

NEW Dollar General "PLUS"

Johnsonville, South Carolina



*Actual Photo

Offering Memorandum



NEW Dollar General "PLUS"

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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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Representative Photo

Investment Overview | Property Highlights

INVESTMENT HIGHLIGHTS:

- NEW 15 YR Dollar General "PLUS" Lease with Corporate Guaranty by Dolgencorp, LLC
- NNN Lease
- Dollar General has over 14,000 locations in 44 states
- S&P BBB Investment Grade Credit
- New Relo store - Previous store was on site for over 10 YRS

PROPERTY HIGHLIGHTS:

Location: 202 Broadway Street, Johnsonville, SC 29009

Building: 10,566+/-SF Clear-Span Retail Building

Land Area: 1.37+/- Acres

Parking Spaces: 40 Spaces

Zoning: General Commercial Retail

Construction: 2017 construction; All brick with double door front entry, screw down metal roof

Information: This NEW "PLUS" Dollar General store is located next door to the old Dollar General Store that was on site for 20 years. The town of Johnsonville has been anxiously awaiting for this new store to be built. The property is near the center of town and close to the local high school.

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Sales Summary | Lease Information

SALES SUMMARY

Purchase Price	\$1,400,000
CAP Rate	6.6%
Price PSF	\$172

LEASE INFORMATION

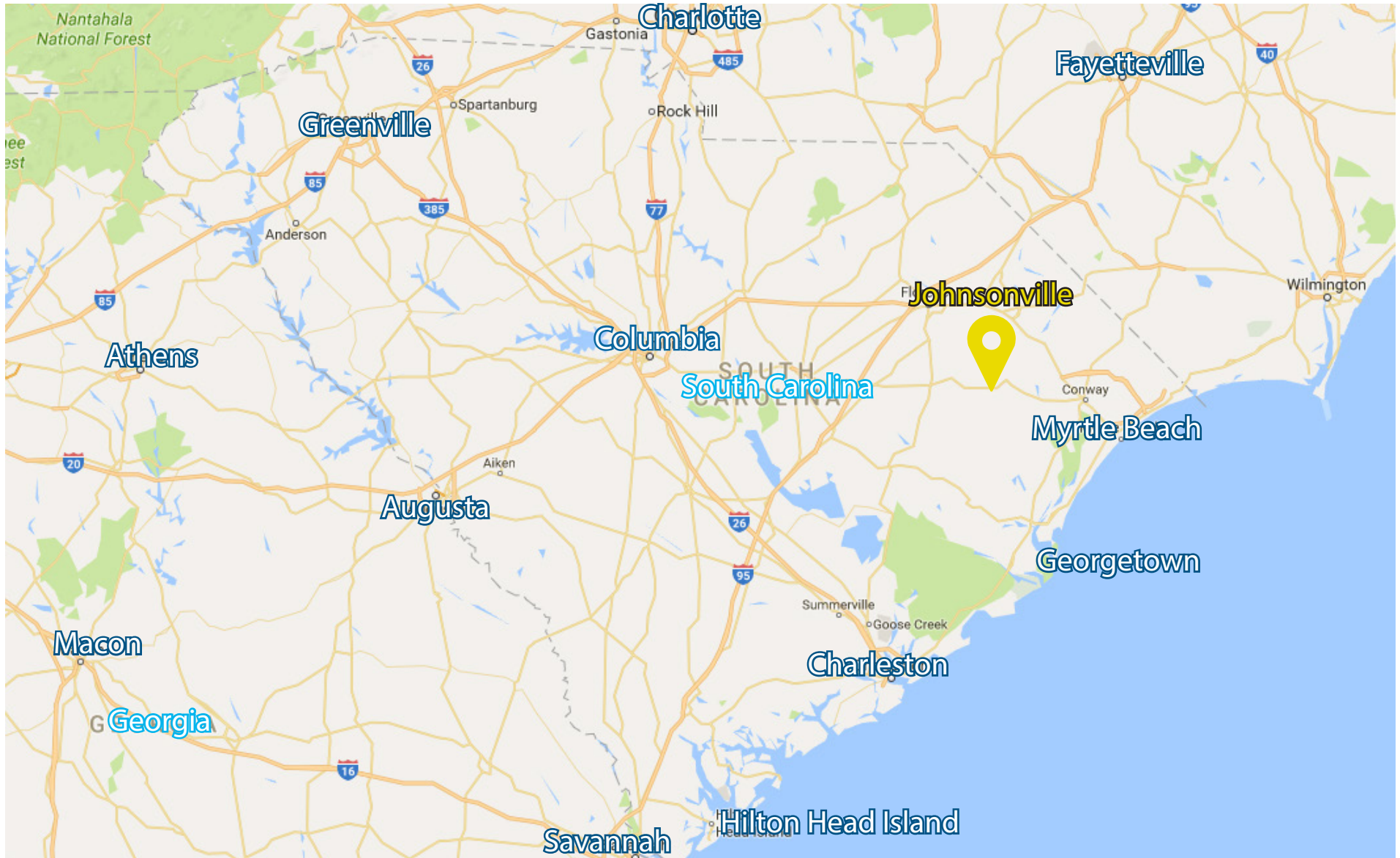
Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$92,352
Rent Start Date	June 20, 2017
Lease Expiration Date	June 30, 2032
Original Lease Term	Fifteen (15) Years
Renewal Options	Four (4), Five (5) Yr Options With Increases
Lease Type	NNN
Landlord Responsibilities	Maintain Cross Easement
Tax & Insurance/CAM/Roof Structure	Tenant



