



Representative Photo

Dollar General "Plus" Store

Seneca, South Carolina



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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.

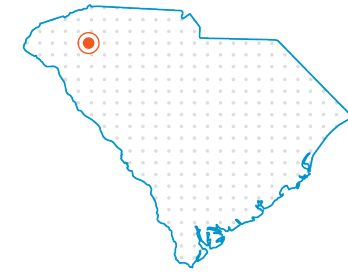
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- 2021 Construction
- 15 YR NNN Dollar General "Plus" Store
- Corporate Guaranty by Dolgencorp, LLC
- Excellent location relo "Plus" store located on a corner parcel at a traffic light
- Dollar General has over 18,000 stores in 47 states
- S&P BBB Investment Grade Credit \$34.2 billion in sales in fiscal 2022
- Located along one of the area's primary thoroughfares with 11,100 VPD on Wells Highway
- Perfect 1031 exchange property

Property Highlights



PROPERTY	Dollar General "PLUS" Store
LOCATION	15310 Wells Highway, Seneca, SC 29678
COUNTY	Oconee
ZONING	Commercial
CONSTRUCTION	2021 Construction; All brick with double door front entry w/ standing seam metal roof

INFORMATION

This Dollar General relo store is located on one of the main highways that runs through Seneca. This store is the "Plus" prototype concept size with added cooler/freezer space to accommodate the growing demand for Dollar General product. Dollar General closed the store down the street consolidating to this Dollar General location.



