

**DOLLAR
GENERAL®**

2916 W 5th North Street
Summerville, SC

HIGHLIGHTS

- Charleston MSA
- NNN Leased
- (5) 5-Year Options
- Strong Performing Store



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OSWALD COOKE & ASSOCIATES

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents

are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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2916 W 5th North Street Summerville SC		
DOLLAR GENERAL		
PRICE		\$1,637,648
CAP RATE		6.25%
NOI		\$102,353
TERM	15 Years (+/-8 Years Remaining)	
LEASE TYPE		NNN
COMMENCEMENT		April 29, 2012
EXPIRATION		April 30, 2027
OPTIONS	(5) 5-Year Options	
ESCALATIONS	10% at each Option	
GROSS LEASABLE AREA		9,026 SF
TOTAL ACREAGE		1.4 Acres
TMS NUMBER		121-12-00-015.000
MUNICIPALITY	Dorchester County	
GUARANTEE		Corporate



SITE PICTURE



PLAT



FINAL SITE PLAN - EXHIBIT B

CITY, STATE - STREET
Summerville (Jedburg), SC - Hwy 78 - Store #13354

PROTOTYPE:	OPTION 'B'	DEVELOPER	CIVIL ENGINEER
BUDG/SALES SF: 9,026/7,195	COMPANY: CLAYTON CONSTRUCTION	COMPANY: CAMPBELL ENG & ASSOC.	
ACREAGE: 4.4 AC.	NAME: HARRY CLAYTON	NAME: TM CAMPBELL	
PARKING SPACES: 46 SPACES	PHONE #: (864) 576-1901	PHONE #: (864) 335-4090	

KIRVEN ROAD
(PRIVATE ROAD PER ADJOINING OWNER'S)

APPROVED
By bkirrham at 12:47 pm, Dec 02, 2011

The site plan shows a rectangular building footprint with a central area labeled 'DOLLAR GENERAL FLOOR PLAN OPTION 'B' ±9,100 S.F. 70'-0" x 130'-0" F.F.=0.0 46 SPACES REQUIRED (1 PER 200 SF)'. To the left of the building is an 'AREA FOR PACKAGED UNITS' and a '16'x16' (MIN) CONCRETE DELIVERY PAD 3.5''. The building is surrounded by a '15' SIDE SETBACK' and a '0' WIDE BUFFERYARD'. A 'STORM WATER POND' is located to the right of the building, with a '15' SIDE SETBACK' and a '0' WIDE BUFFERYARD'. The pond is labeled 'STORM WATER POND' and '15' SIDE SETBACK'. A 'CONCRETE DUMPSTER PAD 18' x 18' (MIN) TO BE SCREENED' is located to the left of the building. The plan also shows 'REQUIRED LANDSCAPE ISLAND EVERY 8' PARKING SPACES' and 'DOLLAR GENERAL MONUMENT SIGN (MAX HEIGHT 10')'. The plan is oriented with 'U.S. HWY 78 (S. NORTH ST.)' at the top and 'KIRVEN ROAD' at the bottom. The plan includes various dimensions, setbacks, and area calculations.

AERIAL



W 5th North Street (Hwy 78)



Crossroads Plaza



Jedburg Road



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AERIAL

KION
GROUP
KION North America

84 LUMBER

Thrace-LINQ
MEMBER THRACE GROUP

CLIMATEMASTER

Crossroads Plaza

JH James Hardie®
Building Products

Knight's
COMPANIES

ZAPP

STARK
TRUSS
COMPANY, INC.



