



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Multi-Tenant Lease Investment Opportunity

12522-12536 Main St. | Williston, SC 29853





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### LEASE ABSTRACT

- Rent Roll



Actual Property Image

Exclusively Marketed By: Sands Investment Group

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OFFERING SUMMARY

PRICE	\$1,195,000
CAP	7.00%
NOI	\$83,656
PRICE PER SF	\$59.34
LEASE TERM	Various

PROPERTY SUMMARY

ADDRESS	12522-12536 Main St Williston, SC 29853
COUNTY	Barnwell
BUILDING AREA	20,750 SF
LAND AREA	4 Acres
BUILT	2005





- Value-Add Retail Strip Center Opportunity Predominantly Occupied by National Credit Tenants
- Recent Family Dollar Lease Showing Desirability to the Site
- New HVAC Systems in Family Dollar and Subway
- Excellent Visibility Along State Road S633 with East Ingress to the Property
- 75% of the Center has Stable Lease Terms Extending Through 2021
- Demand Drivers Within Minutes of the Center Include Williston Elko High School and Industrial Plants Such as Dayco Productions, Crane Manufacturing, INC and National Beverage Screen Printers
- Surrounding Tenants Include: Hardees, Rite Aid, Williston IGA, Enterprise Bank Of South Carolina, United States Postal Service and Many More



YEAR 1 PRO FORMA

INCOME	YEAR 1
BASE RENT	\$106,019
REIMBURSEMENTS	\$21,033
VACANCY LOSS	\$0
EGI	\$127,022
EXPENSES	
MANAGEMENT FEE	\$5,080
TAXES	\$20,918
INSURANCE	\$1,582
CAM/ POWER/ WATER/ GAS	\$9,760
R&M	\$5,035
PEST CONTROL	\$990
TOTAL EXPENSES	\$43,365
NET OPERATING INCOME	\$83,656



