



12155 OLD NUMBER SIX HIGHWAY, EUTAWVILLE, SOUTH CAROLINA

SINGLE TENANT INVESTMENT OPPORTUNITY



REPRESENTATIVE PHOTO

EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS is pleased to present the opportunity to acquire the fee simple interest (land and building ownership) in a Family Dollar property located in Eutawville, SC. Built in 2003, the lease was extended for 10 years in 2017 and has approximately 8.25 years remaining in the current term with four (4) – five (5) year options at 10% rental increases. The NN+ lease has minimal landlord responsibilities that are limited to roof and parking lot – Family Dollar is solely responsible for the repair/replacement of the HVAC and is responsible for asphalt and concrete repairs to the parking lot until the aggregate costs equal \$1,000.00 in any lease year. The lease is guaranteed by Dollar Tree, Inc. (NYSE: DLTR) with a credit rating of BBB- from Standard & Poor's.

The subject property is strategically located on the main thoroughfare in town, Old Number Six Highway. Eutawville is located in Orangeburg County between Lake Marion & I-26, with close proximity to I-95. Eutawville is located 60 miles north of Charleston, SC; 75 Miles Southeast of Columbia, SC & 100 Miles East of Augusta, GA. The 7-mile trade area is supported by a population of more than 11,058 residents with an average household income of \$45,158.



OFFERING SUMMARY



OFFERING

Pricing:	\$701,800
Net Operating Income:	\$54,390
Cap Rate:	7.75%
Guaranty:	Corporate (Dollar Tree, Inc.)
Tenant:	Family Dollar
Lease Type:	NN+
Landlord Responsibilities:	Roof, Parking Lot, and Structure

PROPERTY SPECIFICATIONS

Rentable Area:	8,000 SF
Land Area	0.90 Acres
Property Address:	12155 Old Number Six Highway, Eutawville, SC 29048
Year Built:	2004
Parcel Number:	0358-17-02-011
Ownership:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE GUARANTEED LEASE

- 8.25 Years Remaining in the Current Lease Term
- 2003 Construction - 8,000 SF
- Four (4) - Five (5) Year Option Periods with 10% Rental Increase

TENANT

- 15,012 Stores in 48 States as of February 2, 2019
- Dollar Tree is a Fortune 200 Company (Ranked #136 for 2017)
- Family Dollar Announced Plans for a Store Optimization Program – Includes Rolling out a New Model for both New and Renovated Family Dollar Stores (Includes Installing Adult Beverages in Approximately 1,000 Stores and Expanding Freezers & Coolers in Approximately 400 Stores)
- Investment Grade Credit Tenant | S&P Credit Rating of BBB-

NN+ LEASE | MINMAL LANDLORD RESPONSIBILITIES

- Landlord Responsibilities Limited to Roof and Parking Lot
- Tenant Responsible for Maintaining, Repairing & Replacement of HVAC Systems
- Tenant Responsible for Parking Lot Repairs Until the Aggregate Costs Equal \$1,000.00 in any Lease Year
- Tenant Responsible for Lawn and Landscape Maintenance – Snow Removal & Trash Removal

LAKE MARION

- Largest Lake in South Carolina
- Covers 110,600 Acres of Surface Water
- 315 Miles of Shoreline
- Bordered by 5 Counties – Clarendon, Calhoun, Berkeley, Orangeburg & Sumter

LAKE MOULTRIE

- 3rd Largest Lake in South Carolina
- Covers 60,400 Acres of Surface Water
- 210 Miles of Shoreline

ORANGEBURG COUNTY

- Located in the Midlands Region of South Carolina
- Comprises the Orangeburg, SC Micropolitan Statistical Area, which is also included in the Columbia-Orangeburg-Newberry, SC Combined Statistical Area

