

BIRCHIN LANE

REALTY ADVISORS

Presents



1359 Old Hwy 6
Cross, South Carolina 29436



Actual Property

This new construction opportunity in the rapidly growing Charleston - North Charleston, South Carolina MSA, opened February 2020. Great location between Lake Marion and Lake Moultrie in the desirable Berkeley County.

TABLE OF CONTENTS

SECTION ONE

Confidentiality Statement
Investment Highlights
Real Estate Investment Summary

SECTION TWO

Location Maps
Aerial Map
Site Plan
Traffic Counts

SECTION THREE

Market Overview
Tenant Profile
About BirchIn Lane Realty Advisors
Legal Disclaimer

CONFIDENTIALITY AND DISCLAIMER

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 Birch Lane Realty Advisors, LLC (“Birch Lane”) and should not be made available to any other person or entity without the written consent of Birch Lane. 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.

Birch Lane has not made any 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, Birch Lane has not verified, and will not verify, any of the information contained herein, nor has Birch Lane 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

INVESTMENT HIGHLIGHTS

- Perfect 1031 Exchange property
 - Corporately Guaranteed Lease – Family Dollar
 - 10 Year NN Lease – LL Responsible for roof and structure
 - Located in Berkeley County, 14% growth since 2010, making it the 2nd fastest growing county in SC
 - 10 minutes from Moncks Corner- the 4th fastest growing town in SC
 - A part of the Charleston/North Charleston Metro Statistical Area (MSA)- population approx. 787,643
 - Located between the state capital, Columbia SC (80 miles), and Charleston, SC (less than an hour away)
 - Less than 20 miles from Volvo Cars US Plant (employees 3,900)
 - Strategically located on a major highway (Old Number Six) on the way to local Lake Marion and Lake Moultrie
 - Perfect location for customers to stop and buy goods for day and weekend trips
 - Two miles from the local high school
 - Ideal demographic for a Family Dollar store
 - New Construction –opening February 2020

Cross, South Carolina	1 Mile	3 Mile	5 Mile
2019 Population	497	2,646	4,220
2024 Population Projection	535	2,831	4,526
2019 Average HH Income	\$59,827	\$60,687	\$59,177
2024 Projected HH Income	\$71,026	\$72,274	\$70,107
2019-2024 Annual Rate Increase	3.49%	3.56%	3.45%

REAL ESTATE INVESTMENT SUMMARY

Property Address:

1359 Old Highway 6
Cross, South Carolina 29436
Berkeley County

Purchase Price:

\$1,381,081.62

Cap Rate:

7.4%

Lease Type:

10 year
NN Minimal LL responsibilities

Year Built:

February 2020

Land size:

1.74 acres

Property Type:

Single Tenant Retail

Total Rentable SF:

9,180

Net Operating Income:

\$102,200.04

Renewals:

Six, 5 year renewals

Rent Increases:

At each 5 year renewal period

Options:

