

Dollar General

North Myrtle Beach (Conway), South Carolina



Actual Photo

Offering Memorandum



Dollar General

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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.



Investment Overview / Property Highlights

INVESTMENT HIGHLIGHTS:

- NEW 10 YR Lease renewal
- NN Lease with Corporate Guaranty by Dolgencorp, LLC
- Dollar General has over 14,000 locations in 44 states
- S&P BBB Investment Grade Credit
- High growth area of North Myrtle Beach and Conway
- HWY 905 Traffic Count: 5,100 (2016 Station 253)
- Veterans HWY Traffic Count: 11,100 (2016 Station 112)

PROPERTY HIGHLIGHTS:

Location:	7130 Highway 905, Conway, SC 29526
Building:	9,100+/-SF Clear-Span Retail Building
Land Area:	1.3+/- Acres
Parking Spaces:	31 Spaces
Zoning:	General Commercial Retail
Construction:	2008 construction; metal siding with metal facade, double door front entry, screw down metal roof
Information:	This store is located just east of the heavily traveled Veterans Highway, off of Highway 905 before the Red Bluff crossroad. Veterans Highway is one of the main arteries that funnels traffic into Myrtle Beach/North Myrtle Beach. The store is approximately 12 miles east of Conway and 9 miles north of Myrtle Beach.

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SALES SUMMARY

Purchase Price	\$892,645
CAP Rate	7.75%
Price PSF	\$98

LEASE INFORMATION

Tenant Dolgencorp, LLC w/ Dollar General Corporate Guaranty

Annual Rental \$69,180

Rent Start Date October 2009

Lease Expiration Date October 31, 2027

Original Lease Term Ten (10) Years

Renewal Options Four (4), Five (5) Yr Options With Increases

Lease Type NN

Roof/Structure Landlord Responsibility

Tenant Parking Lot Contribution \$350/mo (CAM)

