

Fred's Discount

Camden, South Carolina



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 & 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.

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Investment Overview Property Highlights

INVESTMENT HIGHLIGHTS:

- 9 YRS remaining on NN lease
- Corporately guaranteed by Fred's Stores Of Tennessee, Inc.
- Tenant renewed for 10 YRS demonstrating strong commitment to the market
- Building has been remodeled to mirror new Fred's stores
- Traffic count 12,800 (2015 count)
- Pharmacy is open 5 days a week 9AM-7PM

PROPERTY HIGHLIGHTS:

Location: 1521 Jefferson Davis Highway, Camden, South Carolina

Building: 16,600+/- SF

Land Area: 1.83+/- Acres

Parking Spaces: 54 Spaces

Zoning: General Commercial Retail (B-2)

Construction: 2006 Construction: Block front with metal sides and metal screw down roof

Location: The Fred's Store is located northeast of downtown Camden off of Highway 1 (Jefferson Davis Highway) between Camden Middle School And Jackson High School, Camden Military is also within close proximity among numerous retail and restaurants. Camden, SC is located approximately 35 miles northeast of downtown Columbia

Lease Information

SALES SUMMARY

Purchase Price	\$976,426
CAP Rate	7.75%
Price PSF	\$58.82

LEASE INFORMATION

Tenant	Fred's Stores Of Tennessee, Inc.
Rent Start Date	August 2006
Current Expiration Date	August 31, 2026
Original Lease Term	10 Years
Lease Term Remaining	9 Years
Renewal Options	Three (3) Five (5) Year Renewals
Lease Type	NN
Landlord Responsibilities	Base YR Tax/Insurance, Roof, Structure, Parking Lot