Six, 5 year renewals

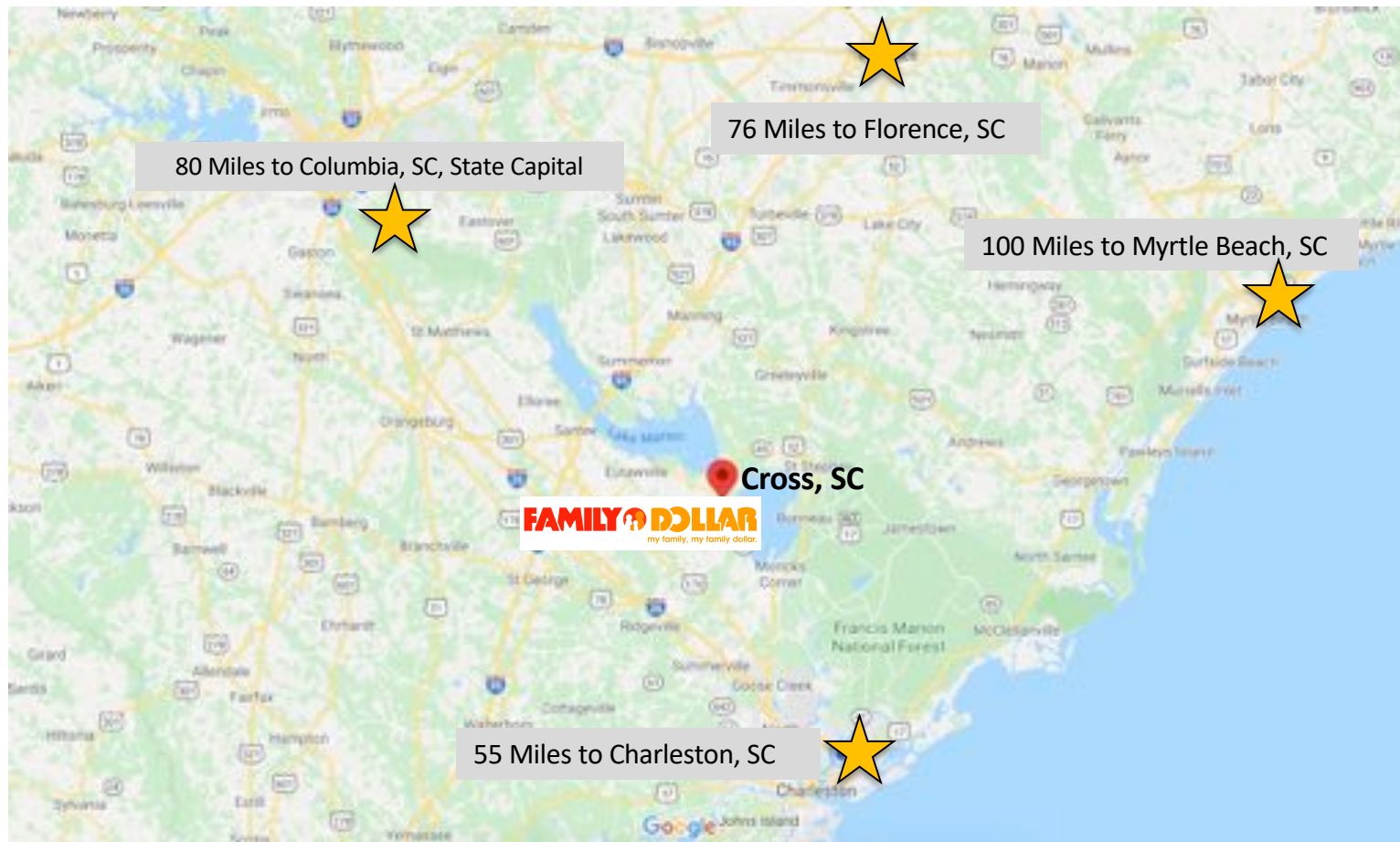
Extended Term	Fixed Rent
1st	\$8,899.17/month (\$106,790.04/annum)
2 nd	\$9,281.67/month (\$113,80/annum)
3 rd	\$9,664.17/month (\$115,970/annum)
4 th	\$10,046.67/month (\$120,560/annum)
5 th	\$10,429.17/month (\$125,150/annum)
6 th	\$10,811.67/month (\$129,740.04/annum)

SOUTH CAROLINA



Berkeley County, SC-
Estimated Population: 221,091 (2018)

