



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
510 Church Street
Georgetown, SC 29440

EXCLUSIVELY MARKETED BY:



JOHN DUDASH

Lic. # 312457

980.729.5668 | DIRECT

jdudash@SIGnnn.com



AMAR GOLI

Lic. # 310575

980.729.5626 | DIRECT

amar@SIGnnn.com

238 Mathis Ferry Rd, Suite 102
Mount Pleasant, SC 29464
844.4.SIG.NNN
www.SIGnnn.com

TABLE OF CONTENTS

04

06

07

13

15

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

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,026 SF Dollar General at 510 Church Street in Georgetown, SC. This Opportunity Includes Approximately 13 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,911,800
CAP	6.00%
NOI	\$114,708
PRICE PER SF	\$211.81
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	510 Church Street Georgetown, SC 29440
COUNTY	Georgetown
BUILDING AREA	9,026 SF
LAND AREA	1.70 AC
BUILT	2017



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Long Term Lease With Approximately 13 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- COVID and Recession Proof Investment
- Dollar General Has Hired Over 50,000 New Employees to Support Operations Across Its Organization Amid Heightened Demand to Meet Customers Essential Needs
- Dollar General Makes a Compelling Investment Opportunity in Light of the Country's Current Economic Challenges, [Read More Here](#)
- Wells Fargo Believes Dollar General is Best-Positioned For COVID-19 Economic Fallout; [Read More Here](#)
- Attractive Rental Increases at Options
- Recently Built in 2017 and Situated on a Large 1.70 Acre Lot
- Georgetown is the Third Oldest City in the U.S. State of South Carolina and the County Seat of Georgetown County, in the Lowcountry
- Georgetown is the Second Largest Seaport in South Carolina, Handling Over 960,000 Tons of Materials a Year
- Located on Church Street With Over 24,600 VPD
- Nearby Tenants Include: Taco Bell, Pizza Hut, Burger King, McDonald's, T-Mobile, Hardee's, Aaron's, Walmart, CVS Pharmacy, Belk and More



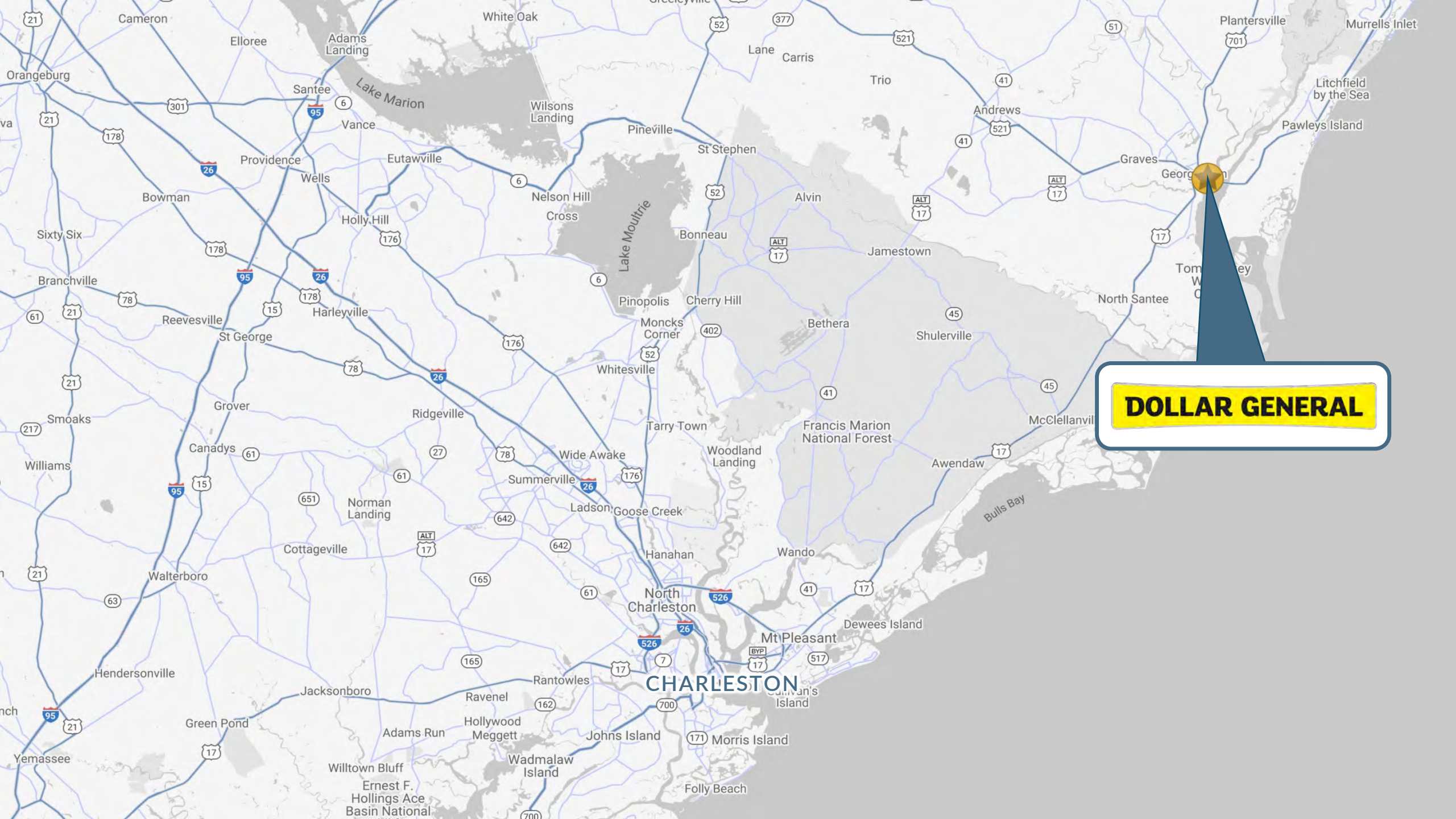
LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,026 SF
LEASE COMMENCEMENT	August 25, 2017
LEASE EXPIRATION	August 24, 2033
LEASE TERM	~13 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