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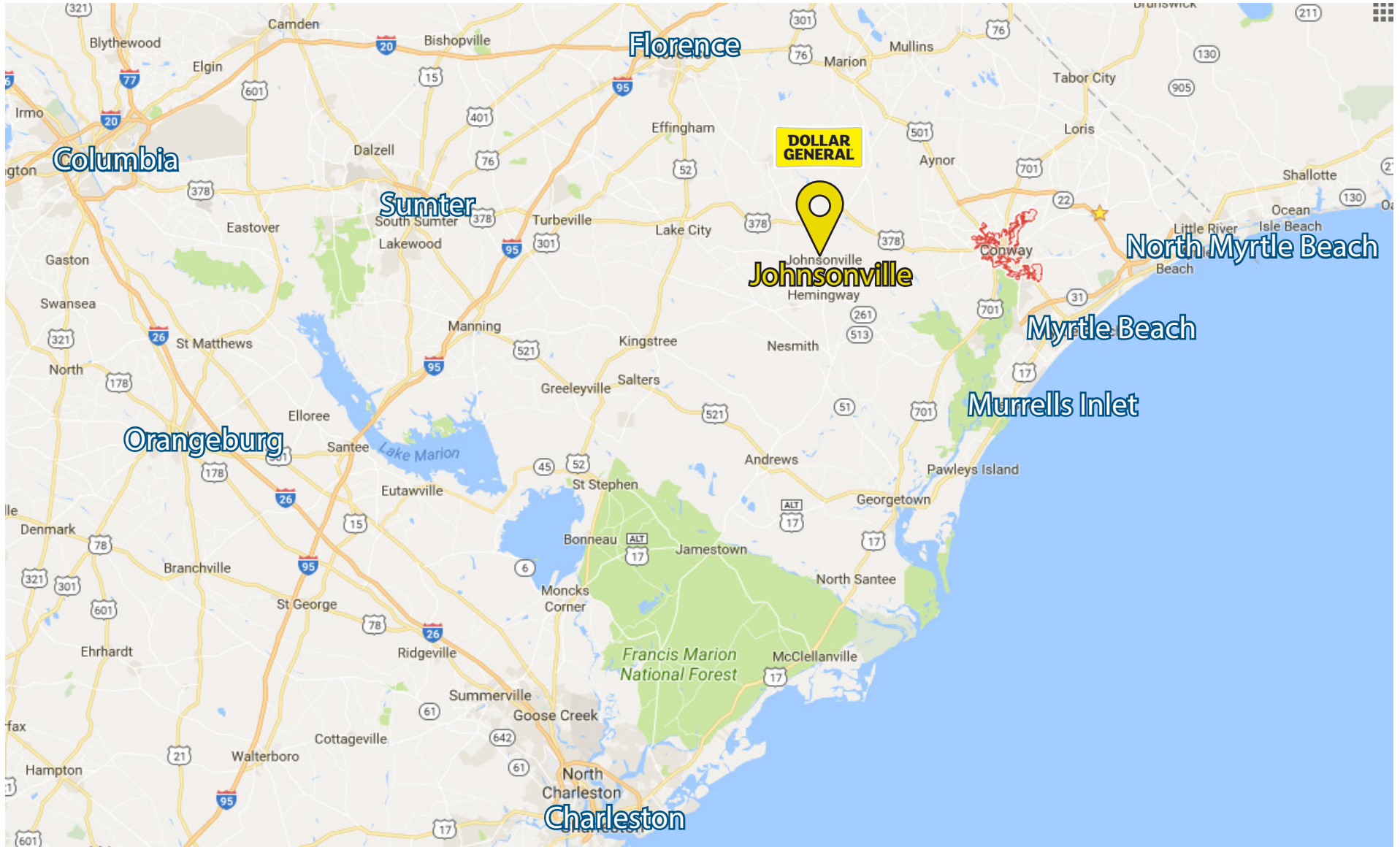
Regional Map