LOCATION WITHIN SOUTH CAROLINA



LOCATION MAP- FAMILY DOLLAR CROSS, SC

Family Dollar to Upper Lake Marion = 20 miles

Lake Marion

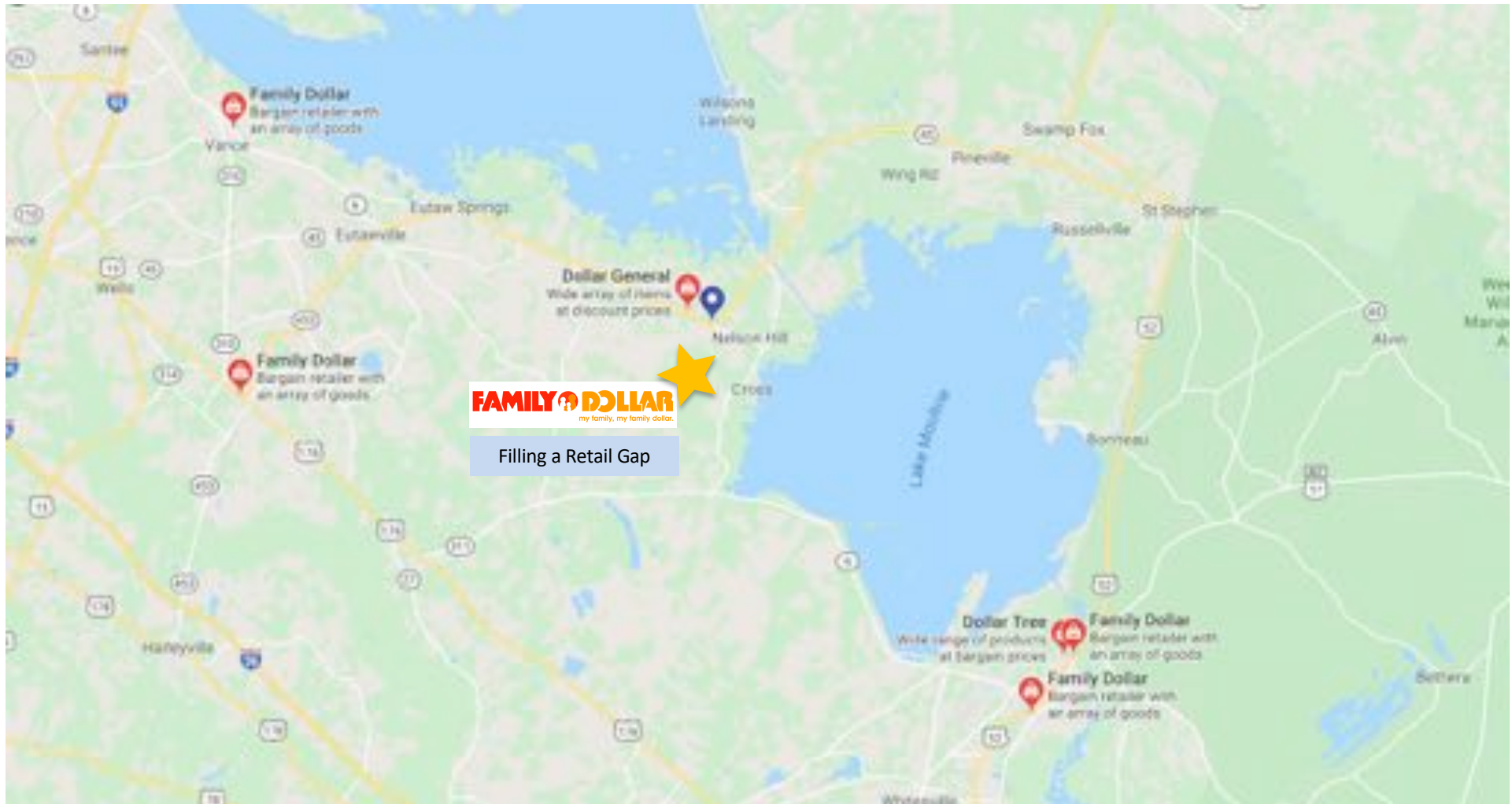
Lake Moultrie

Cross, SC

Family Dollar to Lake Moultrie = 5 miles



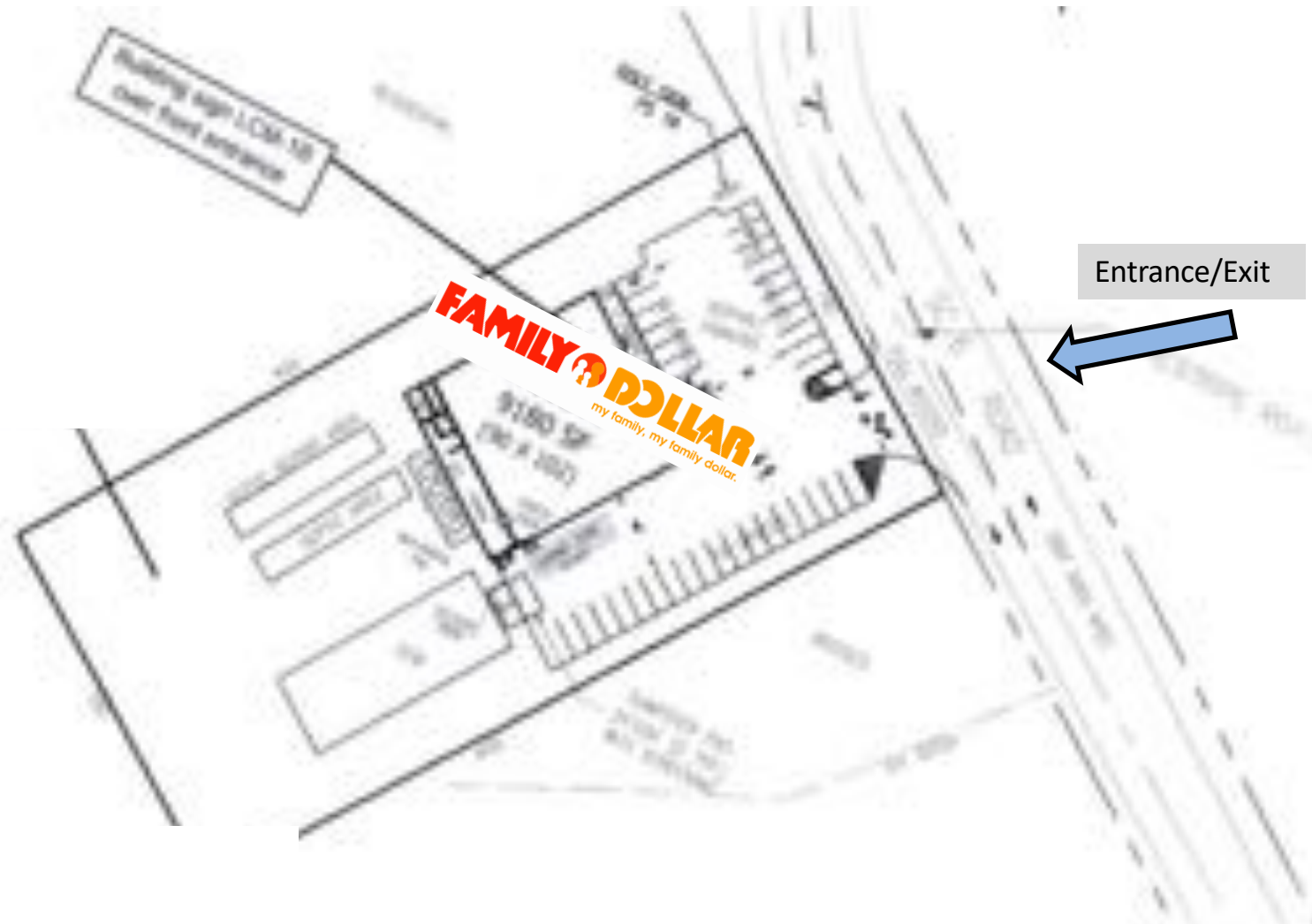
NEARBY FAMILY DOLLAR STORES



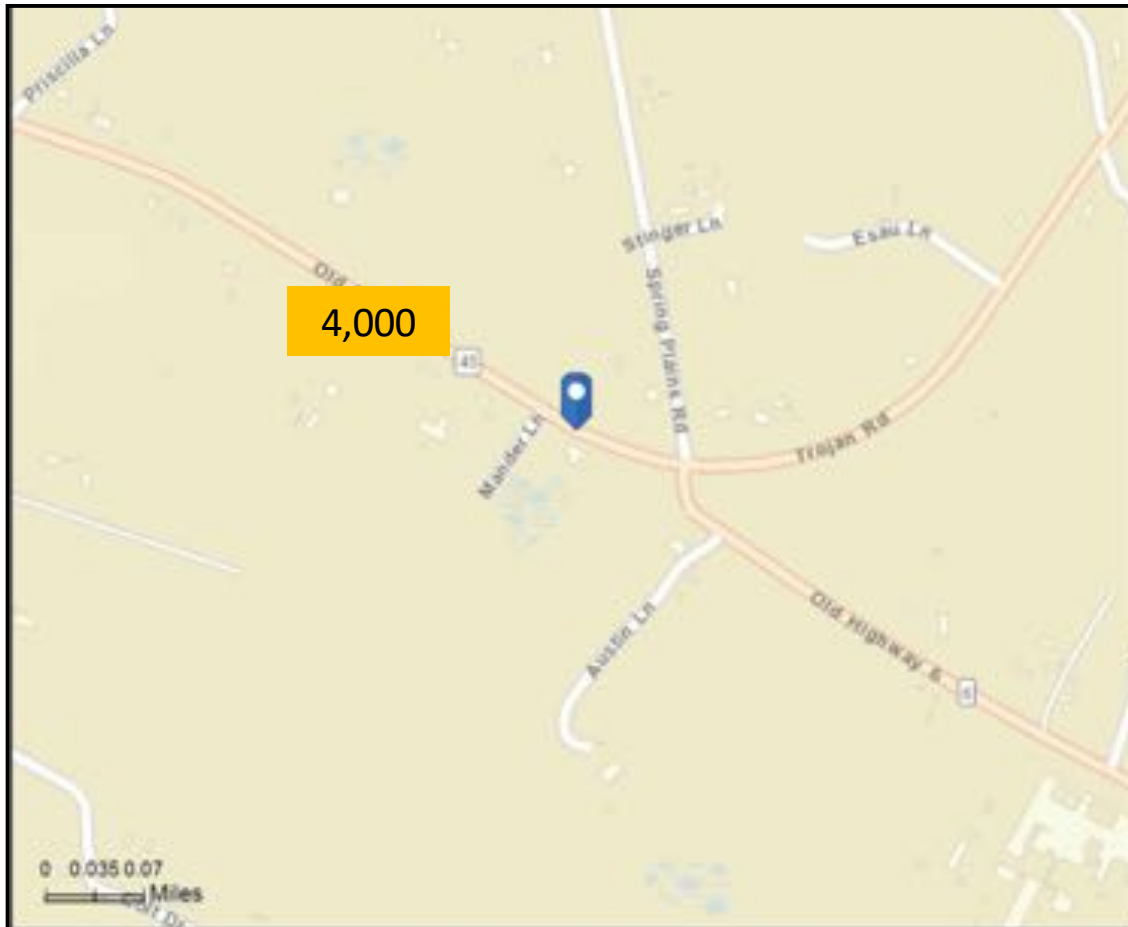
VICINITY MAP- FAMILY DOLLAR CROSS, SC



SITE PLAN- FAMILY DOLLAR CROSS, SC



TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

MARKET OVERVIEW

CROSS, SOUTH CAROLINA

Cross is an unincorporated community located in Berkeley County. It is centered at the junctions of Highway 6 and Highway 45. The proximity to Charleston, Goose Creek, Ridgville. Moncks Corner and the lakes make it a growing community.

Developments such as the Volvo Cars US Car Factory and the award-winning Nexton neighborhood created a need by the SCDOT to create an new exit off I-26. This exit is a direct 18 mile path to Cross, SC.

