

NEW PROTOTYPE DESIGN: GARDEN CENTER, FEED BARN & DRIVE-THRU



Rep Photo



NEWMARK

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INVESTMENT HIGHLIGHTS

CUTTING EDGE TRACTOR SUPPLY PROTOTYPE DESIGN RETAIL STORE

The Subject Property boasts TSCO's cutting edge prototype retail store design, which includes their brand new state-of-the-art outdoor garden center, along with their newly implemented "Buy-online-pickup-in-store (BOPIS)" drive through lane. Additionally, the Subject Property includes the brand new "Project Fusion" store layout, which is a redesign of the in-store layout and is targeted at enhancing the customer's overall shopping experience.

100% LEASED AND GUARANTEED BY TRACTOR SUPPLY COMPANY

The Subject Property is fully leased and guaranteed by Tractor Supply Company (Standard & Poor's: BBB). As of March 31, 2021, Tractor Supply has moved up 89 spots in the Fortune 500 to #291 and is experiencing tremendous growth in store counts and financial metrics.

PROMINENT LOCATION IN HIGHLY DESIRABLE MYRTLE BEACH, SOUTH CAROLINA

Myrtle Beach is a high growth market with the population growing nearly 35% over the past 10 years. From the years 2017-2019, the Myrtle Beach MSA was the 2nd fastest growing MSA in the United States, and the growth trend is continuing. Within 3-miles of the Subject Property, the population has grown 108% over the past 20 years.

15 YEAR PRIMARY LEASE TERM

Tractor Supply Company signed a new highly passive 15-year lease with additional options to extend. There are contractual 5% rental increases every 5 years throughout the lease term and in the option periods.

Rep Photo of New Prototype

Property Overview



Purchase Price	\$5,770,000
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Cap Rate	Inquire for Details
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Address	Myrtle Beach
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State	South Carolina
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Interest	Fee Simple- Land & Building
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Tenant/Guarantor	Tractor Supply Company (NASDAQ: TSCO)
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Year Built	2021
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Total Building Size (Includes Feed Barn)	+/- 22,378 SF
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Total Land Size	+/- 5.57 AC
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Outdoor Display Area & Garden Center	+/- 17,048 SF
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Lease Summary

Rent Commencement	November 1, 2021 (Est.)
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Lease Expiration	October 31, 2036 (Est.)
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Remaining Lease Term	15 Years
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Annual Rent	Contact Broker for Details
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Renewal Options	Four (4), Five (5) Year Options
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Rent Increases	5% Every 5 Years
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Expenses	NN (Roof, Structure and Parking)
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Taxes	Tenant
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Insurance	Tenant
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Utilities	Tenant
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Estoppel	Yes; 30 Day Response
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Right of First Refusal	Yes; 30 Day Response
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Tenant Overview



Tractor Supply Company is the largest rural lifestyle retail store chain in the US.

As of year-end, TSCO operated 2,105 Tractor Supply stores in 49 states and an e-commerce website at www.tractorsupply.com. TSCO stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/recreational clothing and footwear; and maintenance products for agricultural and rural use.

Tractor Supply Company is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. As of year-end 2020, the company operated 182 Petsense stores in 25 states.



STOCK SYMBOL: TSCO
NASDAQ Exchange



YEAR FOUNDED
1938



HEADQUARTERS
Brentwood, Tennessee



LOCATIONS
1,904



STANDARD & POOR'S:
BBB

FORTUNE 500
Rated 291



TTM REVENUE
\$11.5 Billion

TTM EBITDA
\$1.3 Billion

NET WORTH
\$1.9 Billion



WEBSITE
www.tractorsupply.com

TSC - Essential Retailer



As the nation's leading provider of livestock and pet food, Tractor Supply Company locations were deemed essential and therefore remained open and operating throughout the country during the Covid-19 epidemic. Tractor Supply provides critical goods and services to its various clients, and is now recognized by investors as one of the select few "essential" national retailers in the U.S.

