

Family Dollar 10+ Year NN Investment Opportunity for Sale

One of the Nation's Fastest-Growing Counties

1831 Cannons Campground Rd. | Greenville-Spartanburg-Anderson, SC CSA



Representative Photo



Table of Contents

FOR FURTHER INFORMATION

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1831 Cannons Campground Rd.
Spartanburg, SC

Property Information.....	3
Locator Map	4,5
High Aerial.....	6
Mid Aerial	7
Site Plan	8
Survey.....	9
Elevations.....	10
Tenant & Lease Information	11
Financials	12
Demographics & Business Overview	13
About Us.....	14

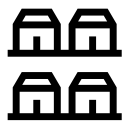


Property Information

Property and Location Highlights

- > HIGHLY DESIRABLE, RECESSION PROOF, ECOMMERCE RESISTANT INVESTMENT GRADE TENANT
- > HIGH SALES PROJECTION STORE
- > EXCELLENT VISIBILITY AT SIGNALIZED INTERSECTION
- > +220' OF FRONTAGE ON MAJOR ARTERIAL ROAD
- > NO DIRECT COMPETITION
- > GROWING AREA
- > HIGH DAYTIME WORK FORCE
- > EXPERIENCING RAPID GROWTH & INCREASE IN TRAFFIC COUNTS DUE TO NEW PUBLIC SCHOOLS & NEW RESIDENTIAL GROWTH
 - > NEW \$185M SPARTANBURG HIGH SCHOOL (OPENING FALL 2019)
 - > NEW \$40M DRAYTON MILL ELEMENTARY SCHOOL (OPENED FALL 2018)
- > NEWLY ACQUIRED SPARTANBURG MEDICAL CENTER - MARY BLACK CAMPUS ACROSS FROM SITE
- > SEVERAL NURSING HOMES IN THE IMMEDIATE AREA

> DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	2,984	28,226	71,941
Projected Population 2023	3,158	29,572	75,006
Average HHI	\$48,813	\$73,321	\$59,186



77

LOTS APPROVED NEAR FLOYD RD.
EXTENSION & SKYLYN DR., BEHIND
SPARTANBURG MEDICAL CENTER
(NEW 18.6-ACRE DEVELOPMENT CALLED
DILLON VILLAGE)

SPARTANBURG, SC

Spartanburg is part of a 10-county region of northwestern SC known as "The Upstate," and is located 98 miles northwest of Columbia, 80 miles west of Charlotte, NC, and about 190 miles northeast of Atlanta, GA. A major employer in Spartanburg is the BMW Spartanburg factory, which employs around 8,800 people with an average daily output of about 1,400 vehicles. Spartanburg is also home of the world headquarters for Milliken & Company, a textile and chemical manufacturer; Wofford College; and the headquarters for Denny's restaurants.

SPARTANBURG POPULATION GROWTH

South Carolina has been a fast-growing region for years, with that growth now shifting away from Charleston to areas including Spartanburg. Population growth is soaring in Spartanburg, with Spartanburg County gaining more population from mid-2017 to mid-2018 than Charleston and Dorchester counties combined - 7,256 people.

#19

FASTEST-GROWING
METRO AREAS IN THE U.S.

