

Dollar General

McClellanville, South Carolina



Offering Memorandum



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PRESENTED BY:

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

H. Carter Seawell
Investment Brokerage Associate
803 834.7014 Ext. 7 (o)
704 975.2855 (c)
cseawell@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:

- Dollar General renewed early creating 7 YRS remaining of lease term
- NN Lease with Corporate Guaranty by Dolgencorp, LLC
- Dollar General has over 13,000 locations in 43 states
- S&P BBB Investment Grade Credit
- McClellanville is part of the Charleston MSA which was home to roughly 700,000 people according to the 2010 census
- Traffic Count: 11,400 VPD

PROPERTY HIGHLIGHTS:

Location:	10141 US-17 McClellanville, South Carolina
Building:	9,100+/-SF Clear-Span Retail Building
Land Area:	1.33+/- Acres
Parking Spaces:	36 Spaces
Zoning:	General Commercial Retail
Construction:	2009 construction; vinyl siding and facade, contains covered canopy and pitched roof; historic style Dollar General look
Information:	This store is located just north of downtown McClellanville on HWY 17 between Charleston, South Carolina and Georgetown, South Carolina. It is located next to Cape romain Marine on the corner of Leland Creek Road and Highway 17; just 0.25 miles north of Highway 45 cross street.

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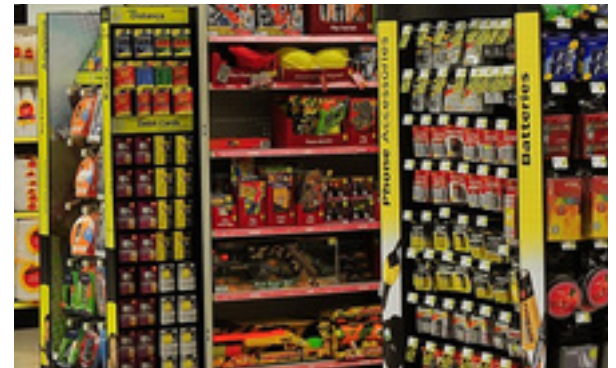
Lease Information

