

Offering Memorandum





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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Inestment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.



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Investment Overview / Property Highlights

INVESTMENT HIGHLIGHTS:

- Initial 10 YR Lease with Four (4), Five (5) YR options w/ new 5 YR extended lease
- NN Lease with Corporate Guaranty by Family Dollar Stores, Inc.
- Dollar Tree recently acquired Family Dollar and combined has over 13,000 locations in 48 states
- S&P BB+ rated, stable outlook
- · Located directly across the street from Aynor High School
- High Traffic Count: 16,900 VPD
- HWY 501 busy rate between Myrtle Beach and I-95

PROPERTY HIGHLIGHTS:

Location: 2946 US-501, Aynor, South Carolina 29511

Building: 8,900+/- SF Clear-Span Retail Building

Land Area: 0.85+/- Acres

Parking Spaces: 30+/- Spaces

Zoning: General Commercial Retail

Construction: 2007 construction; EIFS facade over steel frame; double-door front entry; screw down metal roof

Additional Information: This Family Dollar Store is located off of the heavily traveled HWY 501 (16,900 VPD). Aynor, South Carolina and more specifically HWY

501, is a popular cut through for the millions of tourists who visit Myrtle Beach and other grand-strand areas.



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SALES SUMMARY	
Purchase Price	\$934,708
CAP Rate	8.75%
Price PSF	\$108

LEASE INFORMATION

Tenant	Family Dollar
Annual Rental	\$81,787/YR
Rent Start Date	December 30, 2007
Current Expiration Date	December 31, 2022
Original Lease Term	Ten (10) years w/ new 5 YR extended lease
Renewal Options	Four (4), Five (5) YR options @ 10% increases
Lease Type	NN
Landlord Responsibilities	Roof, structure, repairs to parking lot, exterior building lights
Tenant Responsibilities	Maintain Landscape, re-striping, reimburse tax/insurance,