Actual Property Image









WILLISTON  
CENTER

IGA



Russell's Pizza

Meeting on  
Main

CIRCLE K

Hong Kong



DOLLAR GENERAL



Sam's Place

Dayco Products

Kelly Edwards  
Elementary School

Williston Elko  
Middle School

Williston Elko  
High School

Crane Merchandising  
Systems Customer  
Service Center





WILLISTON  
CENTER

Kelly Edwards  
Elementary School

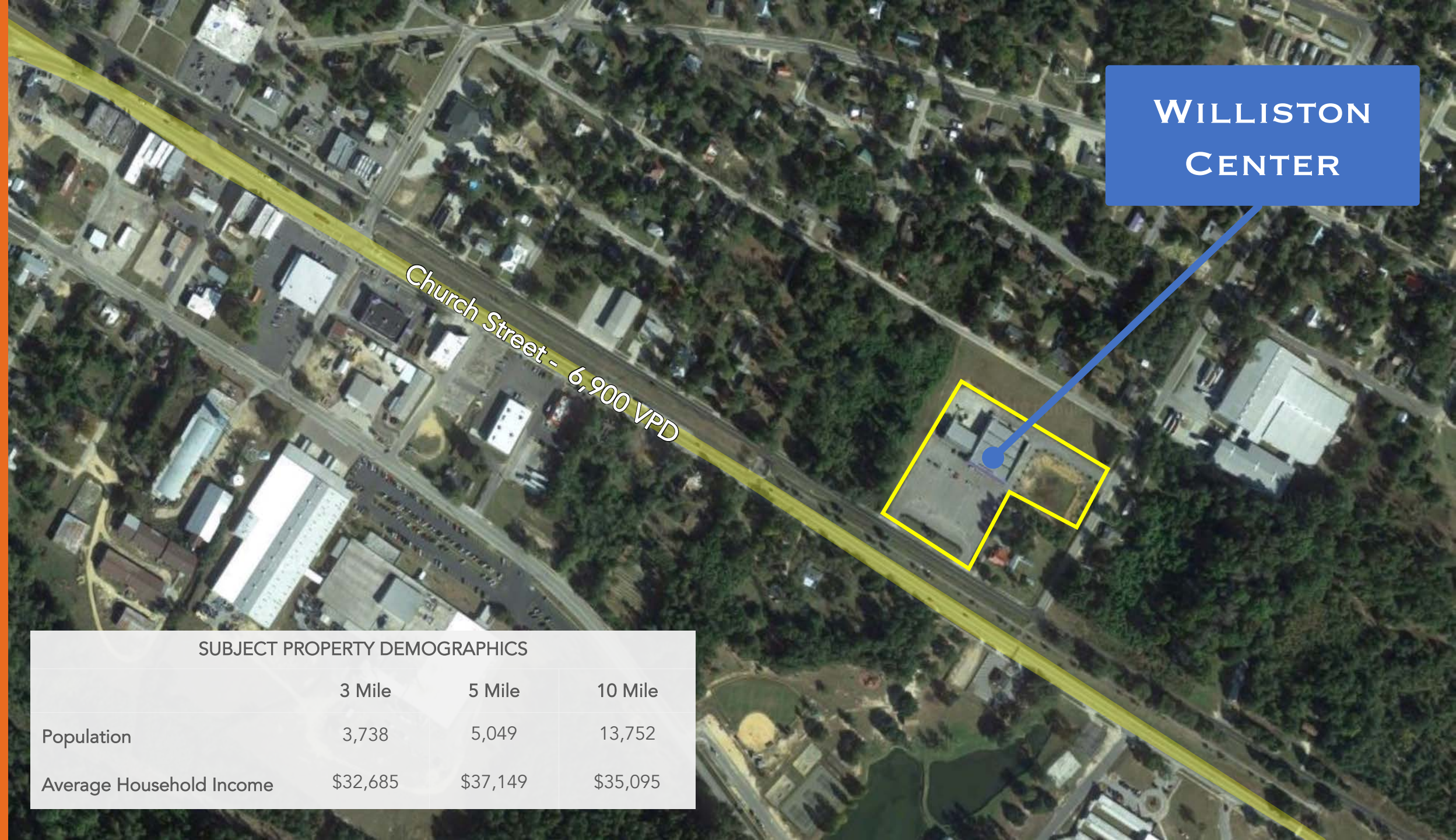
Williston Elko  
Middle School

Williston Elko  
High School

Church Street

State Rd S-6-113





SUBJECT PROPERTY DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	3,738	5,049	13,752
Average Household Income	\$32,685	\$37,149	\$35,095





Best Friend of Charleston Museum



Ashley-Willis House

## ABOUT THE CITY

Williston is a small charming town in the county of Barnwell, South Carolina. In the 2016 census, there were approximately 3,000 residents living in this area.

The town lies in the center of the Charleston-Hamburg railroad line, which is the line of the Best Friend Locomotive. The train tracks were removed in the 1990's, but the track site has been designated as historically significant by the South Carolina Department of Archives. This section of the train route is now part of the South Carolina Heritage Corridor.

The town also contains one of the very few intact, gable-front Greek Revival residences named the Ashley-Willis House. It was listed in the National Register of Historic Places on June 22, 2004.

There are three schools in the town: Williston-Elko High School, Williston-Elko Middle School, and Kelly Edwards Elementary School. The town also contains a private school in Blackville, Jefferson-Davis Academy, which also serves a portion of the town's population. The U.S. Route 78 passes through the center of the town, leading east 9 miles to Blackville and northwest 21 miles to Aiken. Williston is also only a one hour drive to Columbia, South Carolina's capital.





Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon, and Washington, it is the second largest retailer of its type in the United States. Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. The company's headquarters are located right outside of Charlotte in an urban county called Matthew, NC employing 1,400 people. Consumables (food, health and beauty aids, and household items) account for around 70% of sales; stores also sell apparel, shoes, and linens. Family Dollar runs small neighborhood stores near its fixed-, low- and middle-income customers in rural and urban areas. Most merchandise costs less than \$10.

In mid-2015, Family Dollar was acquired by Dollar Tree in an \$8.5 billion cash-and-stock deal to create a company with more than 13,200 stores and some \$18 billion in sales. Together Dollar Tree and Family Dollar expect to realize annual savings of about \$300 million per year. For over 50 years, Family Dollar has provided customers with value and convenience. With the help of the vendor community they are able to keep costs low, enabling them to pass those savings down to customers.