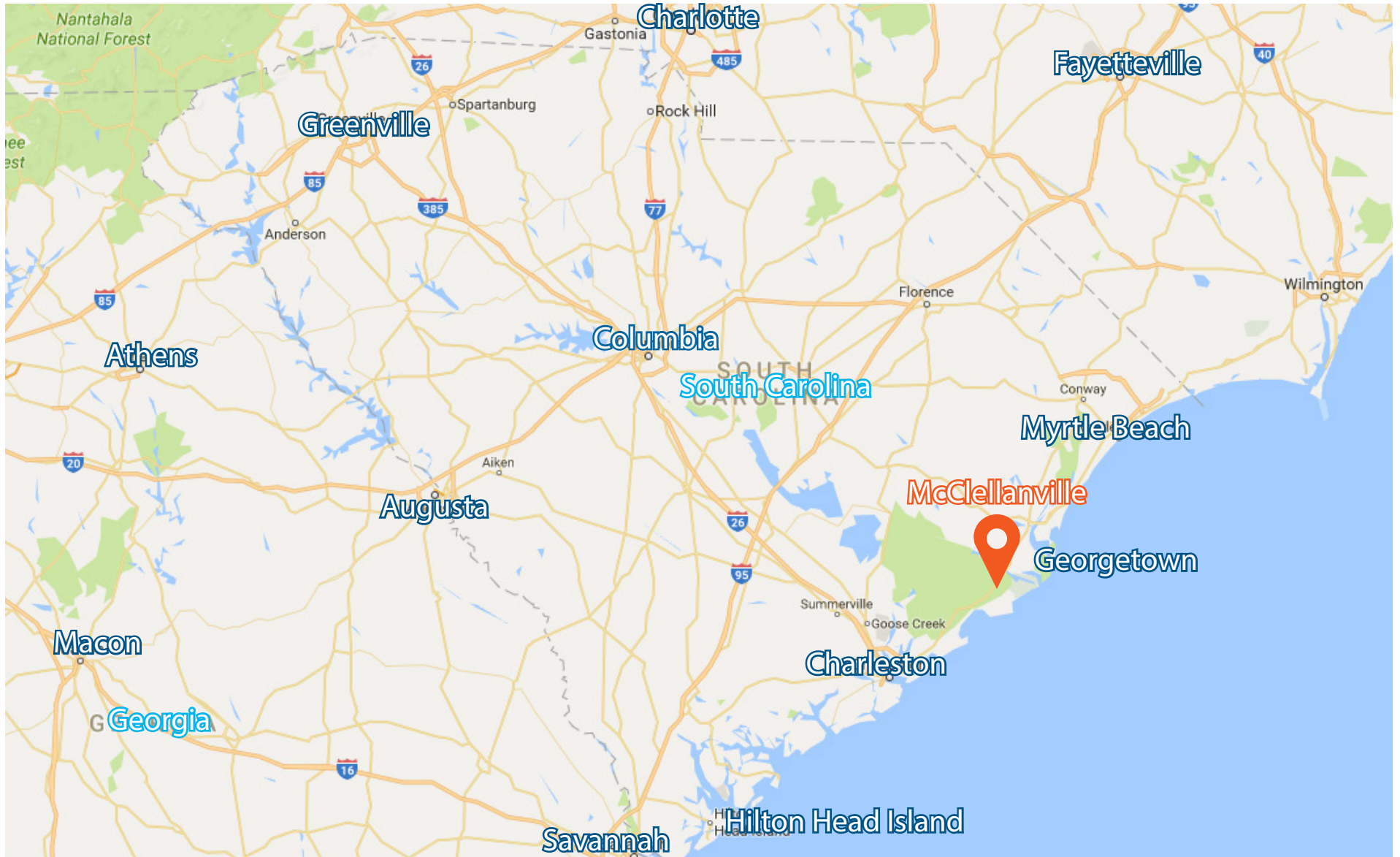
SALES SUMMARY

