



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

320 N Main Street | Candor, NC 27229



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03

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LEASE ABSTRACT

- Lease Summary
- Rent Roll



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Actual Property Image

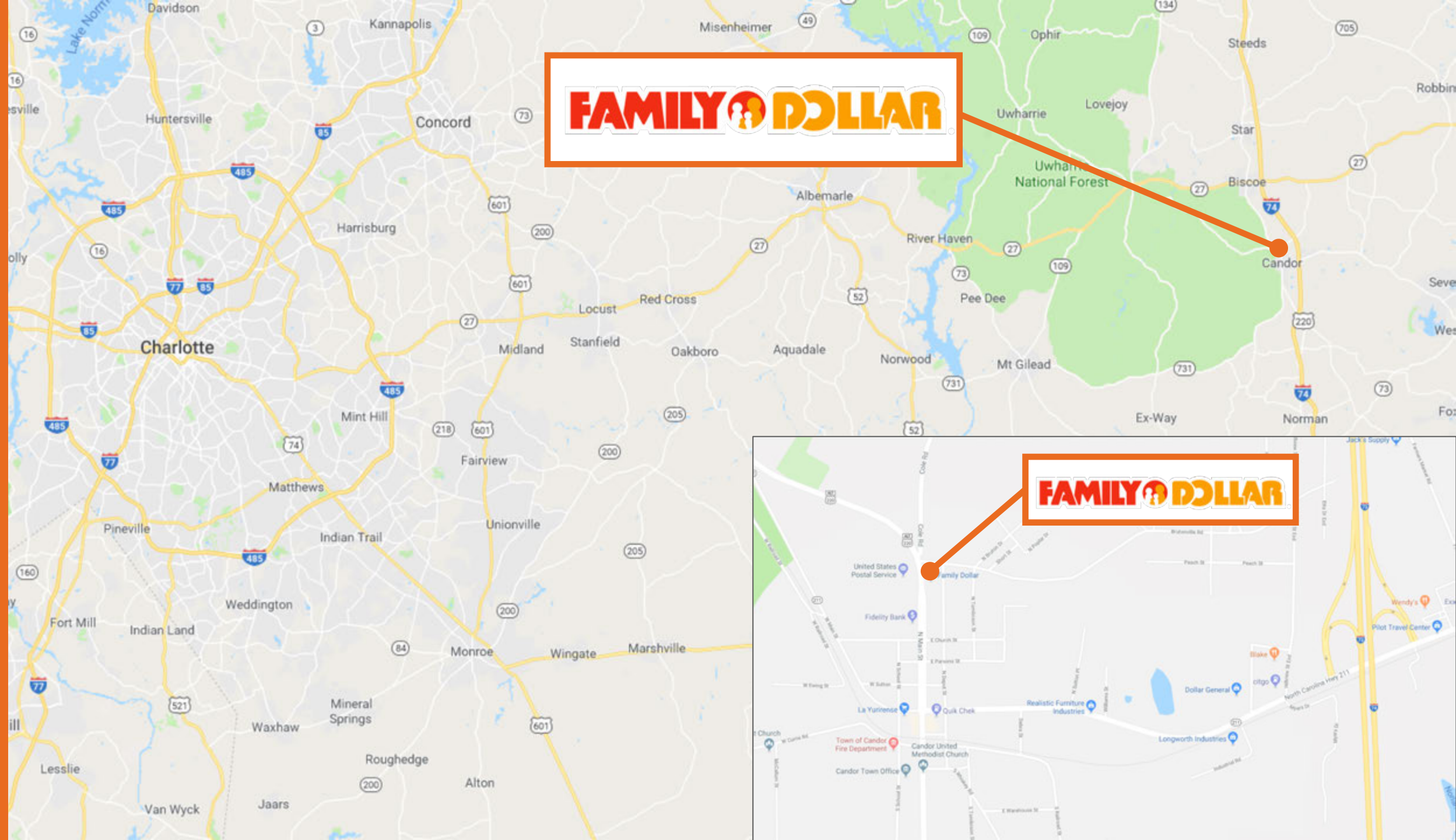
OFFERING SUMMARY	
PRICE	\$732,711
CAP	9.00%
NOI	\$65,944
PRICE PER SF	\$79.82
YEARS REMAINING	~3 Years
LEASE GUARANTY	Corporate

