

FILE PHOTO



BERKELEY
CAPITAL ADVISORS

DOLLAR GENERAL
ANDERSON, PAULINE, AND SALEM, SC

BERKELEY

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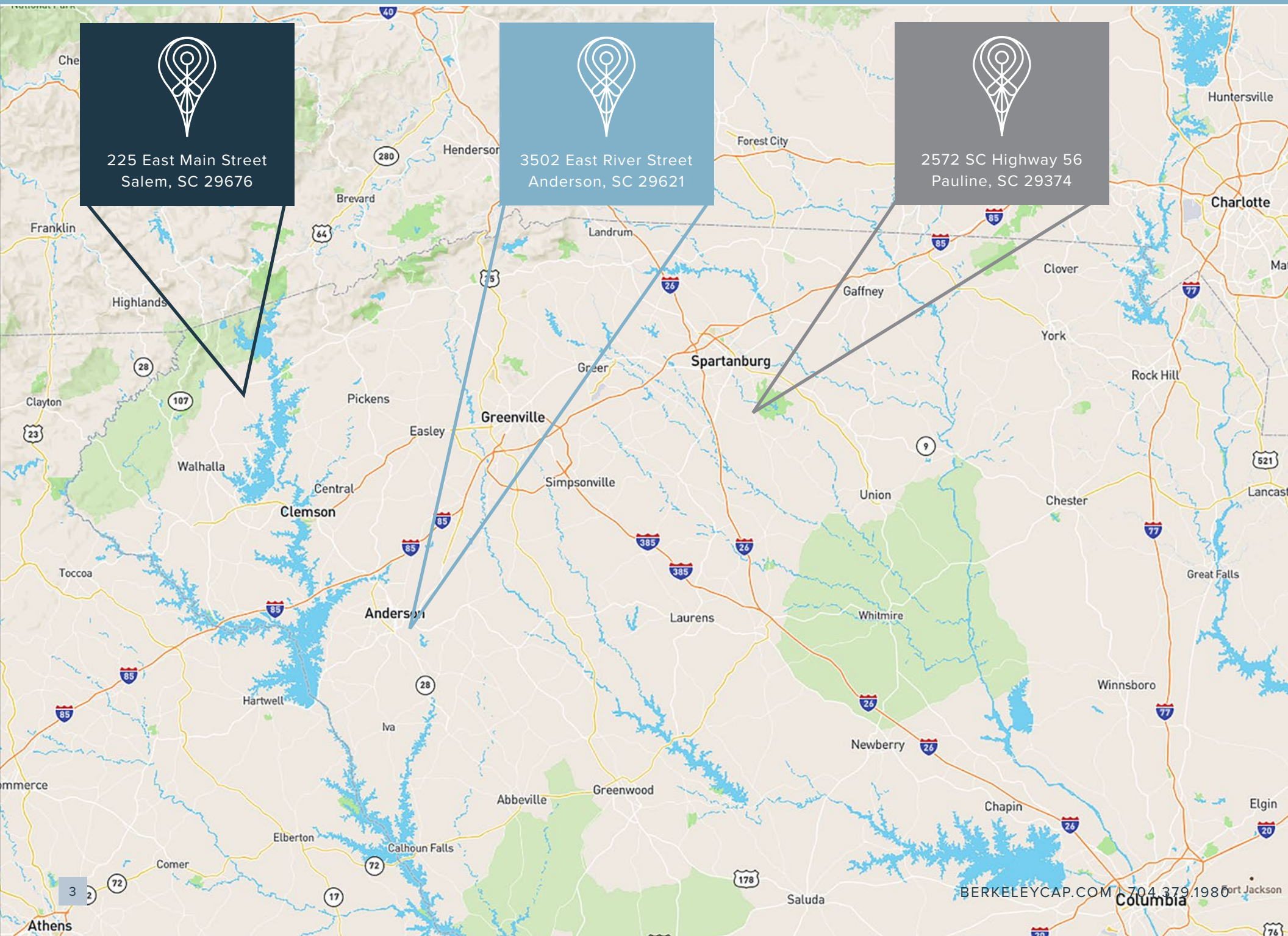
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BCA FIRM SC REAL ESTATE LICENSE NO.: 16917

LOCATION MAP



225 East Main Street
Salem, SC 29676



3502 East River Street
Anderson, SC 29621



2572 SC Highway 56
Pauline, SC 29374



EXECUTIVE SUMMARY

The subject Dollar Generals are proven locations with all of them having extended their original lease terms. One store opened in 2008 and one opened in 2007. They all benefit from having below market rents with their rent per square foot being \$6.01. Dollar General is an aggressively expanding tenant with 1,315 new stores opening in 2017. The sites fill voids in their respective markets and draw customers from the larger surrounding communities.