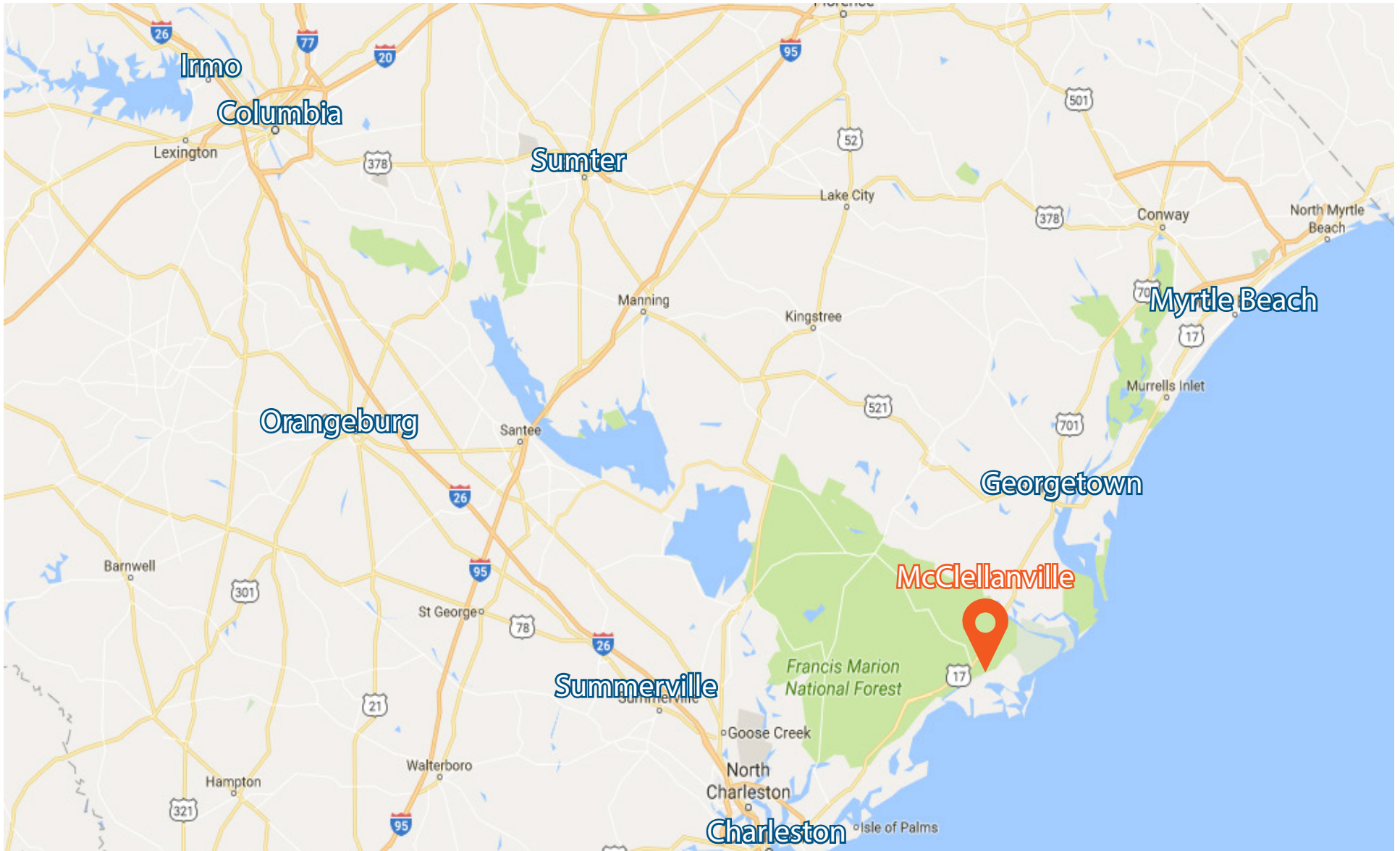
Purchase Price	\$1,108,235
CAP Rate	8.50%