TYPE	Subsidiary
FOUNDED	1959
# OF LOCATIONS	8,000+
HEADQUARTERS	Matthews, NC
WEBSITE	<a href="http://www.familydollar.com">www.familydollar.com</a>



Subway is an American privately held fast food restaurant franchise that primarily sells submarine sandwiches (subs) and salads. In 1965, the founder Fred Deluca borrowed \$1,000 from a friend to start "Pete's Super Submarines" in Bridgeport, Connecticut. In 1968, the sandwich shop was renamed "Subway". Since then, Subway became one of the fastest-growing franchises in the world. As of 2018, the company has approximately 45,000 stores located in 112 countries. More than half of the stores are located in the United States. Outside North America, the countries with the most locations are Australia (approximately 1,400), Brazil (approximately 2,200) and the United Kingdom (approximately 2,300).

Subway's international headquarters are located in Milford, Connecticut, and also has 5 regional centers. Subway is the largest single-brand restaurant chain and the largest restaurant operator in the world. Since 2007, Subway has consistently ranked in *Entrepreneur* magazine's "Top 500 Franchises list". In 2015, it ranked #3 on the "Top Global Franchises" list and #1 as the "Fastest Growing Franchise". At the end of 2010, Subway became the largest fast food chain worldwide, with 33,749 restaurants – 1,012 more than McDonald's.

TYPE	Private
FOUNDED	1965
# OF LOCATIONS	44,758
HEADQUARTERS	Milford, CT
WEBSITE	<a href="http://www.subway.com">www.subway.com</a>





Fastenal is an American company based in Winona, Minnesota. The company was founded in 1967 by Bob Kierlin, and it was incorporated December 24, 1968. The company distributes goods used by other businesses, it has over 2,600 branches throughout the US, Canada, Mexico, and Europe along with 13 distribution centers. Fastenal has retail stores in every U.S. state, every province of Canada, 14 Mexican states, Puerto Rico, and Panama. Fastenal resells industrial, safety, and construction supplies and offers services including inventory management, manufacturing, and tool repair. Fastenal's offerings are purchased, not made, but as of 2009, the company has at least one cold heading manufacturing line. Fastenal refers to itself as an industrial supply company, and Reuters calls it an industrial distributor.

Fastenal first sold mostly fasteners such as screws, threaded rods, and nuts, which are used in construction and manufacturing. Today's product range is more diverse, and the company had a total of 690,000 individual products as of 2010. In addition to a plethora of SKUs, the company offers a variety of services, including inventory management, small fastener manufacture, vending, and machining.

TYPE	Public
FOUNDED	1967
# OF LOCATIONS	2,683
HEADQUARTERS	Winona, MN
WEBSITE	www.fastenal.com



For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. With branches nationwide, the company is part of many communities in which we serve. Their branches are staffed with friendly, knowledgeable associates; the company has 3,500 associates employed in 15 different states. The employees understand people’s needs and are available to meet with clients one-on-one to discuss loan options. The associates are committed to working with clients to find the solutions that fits every individual’s situation and budget. They’re knowledgeable about the products and services World Finance offers and are ready to help clients make the best loan decision.

When you need to borrow money, World Finance is a financial neighbor anyone can rely on and trust. Since 1962, they have been committed to helping neighbors thrive and grow by supporting their financial needs. With this company, you get the strength of a national financial institution and the personal services of local neighborhood branches. It’s one of the top reasons this company serves over a million of customer per year and their customers keep choosing World Finance.

TYPE	Public
FOUNDED	1962
# OF LOCATIONS	1,200
HEADQUARTERS	Greenville, SC
WEBSITE	www.loansbyworld.com



TENANT NAME	LEASE DATE	LEASE EXPIRATION	SQUARE FEET	ANNUAL RENT	MONTHLY RENT	CAM	TAXES	INSURANCE	OPTIONS
Family Dollar	06/01/2018	06/30/2023	10,100	\$36,360.00	\$3,030.00	Pro-Rata	Pro-Rata	Pro-Rata	6 x 5 Years
Fastenal	06/01/2016	05/31/2021	5,291	\$37,200.00	\$3,100.00	Inc	Inc	Inc	1 x 5 Years
Subway	02/01/2018	01/31/2021	1,500	\$18,937.20	\$1,578.10	\$1,200.00	Actual Pro-Rata	Actual Pro-Rata	7 x 3 Years
Vacant	-	-	1,000	-	-	-	-	-	-
World Finance	03/16/2007	06/30/2019	1,000	\$11,573.04	\$964.42	\$500.00	\$1,250.00	\$200.00	1 x 3 Years
Vacant	-	-	\$1,250	-	-	-	-	-	-
TOTAL			20,141 SF	\$104,070.24	\$8,672.52				



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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