

DOLLAR GENERAL®



OFFERING MEMORANDUM

4 Unit Portfolio - SC, NC & GA

CC&A
OSWALD COOKE & ASSOCIATES

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Broker of Record: Neal Jernigan |Crossley, Jernigan, & Ellison, Inc. |GA License #108177



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PORTFOLIO SUMMARY

OFFERING PRICE \$6,922,835

CAP RATE 5.15%

TOTAL NOI \$356,526

TENANT Dollar General Corporate

LEASE TYPE NNN

Properties can also be sold individually.



#	Building Address	Building Size	Lot Size (Acres)	Year Built	Annual Rent	Rental Increases	Lease Type	Renewal Options
1	12227 New Britton Hwy East, Whiteville, NC	9,100 SF	2.00	2017	\$82,506	10% in all options	Absolute NNN	(5) 5-Year Options
2	907 Friendship Road, Seneca, SC	9,100 SF	1.90	2017	\$85,584	10% in all options	NNN	(5) 5-Year Options
3	8720 Highway 87, Juliette, GA	9,100 SF	3.94	2018	\$98,532	10% in all options	NNN	(4) 5-Year Options
4	8500 NC Highway 11, Willard, NC	9,100 SF	2.67	2020	\$89,904	10% in all options	NNN	(5) 5-Year Options

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12227 New Britton Hwy East
Whiteville, NC

Price	\$1,602,058
CAP Rate	5.15%
NOI	\$82,506
Lease Term	15-Years
Rent Commencement	December 2017
Lease Expiration	2032
Lease Type	Absolute NNN
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Square Feet	9,100 SF
Year Built	2017
Land Area	2 Acres



Not actual subject site.