10,640

Square Feet
10,640 +/- SF



2.46

Acres



35

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,045,672

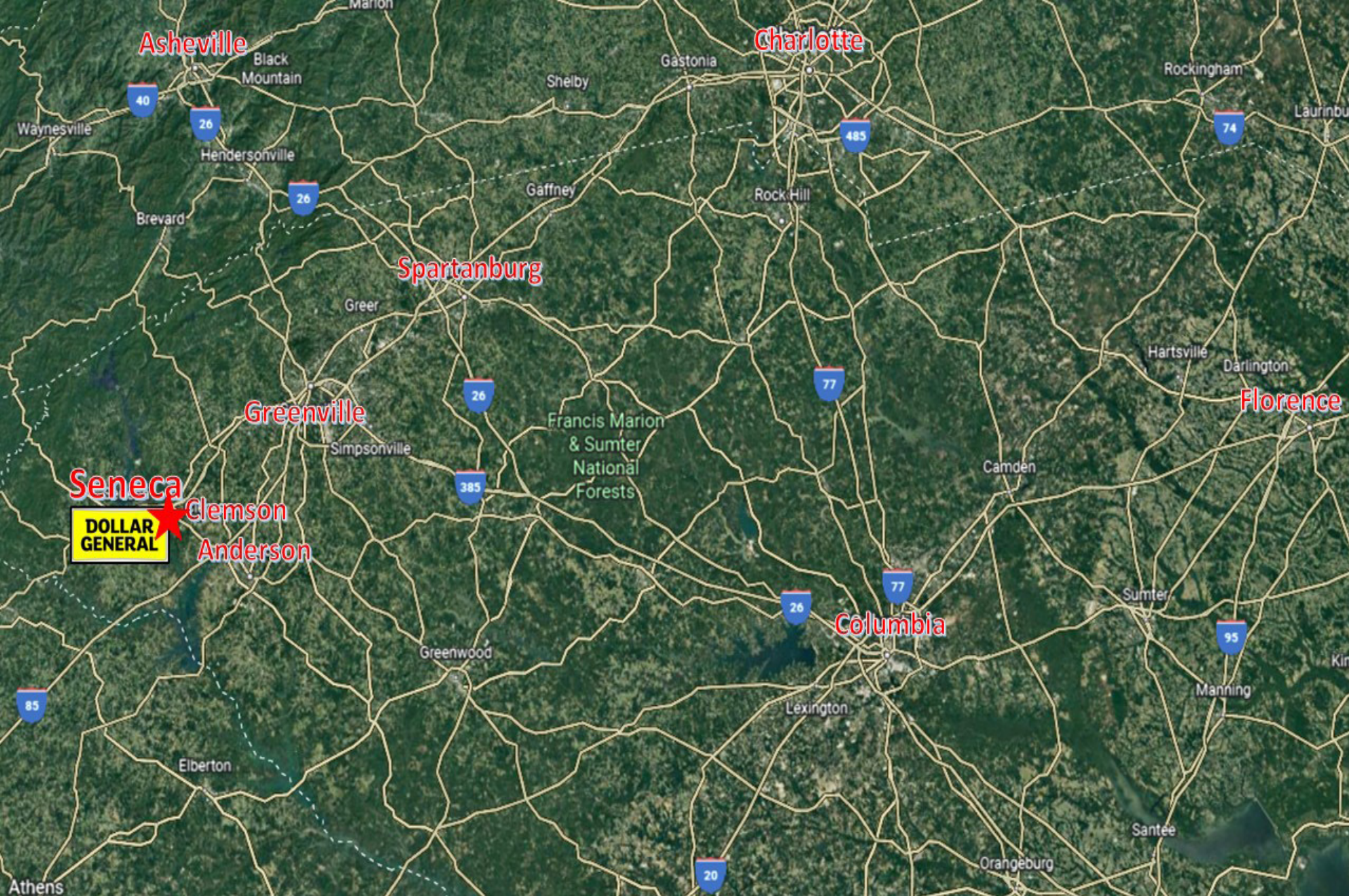
CAP RATE
5.5%