HVAC, parking lot lights

Lease Information



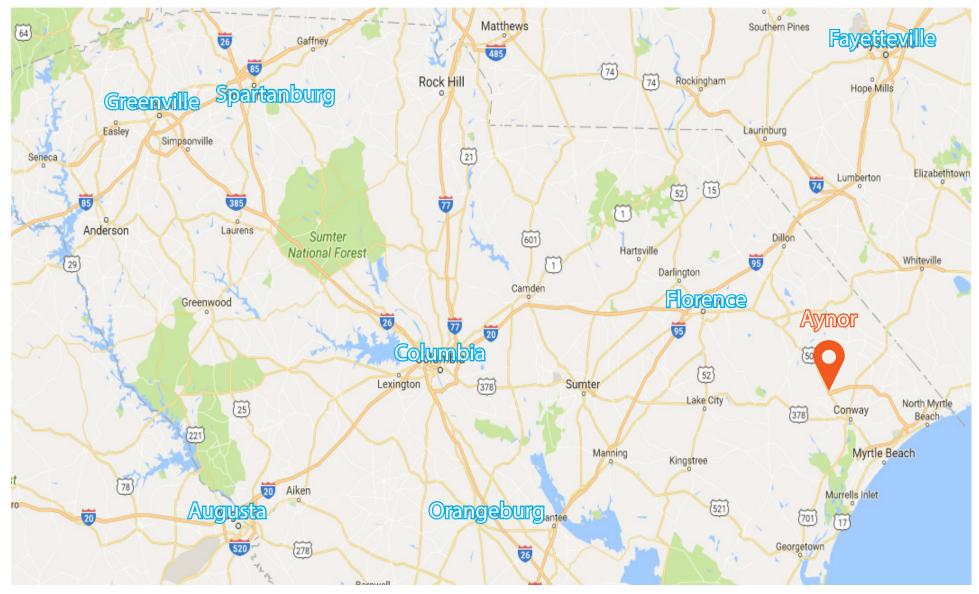






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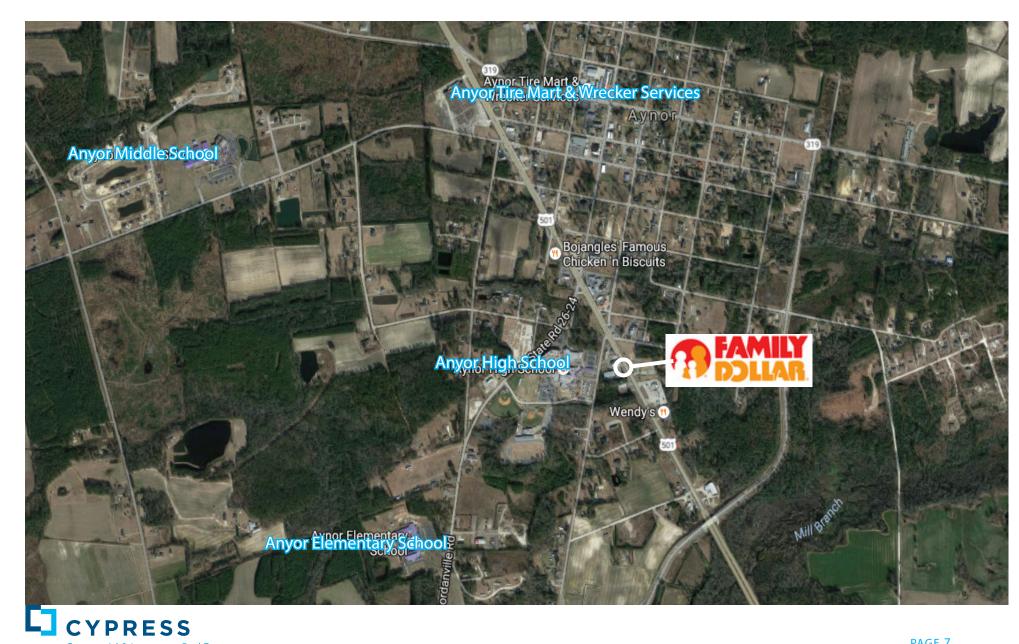
Regional Map





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Local Aerial



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Local Aerial



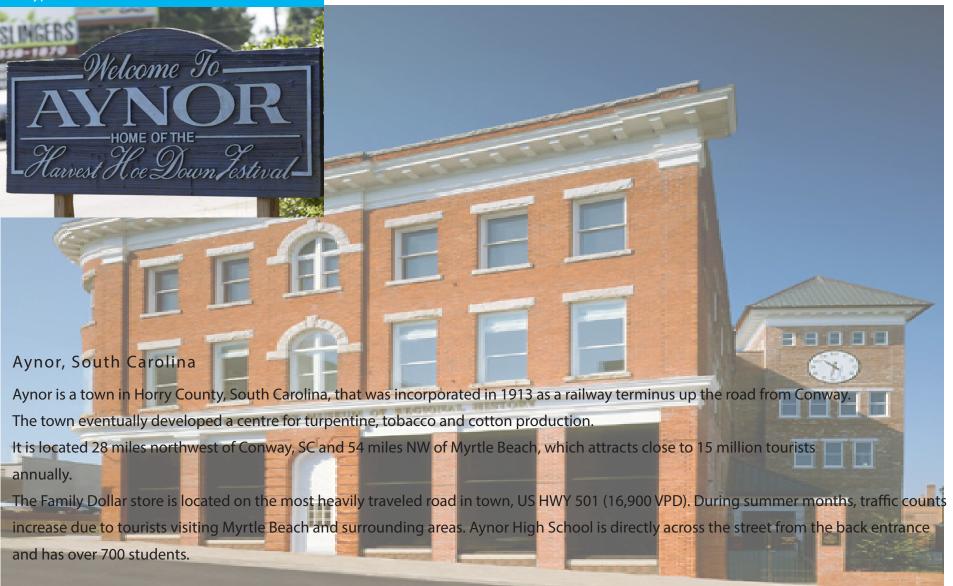


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Family Dollar Stores, Inc. operated a chain of more than 8,000 general merchandise retail discount stores in 46 states, provided consumers with a selection of merchandise in neighborhood stores. The company's merchandise assortment includes consumables, home products, apparel, accessories and electronics. The company sells merchandise at multiple price points between \$1 and \$10.



On July 6, 2015, Dollar Tree, Inc. (NASQAD:DLTR) successfully acquired Family Dollar for a reported 9.3 billion dollars. The combined organization has sales exceeding 19 billion annually and over 13,600 stores across 48 states and 5 Canadian provinces.



Tenant Summary







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Demographics

POPULATION	1 mile	3 miles	5 miles
2021 Projection	1,204	4,034	7,766
2016 Estimate	1,068	3,551	6,066
2010 Census	952	3,059	6,903
2000 Census	851	2,732	7,766
Growth Rate 2000-2010	1.13%	1.14%	1.15%
Growth Rate 2010-2016	1.89%	2.41%	2.09%
Growth Rate 2016-2021	2.43%	2.58%	2.38%

HOUSEHOLDS			
2016 Total Households	436	1,359	2,609
2021 Total Households	492	1,545	2,934
2000-2010 Annual Rate	1.39%	1.25%	1.22%
2010-2016 Annual Rate	1.84%	2.40%	2.12%
2016-2021 Annual Rate	2.45%	2.60%	2.38%
2016 Median Household Income	\$47,155	\$44,155	\$42,416
2016 Average Household Income	\$54,884	\$52,520	\$51,808