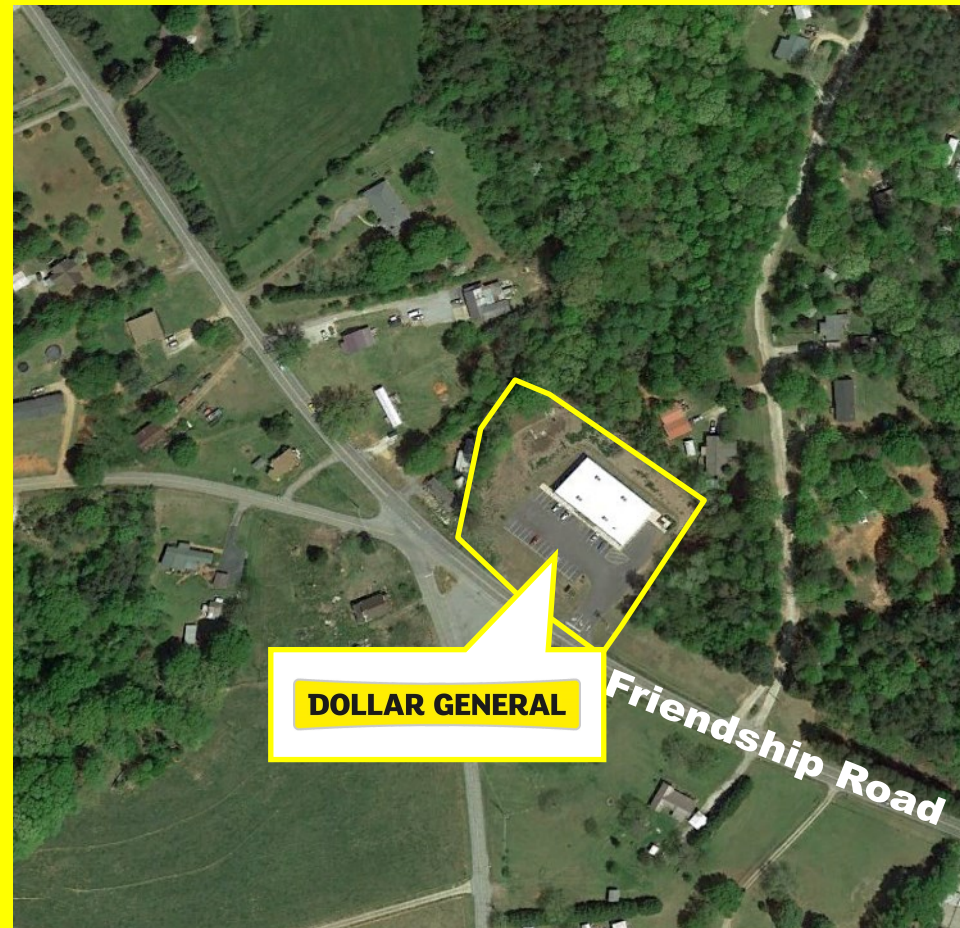
DOLLAR GENERAL

907 Friendship Road
Seneca, SC

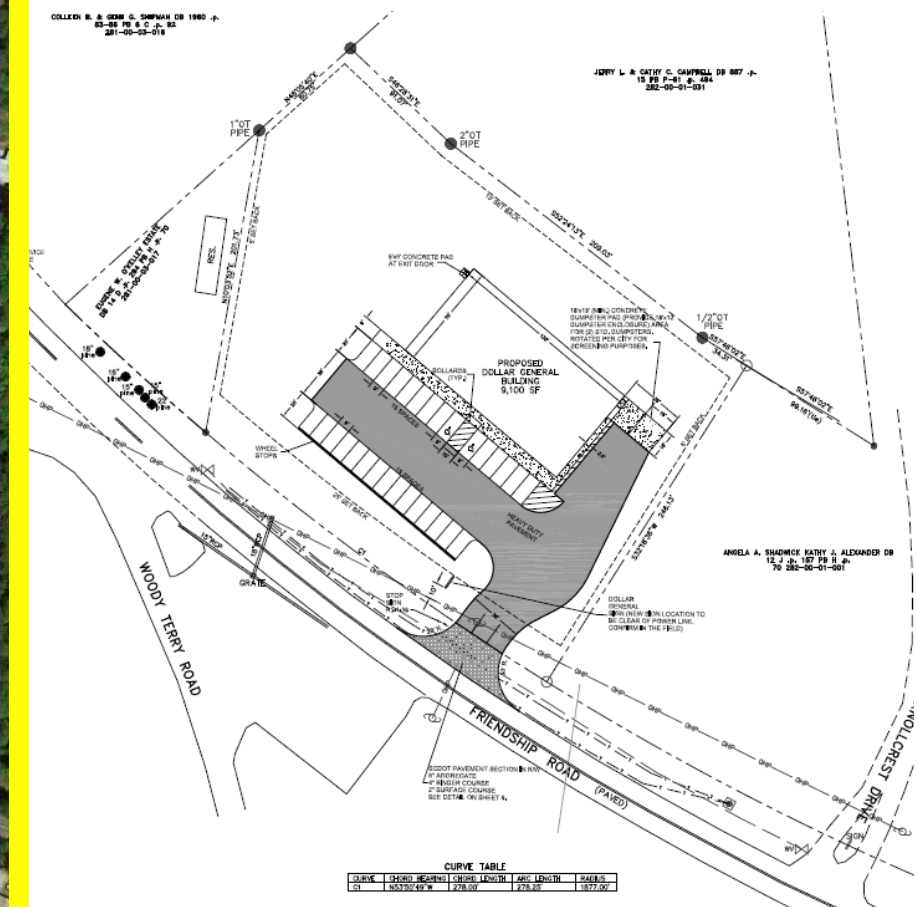
Price	\$1,661,825
CAP Rate	5.15%
NOI	\$85,584
Lease Term	15-Years
Rent Commencement	March 2017
Lease Expiration	February 2032
Lease Type	NNN
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Square Feet	9,100 SF
Year Built	2017
Land Area	1.9 Acres



Not actual subject site.