Tractor Supply Company Notes & Highlights

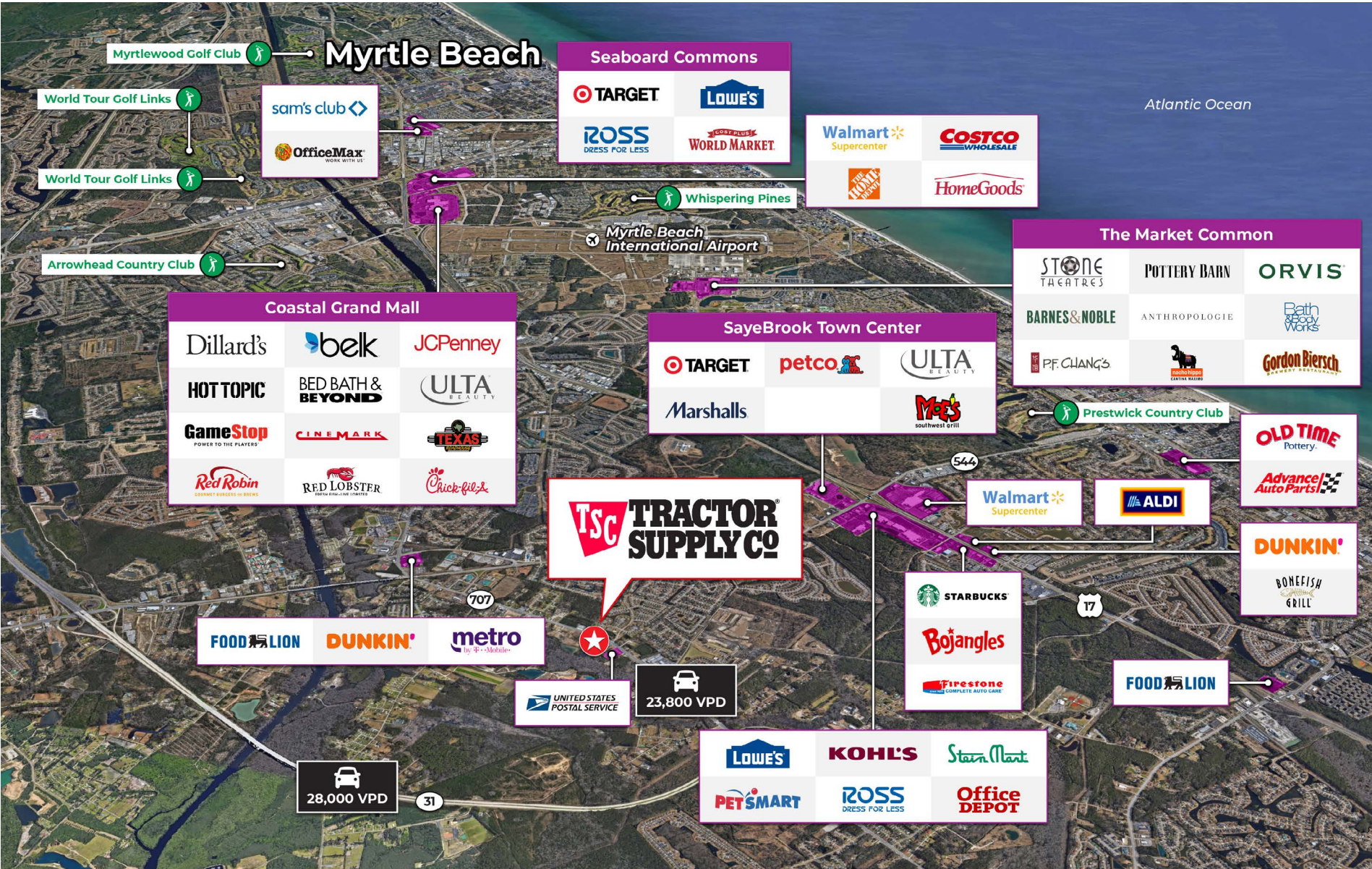
- TSCO stock price has risen to \$192 per share as of May 3, 2021, which is well above the company's pre-covid share price of \$96 as of March 4, 2020 - [TSCO Yahoo Finance](#)
- [TSCO Reports Record Q1 Results](#) - businesswire.com; April 22, 2021
- [TSCO Continues to Win over Rural America in Q1](#) - retaildive.com; April 26, 2021
- [TSCO to Acquire Orscheln Farm and Home](#) - seekingalpha.com; February 2021
- [TSCO Plans New Distribution Center in Ohio](#) - yahoo.com; December 2020
- [Tractor Supply Reports Record Breaking Revenues and Profits in FY 2020](#) - yahoo.com; January 2021
- [Tractor Supply Rolling Out New Garden Center Concept and Drive Thru Lanes](#) - risenews.com; October 2020