PROXIMITY TO OTHER CITIES

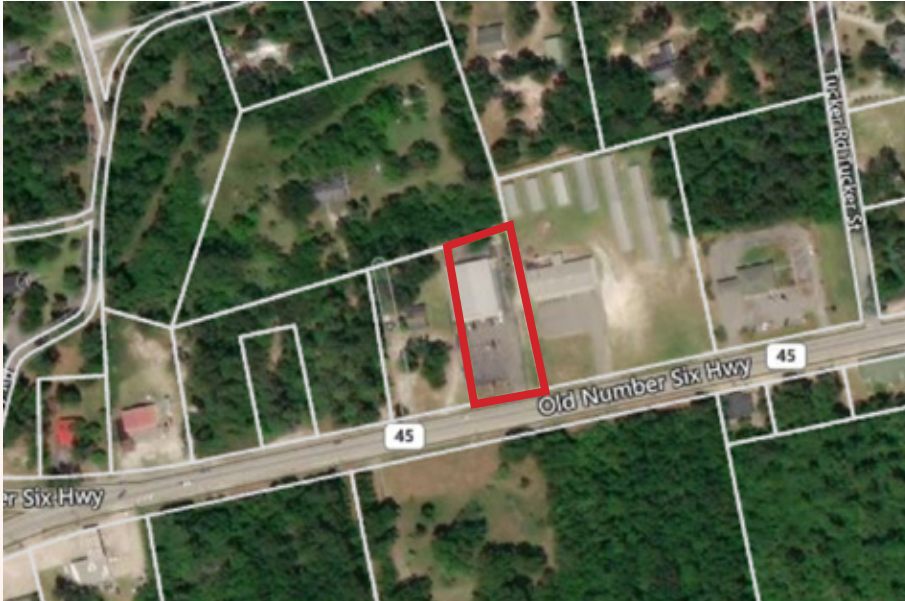
- Charleston, SC | 60 Miles
- Columbia, SC | 75 Miles
- Augusta, GA | 100 Miles

TRADE AREA DEMOGRAPHICS

- 3-Mile:
 - 3,951 Residents
 - \$45,279 Average Household Income
- 5-Mile:
 - 5,765 Residents
 - \$46,234 Average Household Income
- 7-Mile:
 - 11,058 Residents
 - \$45,148 Average Household Income



PROPERTY OVERVIEW

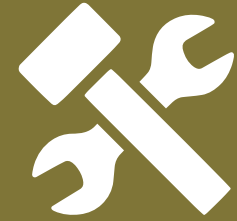


PARCEL MAP



Parcel

Parcel Number: 0358-17-02-011
Acres: 0.90
Square Feet: 39,204 SF

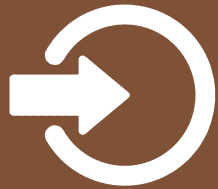


Improvements

8,000 SF

Year Built

2004



Access

Old Number Six Highway /
State Highway 6 & 45

1 Access Point(s)



Parking

There are approximately 41
parking spaces on the owned
parcel.

The parking ratio is approximately
5.13 stalls per 1,000 SF of
leasable area.