#2

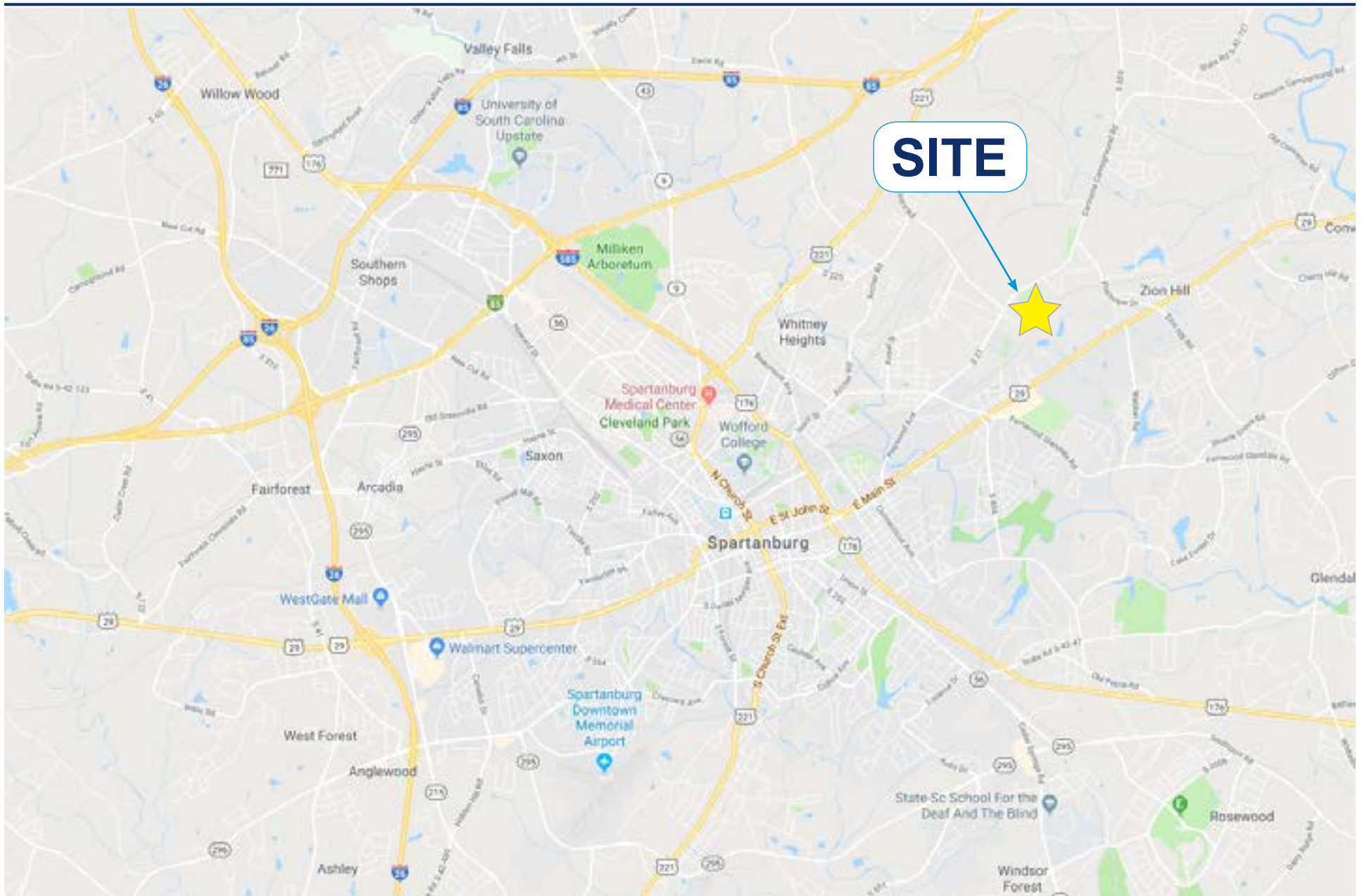
FASTEST-GROWING
METRO AREAS IN S.C.