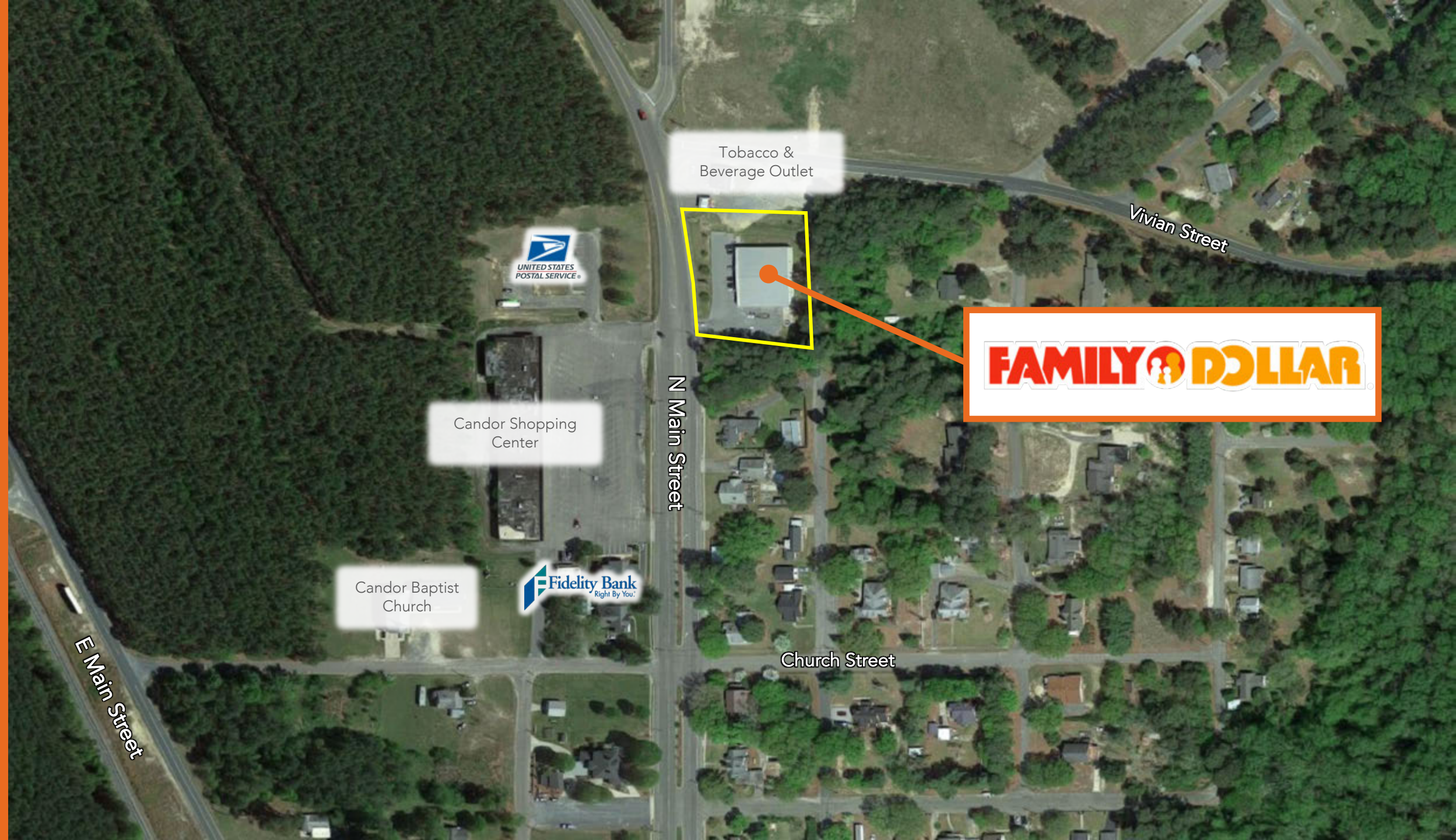
PROPERTY SUMMARY	
ADDRESS	320 N Main St. Candor, NC 27229
COUNTY	Montgomery
BUILDING AREA	9,180 SF
LAND AREA	0.81 AC
BUILT	2005