Traffic Counts

Old Number Six Highway /
State Highway 6 & 45

5,200 Cars Per Day

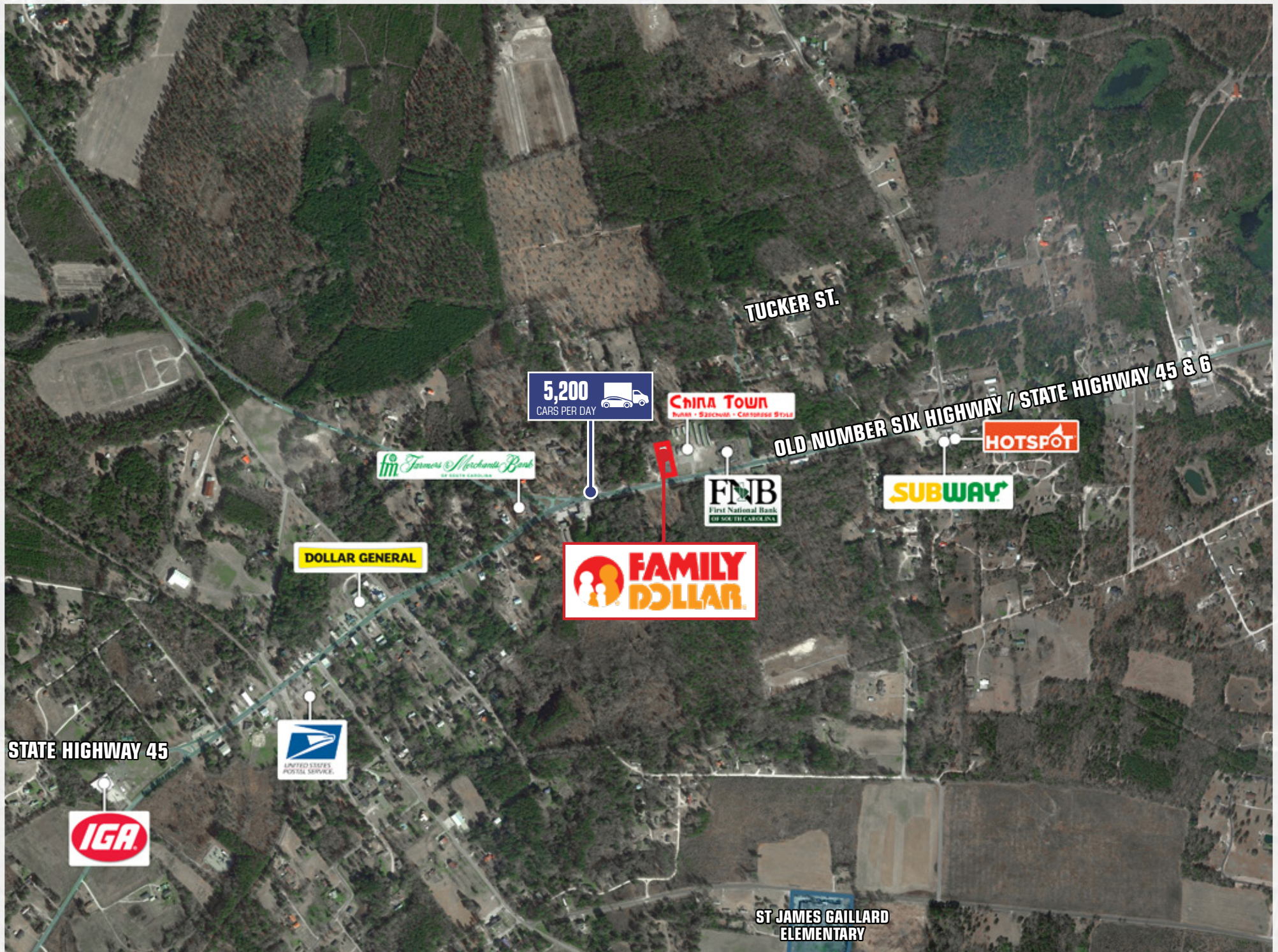


Zoning

Retail Commercial

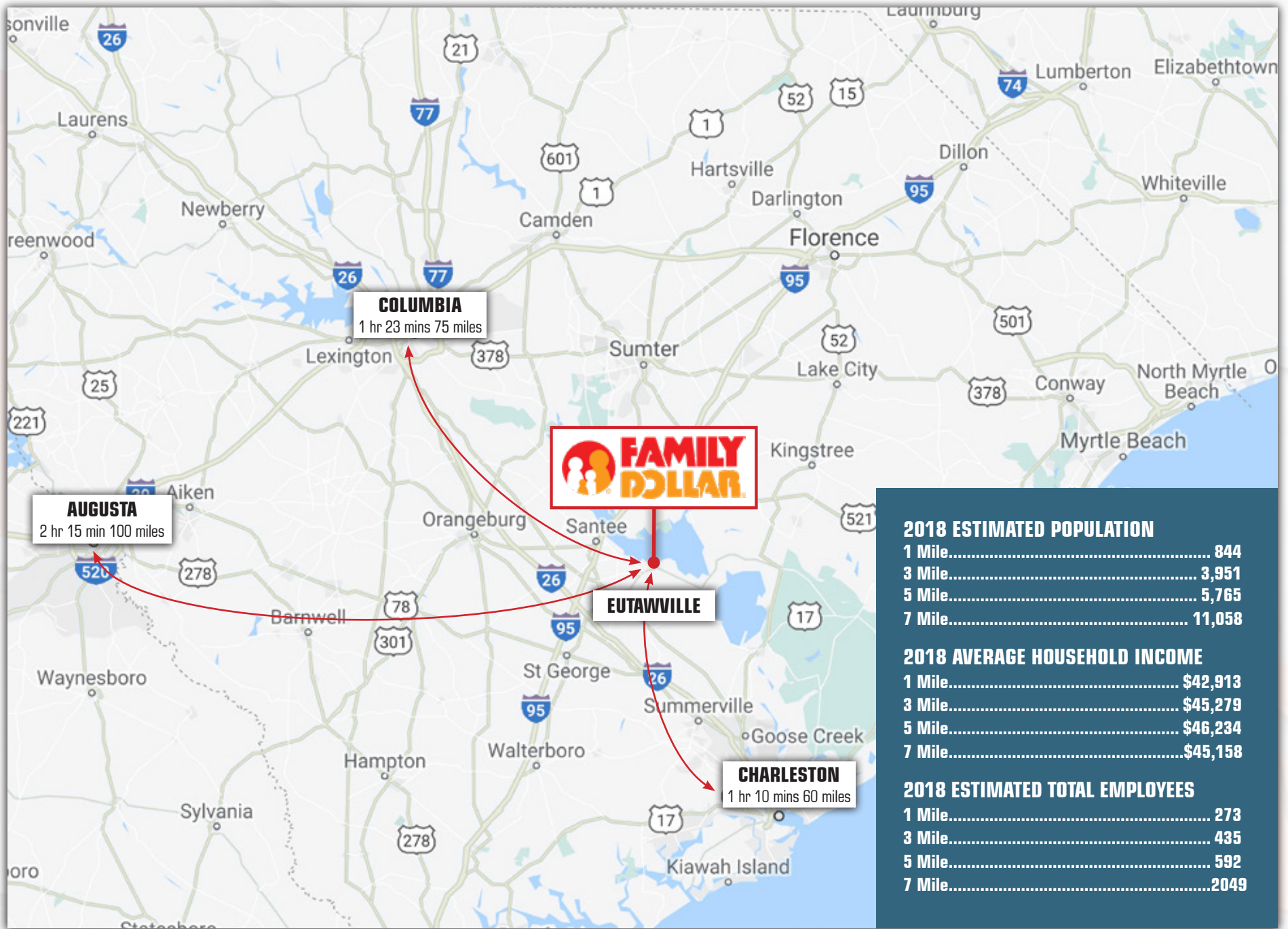








LOCATION MAP



2018 ESTIMATED POPULATION

1 Mile.....	844
3 Mile.....	3,951
5 Mile.....	5,765
7 Mile.....	11,058

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$42,913
3 Mile.....	\$45,279
5 Mile.....	\$46,234
7 Mile.....	\$45,158

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	273
3 Mile.....	435
5 Mile.....	592
7 Mile.....	2049



AREA OVERVIEW

Eutawville, South Carolina

Eutawville is a town in Orangeburg County, South Carolina, United States. Prior to 1910, Eutawville was located in the northwest portion of Saint James Goose Creek Township, Berkeley County. The Town of Eutawville had a population of 291 as of July 1, 2018. The city is served by Lake Marion High School, Holly Hill-Roberts Middle School, and St James Gaillard Elementary. Local churches also include The Historic Church of The Epiphany, First Baptist Church of Eutawville, and St James Baptist Church.

Orangeburg County is a county located in the U.S. state of South Carolina. As of the 2010 census, the population was 86,934. Its county seat is Orangeburg. The county was created in 1769. Orangeburg County comprises the Orangeburg, SC Micropolitan Statistical Area, which is also included in the Columbia-Orangeburg-Newberry, SC Combined Statistical Area. It is located in the Midlands region of South Carolina. It is the home of South Carolina State University, the only public four-year HBCU in the state of South Carolina. It is also home to Claflin University, the oldest historically black college or university (HBCU) in the state. Orangeburg County is one of the largest agricultural producing counties in South Carolina, with fertile, slightly rolling land. Major crops are cotton, soybeans, corn, turf grass and watermelons.

