

SINGLE TENANT

Investment Opportunity

**DOLLAR
GENERAL®**



2116 SC-9 EAST
DILLON SOUTH CAROLINA

ACTUAL SITE

 **SRS**
NATIONAL NET LEASE GROUP



EXCLUSIVELY MARKETING BY

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DOLLAR GENERAL®



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SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land and building ownership) in a Dollar General property located in Dillon, South Carolina. Dollar General has been operating at this location since 2005 and recently extended the lease for an additional 7 years at a 7% rent increase through June 30, 2027. There are two (2) – five (5) year option periods remaining with a 7.50% rent increase in Option 1 & a 10% rent increase in Option 2. The NN lease structure has minimal landlord responsibilities that are limited to roof, structure, parking lot and HVAC. The lease is guaranteed by Dollar General Corp (NYSE: DG) with an investment grade credit rating of BBB from Standard and Poor's.

The subject property is strategically located along SC-9 in Dillon, South Carolina. Dillon is located in Dillon County which is located in South Carolina's Pee Dee Region on Interstate 95 near the South Carolina and North Carolina border. Dillon is located approximately: 58 Miles SW of Fayetteville, NC; 63 Miles NW of Myrtle Beach, SC; 92 Miles NW of Wilmington, NC; 120 Miles SW of Raleigh, NC & 150 Miles NE of Charleston, SC. The 5-mile trade area is supported by a population of 16,157 residents with an average household income of \$44,146.



PROPERTY PHOTOS





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$914,285
NET OPERATING INCOME	\$64,000
CAP RATE	7.00%
GUARANTY	Corporate
TENANT	Dollar General
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Parking Lot, Structure, HVAC

Property Specifications

RENTABLE AREA	9,014 SF
LAND AREA	1.00 Acres
PROPERTY ADDRESS	2116 SC-9 East, Dillon, SC 29536
YEAR BUILT	2005
PARCEL NUMBER	070-00-00-219
OWNERSHIP	Fee Simple (Land & Building)

DOLLAR GENERAL CORPORATE GUARANTEED LEASE

- Approximately 8 Years Remaining in the Current Term
- 2005 Construction – 9,014 SF Building
- Two (2) – Five (5) Year Option Periods
- Opt. 1: 7.50% Increase; Opt. 2 = 10% Rent Increase
- Low Rent – Tenant Paying \$5.99 PSF

RECENT LEASE EXTENSION – ESTABLISHED LOCATION

- In June 2019, Dollar General Extended the Lease Term for an Additional 7 Years (6/30/2027)
- Extension was at a 7% Rent Increase

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES

- Landlord Responsibilities Limited to Roof, Structure, Parking Lot and HVAC
- In 2019, Dollar General Added this Location to the National Insurance Program

INLAND PORT DILLON

- Located within the Carolinas I-95 Mega Site
- Opened in April 2018 - \$50 Million Investment
- 2nd Inland Facility for South Carolina Ports Authority
- Links the Pee Dee Region with the Port of Charleston via a CSX Corp. Rail Line
- Situated on the CSX Mainline that Runs Directly to the Port of Charleston & is Easily Accessible from I-95
- Expected to Convert an Estimated 45,000 Container Movements from Truck to Rail in 1st Year of Operation

DILLON, SOUTH CAROLINA

- Located in Dillon County
- Located in the Pee Dee Region
- Located Off Interstate 95 Near the South Carolina & North Carolina Border

HIGH STORE SALES

- Strong Reported Store Sales – Approaching Percentage Rent
- Healthy Rent to Sales Ratio:
 - 2018 – 3.15% Rent to Sales Ratio | No Percentage Rent
 - 2017 – 3.07% Rent to Sales Ratio | \$3,625 Percentage Rent
 - 2016 – 2.75% Rent to Sales Ratio | \$489 Percentage Rent
 - 2015 – 2.96% Rent to Sales Ratio | \$15,472 Percentage Rent
 - 2014 - \$7,232 Percentage Rent

95 INLAND PORT LOGISTICS CENTER – DILLON, SC

- 373,100 SF Industrial Development
- Located 1 Mile from Inland Port Dillon
- Building will Be Completed in 2020
- Logistics Center is Phase I of the Development & Features: 32-Foot Clear Heights; a 180-Foot Truck Court, 189 Parking Spots, 58 Loading Spaces & 64 Trailer Parking Spaces
- Phase II of the Development is Proposed Nearby Which Allows for Multiple Buildings with up to 1.5 Million SF in Additional Development Capacity