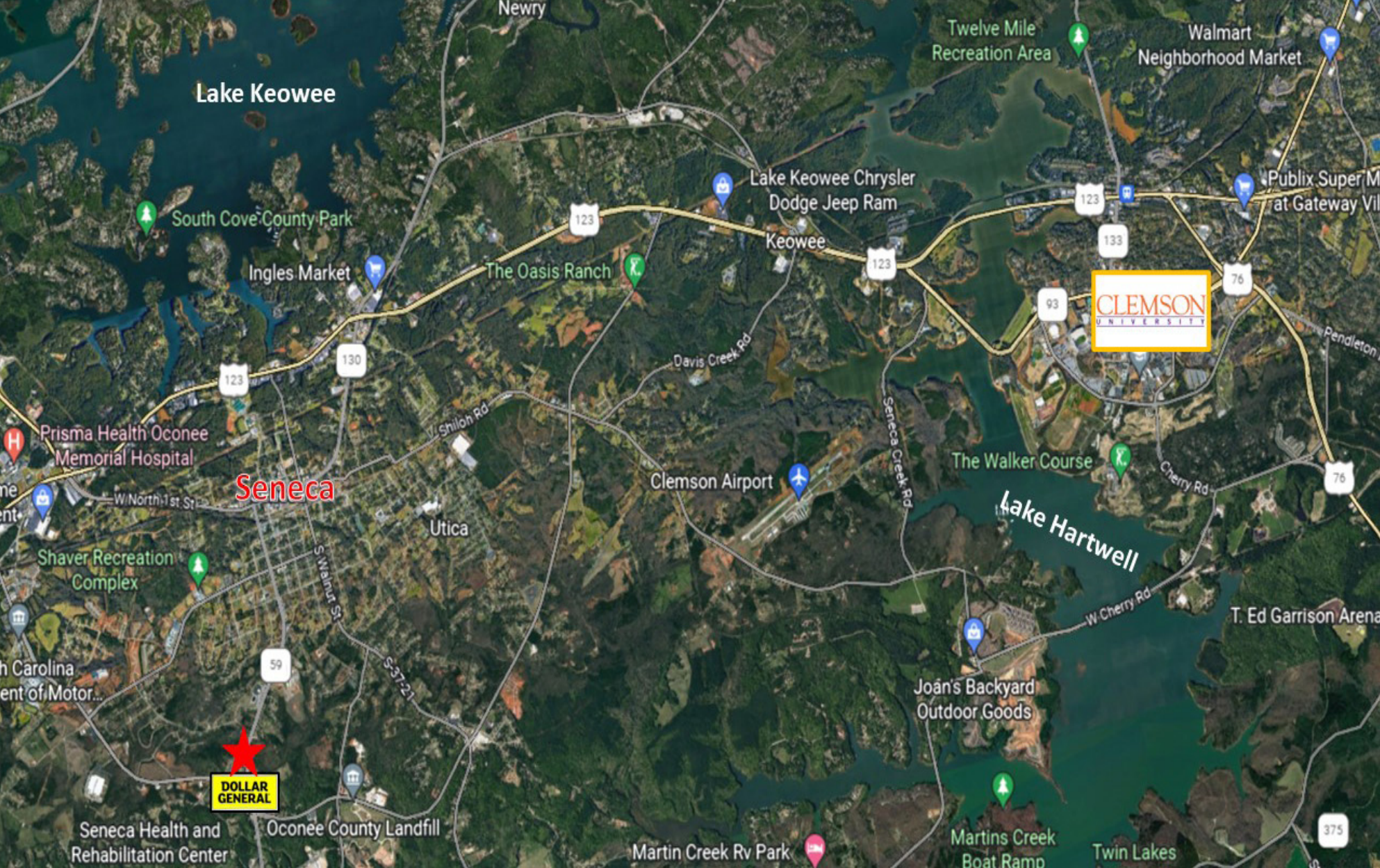
Lease Information

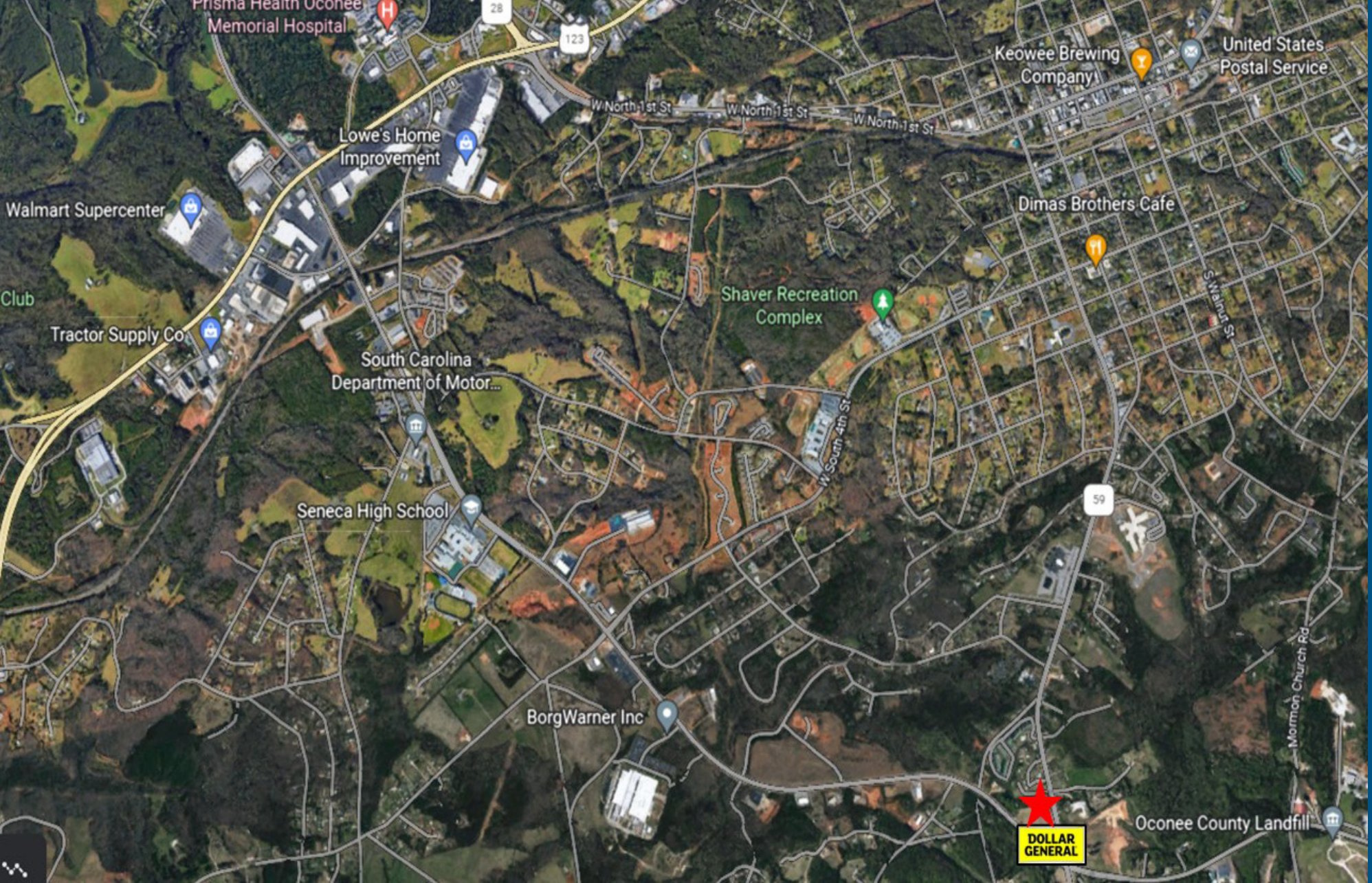
TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$112,512
RENT START DATE	2/10/2022
LEASE EXPIRATION DATE	2/28/2037
ORIGINAL LEASE TERM	Fifteen (15) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 10% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