Tax & Insurance Fully reimbursed by Tenant

Lease Information



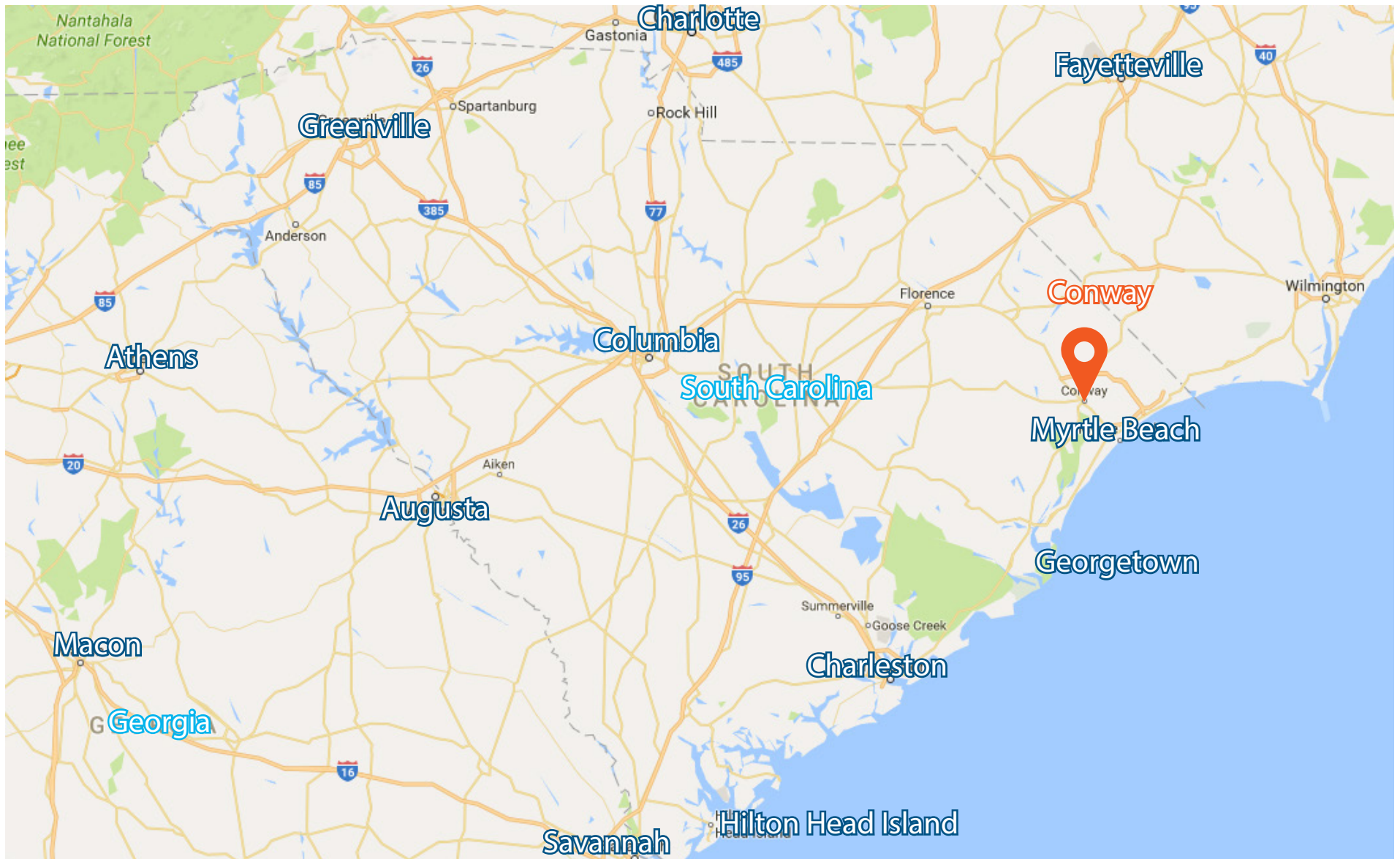
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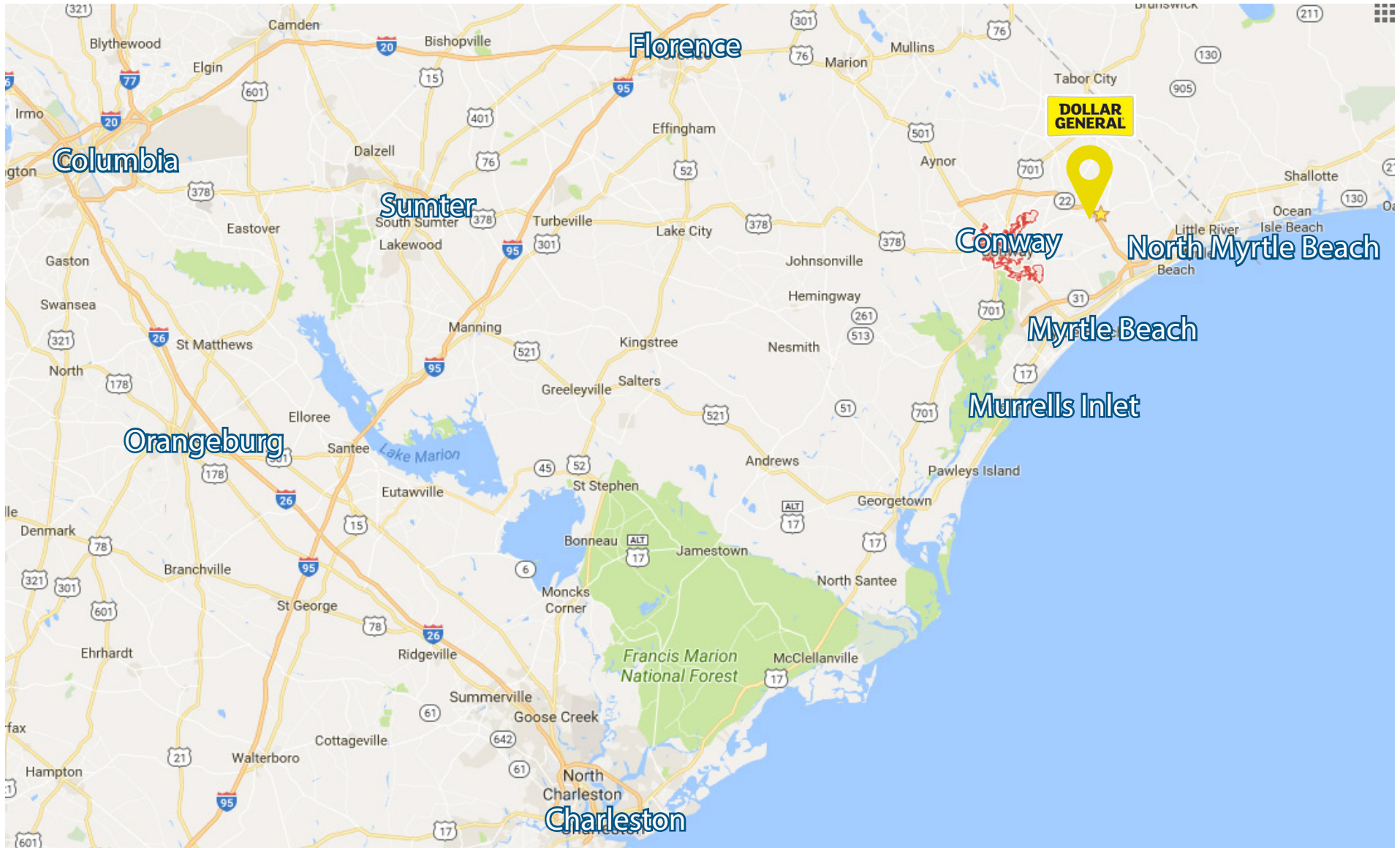