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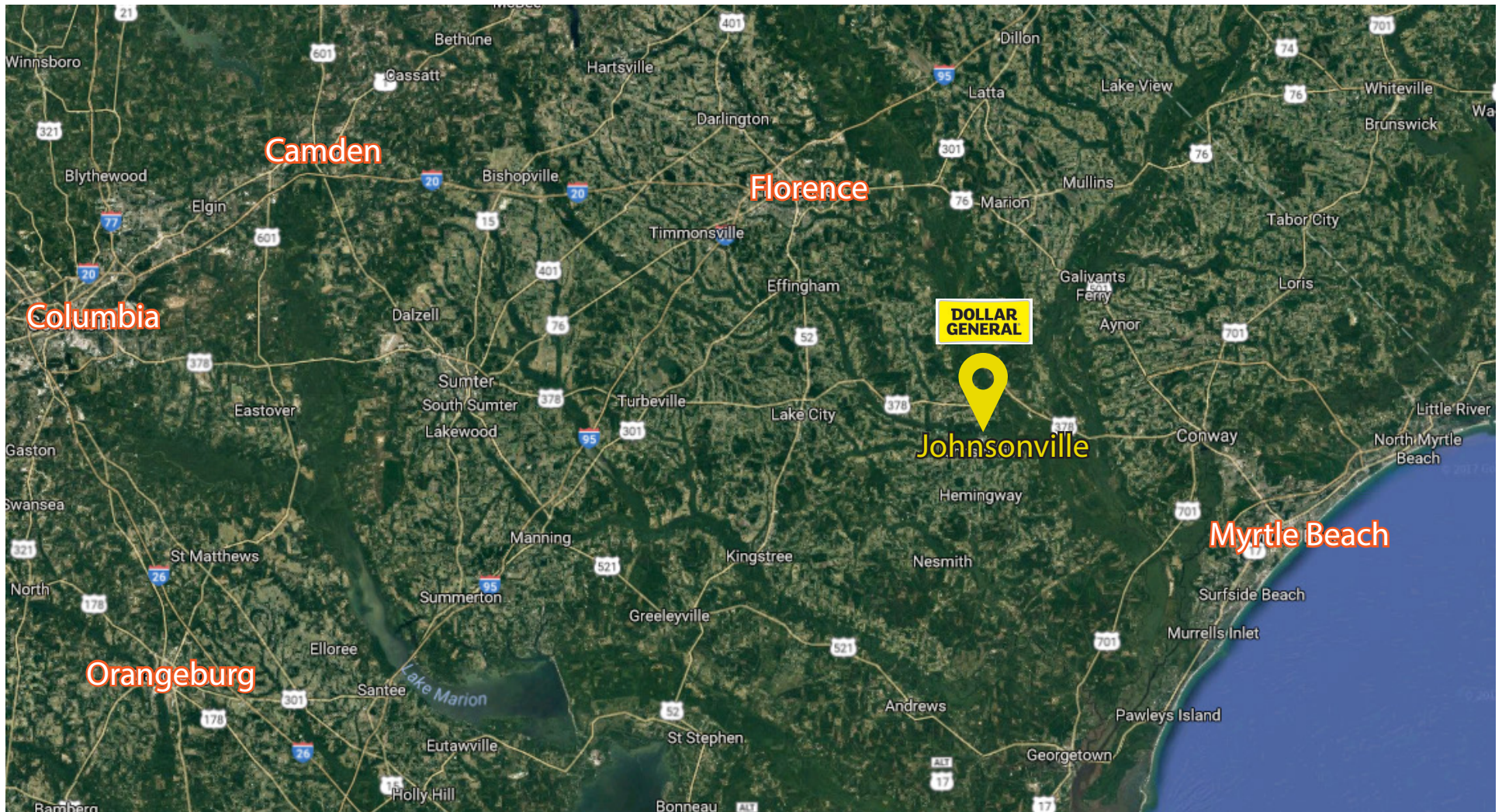
Regional Map