Committed to Growth

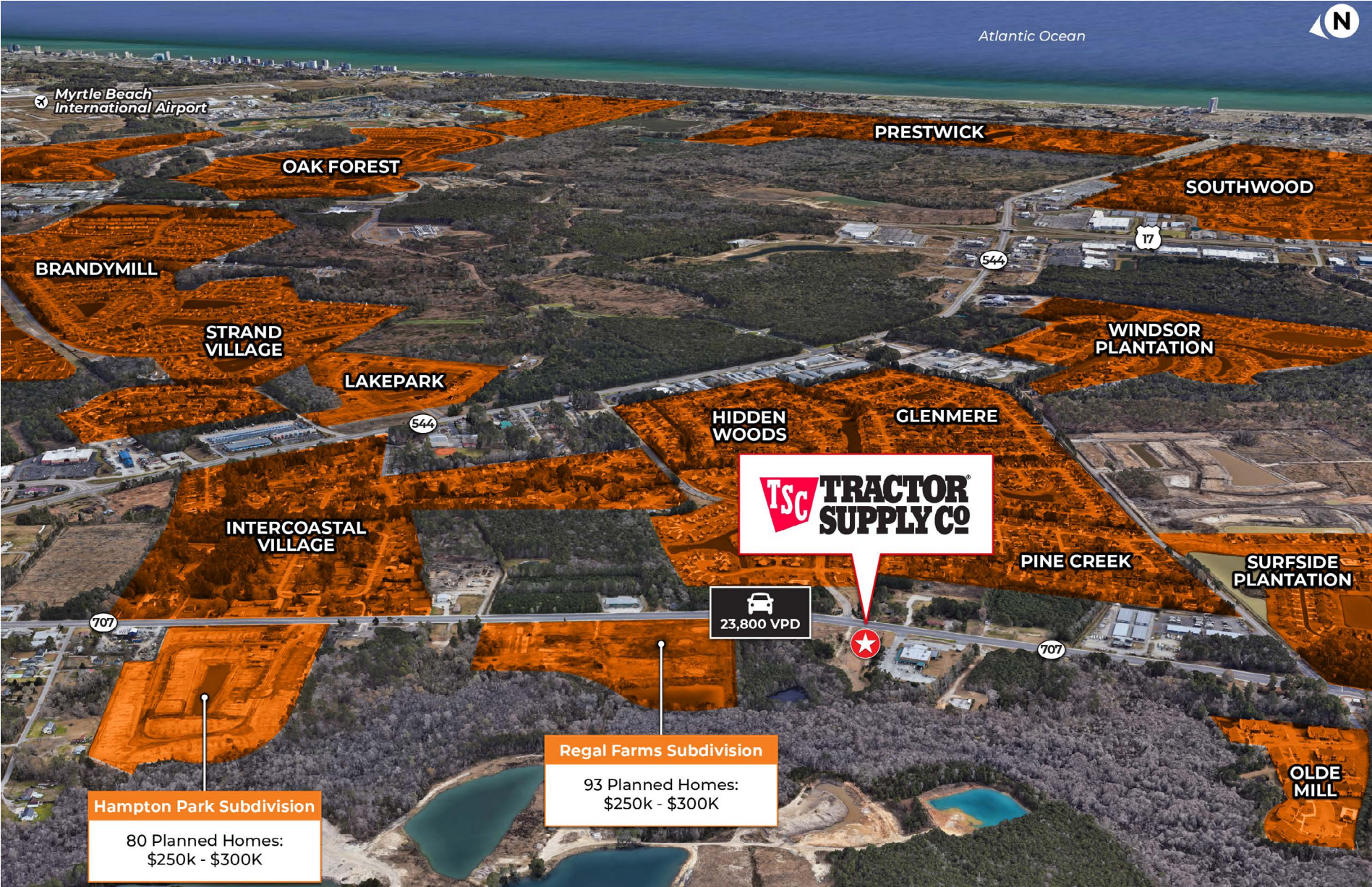
FISCAL YEAR	# OF NEW UNITS
2020	80
2019	80
2018	80
2017	100
2016	113



