



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar
423 S George Street
Goldsboro, NC 27530

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,180 SF Family Dollar Located at 423 South George Street in Goldsboro, NC. This Opportunity Includes a New 5 Year Lease on a High Quality Tenant That Has Limited Competition in the Area, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$894,000
CAP	7.75%
NOI	\$69,300
PRICE PER SF	\$97.39
GUARANTOR	Family Dollar

PROPERTY SUMMARY

ADDRESS	423 South George Street Goldsboro, NC 27530
COUNTY	Wayne
BUILDING AREA	9,180 SF
LAND AREA	1 AC
BUILT	2005



HIGHLIGHTS

- New 5 Year Lease Extension in Place
- Corporate Guarantee
- Limited Dollar Store Competition in Nearby Area
- Store Has Been Operating at This Site Since 2005 – Showing Commitment to Location
- Located on a Hard Signalized Corner With a Combined VPD of Over 16,900 Vehicles
- Almost 100,000 People Reside Within a 10-Mile Radius of the Property With an Average Household Income of \$59,351
- Property is Near Carver Heights Elementary School and Goldsboro High School
- Nearby Tenants Include: Dollar General, Dunkin', Citi Trends, Piggly Wiggly, Hardee's, Wells Fargo, BB&T, Kentucky Fried Chicken and Food Lion



LEASE SUMMARY

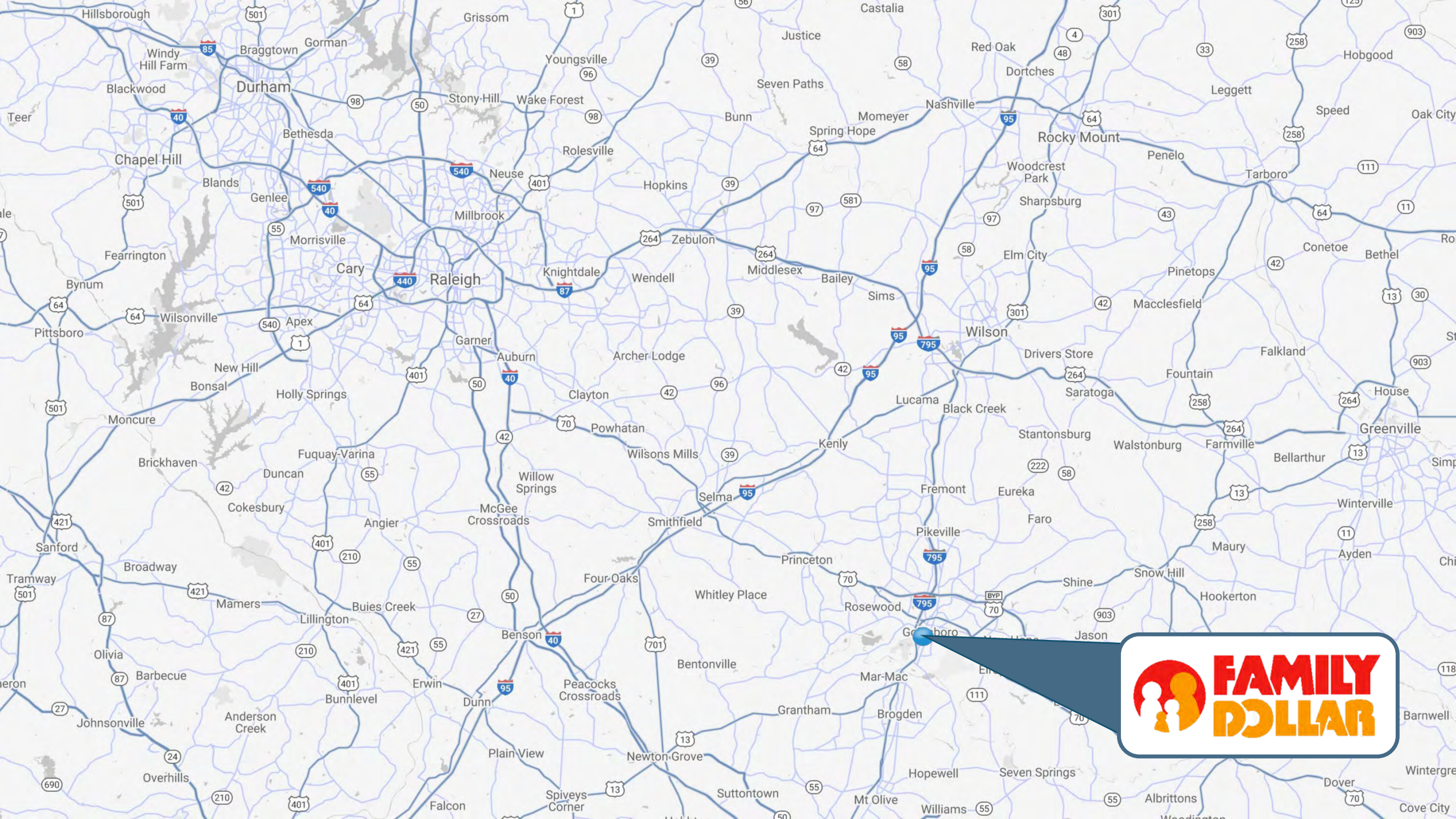
TENANT	Family Dollar
PREMISES	A Building of Approx. 9,180 SF
LEASE COMMENCEMENT	August 19, 2004
LEASE EXPIRATION	December 31, 2024
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	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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9,180 SF	\$69,300	\$7.55
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ACTUAL PROPERTY IMAGES