BERKELEY COUNTY, SOUTH CAROLINA

Berkeley County has grown 14% since 2010 to over 200,000, making it the 2nd fastest growing county in South Carolina. Cross is just 10 miles from Moncks Corner, the 4th fastest growing town in South Carolina, with a 25% population increase in the last five years.

More growth means more customers and more workers, making your business more successful.



According to an economic impact analysis conducted by the College of Charleston, for an initial 2,000 people Volvo Cars employs, more than 8,000 total jobs would be created as a result. By 2022, Volvo Cars will create about \$5 billion in economic activity in the state and support around 9,000 jobs paying \$500 million in income and benefits annually. Production will add an estimated \$100 million in state and local taxes annually.

Source: www.monckscornersc.gov/growth

ECONOMIC OVERVIEW, SOUTH CAROLINA

Business Environment

- Ranked 1st among 17 Southeastern states in per capita investment
- An \$18 million annual fund for highway construction/improvements for economic development
- Tax increment financing for redevelopment projects
- Lowest Workers' Compensation rates in the nation
- Cost of living 12% less than the national average

Transportation

- Within a two-day drive of nearly 75 percent of U.S. population.
- Five interstates— 95, 20, 26, 77 and 85.
- Seven major airports, three Atlantic seaports and a 2,500-mile rail network.
- Port of Charleston—2nd busiest container port on the East Coast, delivers \$53 billion in annual statewide economic impact, responsible for 187,200 SC Jobs

Labor

- ReadySC— the nation's top-ranked workforce training program.
- Low 2.1 percent unionization rate
- A "right to work" and "employment at will" state
- 13 NCAA Division 1 colleges
- 16 technical colleges that graduate more than 9,000 people each year

