

DOLLAR GENERAL®

2320 PEACH ORCHARD ROAD | SUMTER, SC 29154



LISTED BY

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BROKER OF RECORD

LICENSE NO. 22684 (SC)

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INVESTMENT HIGHLIGHTS

- Dollar General PLUS Store: Larger footprint store to accommodate high sales volume projections
- This store was recently remodeled in 2021, showing an even further commitment to this location
- Dollar General is an “essential retailer” and has proven to be one of the most profitable companies throughout the COVID pandemic
- Absolute NNN lease with zero management responsibilities
- The surrounding population and average household income ideally fits Dollar General’s business model
- Five, 5-Year renewal options all of which include an attractive 10% rent increase
- Dollar General has more than 17,000 locations and another 1,000 new sites slated for 2021
- Corporately guaranteed lease by Dollar General, which has an investment-grade credit rating of BBB (S&P) and has reported 31 consecutive years of same-store sales growth



PEACH ORCHARD RD.
± 9,551 VPD

364

± 4,463 VPD

DOLLAR
GENERAL



SHAW AIR FORCE BASE

WELLS
FARGO

BURGER
KING

USARCENT

SHAW AFB FITNESS CENTER ANNEX



FALCON NEST FAMILY CAMPGROUND



Firestone



378

± 20,023 VPD

CHERRYVALE ELEMENTARY SCHOOL



DOLLAR GENERAL

DOLLAR GENERAL

Save time. Save money.

REMODELED

FINANCIAL OVERVIEW



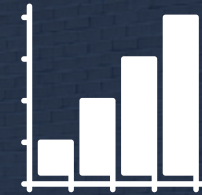
\$1,951,304

LIST PRICE



±8.75 YEARS

LEASE TERM



5.75%

CAP RATE

BUILDING INFO

Address	2320 Peach Orchard Road Sumter, SC 29154
Year Built	2015
GLA of Building	±10,566 SF

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	±15 Years
Lease Commencement Date	5/28/2015
Lease Expiration Date	6/1/2030
Term Remaining on Lease	±8.75 Years
Increase	10% Every 5 Years in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Current - 6/1/2030	\$9,350.00	\$112,200.00	5.75%
Option 1	\$10,285.00	\$123,420.00	6.33%
Option 2	\$11,314.00	\$135,768.00	6.96%
Option 3	\$12,445.00	\$149,340.00	7.65%
Option 4	\$13,689.00	\$164,268.00	8.42%
Option 5	\$15,058.00	\$180,696.00	9.26%

TENANT PROFILE

COMPANY NAME
Dollar General Corporation

OWNERSHIP
Public

INDUSTRY
Dollar Stores

HEADQUARTERS
Goodlettsville, TN

NO. OF EMPLOYEES
±157,000

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 17,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boosted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



17,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED

SUMTER, SC

Sumter, South Carolina is a growing, diverse community centrally located between the beaches of the Atlantic Ocean and the Blue Ridge Mountains. Our proximity and moderate climate make activities like golf, tennis, hiking, biking and fishing accessible year-round. Sumter is proud of its dozens of local parks & playgrounds, two state parks and the world-renowned Swan Lake Iris Gardens, which is home to all eight species of swans — all providing miles of trails for an afternoon stroll or a rigorous hike. The historic Sumter Opera House, built in 1894, still hosts an array of live performances for all ages

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2026 Projection	11,051	24,759	75,185
2021 Estimate	10,991	24,522	75,422
2010 Census	10,595	23,097	76,036
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026 Projection	4,170	9,224	28,517
2021 Estimate	4,139	9,130	28,617
2010 Census	3,939	8,547	28,829
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$58,995	\$63,746	\$65,895



COLUMBIA, SC

Columbia is the capital city of South Carolina. The City also serves as the county seat of Richland County in central South Carolina. The South Carolina State House is in Columbia and serves as the center of government for the state. Columbia offers so much to both visitors and residents. The City has various museums and historical sites along with a zoo & garden, art galleries, and expansive shopping districts. The City also offers a variety of outdoor recreation including fishing, boating, camping, canoeing, and kayaking at any of the parks found in Columbia.

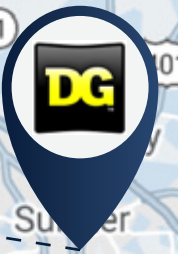
The University of South Carolina is the state's flagship city is located in Columbia. There is a constant flow of sporting events to attend at the NCAA DI University of South Carolina. Other universities in Columbia include Allen University, Benedict College, and Columbia College.

Columbia is also home to Fort Jackson, the largest United States Army Installation for Basic Combat Training. Just 15 miles Southeast of Fort Jackson is McEntire Joint National Guard Base, which is operated by the U.S. Air Force.



COLUMBIA

35.7 MILES



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **2320 Peach Orchard Road | Sumter, SC 29154** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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 Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 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 this 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 Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date this Offering Memorandum.

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