9,026 SF	\$114,708	\$12.71
----------	-----------	---------





DOLLAR GENERAL



BAYMONT
INN & SUITES

Q
Quality
INN
BY CHOICE HOTELS



bp



Orthodontist

DOLLAR GENERAL



Church St

Hertz



Olives Tavern



Georgetown
County Library



American Legion
Post 114

VFW Post 6444

Georgetown Electric
Operations

Hazard Marine



Olives Tavern



Orthodontist



Church St



DOLLAR GENERAL

piggly wiggly

Goodwill

CVS
pharmacy

Hardee's

Georgetown
High School

Georgetown
Middle School

Walmart



Georgetown
County Library

RINEHART
DENTISTRY

TIDELANDS HEALTH

SouthState

American Legion
Post 114

Georgetown Electric
Operations

VFW Post 6444

RODEWAY
INN

Olives Tavern



Pizza
hut

Hertz

Marshall's
Marine
Established 1969



DOLLAR GENERAL

Orthodontist

Church St



DOLLAR GENERAL



DOLLAR GENERAL



N Fraser St

Church St



GEORGETOWN | GEORGETOWN COUNTY | SC

Georgetown is the third oldest city in the U.S. state of South Carolina and the county seat of Georgetown County, in the Lowcountry. As of the 2017 estimate census the city had a population of about 9,163 residents. Located on Winyah Bay at the confluence of the Black, Great Pee Dee, Waccamaw, and Sampit rivers, Georgetown is the second largest seaport in South Carolina, handling over 960,000 tons of materials a year. Georgetown was the commercial center of an indigo- and rice-producing area. Historic Georgetown, South Carolina, is a beautiful quaint waterfront community easily accessible by land, sea or air. It is located just off of highway 17 half-way between Myrtle Beach and Charleston. Surrounded by live oak lined streets, Downtown Historic Georgetown is the 3rd oldest city in the state and is filled with history, charm and personality.

The city of Georgetown, South Carolina's third oldest port city, seeks to promote a positive business environment in order to provide a high quality of life for its citizens. The City's main sources for jobs include manufacturing and retail trade. It also serves as the governmental and industrial center for Georgetown County. The Georgetown Steel Mill and the International Paper Company are two of the area's major employers. The city greatly benefits from its close proximity to the Myrtle Beach area. The recent boom in tourism along the Grand Strand increased the number of visitors to the city's revitalized downtown commercial district. The downtown offers a scenic view of the Sampit River via the Harborwalk, unique shops and restaurants and historic homes within walking distance.

Georgetown is home to the Rice Museum which exhibits & tours are focused on the local history of rice cultivation housed in the Old Market Building. The city is also home to the South Carolina Maritime Museum which is a small museum with various artifacts, photos and documents relating to the region's maritime heritage. The area is also home to several plantations like the Hopsewee Plantation, Annandale Plantation, and the Hobcaw Balcony Plantation. The city is filled with unique restaurants and little shops in its historic district that lays in the city's downtown.