HARBOR FREIGHT DISTRIBUTION CENTER – 1 MILLION SQUARE FOOT EXPANSION – 2019

- Opened a 500,000 SF Distribution Center in 2001 & Doubled the Size in 2006 and again in 2014
- In 2017, Expanded Distribution Center by Building a New 1 Million SF Facility – Total Distribution Center is Now 3 Million Square Feet
- Recent Expansion Created Additional 500 Jobs Increasing the Company's Workforce to 1,150 Workers in Dillon
- Harbor Freight's Total Investment In Site is Now More than \$200 Million

TRADE AREA DEMOGRAPHICS

- 1-Mile:
 - 994 Residents
 - \$45,030 Average Household Income
- 3-Mile:
 - 9,765 Residents
 - \$46,557 Average Household Income
- 5-Mile:
 - 16,157 Residents
 - \$44,146 Average Household Income
- 7-Mile:
 - 20,896 Residents
 - \$45,058 Average Household Income

PROXIMITY TO CITIES

- Fayetteville, NC | 58 Miles
- Myrtle Beach, SC | 63 Miles
- Wilmington, NC | 92 Miles
- Raleigh, NC | 120 Miles
- Charleston, SC | 150 Miles

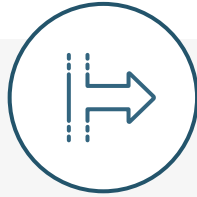
TENANT

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by S&P
- 15,597 Stores Located in 44 States as of May 3, 2019
- Ranked #119 on the Fortune 500 List – Up 4 Points From 123 Last Year (Dollar General Has Moved up the Fortune 500 Ranking for the 11th Consecutive Year)
- Dollar General Plans to Undertake Some 2,075 Real Estate Projects in 2019, Including 975 New Store Openings (Up from 900 in 2018), 1,000 Mature Store Remodels, and 100 Store Relocations
- Long Term History of Same-Store Sales Growth – 2018 Marked the Company's 29th Consecutive Year



Location

Located in
Dillon County



Access

State Highway 9
1 Access Point



Traffic Counts

State Highway 9
8,800 Cars Per Day

N. Second Avenue /
U.S. Highway 501
10,200 Cars Per Day



Improvements

There is approximately
9,014 SF of existing
building area



Parking

There are approximately 32 parking
spaces on the owned parcel.

The parking ratio is
approximately 3.66 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 070-00-00-219
Acres: 1.00
Square Feet: 43,560 SF



Year Built

2005



Zoning

Commercial



**DOLLAR
GENERAL**

3,700
CARS PER DAY

8,800
CARS PER DAY

MT. CALVARY RD.