DOLLAR GENERAL
metroPCS

Hardee's DUNKIN'
BB&T First Citizens Bank
WELLS FARGO Speedway

FOOD LION
DUNKIN'
FIT BODY BOOTCAMP Speedway

Walmart Supercenter DOLLAR TREE
WOODFOREST NATIONAL BANK
Bojangles' Best Western PLUS SALLY BEAUTY
Applebee's SHEETZ Payless
Holiday Inn Express Exxon cricket metroPCS



CITITRENDS

E Elm St

piggly wiggly
Kentucky Fried Chicken

belk JCPenney JOANN Starbucks
Bath & Body Works Rainbow PETSMART
AÉROPOSTALE LONGHORN HIBBETT TEXAS SPORTS
Panera Bread Olive Garden claire's AMERICAN EAGLE
SEPHORA CATO Foot Locker WELLS FARGO
rue21 SHOE SHOW GNC LIVE WELL

N Berkeley Blvd

FAMILY DOLLAR

Ashley HOMESTORE Michaels Aaron's
FAMILY DOLLAR PET SUPPLIES PLUS sweetFrog TACO BELL
CHIPOTLE planet fitness CITITRENDS Advance Auto Parts BURGER KING Dunham's SPORTS
BB&T CHUCK E. CHEESE'S FIREHOUSE SUBS Krispy Kreme RSC
McALISTER'S DELI tropical SMOOTHIE CAFE T-Mobile Jersey Mike's SUBWAY Harbor Freight Tools
the Vitamin Shoppe Little Caesars SUBWAY First Citizens Bank
POPEYES FANTASTIC SAM'S SHERWIN-WILLIAMS PNC Sprint

HOBBY LOBBY ZAXBY'S
SONIC McDonald's Kentucky Fried Chicken
Pizza Hut Walgreens jiffylube SHOE SHOW

