



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
223 W Tatum Avenue
McColl, SC 29570

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,125 SF Dollar General at 223 W Tatum Avenue in McColl, SC. This Opportunity Includes a Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating With 5 Years Remaining on Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$768,600
CAP	8.00%
NOI	\$61,488
PRICE PER SF	\$94.60
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	223 W Tatum Avenue McColl, SC 29570
COUNTY	Marlboro
BUILDING AREA	8,125 SF
LAND AREA	1.07 AC
BUILT	2004



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating
- Minimal Landlord Responsibilities
- Dollar General Operates Over 15,836 Stores in 44 States With Plans to Execute 2,000 New Real Estate Projects
- Dollar General Has Been Operating on This Site Since 2004 – Showing Commitment to Location
- Located 10-Miles From Interstate 74 - Which Sees 15,684 VPD
- Attractive Rent Increases With 10% at Next Option With Additional One 5 Year Option Remaining
- Close Proximity to Scotland Memorial Hospital – Employing Over 1,000 Full-Time Associates and Over 100 Physicians
- Average Household Income at \$44,120 Within a 10-Miles Radius With 42,628 People Living in the Area
- Neighboring Tenants: First Citizens Bank, Jack's Pizza & Hot Subs, Stop & Shop, Village Grocery, Wylie's IGA, Family Dollar, Helms Tires and Palmetto Dental Health Associates PA



LEASE SUMMARY

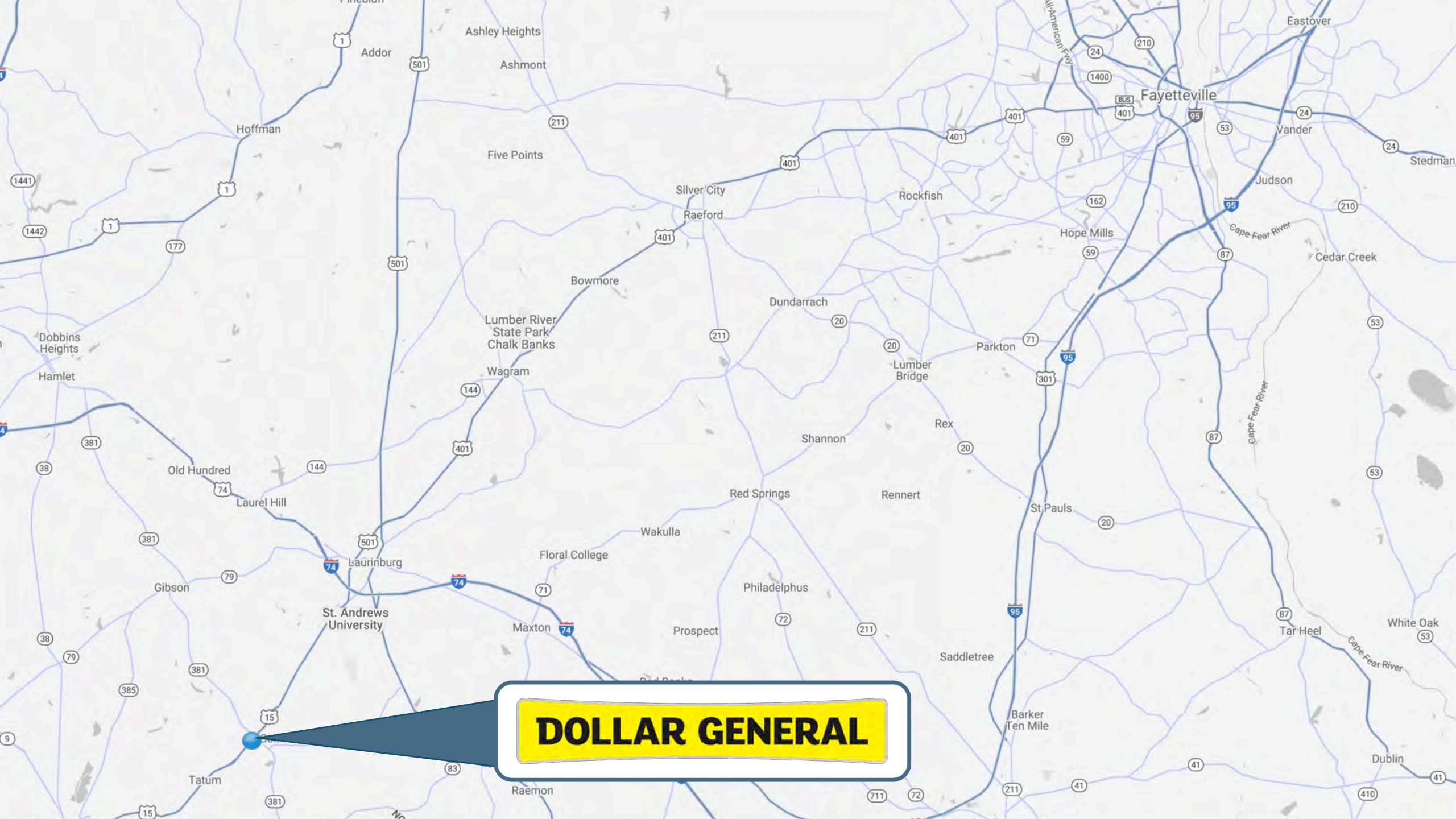
TENANT	Dollar General
PREMISES	A Building of Approximately 8,125 SF
LEASE COMMENCEMENT	April 23, 2004
LEASE EXPIRATION	August 31, 2024
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	10% at Next Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
PAVED AND LANDSCAPED AREAS	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC (MAJOR REPAIRS)	Landlord's Responsibility
HVAC (MINOR REPAIRS < \$1,000)	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,125 SF	\$61,488	\$7.57
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ACTUAL PROPERTY IMAGES