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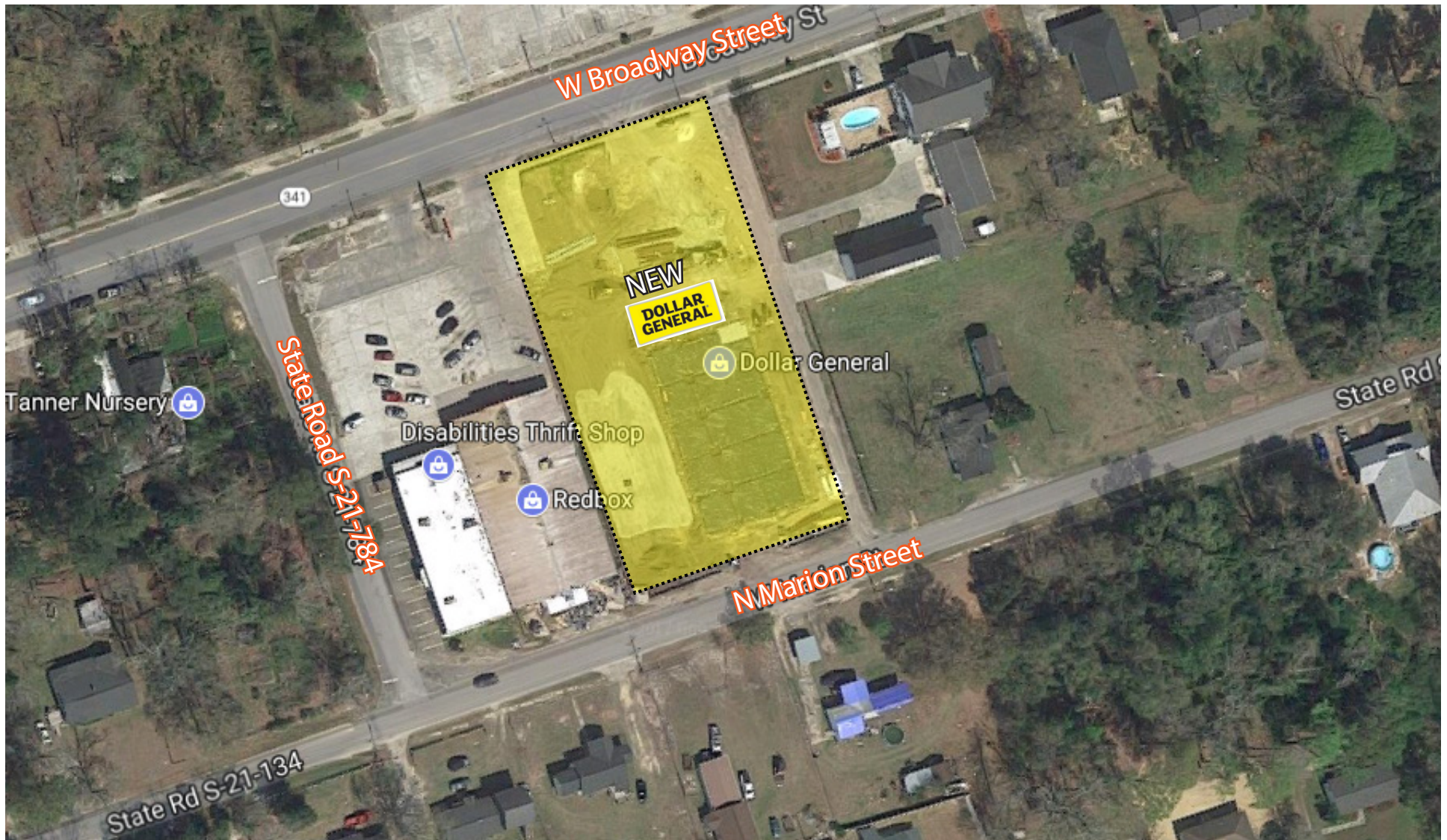
Regional Aerial