BAE SYSTEMS

Speedway

DOLLAR
GENERAL



Site

ECMD
Design
Craftsmanship

DEVELOPMENTS

New Volvo Plant

Cane Bay Plantation
Residential: 10,000 Lots

Omni Industrial Park

Gerber Childrenswear


Residential: 13,000 Units
Commercial: 6 million SF

New Interstate Exit


FRUIT OF THE LOOM®


SOUTHEASTERN FREIGHT LINES


Down Home, Down The Street™

Charleston Trade Center

McQueen Industrial Park

Site 

Crossroads Plaza




Wentworth Hall

Pine Forest Country Club

Eastport Industrial Park

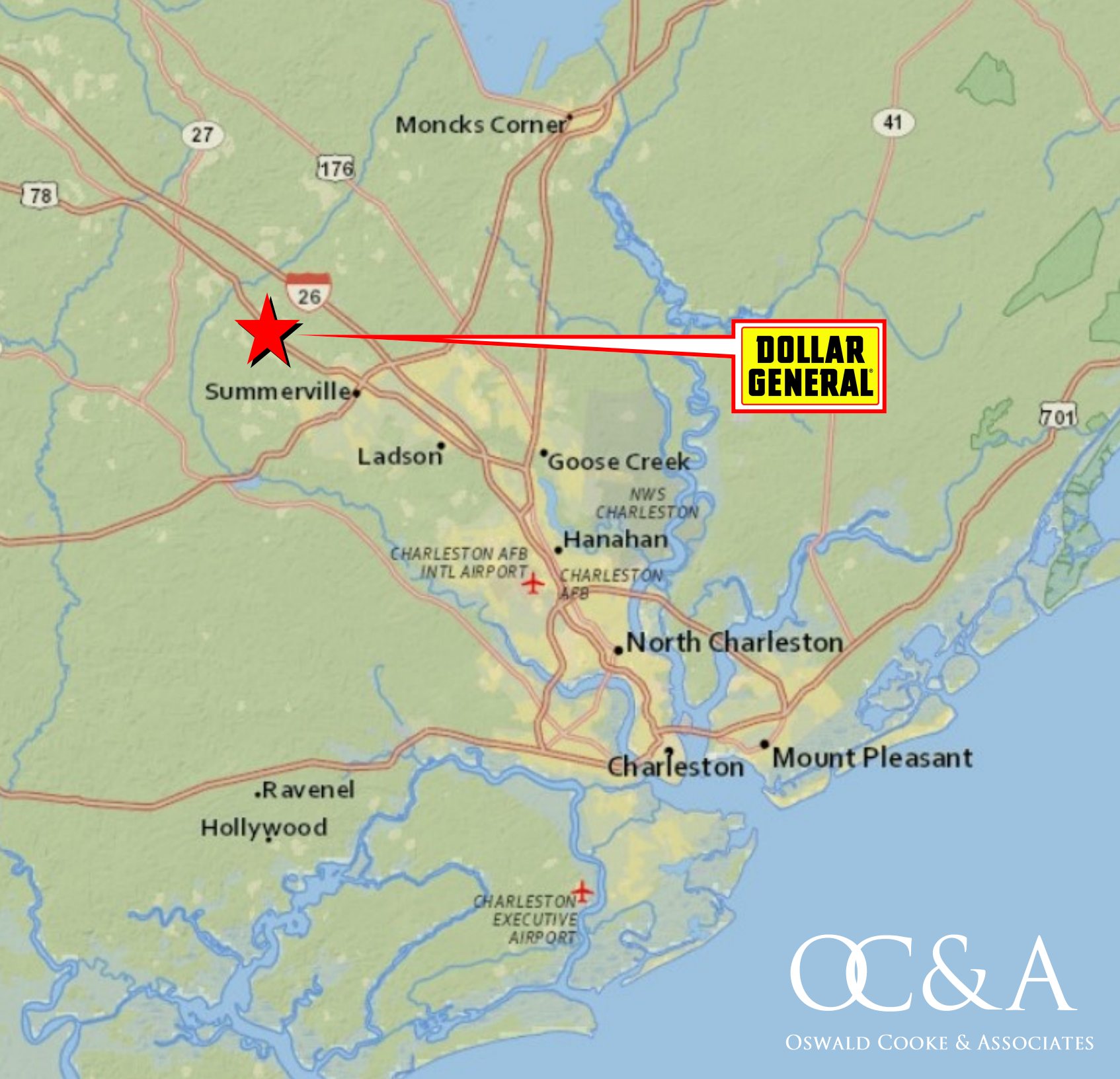