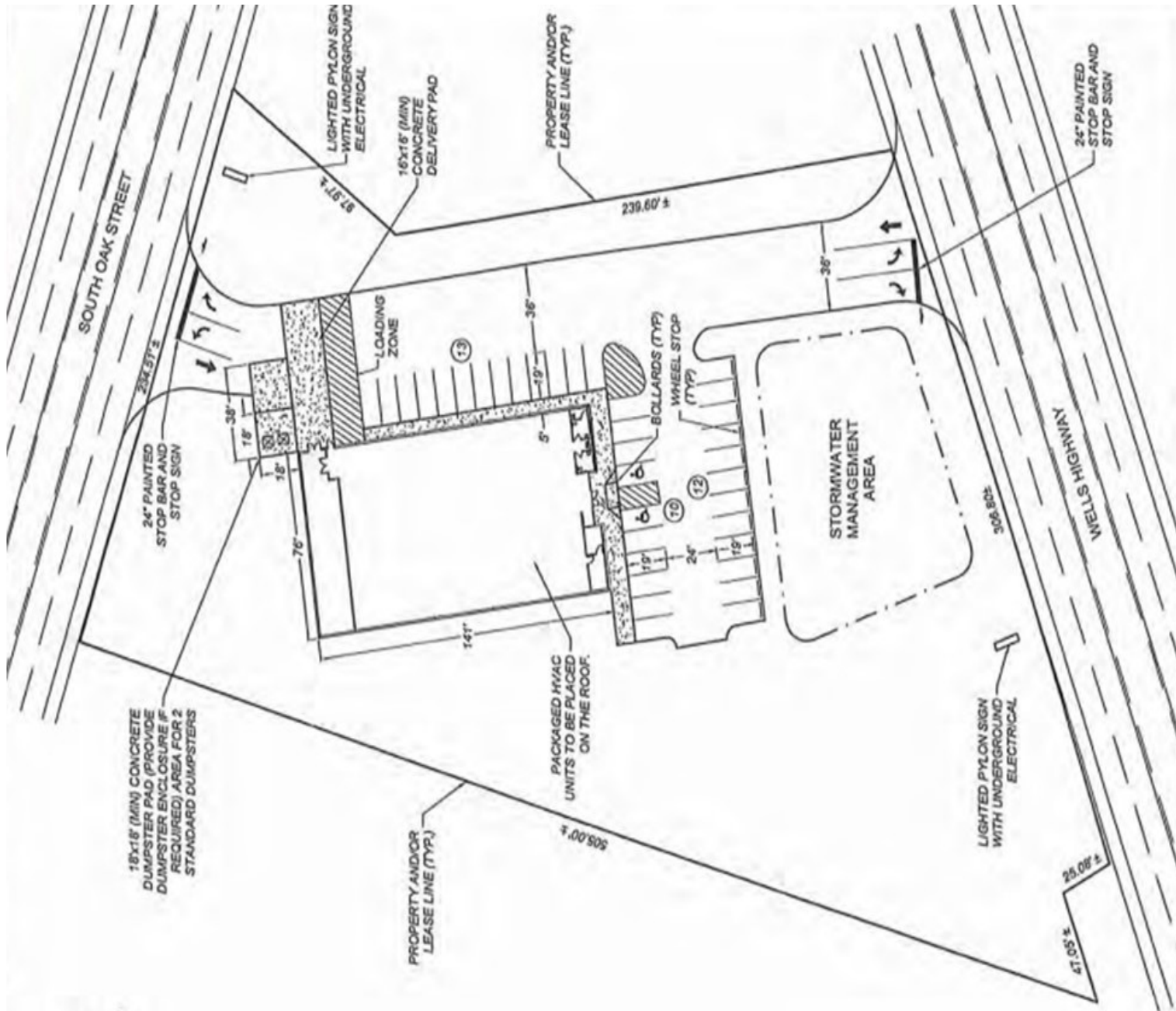
LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-15	3/1/2022	2/28/2037	\$112,512	
OPTION 1	3/1/2037	2/28/2042	\$123,763	10%
OPTION 2	3/1/2042	2/28/2047	\$136,139	10%
OPTION 3	3/1/2047	2/28/2052	\$149,753	10%
OPTION 4	3/1/2052	2/28/2057	\$164,728	10%
OPTION 5	3/1/2057	2/28/2062	\$181,201	10%











