



FAMILY DOLLAR

West Corner of Bells Hwy & Low Country Hwy | Ruffin, SC 29475

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This Confidential Memorandum has been prepared by Kentwood Capital Advisors (“KCA”) and is being furnished to you solely for the purpose of your review of the commercial property located on the West Corner of Bells Hwy & Low Country Hwy in Ruffin, SC 29475 (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Kentwood Capital Advisors (“Broker”).

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the “Materials”), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to KCA as soon as practicable together with all other materials relating to the Property which you may have received from KCA; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of KCA.

This Confidential Memorandum has been prepared by KCA, based upon certain information pertaining to the Property and any information obtained from KCA to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an “as-is, where-is” basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by KCA to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon KCA, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither KCA, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

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This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release KCA and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. KCA reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.

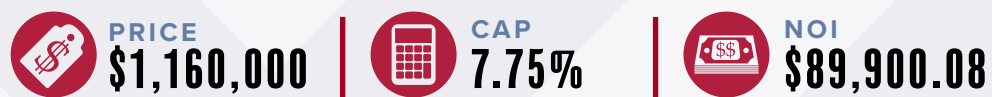
INVESTMENT HIGHLIGHTS

- Long Term lease with Family Dollar
- New 2018 Construction, Concrete Parking Lot
- 10-year initial term with six five year options periods
- 10 Miles West of I95 and Walterboro, SC
- Scheduled rental increases of 5% after Year 10 and every five years thereafter
- Only national credit dollar store within 10 + mile radius
- Tenant Selected Area which is a highly underserved Retail Market
- Situated at Intersection of 2 Highways, Bells Highway and Low Country Highway
- Large 2+ acre parcel providing excellent Visibility and Access
- Directly Across from Bells Elementary School which has 315 students in grades Pre K through 5th grade serving Colleton County, SC
- As of January 2017, Dollar Tree has revenues of over \$20 billion, a net income of \$890 million and a net worth in excess of \$5 billion. Standard and Poor's credit Rating of BBB-.



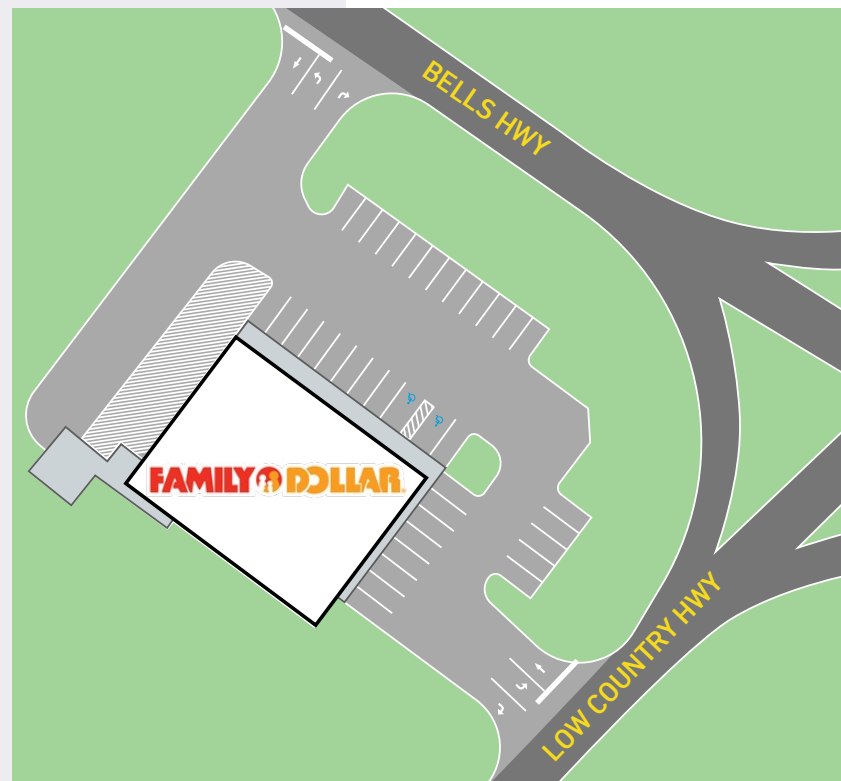
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EXECUTIVE OVERVIEW



Kentwood Capital Advisors is pleased to offer for sale to qualified investors this 10-Year NN leased investment Family Dollar store with 5% rent increases beginning in year 10 and every 5 years thereafter. The property is leased and guaranteed by Family Dollar Stores, Inc., a wholly owned subsidiary of Dollar Tree (NYSE: DLTR). The parent company that has a current credit rating of BBB- by Standard and Poor's and the net worth in excess of \$5B and market cap of \$21.74B.

This new Family Dollar store currently under construction will benefit from its location along Low Country Highway and Bells Highway in this underserved retail market in Ruffin, South Carolina. The store is situated directly across from Bells Elementary School which has 315 students in grades Pre K through 5th grade serving Colleton County, SC. This intersection is named Bells Crossroads and serves as an intersection bisecting many of the neighboring towns in the area and will serve this area underserved retail market.