STATE HIGHWAY 9



8,800
CARS PER DAY

3,700
CARS PER DAY

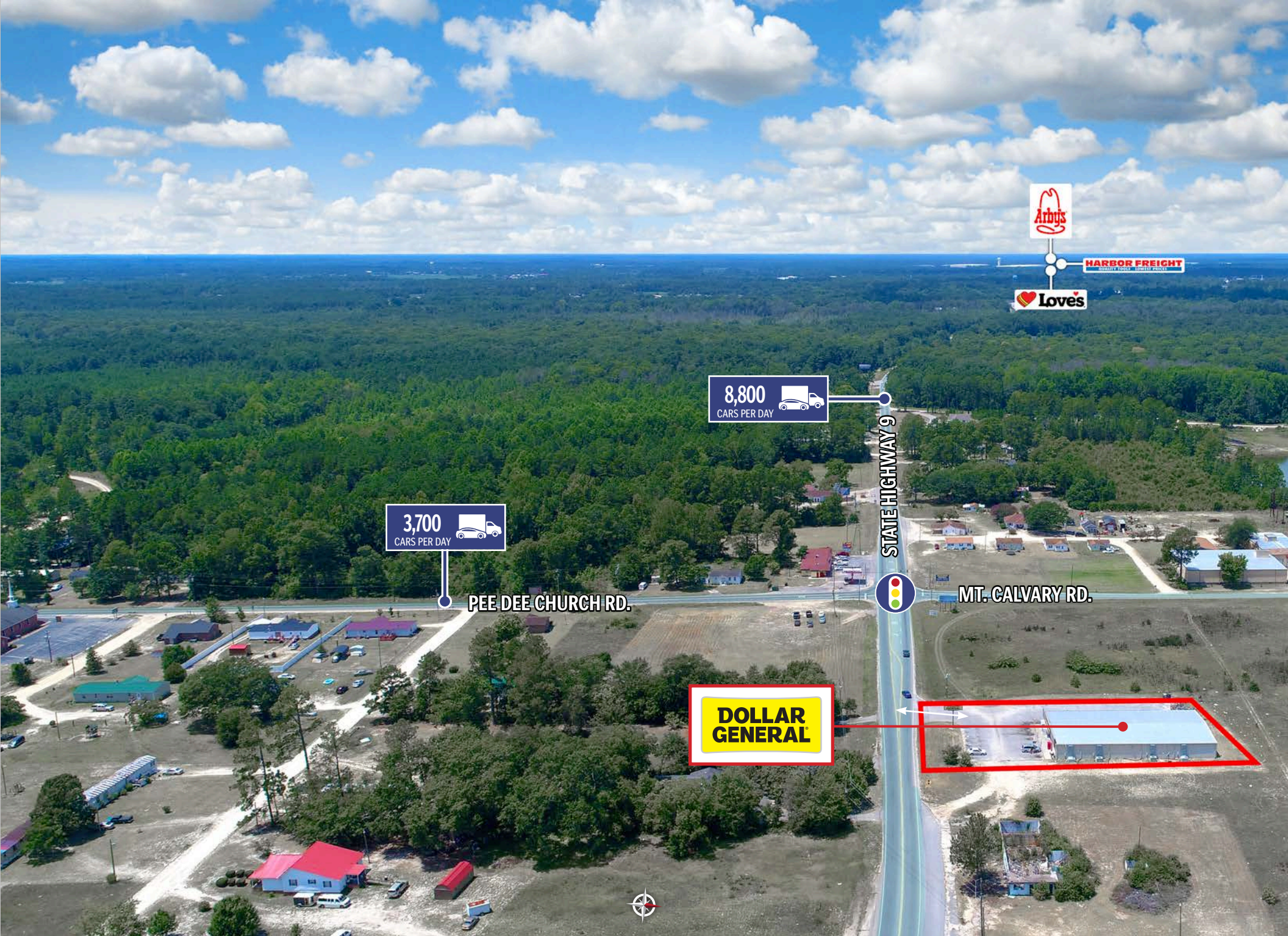
**DOLLAR
GENERAL**

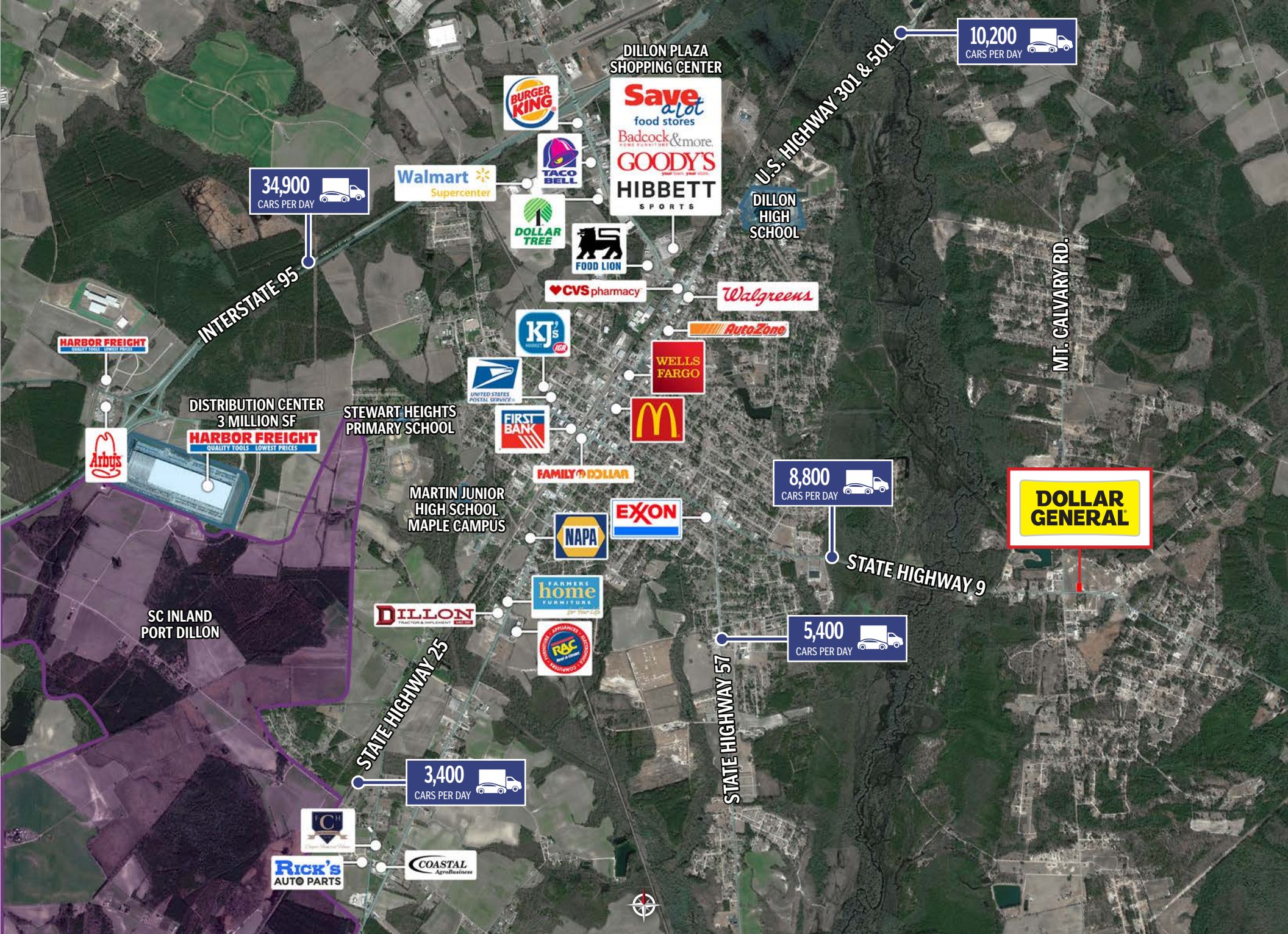
PLEASANT HILL RD.