Source: Charleston Post & Courier





Locator Map





High Aerial



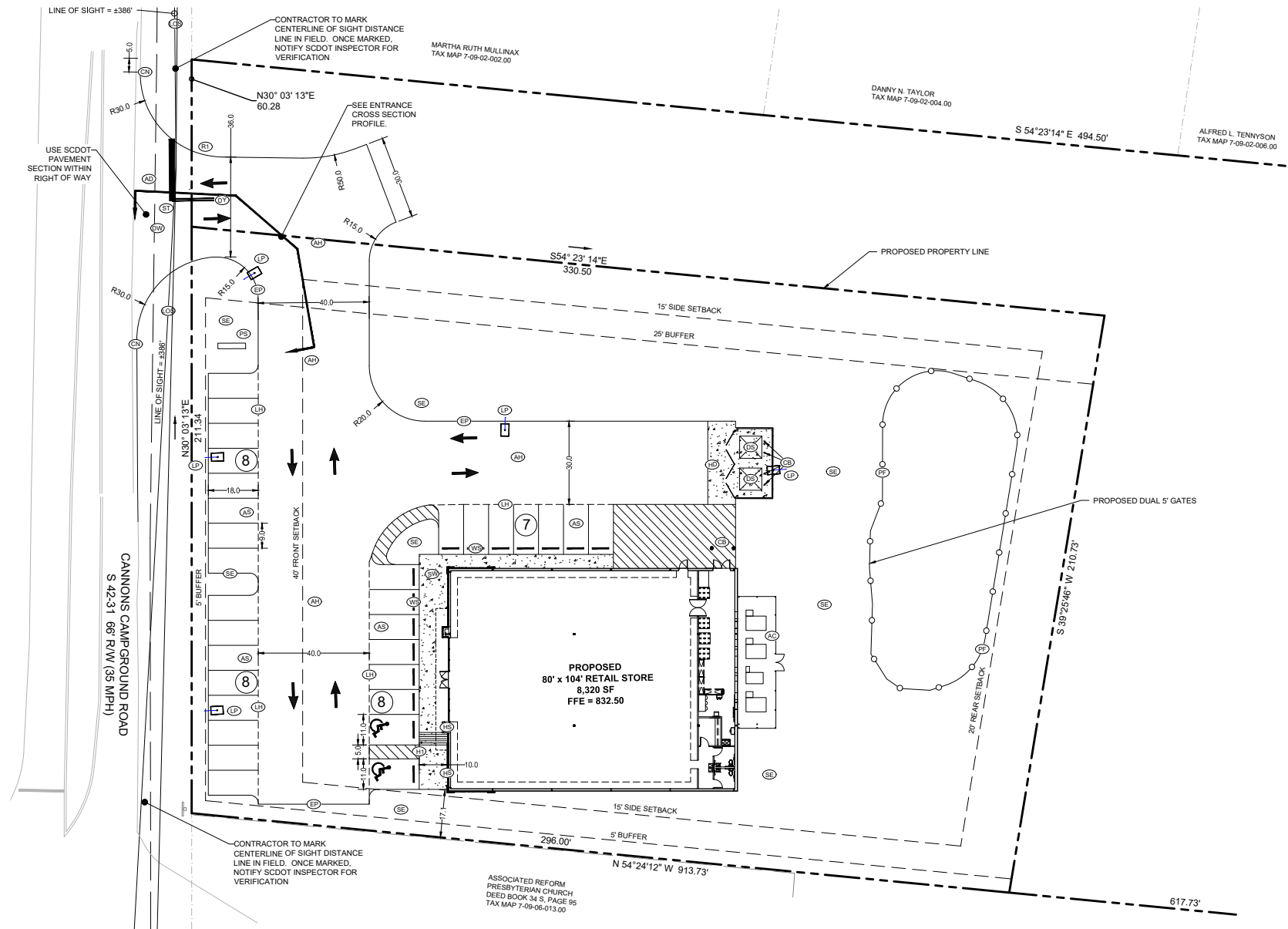


Mid Aerial





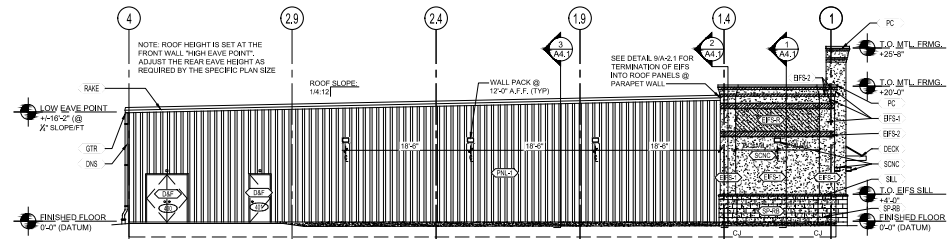
Site Plan



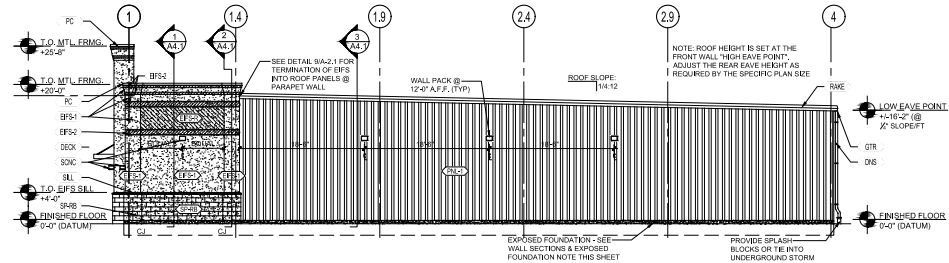




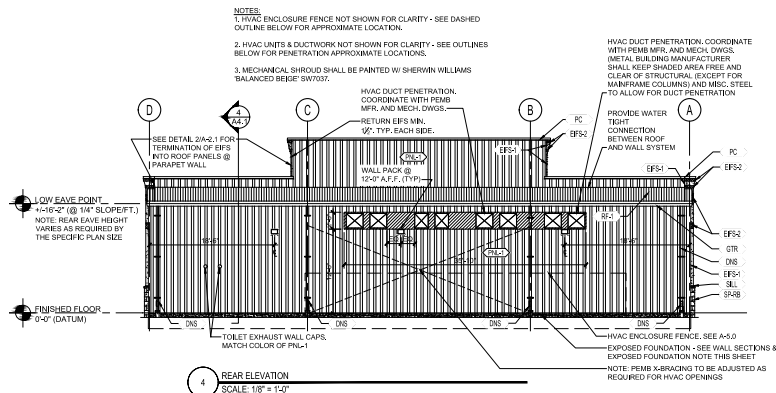
Elevations



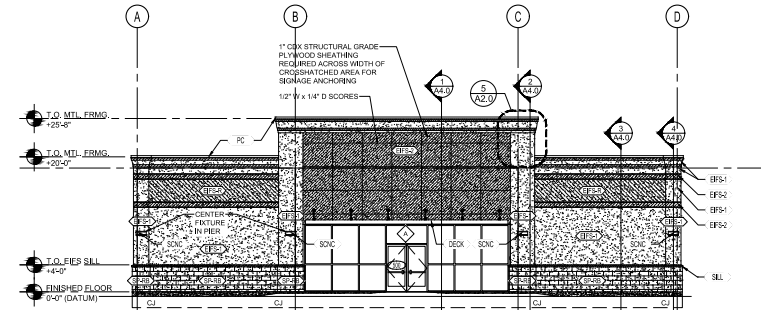
3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Tenant & Lease Information

TENANT PROFILE

Tenant: Family Dollar Stores of South Carolina, LLC

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25 billion.

Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- > Corporate Guarantee by Family Dollar, Inc. a Subsidiary of Dollar Tree
- > Financial Strength: Investment grade.
- > Amazon (e-commerce) Proof: Discount stores are being described as "immune to e-commerce" due to their focus on convenience and small store formats (source: eMarketer Inc., a leading market research company)
- > Dollar Tree reported \$5.64 billion in net sales in its most recent quarter
- > The combined Dollar Tree and Family Dollar company operates more than 15,000 stores nationwide, making it the largest dollar-store chain in the U.S. by store count
- > The combined company has sales of over \$19 billion a year
- > Family Dollar continues as a wholly-owned subsidiary of Dollar Tree

NYSE: DLTR

LEASE INFORMATION

- > Initial lease term of 10+ years to 2030
- > Six 5-year options increasing at 5% each option period
- > Landlord responsibilities = structural repairs (interior/exterior), parking area repairs





