

Family Dollar

Aynor, South Carolina



Actual Photo

Offering Memorandum



TABLE OF CONTENTS:

Company Overview	3
Disclaimer	3
Investment Overview Property Highlights	4
Lease Information	5
Regional Map	6
Regional Map	7
Local Aerial	8
Local Aerial	9
Site Aerial	10
Camden, SC	11
Tenant Summary	12
Demographics	13

PRESENTED BY:

James C. Harrison, III, CCIM
Senior Investment Broker
803 834.7014 Ext. 5 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

ADDRESS:

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205

cypresscommercial.com

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 & Investment 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.



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.

Family Dollar

cypresscommercial.com

Lease Information

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-stripping, reimburse tax/insurance, HVAC, parking lot lights



Representative Photo



Representative Photo



Representative Photo







Family Dollar

cypresscommercial.com



Aynor, South Carolina

Aynor is a town in Horry County, South Carolina, that was incorporated in 1913 as a railway terminus up the road from Conway.

The town eventually developed a centre for turpentine, tobacco and cotton production.

It is located 28 miles northwest of Conway, SC and 54 miles NW of Myrtle Beach, which attracts close to 15 million tourists annually.

The Family Dollar store is located on the most heavily traveled road in town, US HWY 501 (16,900 VPD). During summer months, traffic counts increase due to tourists visiting Myrtle Beach and surrounding areas. Aynor High School is directly across the street from the back entrance and has over 700 students.

Family Dollar

cypresscommercial.com

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. (NASDAQ: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



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	1 mile	3 miles	5 miles
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



cypresscommercial.com