Location Map

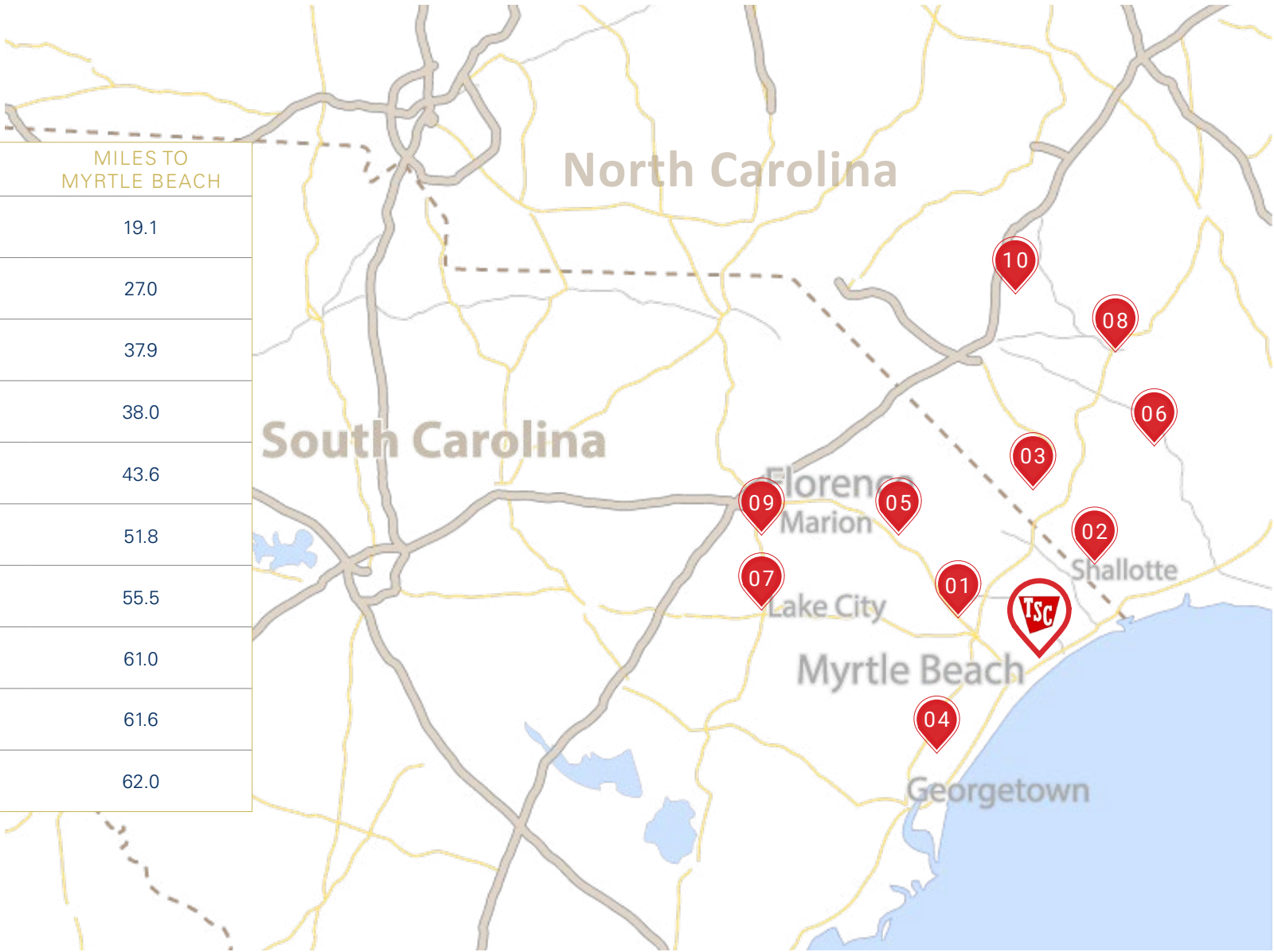


Location Map



Distance to Closest TSCO Locations

	CITY	MILES TO MYRTLE BEACH
01	Conway, SC	19.1
02	Shalotte, NC	27.0
03	Whiteville, NC	37.9
04	Georgetown, SC	38.0
05	Marion, SC	43.6
06	Leland, NC	51.8
07	Lake City, SC	55.5
08	Elizabethtown, NC	61.0
09	Florence, SC	61.6
10	Lumberton, NC	62.0



Myrtle Beach, South Carolina

As one of the fastest-growing regions in the United States, Myrtle Beach is more than just a great place to vacation. It is also a great place to live and do business.

According to the U.S. Census, Myrtle Beach is the second fastest growing metro area in the nation, and people are flocking to the region for reasons that may be surprising to some. Myrtle Beach is a world-famous vacation destination, but it's gaining notoriety as a strong, influential area for business as well. A growing, sophisticated metropolitan area coupled with South Carolina's ranking as a top state for business continue to make our region a sought-after place not only to work and live, but to stay and thrive.

