



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

15 Pine House Road | Trenton, SC 29847

DOLLAR GENERAL®

15 Pine House Road | Trenton, SC 29847

EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS

- **LIST PRICE:** Of \$866,720 yielding a 7.50% Cap Rate.
- **OVER 7.25 YEARS REMAINING:** On the primary term including Five, 5-Year options with 10% rental increases in the option periods.
- **INVESTMENT GRADE CREDIT:** Corporate Guarantee by Dollar General Corporation, a Fortune 100 company (S&P: BBB).
- **NN+ LEASE:** Landlord responsibilities limited to roof, lot, and structure - Tenant pays for HVAC maintenance and an additional \$300 per month (Excluded from NOI) for Parking Area Maintenance Contribution.
- **POINTS OF INTEREST:**
 - AUGUSTA, GA: 19 Miles
 - COLUMBIA, SC: 49 Miles
 - CROSSROADS MOTEL: Adjacent tenant with over 25 rooms
 - US-FIBERS, PACTELL, & A2B FULFILLMENT: Adjacent tenants - Occupying over 400,000 square feet and employing over 50 full-time workers
- **STRATEGIC POSITIONING:** Strong positioning within the local market exposed to over 5,000 Vehicles Per Day (VPD).
- **TARGET MARKET DEMOGRAPHICS:** For Dollar General, with limited competition and desirable household income.
- **EARLY LEASE EXTENSION:** Dollar General extended out the lease early for an additional 5-years, showing their long term commitment to this location.



DOLLAR GENERAL®

PROPERTY OVERVIEW

SITE DESCRIPTION

15 Pine House Road is a ±9,100 square foot building in the heart of Trenton, SC. The property was constructed in 2009 and was a built-to-suit site for Dollar General. The Dollar General is situated on a 1.63 acre parcel with ample parking.



PROPERTY SUMMARY

ADDRESS	15 Pine House Road
CITY	Trenton
STATE	South Carolina
ZIP CODE	29847
PARCEL NUMBER	1730002039000
YEAR BUILT	2009
BUILDING SIZE	9,100 SF
LOT SIZE	1.63 AC
CONSTRUCTION STYLE	Built-to-Suit
STAND ALONE	Yes
PARKING SPACES	± 32 Spaces
RPSF BUILDING	\$7.14
PPSF BUILDING	\$95.24
PPSF LAND	\$12.21

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Double Net Plus (NN+)
LEASE GUARANTOR	Corporate (S&P: BBB)
ORIGINAL LEASE TERM	±10 Years
LEASE COMMENCEMENT	9/17/2008
LEASE EXPIRATION DATE	3/31/2030
TERM REMAINING	7.25 Years
INCREASES	10.00% in Options
OPTIONS	Five, 5-Year
PARKING AREA MAINTENANCE CONTRIBUTION	\$300/Mo
LANDLORD RESPONSIBILITIES	Roof, Lot, Structure



\$866,720

LIST PRICE



7.50%

CAP RATE



\$65,004

ANNUAL RENT



±9,100 SF

GLA



2009

YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	ANNUAL NOI	MONTHLY NOI	CAP RATE	RENTAL INCREASE
CURRENT	\$5,417.00	\$65,004	7.50%	-
Option 1	\$5,959.00	\$71,508	8.25%	10%
Option 2	\$6,555.00	\$78,660	9.08%	10%
Option 3	\$7,210.00	\$86,520	9.98%	10%
Option 4	\$7,931.00	\$95,172	10.98%	10%
Option 5	\$8,724.00	\$104,688	12.08%	10%
AVERAGES:	\$6,966.00	\$83,592	9.64%	10%

LANDLORD RESPONSIBILITIES - "Landlord shall maintain, repair, and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises; the roof, gutters, and downspouts, the building walls, storefront, facade and canopy; all exterior utility lines and facilities; and all electrical lines serving the pylon sign. Landlord shall further maintain, repair and replace all aspects of the Parking Areas including, without limitation, all paved and grassed or landscaped areas and irrigation systems... to promptly remove snow and ice from the Parking Areas; and to keep all lighting standards in good operating order,,, and to keep the Parking Areas properly paved and striped"

TENANT MAP



TENANT MAP



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 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, Procter & 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 at 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 boasted 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.