LEASE ABSTRACT

Address	12087 Bells Highway, Ruffin, SC 29475
Tenant Name	Family Dollar
Offering Price	\$1,160,000
Cap Rate	7.75%
Property Type	Dollar Store
Rentable SF	8,320
Lot Size	2.2 Acres
Annual Rent	\$89,800.08
Lease Term Remaining	10 Years
Lease Commencement Date	Estimated December 15, 2018
Lease Expiration Date	March 31, 2029
Option Periods	Six (6) Five (5) year options
Increases	5% Increase in each option period

INCOME

Years 1 - 10	\$89,800.08
Option 1	\$94,290.00
Option 2	\$99,004.08
Option 3	\$103,995.04
Option 4	\$109,162.08
Option 5	\$114,610.08
Option 6	\$120,341.04



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TENANT OVERVIEW

Family Dollar Stores, Inc. (NYSE: DLTR) is the second largest dollar store chain in the United States, operates a chain of variety stores in 48 states, providing consumers with a wide selection of merchandise in neighborhood stores. Family Dollar offers a focused assortment of merchandise in a number of core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel, and home decor.

On July 6th, 2015, Dollar Tree (NASDAQ: "DLTR") officially acquired Family Dollar for \$8.5 billion. With this acquisition, the company has over 13,000 stores in 48 states and five Canadian provinces and sales of over \$18 billion.

For more information, please visit www.familydollar.com.

No. of Locations	13,000+
Stock Symbol	DLTR (NYSE)
Annual Sales	\$18 Billion
S&P	BB+
Headquarters	Matthews, NC
Website	www.familydollar.com



