



OFFERING MEMORANDUM



1760 PINWOOD RD | SUMTER, SC 29154

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An aerial photograph of a Family Dollar retail store and its surrounding area. The store is a long, single-story building with a light-colored metal roof and red accents. A sign on the building reads "FAMILY DOLLAR". In front of the store is a parking lot with several vehicles, including a white sedan and a dark pickup truck. To the left of the store, a sign on a pole also reads "FAMILY DOLLAR". The store is situated in a suburban area with other houses and trees visible in the background. A road with yellow double lines runs along the bottom left of the image. The entire image has a red tint overlay.

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Ideal 1031 Exchange Property
- ±11.25 Year Absolute NNN Lease: Zero Management Responsibility
- 10% Rent Increase in Base Term of Lease; Cap Rate will Increase to 6.87% (assuming a Purchase at List Price)
- Six 5-year Extension Periods, all of which include a 10% rent increase
- Extremely Strong Corporate Guarantee from Family Dollar
- Subject property is located near several national retailers including McDonald's, Walgreen's, Arby's, Sonic, Zaxby's, Subway, Walmart, and many others
- Ideal market for a Discount Retailer; No Competition from its competitors in the surrounding area and the site serves as the premier stop for convenience, affordable groceries, and refrigerated goods
- Conveniently located with excellent frontage and access to both Pinewood Road and Kolb Road

TENANT HIGHLIGHTS

- Investment Grade Credit Tenant: (S&P rated BBB-)
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box" discount retailer
- Family Dollar & Dollar Tree have more than ±15,000 locations nationwide
- Family Dollar has unveiled plans to remodel well-performing locations in 2019



FINANCIAL OVERVIEW





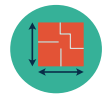
\$1,547,000

LIST PRICE



6.25%

CAP RATE



\$96,689

NOI



±8,320 SF

GLA



±1.07 AC

LOT SIZE



2015

YEAR BUILT

TENANT SUMMARY

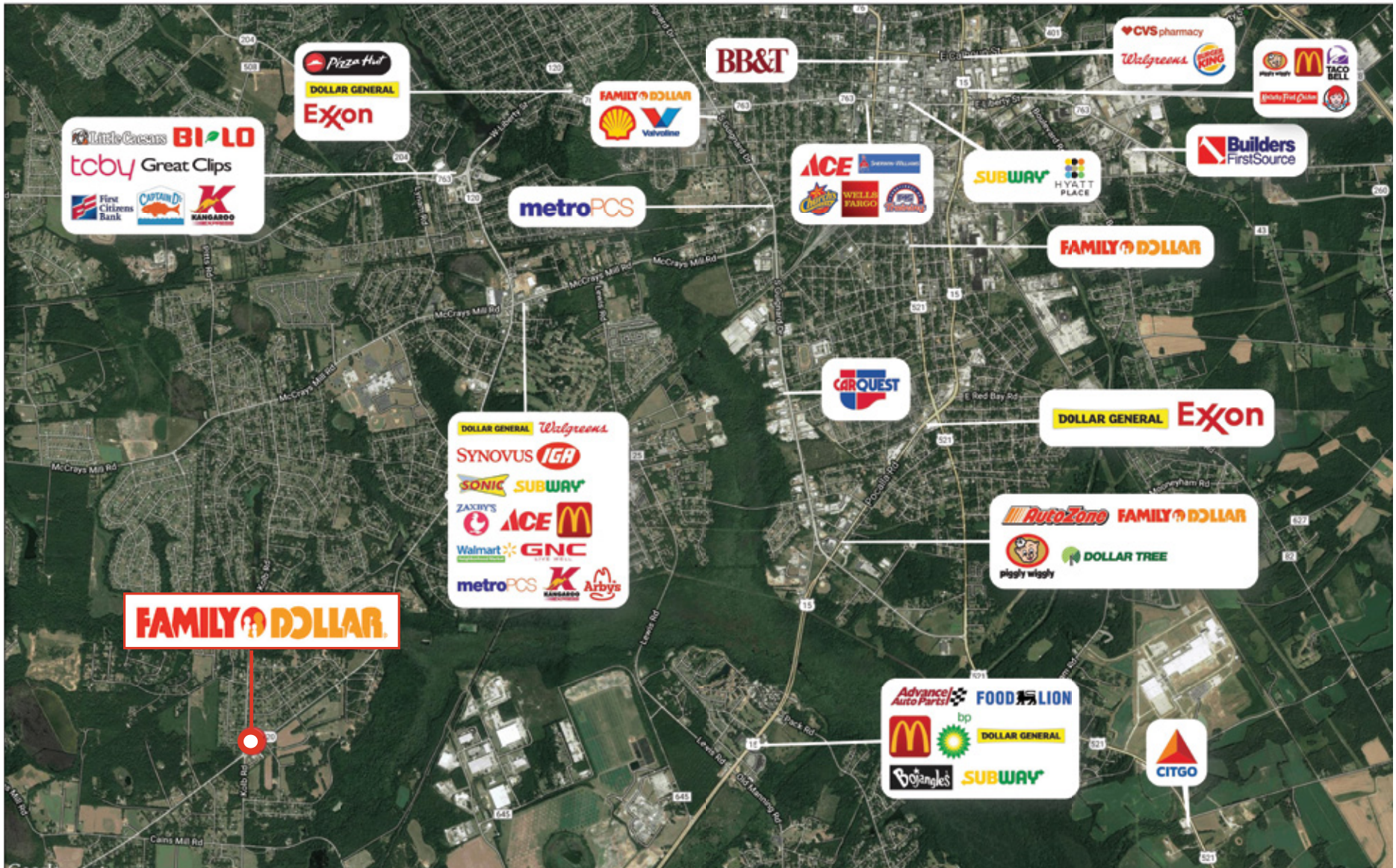
Tenant	Family Dollar Stores, Inc
Property Address	1760 Pinewood Road Sumter, SC 29154
Original Lease Term	15 Years
Lease Type	NNN
Type of Ownership	Fee Simple
Years Remaining	± 11.25 Years
Options	Six, 5-Year Options
Increases	10% bump in year 11 to \$106,352
Rent Commencement Date	6/4/2015
Lease Expiration Date	9/30/2030