Main Street

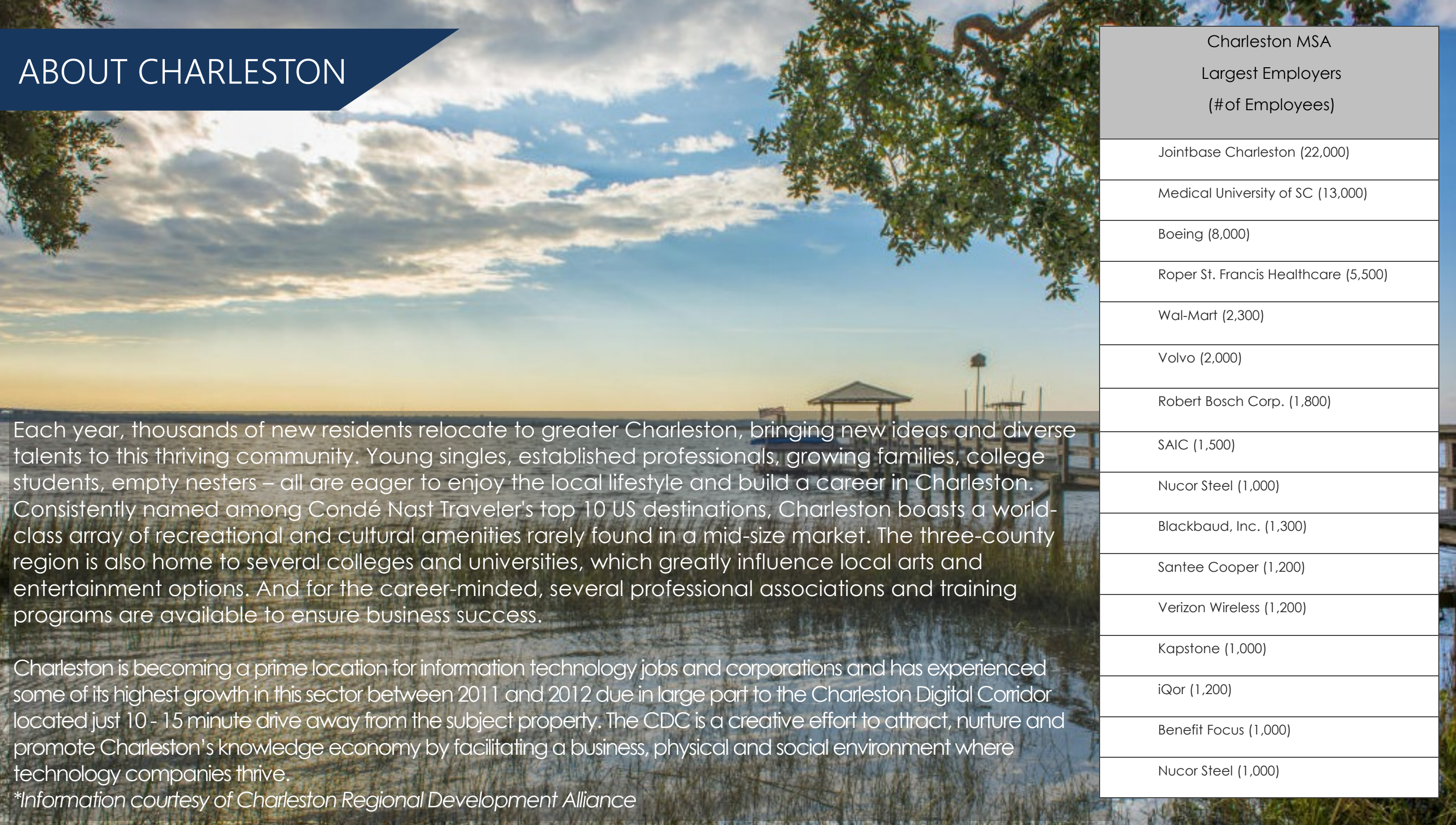
VICINITY

-  3 Miles to Interstate 26 (Exit 194)
-  5.3 Miles to Downtown Summerville , SC
-  30 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2019 Population	2,075	19,317	53,528
Population Growth (2010-2019)	58.04%	34.49%	22.28%
2019 Average Household Income	\$76,241	\$80,336	\$77,228
Daytime Employment	1,100	5,814	18,106





ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

For more information contact:

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