STATE HIGHWAY 9

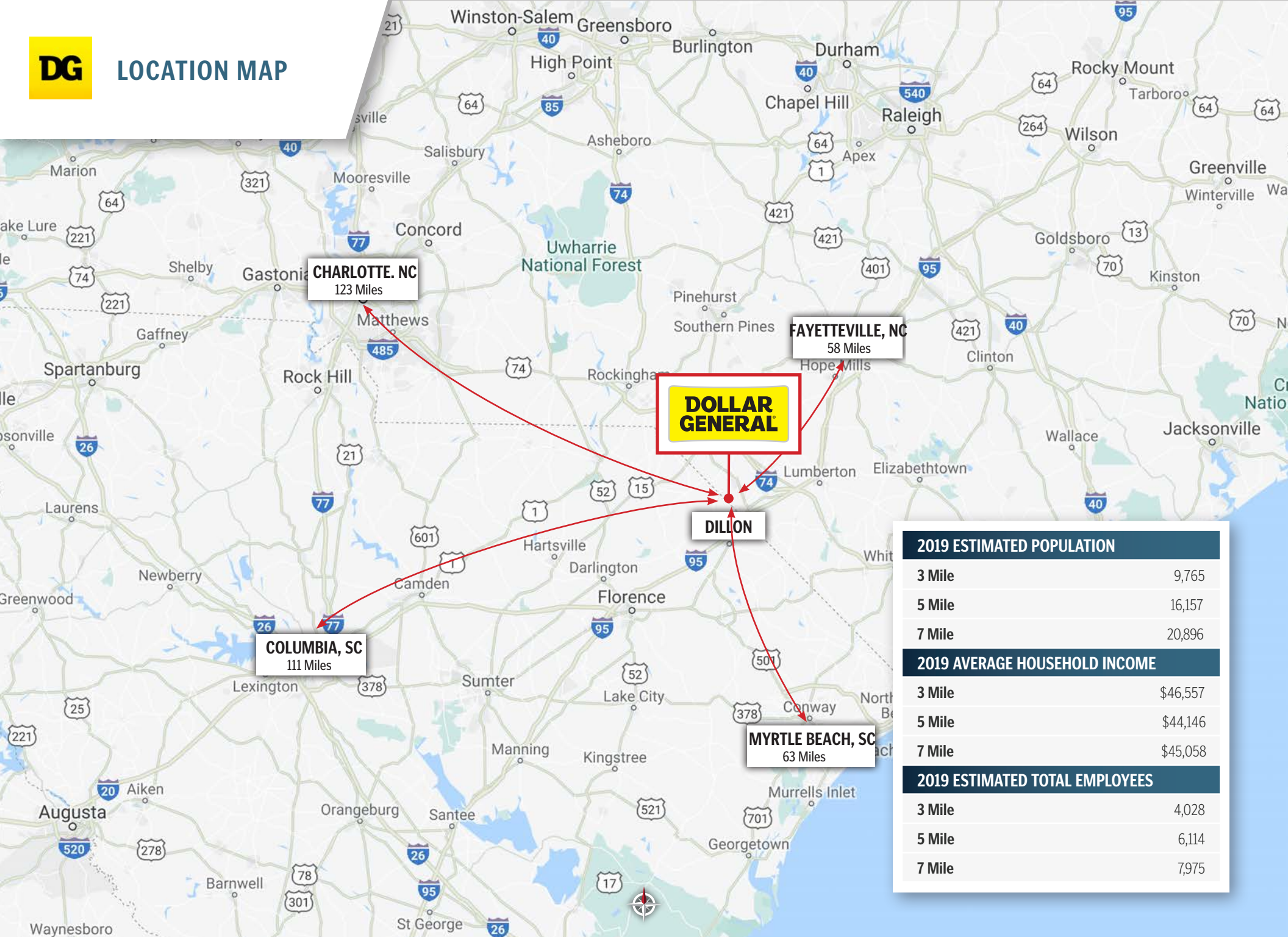
PEE DEE CHURCH RD.