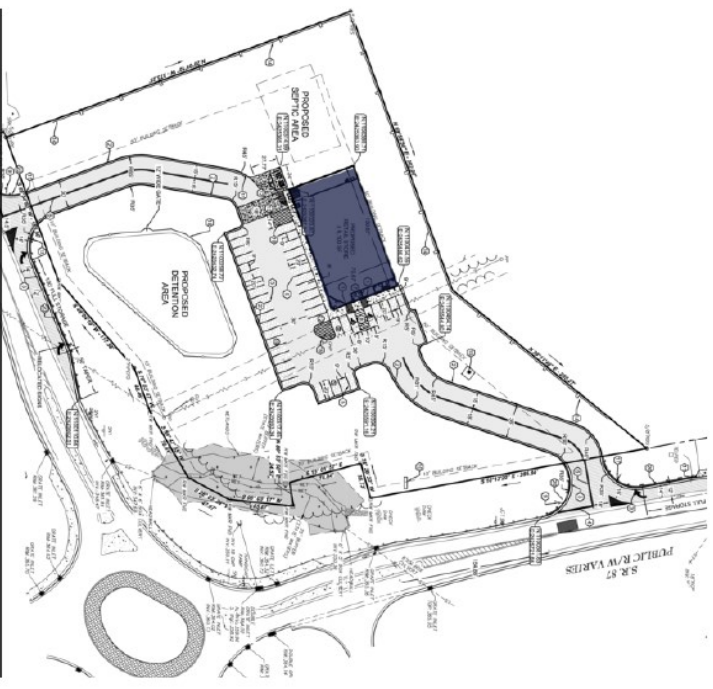
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8720 Highway 87
Juliette, GA

Price	\$1,913,242
CAP Rate	5.15%
NOI	\$98,532
Lease Term	15-Years
Rent Commencement	August 2018
Lease Expiration	July 2033
Lease Type	NNN
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Square Feet	9,100 SF
Year Built	2018
Land Area	3.94 Acres



DOLLAR GENERAL

8500 NC Highway 11
Willard, NC

Price	\$1,745,708
CAP Rate	5.15%
NOI	\$89,904
Lease Term	15-Years
Rent Commencement	March 1, 2020
Lease Expiration	February 28, 2035
Lease Type	NNN
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Square Feet	9,100 SF
Year Built	2020
Land Area	2.67 Acres

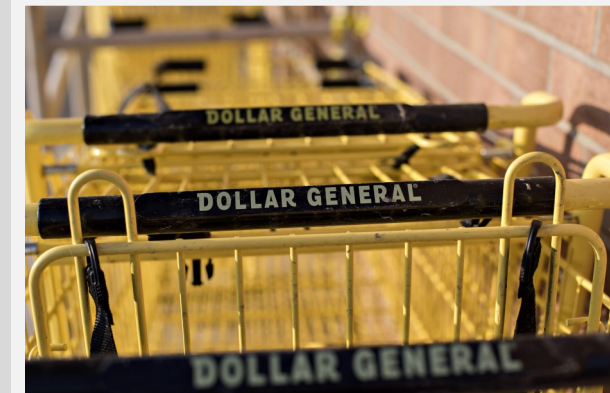


Dollar General Corporation has been delivering value to shoppers for over 83 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

With 17,000 stores in 46 states, Dollar General is among the largest discount retailers in the United States. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **17,426** stores in **46** states as of April 30, 2021.
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **18** traditional distribution centers; **10** DG Fresh cold storage facilities
- More than **157,000** employees
- Ranked **#91** on the *Fortune* 500 list as of June 2021
- Included on *Fortune's* **2020 World's Most Admired Companies** list
- Awarded *Mass Market Retailer's* 2020 **Retailer of the Year** Award
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19



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Broker of Record

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North Carolina License #: LC751

Broker of Record:

Neal Jernigan

Crossley, Jernigan, & Ellison, Inc.

GA License #108177

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