



# Dollar General

Bonneau, SC

CONFIDENTIAL OFFERING MEMORANDUM

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# INVESTMENT OVERVIEW

## Executive Summary

### PROPERTY SUMMARY

Address	1393 Main St Bonneau, SC 29431
Total GLA	±9,014 SF
Total Land Size	±1.19 Acres
Year Built	2009

### FINANCIAL SUMMARY

NOI	\$70,899
Cap Rate	5.91%
List Price	\$1,200,000

### DOLLAR GENERAL LEASE SUMMARY

Tenant	Dollar General
Lease Type	NN
Taxes/CAM/Insurance	Tenant Responsibility
Roof/Structure	Landlord Responsibility
Current Lease Term	5-Years
Lease Commencement	Q3 2019
Renewal Options	Four remaining options of Five years with scheduled increases

### INVESTMENT HIGHLIGHTS

- Tenant executed first of five renewal options in 2016 to take effect in 2019 [5 years each]
- Built in 2009 with an original lease term of 10 years
- Dollar General is a strong corporate investment grade tenant with a BBB rating
- Corporately guaranteed lease
- Traffic Count: 14,000 VPD on U.S.-52

The Dollar General logo is displayed in a yellow rounded rectangle with a grey border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of "GENERAL".

**DOLLAR  
GENERAL®**



## Aerial





# FINANCIAL OVERVIEW

## Rent Roll

	Square Footage	Lease Start	Lease Termination	Rental Increase Date	Base Rate	Taxes	Ins	CAM	Monthly Base Rent	Monthly TICAM's	Total Monthly Rent	Annual Total Rent	Annual TICAM's	NOI
Original Term	9,014	9/30/2009	9/30/2019	Option	\$ 7.24	\$ 1.44	\$ -	\$ 0.40	\$ 5,436.58	\$ 1,383.81	\$ 6,820.39	\$ 81,844.65	\$ 16,605.69	\$ 65,238.96
Option 1	9,014	10/1/2019	9/30/2024	Option	\$ 7.87	\$ 1.44	\$ -	\$ 0.40	\$ 5,908.25	\$ 1,383.81	\$ 7,292.06	\$ 87,504.69	\$ 16,605.69	\$ 70,899.00
Option 2	9,014	10/1/2024	9/30/2029	Option	\$ 8.76	\$ 1.44	\$ -	\$ 0.40	\$ 6,578.25	\$ 1,383.81	\$ 7,962.06	\$ 95,544.69	\$ 16,605.69	\$ 78,939.00
Option 3	9,014	10/1/2029	9/30/2034	Option	\$ 9.63	\$ 1.44	\$ -	\$ 0.40	\$ 7,236.08	\$ 1,383.81	\$ 8,619.89	\$ 103,438.65	\$ 16,605.69	\$ 86,832.96
Option 4	9,014	10/1/2039	9/30/2044	Option	\$ 10.60	\$ 1.44	\$ -	\$ 0.40	\$ 7,959.75	\$ 1,383.81	\$ 9,343.56	\$ 112,122.69	\$ 16,605.69	\$ 95,517.00
Option 5	9,014	10/1/2044	9/30/2049	Option	\$ 11.66	\$ 1.44	\$ -	\$ 0.40	\$ 8,755.66	\$ 1,383.81	\$ 10,139.47	\$ 121,673.61	\$ 16,605.69	\$ 105,067.92
Totals												\$ 87,504.69	\$ 16,605.69	\$ 70,899.00
Sales Price					\$1,200,000.00									
CAP Rate Full Occupied					5.91%									

\*Insurance paid by tenant

# TENANT OVERVIEW

## Tenant Summary

**DOLLAR  
GENERAL®**



Founded	1968 as Dollar General (Formerly, J.L. Turner and Son, 1939)
Headquartered	Goodlettsville, TN
Number of Locations	±16,000 stores in 44 states
Parent Company	Dollar General Corporation, LLC
Stock Symbol	DG (NYSE)



### Fast Facts:

Dollar General opened its 16,000th location in Panama City, Florida. [View the press release.](#)

**29 years of same-store growth**

**4.0% increase of same-store sales in the second quarter of 2019**

**975 new stores are in the process of opening this year**

**Dollar General prices are 20%-40% lower than grocery and drug stores as reported by Business Insider**

**75% of Americans live within five minutes of a Dollar General**

# MARKET OVERVIEW

## Demographics

### POPULATION TRENDS

5-Mile

2010 **7,262**

2019 **8,402**

2024 **9,225**



2019 (5-Mile)

### HOUSEHOLD TRENDS

5-Mile

2010 **2,812**

2019 **3,253**

2024 **3,568**



2019 (5-Mile)

### AVERAGE HOUSEHOLD INCOME

2019

1-Mile **\$69,224**

3-Miles **\$69,978**

5-Miles **\$67,089**



2019 (5-Mile)

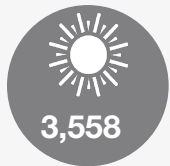
### DAYTIME POPULATION

2019

1-Mile **523**

3-Miles **2,309**

5-Miles **3,558**



2019 (5-Mile)

### MEDIAN AGE

5-Mile

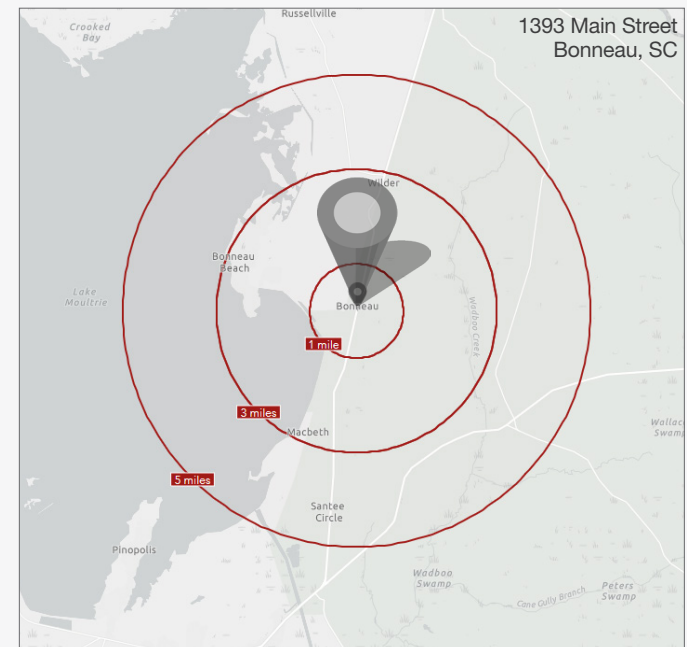
2010 **41.6**

2019 **43.9**

2024 **45.3**



2019 (5-Mile)



2018 Esri

# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1393 Main Street, Bonneau, SC 29431 ("Property"). It has been prepared by NAI Columbia ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make 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 Owner.

Owner and Agent 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 by all parties 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 the 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 Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.