - \$50,000	<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
25050 US Hwy 76 [RP]		\$500,000			
LOCATION: Clinton, SC, US					
DESCRIPTION: Commercial rental property held by the real estate holding corporation					

* 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

None disclosed.

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
JT	United Community Bank	November, 2012	Home Mortgage	\$100,001 - \$250,000
	GrandSouth Bank	October 2019	Personal Loan to put capital into Three Tigers Capital Corporation	\$15,001 - \$50,000
JT	Glacier Bank	June 2020	Construction Loan	\$250,001 - \$500,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Secretary	Three Tigers Capital Corporation
Treasurer	Three Tigers Capital Corporation
President	The Future Group, Inc.

SCHEDULE F: AGREEMENTS

Date	Parties To	Terms of Agreement
December 2010	State of South Carolina Legislative Retirement System and Jeffrey D. Duncan	Continued annual participation with no current benefit. Benefits incurred upon retirement and age restricted

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

- The Future Group, Inc. (100% Interest)
LOCATION: Laurens County, SC, US
DESCRIPTION: Real Estate holding corporation 100% wholly owned by me. This business holds and manages commercial real estate.
 - Three Tigers Capital Corporation (20% Interest) (Owner: JT)
LOCATION: Laurens County, SC, US
DESCRIPTION: Real Estate Holding Corporation. Holds one property

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. Jeff Duncan , 01/22/2025