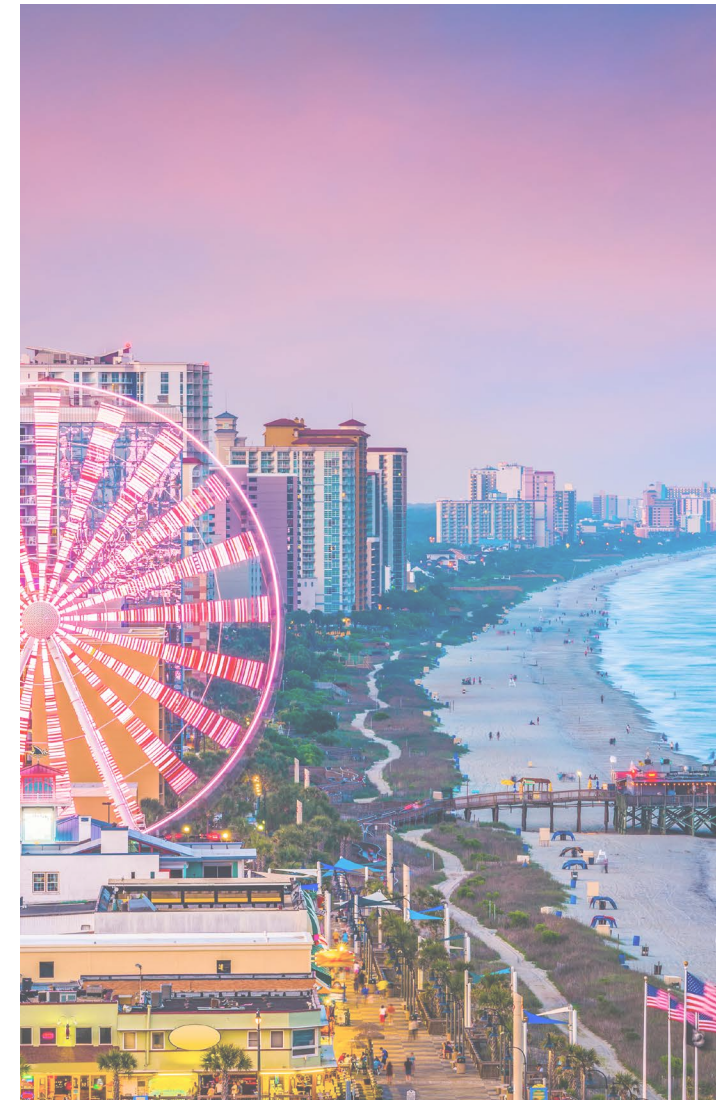
Horry County is becoming a global hub for business opportunity; it's currently home to 25 international companies. Strategically located in the northeastern corner of coastal South Carolina, between the port cities of Charleston, S.C., and Wilmington, N.C., and halfway between New York and Miami, Myrtle Beach businesses can reach 2/3 of the nation with ease. The area boasts the lowest property tax rate in South Carolina, making the cost of doing business here favorable. New companies locating in Myrtle Beach, as well as those expanding their footprint, benefit from easy access to both local and state officials and a permitting process that makes it seamless to get your business up and running. The electricity rates and logistics costs in Myrtle Beach are some of the best in the nation.

South Carolina's workforce has been touted as one of the most productive in the country. The reputation comes from workforce reliability, low turnover, and advanced training programs in a variety of fields like manufacturing, engineering, and machine operations.



Demographics

	1 Mile	3 Mile	5 Mile
POPULATION SUMMARY			
2010 Total Population	2,701	30,842	67,835
2020 Total Population	3,175	40,522	89,231
2025 Total Population	3,601	45,522	100,442
2020-2025 Annual Rate	2.55%	2.40%	2.40%
2020 Total Daytime Population	3,362	36,306	80,403
HOUSEHOLD SUMMARY			
2000 Households	740	7,684	20,157
2010 Households	1,064	12,474	28,902
2020 Households	1,250	16,368	38,028
2025 Households	1,419	18,402	42,771
MEDIAN HOUSEHOLD INCOME			
2020	\$58,184	\$49,771	\$51,255
2025	\$62,697	\$52,015	\$53,258
MEDIAN HOME VALUE			
2020	\$190,457	\$188,211	\$194,847
2025	\$194,666	\$197,776	\$207,478
MEDIAN AGE			
2020	45.8	41.6	44.8
2025	46.8	42.9	45.8
2020 POPULATION BY RACE/ETHNICITY			
White Alone	83.3%	79.8%	83.4%
Black Alone	4.6%	8.7%	6.9%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	4.6%	2.5%	2.2%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	3.3%	4.8%	3.8%
Two or More Races	3.7%	3.6%	3.1%
Hispanic Origin	7.4%	9.6%	8.2%



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