Actual Property Image

- Corporate Guarantee
- Family Dollar Has Previously Extended the Lease, Showing Their Commitment to the Site - They Have Been Operating Since 2005
- Located 1.5-Miles West of Interstate 74 - Which Runs North into Winston-Salem and South into Wilmington
- Situated Between Charlotte and Raleigh, North Carolina (1.5 Hours each Way)
- Candor is Located in Montgomery County and is Home to the North Carolina Peach Festival With Crowds of Over 8,000 People Attending the Event Every Year
- Nearby Tenants Include: Tobacco & Beverage Outlet, USPS, Candor Tire & Parts, Fidelity Bank, and Sits Across From Candor Shopping Center, a 26,000 SF Strip Center





Tobacco &
Beverage Outlet



Candor Shopping
Center

Candor Baptist
Church



N Main Street

Vivian Street



Church Street

E Main Street

SUBJECT PROPERTY DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	2,834	5,369	19,155
Average Household Income	\$40,006	\$40,754	\$57,737



N Main Street (5,100 VPD)

E Main Street (6,700 VPD)

(16,000 VPD)

Candor Elementary School

DOLLAR GENERAL

Russ Knits Inc.



Our Lady of the Americas
Nuestra Señora de las Americas
A Roman Catholic Church





MOTGOMERY COUNTY COURTHOUSE



NORTH CAROLINA PEACH FESTIVAL

ABOUT THE CITY

Candor is a town in Montgomery County in North Carolina. The population is estimated to be about 850 residents at the 2017 census. The Town of Candor was incorporated in 1891 and is a community with deep roots. We are known throughout the state as the "Peach Capital of North Carolina", and this is a title the town honors annually with the exciting N.C. Peach Festival.

The economy of Candor, NC is specialized in Agriculture, Forestry, Fishing, Hunting, Accommodation & Food Service. The town is a vital part of the economy of Montgomery County. Their pride rests in the ingenuity of its people and the strides they have made in agriculture and industry - specifically Peaches, Railway & Manufacturing. Candor's most notable industries are Aberdeen Carolina & Western Railway, Mountaire Farms, Longworth Industries and Russ Knits. The nearby universities also help the town's economy. The largest universities near the town's area are Sandhills Community College with 90 graduates, and Montgomery Community College with 347 graduates.

Candor is the home of the North Carolina Peach Festival, which is held every year on the third Saturday of July. People from all over the state come and enjoy the amazing festival. The festival includes numerous vendors and activities like live comedy & music entertainment, bounce houses, a petting zoo, camel rides, a bungee trampoline, pony rides, helicopter rides, a rock wall, putt-putt, and even a parade with local floats. There are always lots of fresh, sweet, local peaches, arts & crafts, and of course, the best homemade peach ice cream in the Great State of North Carolina! Candor is also home to Johnson's Peaches, which is a local farmers market that is open everyday. The Johnson family has their own orchard and they sell numerous of their fresh fruits, vegetables, jams, and even ice cream.



MARKET CAP
\$20.211 Billion



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com



OF LOCATIONS
15,073+



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise.

Dollar Tree, a Fortune 200 Company, now operates more than 15,073 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

ABOUT FAMILY DOLLAR

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 9,180 SF
LEASE COMMENCEMENT	May 23, 2005
LEASE EXPIRATION	December 31, 2021
LEASE TERM REMAINING	~3 Years
RENEWAL OPTIONS	5 x 5 Year Options
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Double Net (NN)
USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



Actual Property Image

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	9,180 SF	100%	\$65,944	\$7.18	Every 5 Years	10%	05/23/2005	12/31/2021	5 x 5 Years

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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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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image