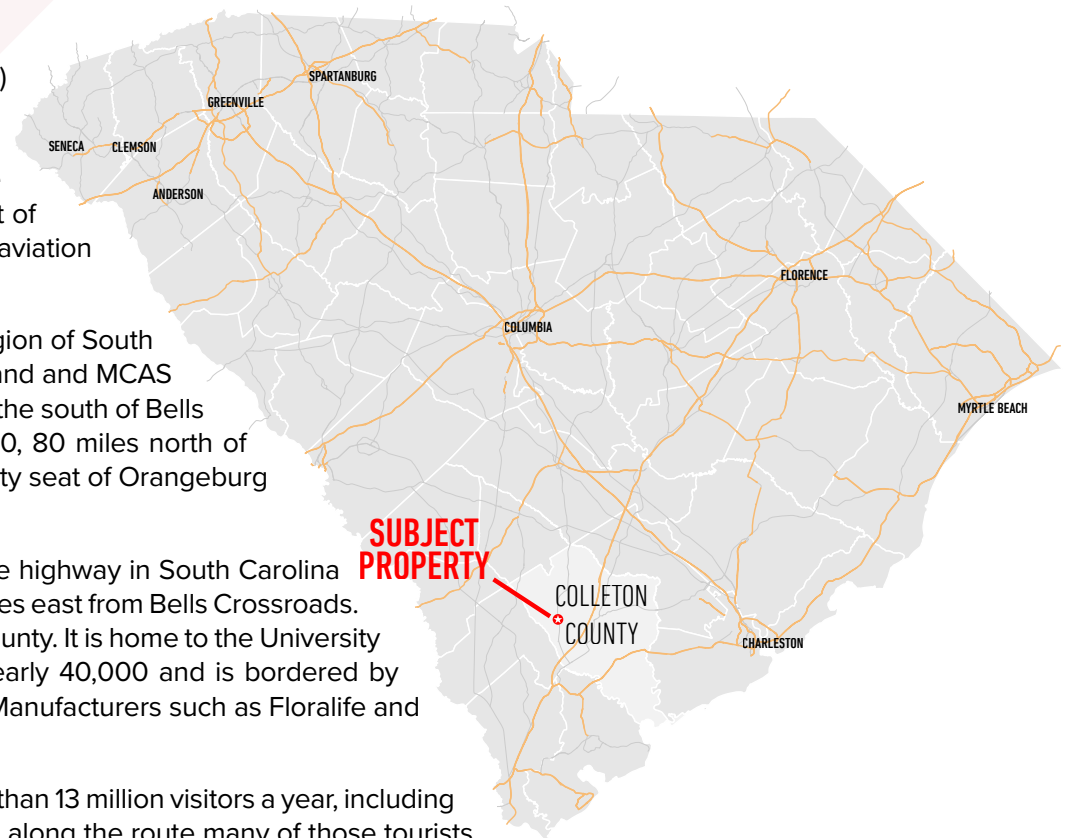
LOCATION OVERVIEW

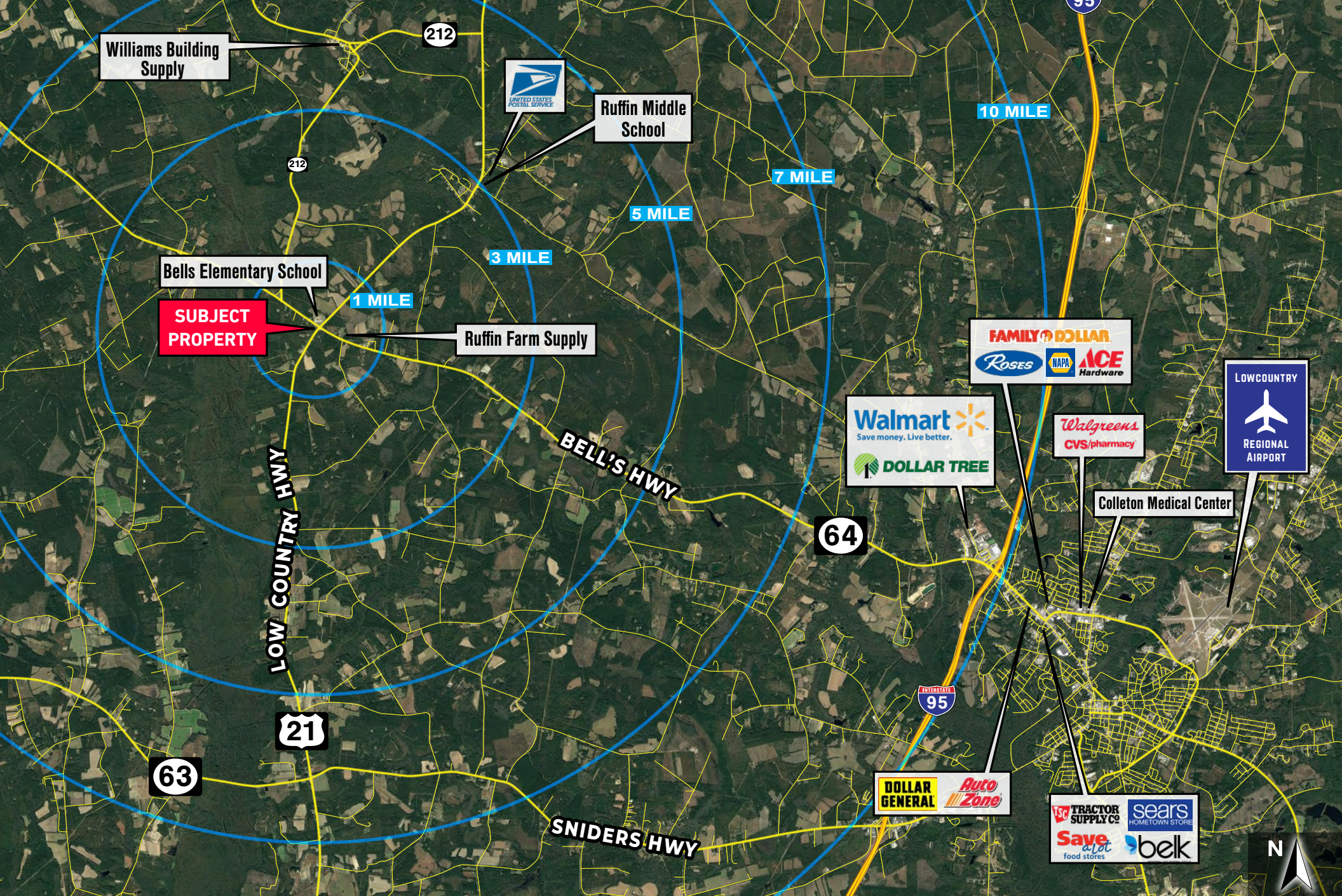
This family dollar is located at the West corner of the signalized intersection of Bell's Highway and U.S. Route 21 (Low Country Highway) in Ruffin (Colleton County), South Carolina. It sits across the street from Bells Elementary School, which educates more than 300 students from public pre-K to 5th grade. There are a number of big-box retailers in the area, including a Walmart and Sears near Interstate 95, just 10 miles east of the site. The Low Country Regional Airport, one of the largest general aviation airports in the state, is just 14 miles away.

Route 21, known as Low Country Highway in the coastal Low Country region of South Carolina, begins at Hunting Island State Park, and runs through Parris Island and MCAS Beaufort, a major U.S. Marines military installation in the area, 40 miles to the south of Bells Crossroads, and Columbia, the state capitol, a city of more than 134,000, 80 miles north of Ruffin. U.S. 21 bypasses Orangeburg, a city of about 14,000 and the county seat of Orangeburg County, which is 40 miles away from the asset.

Bell's Highway, meanwhile, is South Carolina Highway 64, a 73-mile state highway in South Carolina that serves Barnwell and Walterboro, a town of more than 5,000 just 13 miles east from Bells Crossroads. Walterboro is a city of more than 5,000 and the county seat of Colleton County. It is home to the University of South Carolina-Salkehatchie. Colleton County has a population of nearly 40,000 and is bordered by the Edisto and Combahee rivers, which feed into the St. Helena Sound. Manufacturers such as Floralife and Crescent Dairy and Beverages have located their operations in Colleton.

Savannah, Georgia, a historic town of about 146,000 that welcomes more than 13 million visitors a year, including 7.6 million that stay overnight, is just 70 miles south of the asset, which is along the route many of those tourists take.





MARKET AERIAL



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