BROOKDALE
SENIOR LIVING

Hill & Ferencz
Electric Motor

Rick's Used
Tires

One and Drone
Solutions Inc

NC STATE
UNIVERSITY

GOLDSBORO
BE MORE | DO MORE | SEYMOUR

USDA

E Elm St

BUSINESS
117

**FAMILY
DOLLAR**

St Luke
Church of Christ



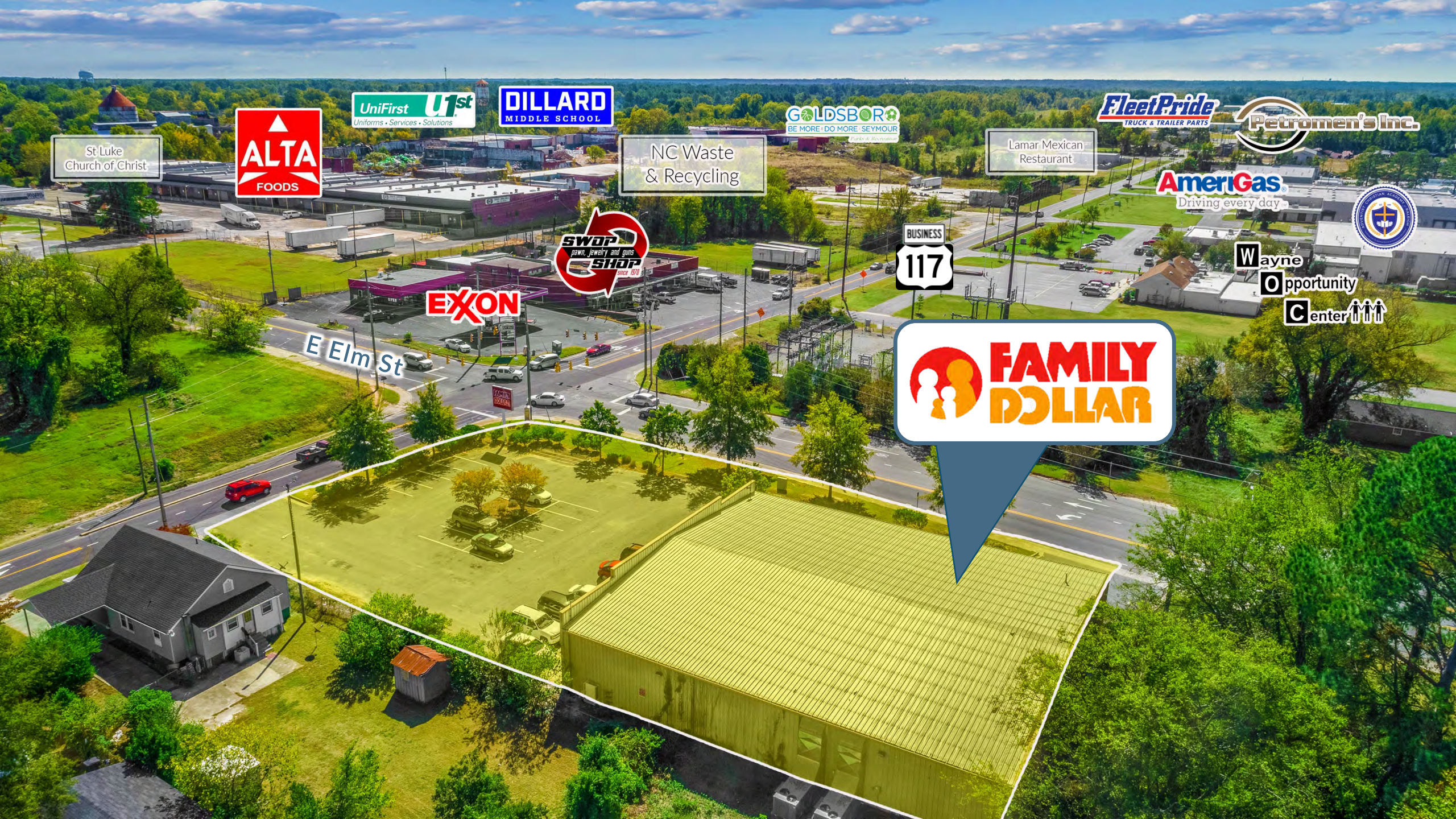
NC Waste
& Recycling

Lamar Mexican
Restaurant



Wayne
Opportunity
Center

E Elm St



GOLDSBORO | WAYNE COUNTY | NC

Goldsboro is the county seat of Wayne County in the state of North Carolina. The city's population was about 34,234 residents at the 2018 estimate census. It is the principal city of the Goldsboro, North Carolina Metropolitan Statistical Area. The city is situated in North Carolina's Coastal Plain and is bordered on the south by the Neuse River and the west by the Little River, about 40 miles southwest of Greenville, 50 miles southeast of Raleigh, the state capital, and 75 miles north of Wilmington in Southeastern North Carolina. Goldsboro is best known as home to Seymour Johnson Air Force Base.

Due to the cities close proximity, Raleigh's economy also affects Goldsboro's. Raleigh's industrial base includes financial services, electrical, medical, electronic and telecommunications equipment, food processing and pharmaceuticals. Raleigh is part of N.C.'s Research Triangle, one of the country's largest and most successful research parks, and a major center in the U.S. for high-tech and biotech research and advanced textile development. Raleigh was number one on the 2015 Forbes list of the best place for businesses and careers. Companies based in Raleigh include BB&T Insurance Services, Capitol Broadcasting Company, Carquest, First Citizens, Golden Corral, Martin Marietta Materials, Red Hat, and Waste Industrials.

Goldsboro is home to the Wayne County Museum, Lake Wackena, Herman Park, Old Waynesborough Park and much more. Raleigh is located about an hours drive from Goldsboro, which makes it the perfect city for a day trip. Raleigh is home to the N.C. State Fair, which is the state's largest annual event. Raleigh has an exceptionally diverse art scene. Visitors can see a touring Broadway show, view original plays in theaters and outside in the parks, listen to the North Carolina Opera or North Carolina Symphony or watch the Carolina Ballet. The city is also home to numerous museums including, N.C. Museum of Natural Sciences, N.C. Museum of History, and N.C. Museum of Art. The museums exhibit on N.C.'s geology, fossil collections, 3D films, live-animal programs, traveling & online exhibits, and a permanent collection of art spanning over 5,000 years.





	3 MILES	5 MILES	10 MILES
POPULATION	20,318	47,597	99,747
AVERAGE HH INCOME	\$41,885	\$53,918	\$59,351

TENANT PROFILE

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 15,237 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, 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.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,237+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.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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