FINANCIAL INFORMATION

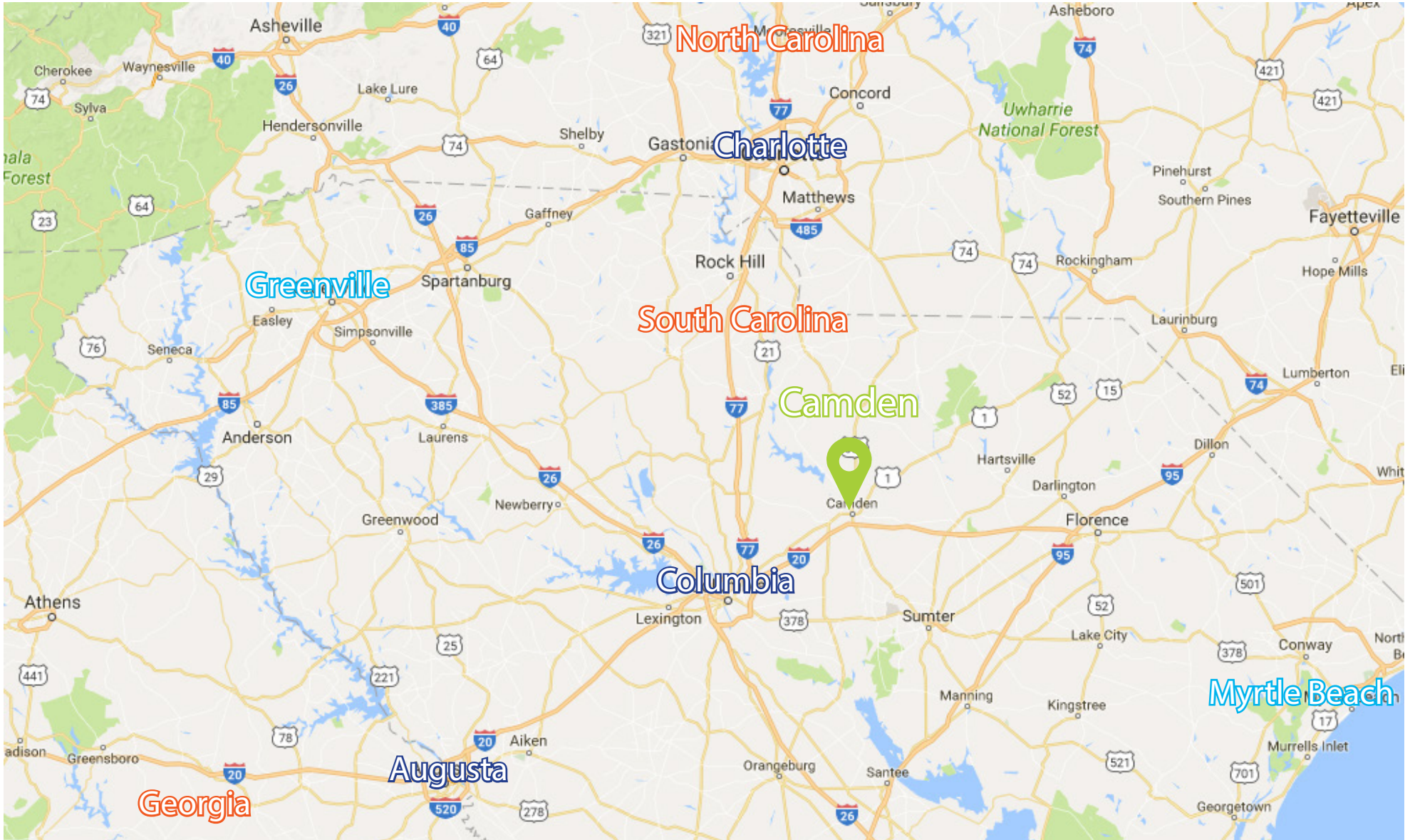
REVENUE

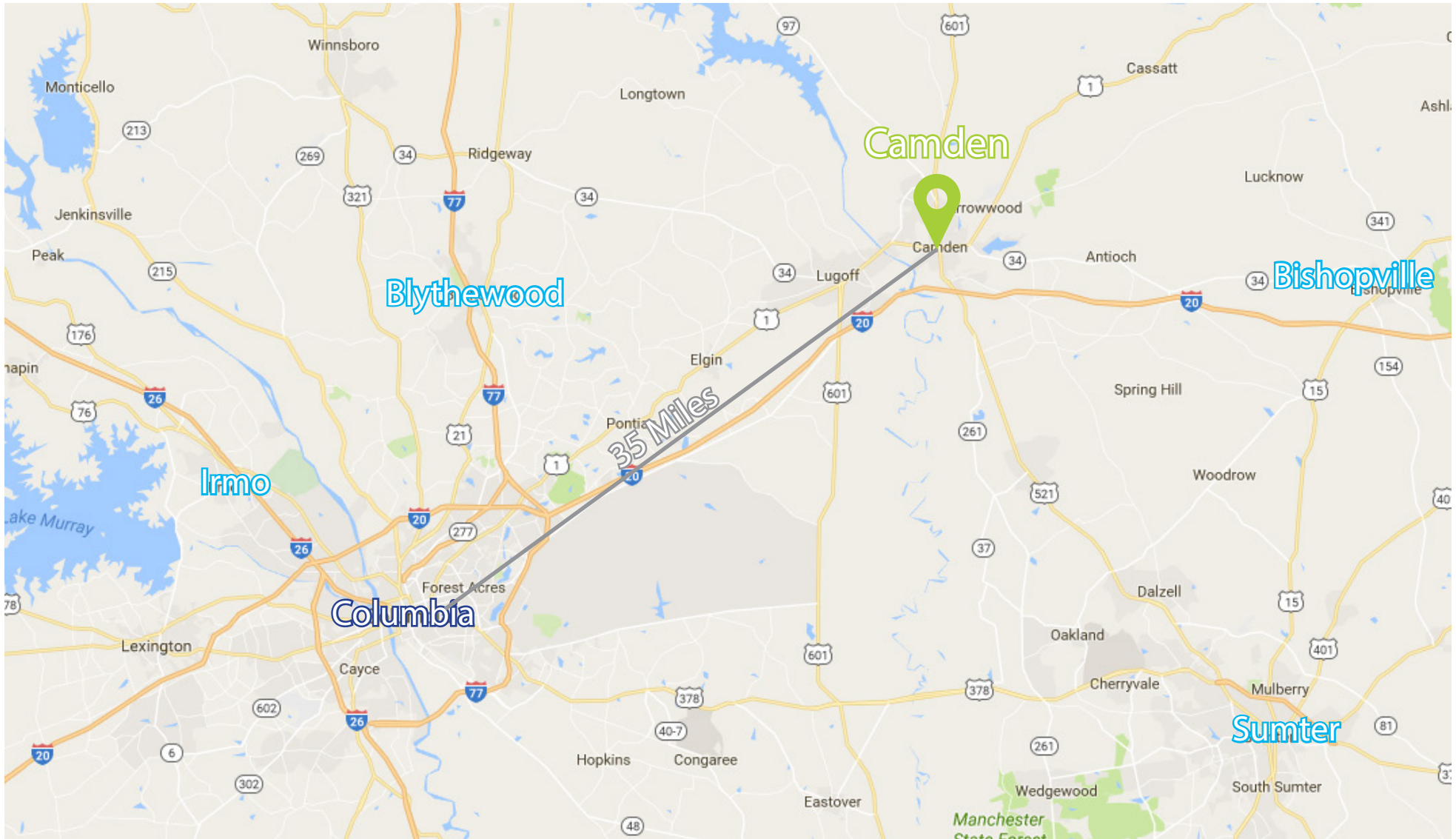
Annual Rent	\$87,000
Annual CAM (\$300/MO)	\$3,600
TOTAL	\$90,600