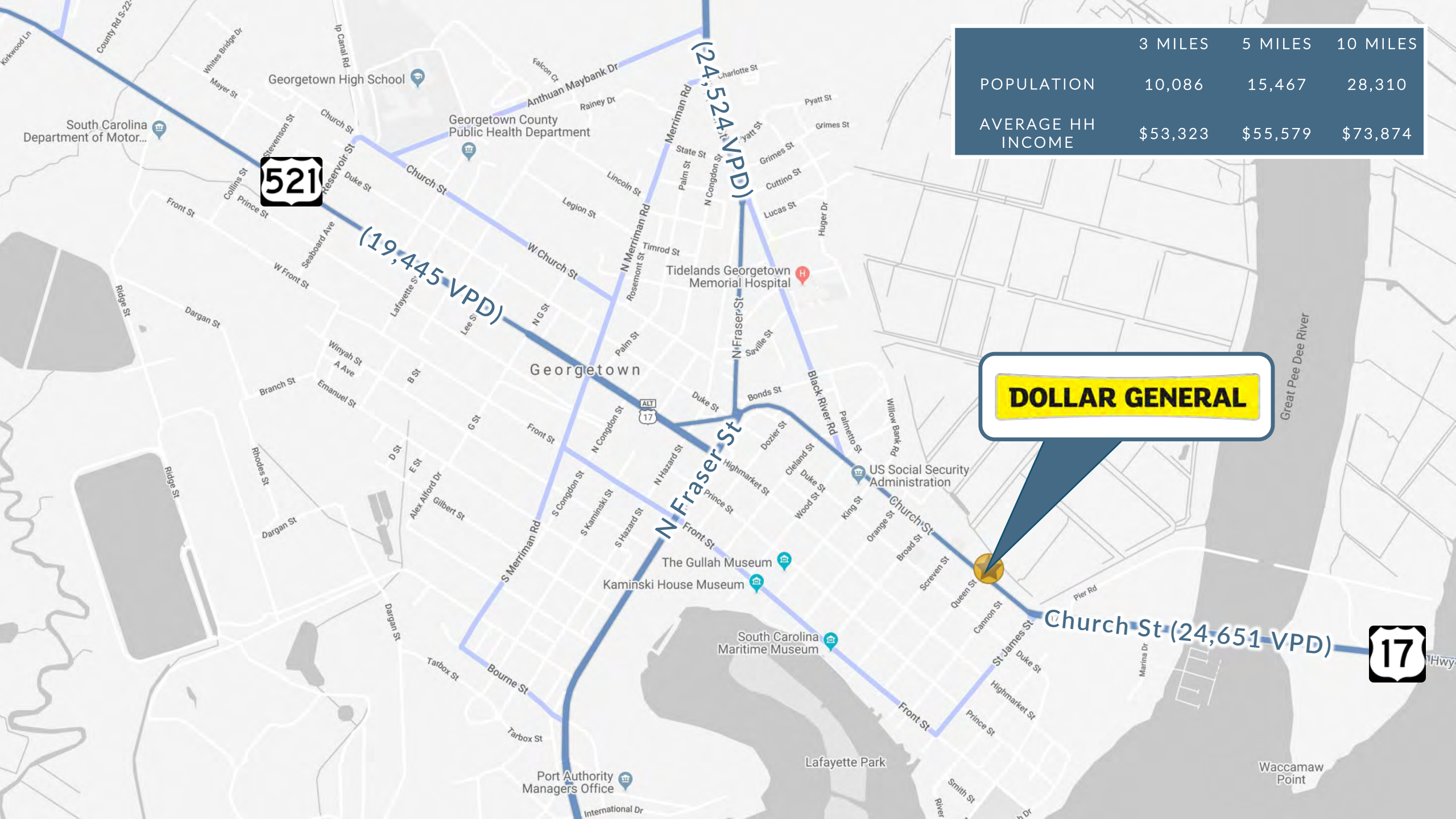
GEORGETOWN BEACH



HOPSEWEE PLANTATION



GEORGETOWN, SC



	3 MILES	5 MILES	10 MILES
POPULATION	10,086	15,467	28,310
AVERAGE HH INCOME	\$53,323	\$55,579	\$73,874

DOLLAR GENERAL



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

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 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 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 operated 16,720 stores in 46 states as of July 31, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,720+



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.



EXCLUSIVELY MARKETING BY:

JOHN DUDASH

Lic. # 312457

980.729.5668 | DIRECT
jdudash@SIGnnn.com

AMAR GOLI

Lic. # 310575

980.729.5626 | DIRECT
amar@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With
Sands Investment Group Charleston, LLC
Lic # 20891 BoR: Chris Sands - Lic # 93103



Dollar General
510 Church Street
Georgetown, SC 29440