Financials

Rent Roll

Tenant: Family Dollar Stores of South Carolina, LLC
Guarantor: Family Dollar Stores, Inc.
NN Lease
1831 Cannons Campground Rd., Spartanburg, SC 29307

Price Summary

Price \$1,428,285
Cap Rate 7.0%
NOI \$99,980

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Family Dollar	8,320 SF	2019 / March 31, 2030	\$12.02	Years 1-10 \$8,331.67	Years 1-10 \$99,980	10 years initial term with six 5-year options increasing at 5% each option period



Demographics & Business Overview

DEMOGRAPHICS

Spartanburg is a vibrant community featuring a multi-cultural environment (compliments of its status as an international business leader of the South), award-winning schools, seven colleges, lush parks and proximity to the nearby Blue Ridge Mountains.



37,375

POPULATION
CITY OF SPARTANBURG



284,305

POPULATION
SPARTANBURG COUNTY



37

MEDIAN AGE



\$45,219

MEDIAN HOUSEHOLD
INCOME

BUSINESS

BMW, Milliken, Denny's Michelin, Toray, AFL, Kobelco, American Credit Acceptance, Draexlmaier, Trelleborg, Advance America, Adidas Group, and Indorama all reside in Spartanburg. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, make it a top choice.



138,675

TOTAL LABOR FORCE



110+

INTERNATIONAL COMPANIES

LEADING INDUSTRIES

(# of jobs)



26,648

Manufacturing



15,699

Retail Trade



21,757

Government



11,174

Accommodation &
Food Services



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



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Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**