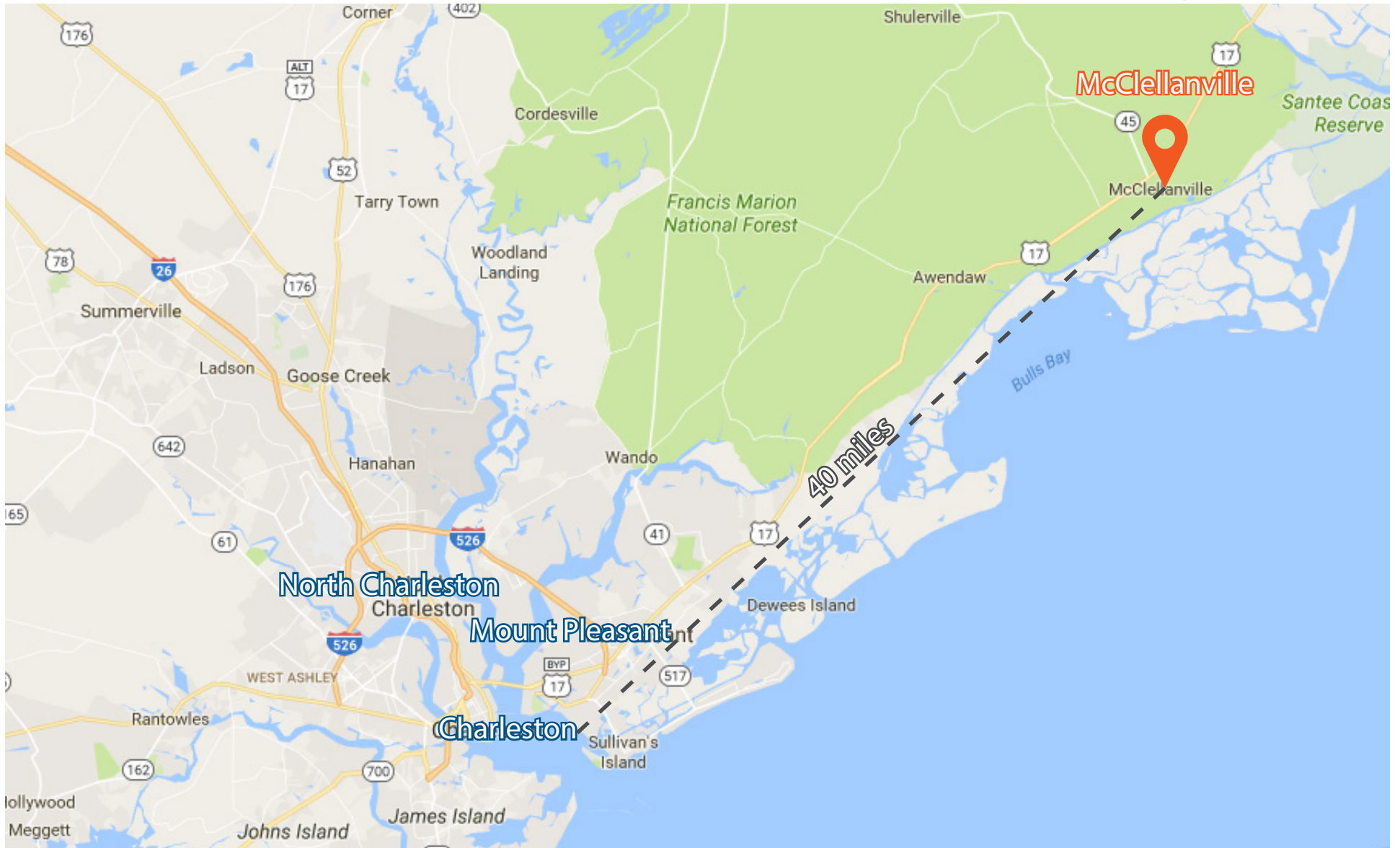
LEASE INFORMATION

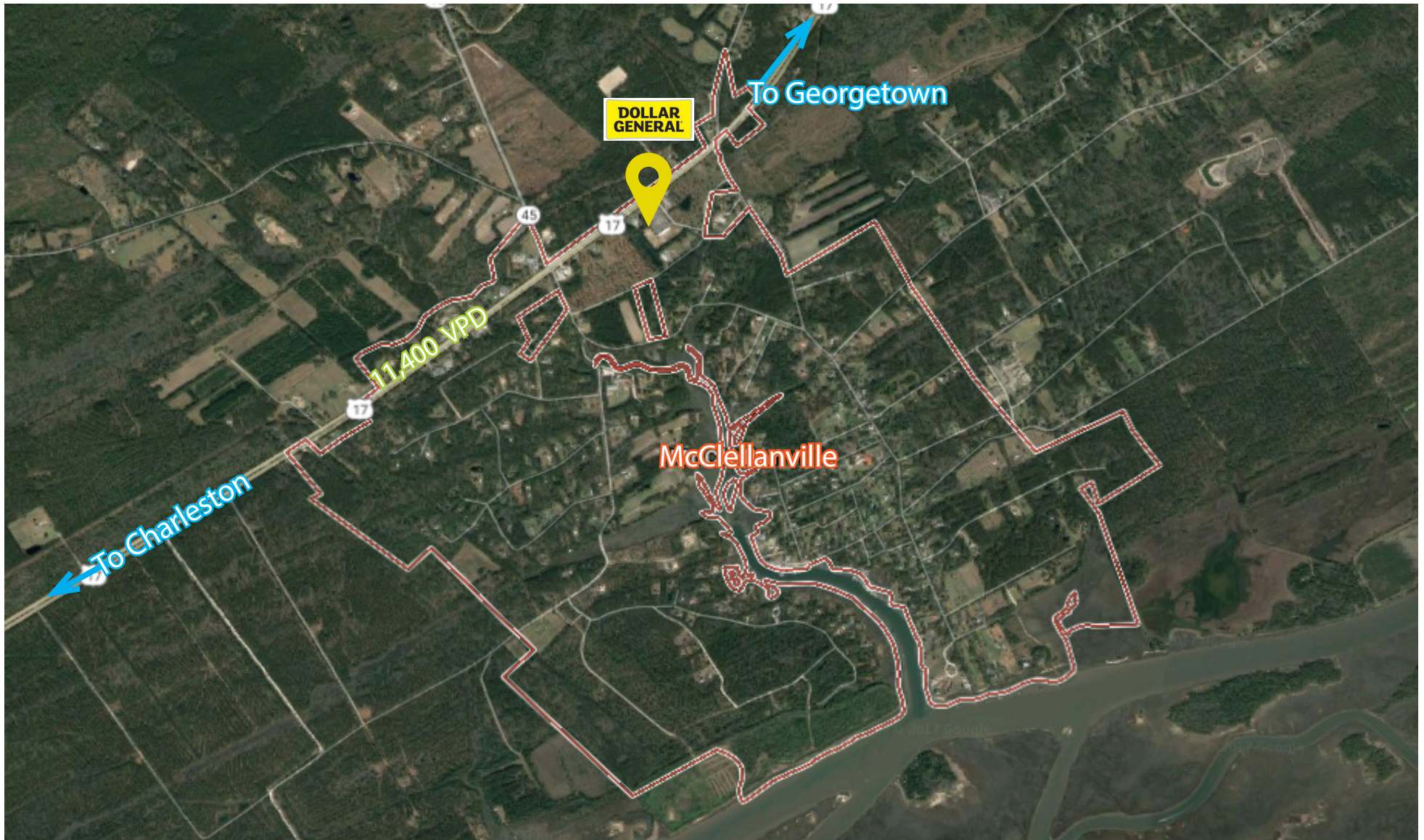
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$94,200
Rent Start Date	June 1, 2009
Lease Expiration Date	June 30, 2024
Original Lease Term	Ten (10) Years extended July 1, 2019
Renewal Options	Five (5), Five (5) Yr Options at 10% Increase
Lease Type	NN
Roof/Structure	Landlord Responsibility
Parking Lot Maintenance	Tenant pays \$300/mo
Tax & Insurance	Fully reimbursed by Tenant