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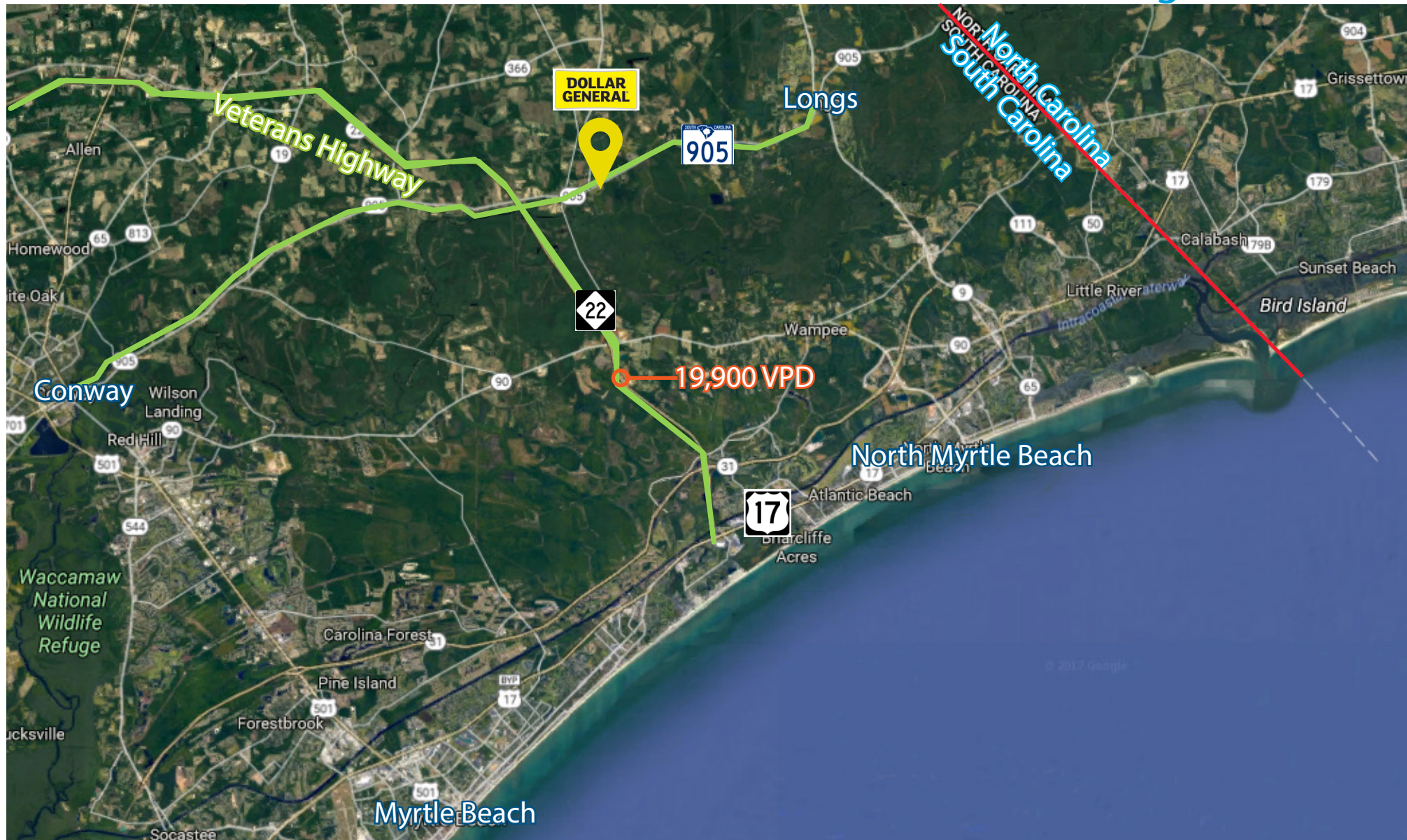