DOLLAR GENERAL



McColl's Family
Dining and Tavern

Grooms Brothers
Tires Services

McColl
Middle School

McColl Elementary
School

DOLLAR GENERAL

Kevin's Paint
& Body

McColl Elementary School

FAMILY DOLLAR



Rogers Funeral Home
Family Owned and Operated
Kwik Trip
Palmetto Dental Health Associates



Kevin's Paint & Body

Grooms Brothers
Tires Services

DOLLAR GENERAL



STOP & SHOP
GREAT WALL
Chinese Restaurant
UNITED STATES
POSTAL SERVICE
First Citizens Bank
Davita
Kidney Care

McColl is a town in Marlboro County in the state of South Carolina. It lies in the state's Pee Dee region, 1.5 miles from the South Carolina and North Carolina border. The city's 2018 estimated population was 2,174 residents. Marlboro County has an estimated population of about 26,398 residents. McColl is the home of the Pee Dee Indian Tribe, who are a relatively small American Indian tribe that has occupied the Pee Dee region for several centuries. The city is located 10 miles to Bennettsville, SC; 10 miles to Laurinburg, NC; and about 50 miles from Fayetteville, NC.

Due to the cities close proximity, Fayetteville's economy also affects McColl's. Fort Bragg is the backbone of the Fayetteville's areas economy. Fort Bragg and Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the best retail markets in the country. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care and entertainment. The Fayetteville area has a large and growing defense industry and was ranked in the Top 5 Defense Industry Development areas in US for 2008, 2010, 2011 by Expansion Solutions Magazine. Eight of the ten top American defense contractors are located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications.

McColl is near Lake Paul Wallace, where people can go swimming, boating, tubing and fishing. The city is less than an hour's drive to Fayetteville, which is a great place to spend the day. Fayetteville is home to Cape Fear Botanical Gardens which is a 77-acre public home to over 2,000 varieties of plants, with an arboretum and a children's garden. The city is also home to the Airborne & Special Operations Museum Foundation which is a vast museum on U.S. army, airborne and special ops with exhibits, a theater and a motion simulator. The city also includes the Fantasy Lake Water Park which is a man-made lake with slides, swings, pedal boats and more, plus volleyball courts, arcade and a picnic area.



FAYETTEVILLE, NC



FORT BRAGG



LAKE PAUL WALLACE

D O L L A R G E N E R A L

TENANT PROFILE

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 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 low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operates over 15,836 stores in 44 states as of August 2, 2019 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For fiscal 2018, the company has also had \$25.6 billion in sales. Dollar General is excited to announce it is currently under construction on new stores in Washington and Wyoming. When completed, these stores are expected to expand the Company's presence to 46 states throughout the country.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,836+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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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