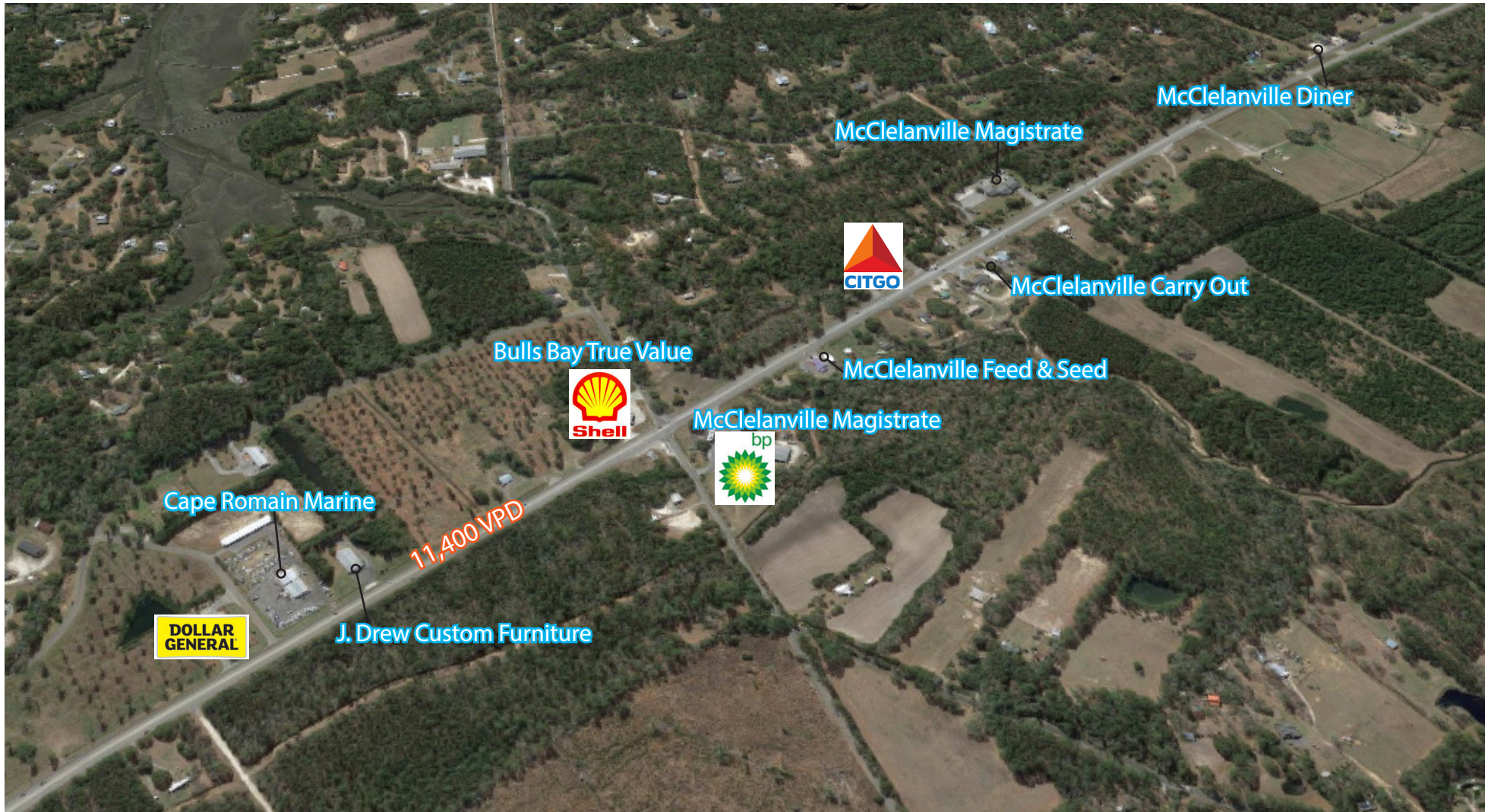














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McCLELLANVILLE, SOUTH CAROLINA

McClellanville, South Carolina is a low country fishing village situated on the South Carolina coast 40 miles to Charleston, SC and 23 miles to Georgetown, SC and close to South Carolina's Grand Strand. The Town is full of history and dates back to 1685 when French Ituguenots settled in the area. Incorporated into the Church of England in 1706 it was the first parish organized outside of Charles Town. There are many historic plantations that are visited annually by tourists.

This Dollar General Store is located on HWY 17, the 4 lane Highway that runs north to South along the coast of South Carolina. The store has upgraded construction with hardy-plank, faux windows and a pitched roof to mimic the style of a coastal look and feel. The store is busy and caters to the local and rural community area.

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Dollar General is a 75 year old company and is the nation's largest small-box discount retailer with more than 13,000 stores located in 43 states with 14 Distribution Centers and 114,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. For more detailed information, see the company's web site at dollargeneral.com.

2015 FINANCIAL RESULTS – COMPARED TO 2014:

- Net sales increased by 7.7 percent to \$20.4 billion or \$226 PSF
- Same-store sales grew 2.8 percent over 2014, making a 26th consecutive year
- Net income of \$1.17 billion or \$3.95 per diluted share, a 13% increase
- Cash flow from operations was \$1.4 billion an increase of \$63 million

Tenant Summary



POPULATION	1 mile	3 miles	5 miles
2021 Projection	725	1,968	2,345
2016 Estimate	667	1,790	2,142
2010 Census	609	1,606	1,933
2000 Census	659	1,738	2,091
Growth Rate 2000-2010	-0.79%	0.79%	-0.78%
Growth Rate 2010-2016	1.47%	1.75%	1.66%
Growth Rate 2016-2021	1.68%	1.91%	1.83%

HOUSEHOLDS	1 mile	3 miles	5 miles
2016 Total Households	279	720	864
2021 Total Households	304	794	949
2000-2010 Annual Rate	0.24%	0.17%	0.18%
2010-2016 Annual Rate	1.58%	1.83%	1.73%
2016-2021 Annual Rate	1.73%	0.98%	1.89%

2016 Median Household Income	\$39,174	\$36,694	\$37,467
2016 Average Household Income	\$53,594	\$49,479	\$50,955



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