OPERATING EXPENSES

Taxes (Base YR)	\$12,106.00
Insurance (Base YR)	\$721.00
Landscaping	\$2,100.00
TOTAL	\$14,927.00
NOI	\$75,673.00



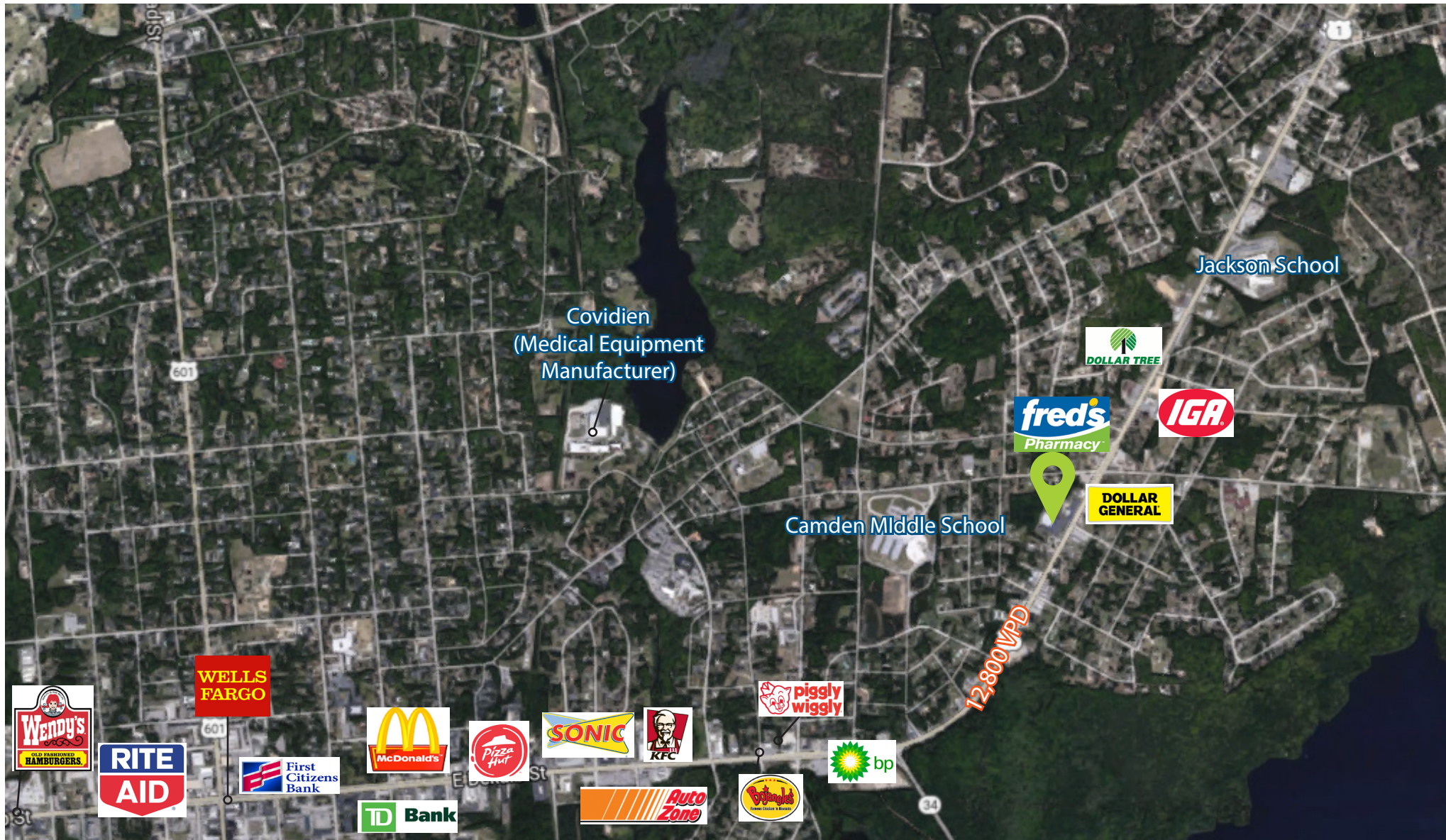




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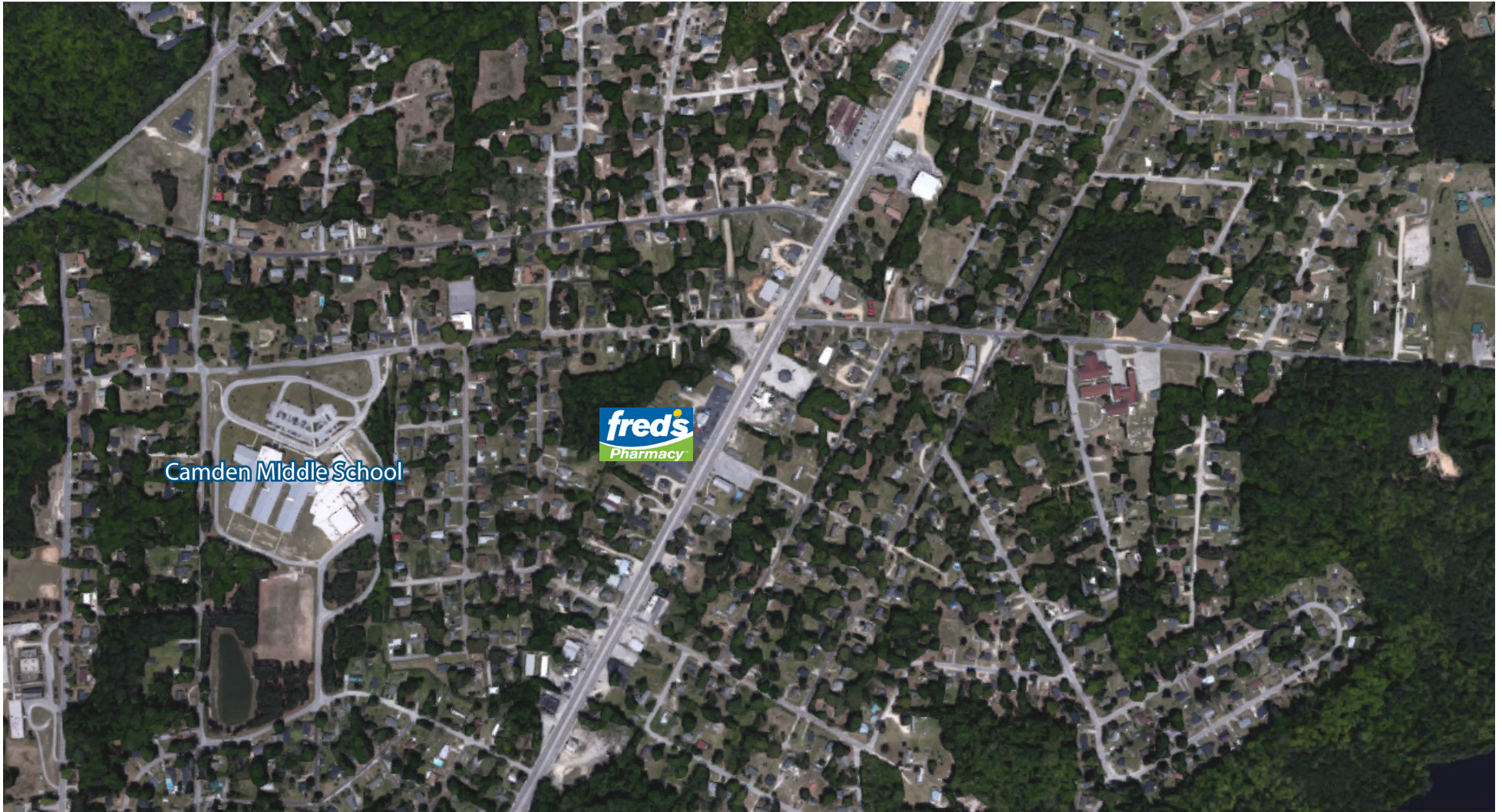
Local Aerial