Eutawville is a bedroom community of Orangeburg, the largest city within Orangeburg County. Known as the "Garden City", Orangeburg offers a wide variety of opportunities for recreation, especially outdoors. Golfers can enjoy a round at the Hillcrest Golf Course or Orangeburg Country Club. One can also spend leisure hours outdoors at the City of Orangeburg Disc Golf Course. The Festival of Roses is held in Orangeburg every May.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
2018 Estimated Population	844	3,951	5,765	11,058
2023 Projected Population	809	3,909	5,722	10,934
2010 Census Population	900	3,884	5,622	10,952
2018 Estimated Households	324	1,545	2,241	4,300
2023 Projected Households	309	1,523	2,216	4,236
2010 Census Households	350	1,531	2,204	4,294
2018 Estimated White	26.83%	37.10%	34.58%	31.20%
2018 Estimated Black or African American	71.21%	60.40%	62.06%	64.80%
2018 Estimated Asian or Pacific Islander	0.12%	0.28%	0.35%	0.50%
2018 Estimated American Indian or Native Alaskan	0.59%	0.72%	1.39%	1.50%
2018 Estimated Other Races	0.59%	0.41%	0.47%	0.70%
2018 Estimated Hispanic	1.18%	1.02%	1.12%	1.40%
2018 Estimated Average Household Income	\$42,913	\$45,279	\$46,234	\$45,158
2018 Estimated Median Household Income	\$37,204	\$36,174	\$35,478	\$32,291
2018 Estimated Per Capita Income	\$16,384	\$18,139	\$18,254	\$17,596
2018 Estimated Total Businesses	51	83	101	262
2018 Estimated Total Employees	273	435	592	2049



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Family Dollar (Corporate Guaranty)	8,000	Oct. 2003	June 2027	Current	-	\$4,533	\$0.56	\$54,390	\$6.79	NN+	4 (5-Year) 10% Incr. at beg. of each option



FINANCIAL INFORMATION

Price:	\$701,800
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For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



FAMILY DOLLAR

Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

Company Type: Subsidiary

Parent: Dollar tree

2019 Employees: 57,200

2019 Revenue: \$22.82 Billion

2019 Assets: \$13.50 Billion

2019 Equity: \$5.64 Billion

Credit Rating: S&P: BBB-





1000+
PROPERTIES CURRENTLY REPRESENTED



600+
CLIENTS REPRESENTED IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS, PROFESSIONALS, AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*STATISTICS ARE FOR 2017