ANNUALIZED OPERATING SUMMARY

	MONTHLY	ANNUAL	RENT PSF	CAP RATE
Current - 9/30/25	\$8,057.41	\$96,688.92	\$11.62	6.25%
10/1/25 - 9/30/30	\$8,862.73	\$106,352.80	\$12.78	6.87%
Option 1	\$9,749.42	\$116,993.04	\$14.06	7.56%
Option 2	\$10,724.42	\$128,693.04	\$15.47	8.32%
Option 3	\$11,796.86	\$141,562.32	\$17.01	9.15%
Option 4	\$12,976.55	\$155,718.60	\$18.72	10.07%
Option 5	\$14,274.20	\$171,290.40	\$20.59	11.07%
Option 6	\$15,701.62	\$188,419.44	\$22.65	12.18%



SURROUNDING TENANT MAP



TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±8,000

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

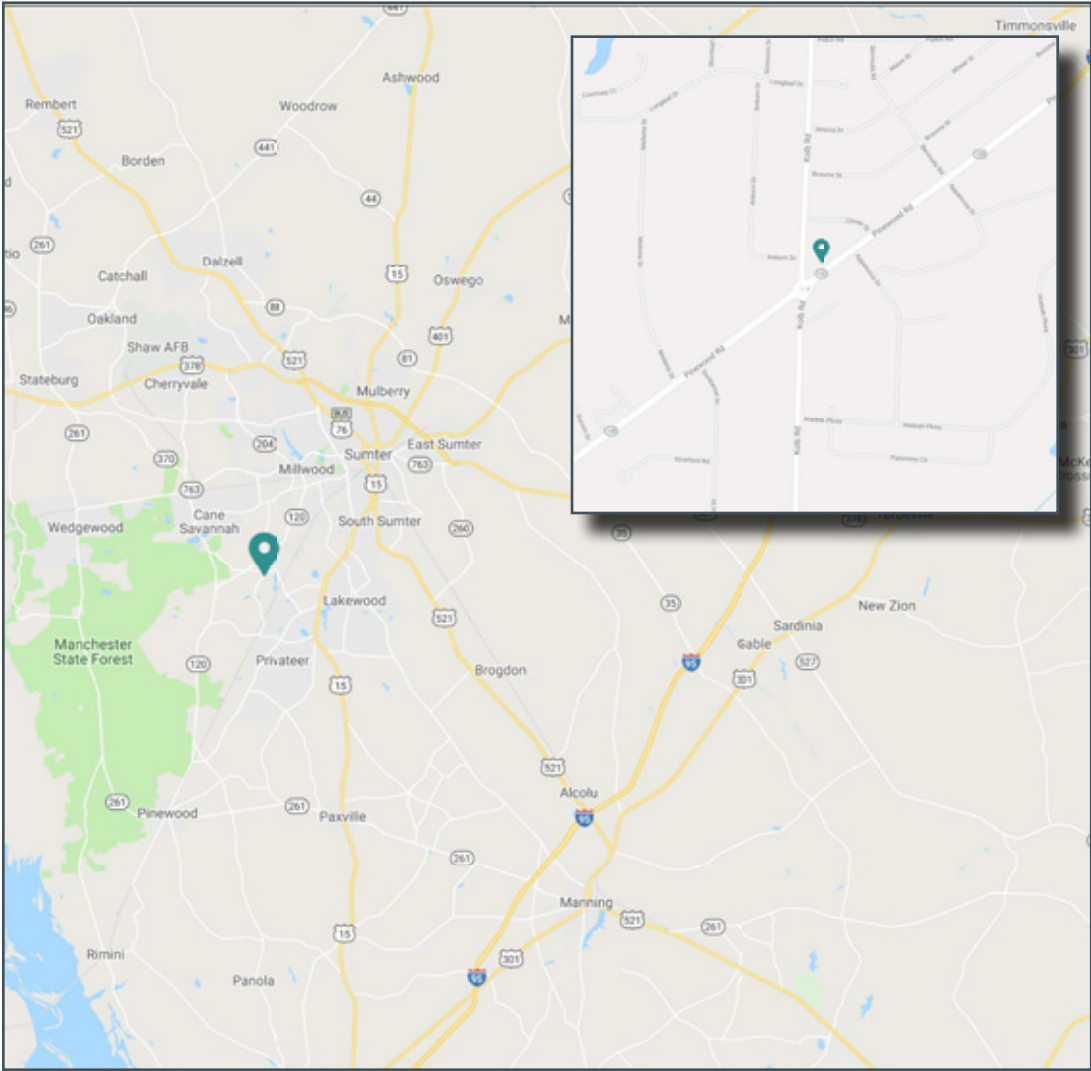
Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise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

A photograph of a historic downtown street scene. In the foreground, there are vibrant pink flowers. The street is lined with historic buildings, including a prominent one with a clock tower. A red car is parked on the street. The text "AREA OVERVIEW" is overlaid in the center.

AREA OVERVIEW

SUMTER, SC

Sumter, South Carolina is centrally located between the beaches of the Atlantic Ocean and the Blue Ridge Mountains. The close proximity and moderate climate make golf, tennis, hiking, biking and fishing a year-round delight for any age. The nationally-renowned Swan Lake Iris Gardens, home to the eight species of swans as well as beautiful Japanese Iris, and the historic Sumter Opera House, which hosts an array of live performances, attracts visitors from all over South Carolina.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	14,350	41,966	90,055
2019 Estimate	14,696	41,191	89,477
2024 Projection	15,137	41,756	91,080

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	5,347	16,083	34,072
2019 Estimate	5,575	16,049	34,544
2024 Projection	5,778	16,365	35,430

INCOME	3-MILE	5-MILE	10-MILE
Average HH Income	\$66,075	\$63,477	\$56,652

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **1760 Pinewood Road Sumter, SC 29154** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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**FAMILY
DOLLAR**

**PRICE
DROP!** **NEW
LOWER
PRICES!**

**RED
TAG
CLEARANCE
EVENT**

**Expanded
Hair Care!**

**NOW
HIRING!**

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MATTHEWS
REAL ESTATE INVESTMENT SERVICES