INVESTMENT HIGHLIGHTS

- ALL LOCATIONS EXTENDED ORIGINAL LEASE TERM | STRONG OPERATING HISTORY
- AGGRESSIVELY EXPANDING TENANT | 1,315 NEW STORES IN 2017 | 14,600+ TOTAL STORE COUNT
- FILLS VOID IN THE MARKET | LIMITED COMPETITION IN SURROUNDING COMMUNITIES
- REPLACEABLE RENT | BELOW MARKET RENT PSF AT \$6.01

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	% INCREASE
INITIAL TERM	\$54,150	-
OPTION 1	\$59,091	9%
OPTION 2	\$63,280	7%
OPTION 3	\$67,762	7%
OPTION 4	\$72,558	7%
OPTION 5	\$77,689	7%

UNDERWRITING

POTENTIAL GROSS INCOME (ANNUAL RENT)	\$54,900
ADDITIONAL PARKING LOT CONTRIBUTION	\$5,250
NON-REIMBURSABLE EXPENSES	
LANDSCAPING	\$6,000
TOTAL LANDLORD EXPENSES	\$6,000
NET OPERATING INCOME	\$54,150





DOLLAR GENERAL

3502 EAST RIVER STREET
ANDERSON, SC 29621

PROPERTY DETAILS

TENANT	DOLLAR GENERAL CORP.
NET OPERATING INCOME	\$54,150
RENT INCREASES	9% IN 1 ST OPT; 7% IN 2 ND -5 TH OPTS
RENT COMMENCEMENT	APRIL 1, 2008
RENT EXPIRATION	MARCH 31, 2025
LEASE TYPE	NN*
ORIGINAL LEASE TERM	7 YEARS
LEASE TERM REMAINING	7 YEARS
OPTIONS	FIVE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO

*NN - ROOF, STRUCTURE, PARKING LOT, CAM

\$752,083

7.20% CAP RATE



9,014

SQUARE FEET



1.69

ACRES



45

PARKING SPACES



2008

YEAR BUILT

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2022 POP. PROJECTION	2,645	19,724	54,020
2017 POPULATION	2,626	19,218	52,375
POP. GROWTH 2000-2017	6.61%	19.71%	10.35%
HH GROWTH 2000-2017	3.91%	1.57%	9.27%
2017 EST. AVG. HH INCOME	\$45,247	\$41,462	\$52,432

for detailed demographics, please click [HERE](#)

TRAFFIC COUNTS

	AADT
E. RIVER ST	12,700
E. SHOCKLEY FERR RD (NEARBY)	13,400
US HWY 29 BYP NORTH (NEARBY)	21,500

MID-RANGE AERIAL: ANDERSON, SC





DOLLAR GENERAL

2571 SC HIGHWAY 56
PAULINE, SC 29374

PROPERTY DETAILS

TENANT	DOLLAR GENERAL CORP.
NET OPERATING INCOME	\$54,150
RENT INCREASES	9% IN 1 ST OPT; 7% IN 2 ND -5 TH OPTS
RENT COMMENCEMENT	MAY 1, 2008
RENT EXPIRATION	MARCH 31, 2025
LEASE TYPE	NN*
ORIGINAL LEASE TERM	10 YEARS
LEASE TERM REMAINING	7 YEARS
OPTIONS	FIVE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO

*NN - ROOF, STRUCTURE, PARKING LOT, CAM

\$722,000

7.50% CAP RATE



9,014

SQUARE FEET



2.67

ACRES



41

PARKING SPACES



2008

YEAR BUILT

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2022 POP. PROJECTION	871	3,652	14,010
2017 POPULATION	837	3,489	13,432
POP. GROWTH 2000-2017	27.59%	32.15%	21.93%
HH GROWTH 2000-2017	17.32%	29.69%	20.84%
2017 EST. AVG. HH INCOME	\$74,492	\$86,008	\$77,203

for detailed demographics, please click [HERE](#)

TRAFFIC COUNTS

	AADT
SC HWY 56	5,014
STONE STATION RD (NEARBY)	5,600
I-26 (NEARBY)	18,300
US HWY 221 (NEARBY)	10,900

MID-RANGE AERIAL: PAULINE, SC





DOLLAR GENERAL

225 EAST MAIN STREET
SALEM, SC 29676

PROPERTY DETAILS

TENANT	DOLLAR GENERAL CORP.
NET OPERATING INCOME	\$54,150
RENT INCREASES	9% IN 1 ST OPT; 7% IN 2 ND -5 TH OPTS
RENT COMMENCEMENT	JUNE 1, 2007
RENT EXPIRATION	MAY 31, 2027
LEASE TYPE	NN*
ORIGINAL LEASE TERM	10 YEARS
LEASE TERM REMAINING	9 YEARS
OPTIONS	FIVE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO

*NN - ROOF, STRUCTURE, PARKING LOT, CAM

\$736,735

7.35% CAP RATE



9,014

SQUARE FEET



1.51

ACRES



37

PARKING SPACES



2007

YEAR BUILT

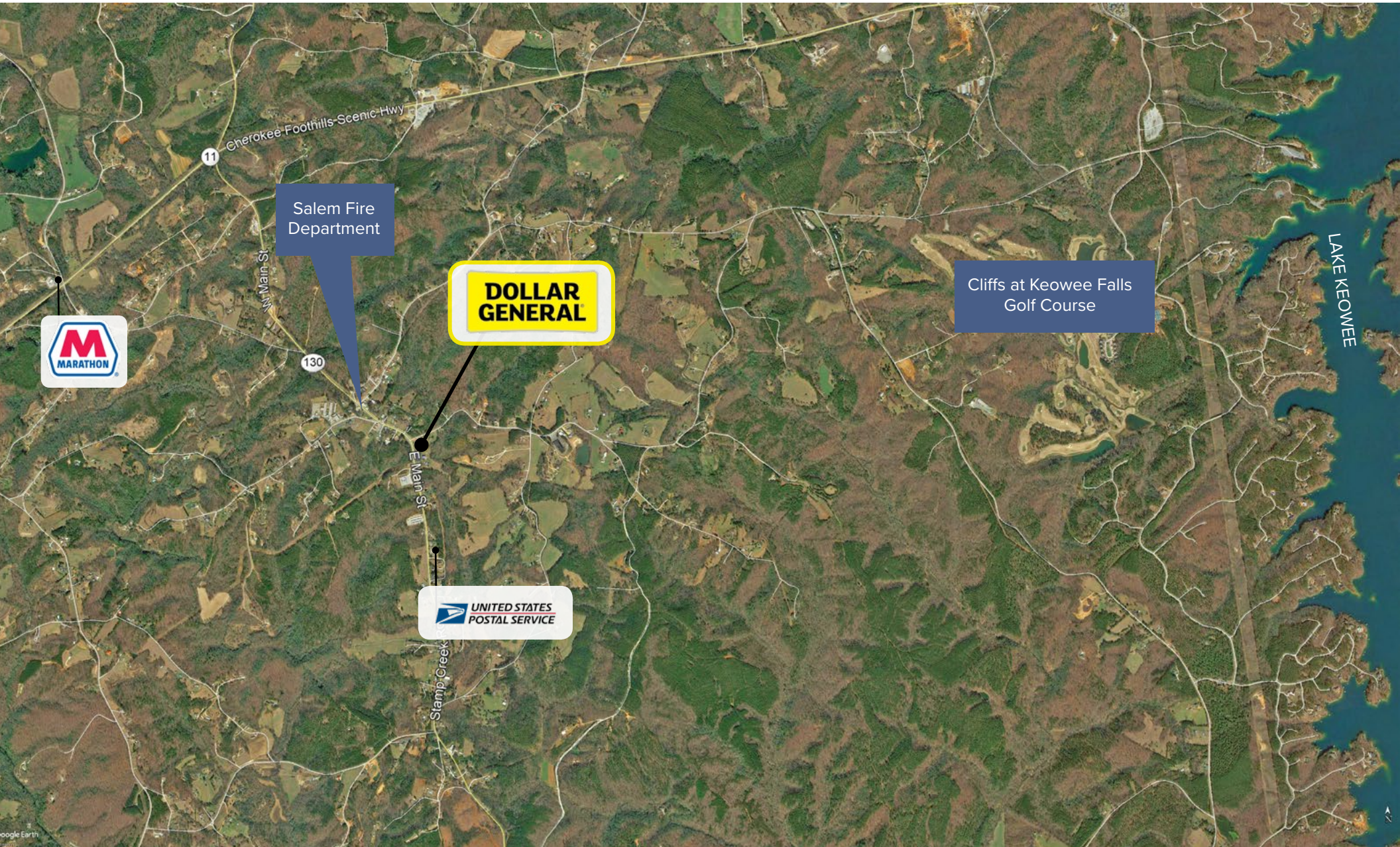
DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2022 POP. PROJECTION	499	2,532	6,936
2017 POPULATION	496	2,457	6,681
2017 EST. AVG. HH INCOME	\$56,210	\$63,244	\$79,130

for detailed demographics, please click [HERE](#)

TRAFFIC COUNTS

	AADT
EAST MAIN STREET	2,400





Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories. As of February 2, 2018, Dollar General Corporation operated 14,534 stores in 44 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is headquartered in Goodlettsville, Tennessee.



DOLLAR GENERAL CORPORATION


CREDIT RATING	BAA3/BBB
TICKER SYMBOL	NYSE: DG
TOTAL REVENUE	\$23.4BN
MARKET CAP	\$25.9BN
FYE	2/2/2018
HEADQUARTERS	GOODLETTSVILLE, TN
SOURCE	YAHOO! FINANCE



1939
YEAR FOUNDED



\$23.4B
TOTAL REVENUE



14,534
LOCATIONS



129K
TOTAL EMPLOYEES

CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

BERKELEY

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