Seneca

SOUTH CAROLINA

Seneca is the principal city of the Seneca Micropolitan Statistical Area, an (MSA) that includes all of Oconee County, and that is included within the greater Greenville-Spartanburg-Anderson, South Carolina. It is surrounded by three major lakes which include Lake Hartwell, Lake Oconee and Lake Jocassee. Seneca is seven miles from Clemson University which has 22,000+ students.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

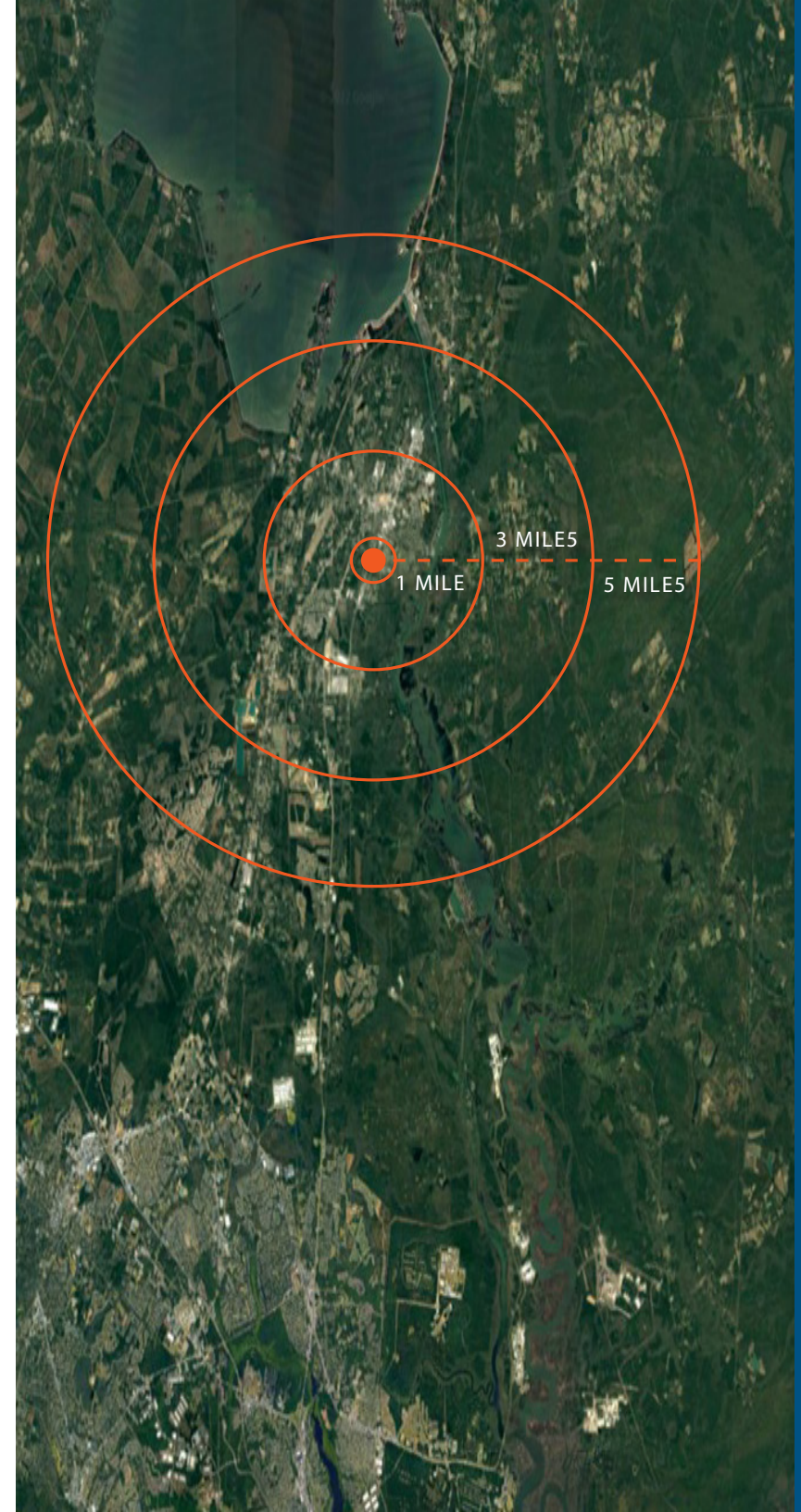
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	1,817	14,334	26,373
2022 Population	1,776	14,311	26,407
2020 Population	1,742	14,230	26,307
2010 Population	1,723	13,653	25,010
Growth Rate 2010-2020	0.11%	0.41%	0.51%
Growth Rate 2020-2022	0.86%	0.25%	0.17%
Growth Rate 2022-2027	0.46%	0.03%	-0.03%

Households

2022 Total Households	786	6,052	11,218
2027 Projected Total Households	812	6,090	11,253
2010-2020 Annual Rate	0.13%	0.60%	0.78%
2020-2022 Annual Rate	1.09%	0.37%	0.29%
2022-2027 Annual Rate	0.65%	0.13%	0.06%

Average Income

2022 Median Household Income	\$45,102	\$44,849	\$50,530
2022 Average Household Income	\$63,569	\$63,904	\$73,209





Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 18,000 stores located in 47 states with 28 Distribution Centers and 164,000 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. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at www.dollargeneral.com.

2022 FAST FACTS:

- \$34.2 billion in sales in fiscal 2021 an increase of 1.4% over 2020
- Operating profit was \$3.2 billion in fiscal 2021
- Company reported net income of \$2.4 billion and diluted earnings per share \$10.17
- Over 18,000 retail stores as of May 1, 2022
- 28 distribution centers throughout United States
- Ranked #106 on the Fortune 500 list as of May 2022
- Awarded Mass Market Retailer's Retailer of the Year award in January 2020



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