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Local Aerial





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Camden, South Carolina

Camden, South Carolina is located roughly 35 miles northeast of Columbia, 26 miles northwest of Sumter, 20 miles west of Bishopville and is the county seat of Kershaw County. It is the oldest inland city and the fourth oldest city in the state of South Carolina.

Home to 1,500 thoroughbreds and the annual horse race called "Carolina Cup", the horse industry is considered a major contributor to the city's economy.

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Fred's Inc. is a regional chain of discount stores operating in the southeastern and midwestern United States. Headquartered in Memphis, TN, Fred's has been in business since 1947 and currently operates over 700 stores and 300 pharmacies in 15 states. Fred's primarily competes with Dollar Tree, Dollar General and Family Dollar and most locations are found in towns with populations of 15,000 or less.

Fred's stores stock more than 12,000 items including nationally recognized brand-name products, proprietary Fred's label products and lower-priced, off-brand products. The company has two distribution centers: one in Memphis, TN and one in Dublin, GA.

Fred's total sales for the first quarter of fiscal year 2015 increased to \$509 million from \$498.3 million from the first quarter of 2014.

Tenant Summary



POPULATION	1 mile	3 miles	5 miles
2021 Projection	3,326	13,755	18,366
2016 Estimate	3,277	13,418	17,963
2010 Census	3,241	13,015	17,559
2000 Census	3,077	12,423	16,843
Growth 2000-2010	0.52%	0.47%	0.42%
Growth 2010-2016	0.18%	0.49%	0.36%
Growth 2016-2021	0.30%	0.50%	0.44%

HOUSEHOLDS	1 mile	3 miles	5 miles
2016 Total Households	1,357	5,562	7,432
2021 Total Households	1,377	5,701	7,601
2000-2010 Annual Rate	0.56%	0.46%	0.54%
2010-2016 Annual Rate	0.24%	0.49%	0.42%
2016-2021 Annual Rate	0.29%	0.49%	0.42%

2016 Median Household Income	\$38,912	\$41,985	\$43,036
2016 Average Household Income	\$52,785	\$60,865	\$60,205



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