Quality of Life

- Recreational opportunities extend from 200 miles of beach to the rolling foothills of the Piedmont
- A rich cultural heritage is celebrated with museums, opera houses, theater, ballet, symphony, Spoleto and other festivals
- Sporting activities and events include top-level collegiate sports, steeplechase, polo, NASCAR, golf, fishing and hunting
- South Carolina has over 400 golf courses and the moderate weather to play all year
- Home to Charleston, South Carolina —ranked "World's Best City" by *Travel + Leisure*



Source: www.scchamber.net

10th Fastest Growth State in the Country

BIRCHIN LANE
REALTY ADVISORS

Family Dollar- Cross, SC
Presented by Catherine S. Vaughn, Broker
Cell: 843.437.7310
CVaughn@BirchinLaneRealty.com

TENET OVERVIEW



Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 200 company, purchased Family Dollar in July 2014.

FD is a leading operator of discount variety stores that has served North America for more than thirty years. The company is now headquartered in Chesapeake, Virginia and operates 8000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 60,000 associates.

As the nation's leading operator of single-price-point dollar stores, they understand that the location of each store is vital to success. That's why they team up with local real estate experts to secure the best possible locations for new stores.

All stores incorporate the same philosophy: Bright Stores, Big Signs, and a Clean Environment. They locate stores where Middle-America lives and shops.

Building Guidelines Include:

- Regional or neighborhood centers
- Freestanding locations in a strong retail corridor with street presence, easy ingress/egress Ample parking
- Shopping centers that are highly visible & have strong traffic counts
- Back door freight delivery, accessible by tractor trailers

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they serve by supporting the non-profit organizations that seek to improve the quality of life for their customers and Team Members. Through a grassroots approach to giving, the Family Hope Community Foundation aims to give back to organizations that help local families in need.



[2018 Annual Report](#)

[2019 Q3 Financials](#)

BIRCHIN LANE REALTY ADVISORS OVERVIEW

OUR FIRM

At Birchin Lane we create and deliver real value for our clients in a complex and volatile market. We create value by understanding our client's business, identifying their goals, determining a strategy to achieve their goals and implementing the strategy in a timely and efficient manner.



OUR SERVICES

Our services are personalized and result oriented; with the experience needed to provide the very best in creating generational wealth through real estate, full service leasing, asset and property management, tenant representation, capital market advisory and development consulting.

BIRCHIN LANE TRIPLE NET LEASE RETAIL TEAM



Jesse Long

PRINCIPAL, BROKER-IN-CHARGE

Jesse has more than 18 years of commercial real estate experience and possesses multi-disciplinary skills across all major product lines of retail, office, industrial, multi-family and mixed-use properties.

Licensed in FL, GA, NC and SC, he also serves as a member of the International Council of Shopping Centers, the National Association of Realtors and is currently a Certified Commercial Investment Member (CCIM) candidate.



Cell: 843.408.0858

Fax: 843.414.5209

JLong@BirchinLaneRealty.com



Catherine S. Vaughn

BROKER

Catherine has been helping clients create generational wealth through commercial real estate for the past six years, specializing in triple net lease and 1031 exchanges.

Prior to earning her brokerage license, she served as Director of Marketing and Research for a regional commercial real estate firm and as an investment property manager and owner for 17 years.



Cell: 843.437.7310

Fax: 843.414.5209

CVaughn@BirchinLaneRealty.com

For Team Detailed Bios visit: www.BirchinLaneRealty.com/Team

DISCLAIMER

The information provided and to be provided with respect to property being marketed was obtained from variety of sources.

OWNER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF THE INFORMATION PRESENTED OR TO BE PRESENTED WITH RESPECT TO THE PROPERTY. OWNER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

Birchin Lane Realty Advisors, LLC (“Birchin Lane”) hereby advises all prospective purchasers of net leased property as follows: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Birchin Lane has not and will not verify any of this information, nor has Birchin Lane conducted any investigation regarding these matters. Birchin Lane makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for your thorough due diligence investigation of this investment opportunity. Birchin Lane expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property.

The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. Returns are not guaranteed.

By accepting this Offering Memorandum you agree to release Birchin Lane Realty Advisors, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

BIRCHIN LANE

REALTY ADVISORS

Presents



1353 Old Hwy 6
Cross, South Carolina 29436