2019 ESTIMATED POPULATION	
3 Mile	9,765
5 Mile	16,157
7 Mile	20,896
2019 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$46,557
5 Mile	\$44,146
7 Mile	\$45,058
2019 ESTIMATED TOTAL EMPLOYEES	
3 Mile	4,028
5 Mile	6,114
7 Mile	7,975



Dillon, South Carolina

Dillon is a city in Dillon County in eastern South Carolina, United States. It is the county seat and largest city of Dillon County. It was established on December 22, 1888. Both the name of the city and county comes from John W. Dillon, an early settler and key figure in bringing a railroad through the area. The population was 6,596 as of July 1, 2018.

Dillon County is a county located in the U.S. state of South Carolina. As of July 1, 2018, the county's population was 30,599. The county seat is Dillon. Founded in 1910 from a portion of Marion County, both Dillon County and the city of Dillon were named for prosperous local citizen James W. Dillon (1826-1913), an Irishman who settled there and led a campaign to bring the railroad into the community. The result of this effort was the construction of the Wilson Short Cut Railroad, which later became part of the Atlantic Coast Line Railroad, and brought greater prosperity to the area by directly linking Dillon County to the national network of railroads.

The economy of Dillon County, SC employs 11.3k people. The largest industries in Dillon County, SC are Manufacturing , Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Wholesale Trade, Finance & Insurance, and Public Administration.



	3 MILE	5 MILES	7 MILES
2019 Estimated Population	9,765	16,157	20,896
2024 Projected Population	9,528	15,869	20,584
2010 Census Population	10,185	16,537	21,194
2019 Estimated Households	3,506	5,898	7,507
2024 Projected Households	3,408	5,772	7,371
2010 Census Households	3,704	6,106	7,697
2019 Estimated White	47.89%	43.86%	44.91%
2019 Estimated Black or African American	46.06%	49.84%	47.25%
2019 Estimated Asian or Pacific Islander	0.78%	0.54%	0.45%
2019 Estimated American Indian or Native Alaskan	2.27%	2.58%	4.03%
2019 Estimated Other Races	1.74%	1.73%	2.05%
2019 Estimated Hispanic	3.24%	2.96%	3.31%
2019 Estimated Average Household Income	\$46,852	\$44,124	\$45,010
2019 Estimated Median Household Income	\$32,948	\$31,084	\$31,482
2019 Estimated Per Capita Income	\$17,221	\$16,069	\$16,309
2019 Estimated Total Businesses	425	605	697
2019 Estimated Total Employees	4,028	6,114	7,975





RENT ROLL

Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dollar General (Corporate Guaranty)	9,014	07/01/2005	06/30/2027	Current	-	\$5,333.33	\$0.59	\$64,000	\$7.10	NN	2 (5-Year)
NOI = Rent - Parking Lot Maintenance Expenses										Option 1: 7.50% Rent Increase Option 2: 10% Rent Increase	

FINANCIAL INFORMATION

Price	\$914,285
Net Operating Income	\$64,000
Cap Rate	7.00%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	2005
Rentable Area	9,014 SF
Land Area	1.00 Acres
Address	2116 SC-9 East, Dillon, SC 29536





BRAND PROFILE

Dollar General dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 15,597 stores in 44 states as of May 3, 2019. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**DOLLAR
GENERAL®**

COMPANY TYPE

Public (NYSE: DG)

2019 EMPLOYEES

135,000

2019 REVENUE

\$25.63 B

2019 NET INCOME

\$1.59 B

2019 ASSETS

\$13.20 B

2019 EQUITY

\$6.42 B

CREDIT RATING

S&P: BBB



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

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 submarket 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 2018

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