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Regional Aerial





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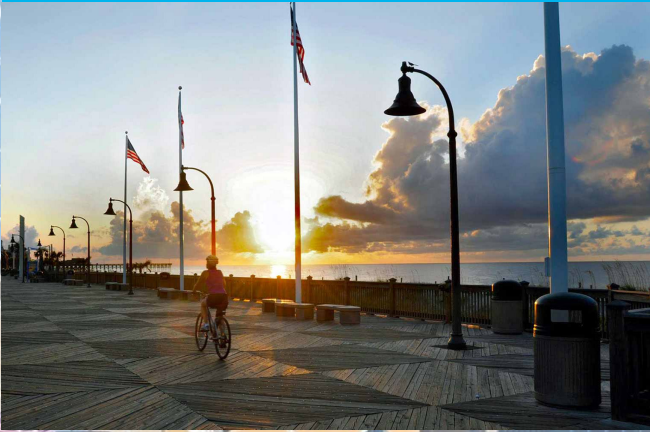
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Site Aerial



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MYRTLE BEACH, SOUTH CAROLINA

Myrtle Beach is a coastal city on the east coast of the US located in Horry County, South Carolina. It is situated on the center of a large stretch of beach known as the "Grand Strand". Myrtle Beach is one of the major centers of tourism in the US because of the city's warm sub-tropical climate and extensive beaches, attracting an estimated 14 million visitors each year. As of the 2010 census the population of Myrtle Beach MSA was over 465,000 people. Myrtle Beach is located approximately 65 miles southwest of Wilmington, North Carolina and 80 miles northeast of Charleston, South Carolina. This store is close to Surfside Beach, Murrells Inlet and the Grand Strand (Myrtle Beach). It is in a dense residential area surrounded by many golf courses and communities.

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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 14,000 stores located in 44 states with 15 Distribution Centers and 127,000 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.

2016-2017 FAST FACTS:

- \$22 billion in sales in fiscal 2016
- 14,000 retail locations as of August 19, 2017
- 15 distribution centers throughout United States
- Ranked #128 on the Fortune 500 list as of June 2017

Tenant Summary



POPULATION	1 mile	3 miles	5 miles
2022 Projection	307	2,711	7,860
2017 Estimate	266	2,338	6,754
2010 Census	240	1,990	5,549
2000 Census	186	1,551	4,188
Growth Rate 2000-2010	2.58%	2.52%	2.85%
Growth Rate 2010-2017	1.43%	2.25%	2.75%
Growth Rate 2017-2022	2.91%	3.00%	3.08%

HOUSEHOLDS			
2017 Total Households	117	887	2,612
2022 Total Households	135	1,030	3,043
2000-2010 Annual Rate	2.69%	2.69%	3.09%
2010-2017 Annual Rate	1.77%	2.32%	2.71%
2016-2022 Annual Rate	2.90%	3.03%	3.10

2017 Median Household Income	\$42,165	\$42,382	\$43,716
2017 Average Household Income	\$58,528	\$58,010	\$58,905



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