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Site Aerial



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Johnsonville, SC

The city of Johnsonville was founded in 1913 and is located near the southern tip of Florence County. Johnsonville is 30 miles southeast of Florence, 20 miles west of Conway and is less than an hour drive from Myrtle Beach. I-95 is approximately 30 miles west.

The Dollar General "PLUS" store is situated on West Broadway Street. This free-standing store sits within close proximity to other retailers such as McDonald's, Piggly Wiggly, McLeod Family Medical Center, KJ's, IGA and Fred's Discount.

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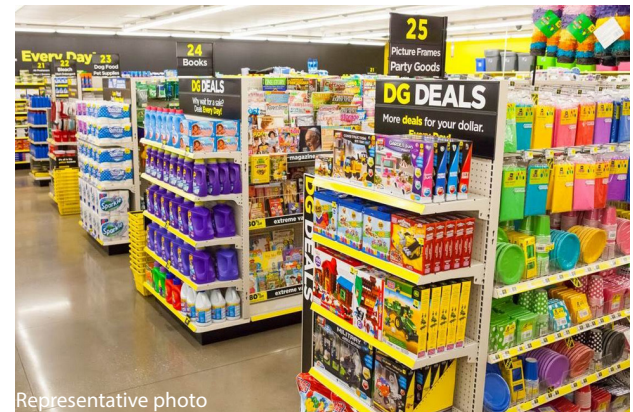
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Dollar General is a 75 year old company and is the nation's largest small-box discount retailer with more than 14,000 stores located in 44 states with 15 Distribution Centers and 127,000 plus employees. Dollar General helps shoppers Save Time. Save 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



Representative photo



Representative photo



Representative photo

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Demographics

POPULATION	1 mile	3 miles	5 miles
2022 Projection	1,711	4,199	7,217
2017 Estimate	1,666	4,061	7,101
2010 Census	1,591	3,807	3,739
2000 Census	1,651	3,739	7,014
Growth Rate 2000-2010	-0.37	0.18	-0.27
Growth Rate 2010-2017	0.64	0.89	0.55
Growth Rate 2017-2022	0.53	0.67	0.32

HOUSEHOLDS	1 mile	3 miles	5 miles
2017 Total Households	619	1,462	2,690
2022 Total Households	632	1,503	2,722
2000-2010 Annual Rate	-0.17	0.17	-0.25
2010-2017 Annual Rate	0.50	0.78	0.47
2017-2022 Annual Rate	0.42	0.55	0.24

2017 Median Household Income	\$38,738	\$42,733	\$38,683
2017 Average Household Income	\$50,847	\$55,973	\$51,761



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