AREA OVERVIEW

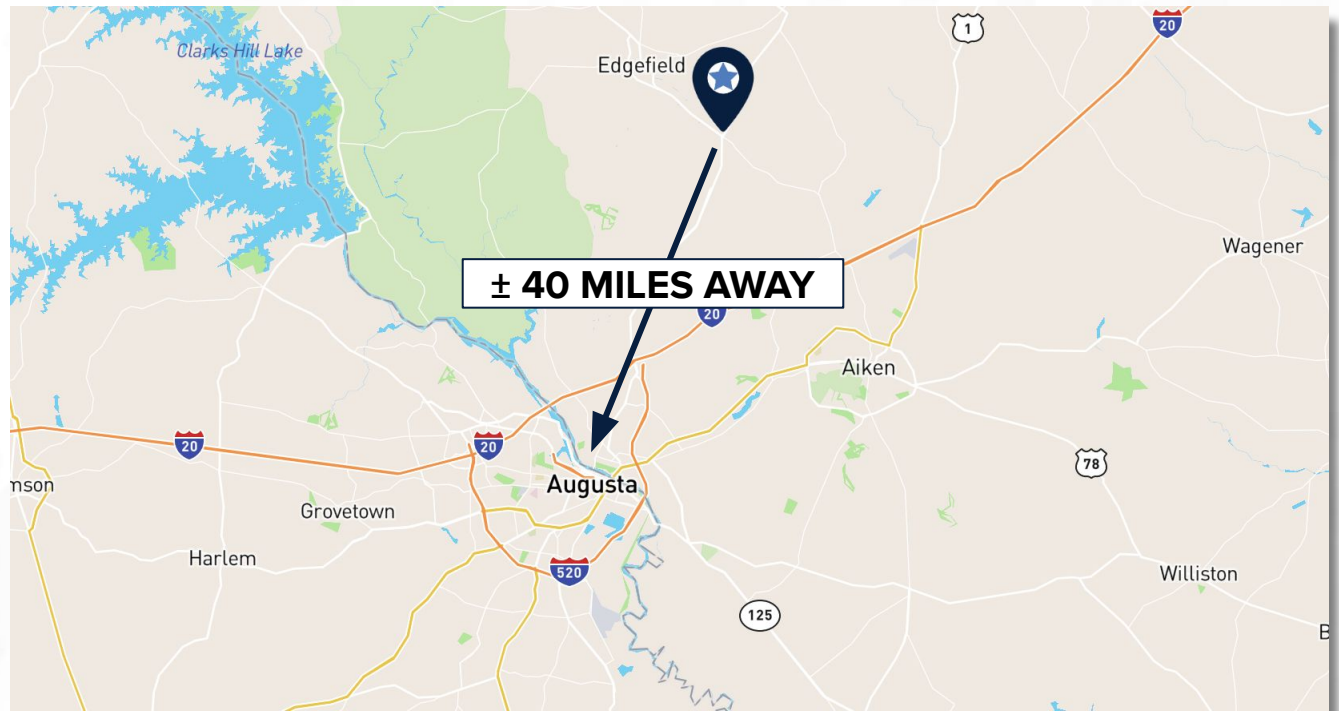
TRENTON, SC

Trenton is a town deep in the eastern part of Edgefield County, South Carolina. Located approximately 40 minutes northeast of Augusta, Georgia, Trenton is part of the Augusta, Georgia Metropolitan Area. Trenton has a tight-knit community filled with friendly and supportive residents. Trenton has a variety of local restaurants such as Park Row Café and Old Edgefield Grill. The town is popularly known for hosting the Ridge Peach Festival, which features numerous food vendors selling peach cobbles and Carolina-style BBQs, crafters, rides, and a parade.

Another point of interest in the town includes Piney Woods Tavern, where George Washington dined in 1791 while traveling between Augusta, GA and Columbia, SC. Today, a marker stands near the intersection of S.C. Highway 121, 19, and 25 reporting his visit. Other popular places to visit in Trenton include historical sites such as Discovery Center and Ten Governors Rail Trail and wildlife areas such as the National Wild Turkey Federation Wild Turkey Center. Trenton is a great place to experience the charm of life in a small town away from the uproars of a dense city environment.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,844	5,642	22,191
Current Year Estimate	1,740	5,502	21,821
2010 Census	1,903	6,276	22,671
Growth Current Year-Five-Year	6.00%	2.54%	1.70%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	667	1,607	8,313
Current Year Estimate	606	1,508	8,040
2010 Census	601	1,648	7,698
Growth Current Year-Five-Year	10.03%	6.52%	3.39%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$77,593	\$74,800	\$71,268



AUGUSTA, GA

Augusta, Georgia, is the Garden City of the South, home of the globally recognized Masters Tournament, the birthplace of Soul Icon James Brown, and home of the US Army's Cyber Center of Excellence at Fort Gordon. Founded in 1736 by General James Oglethorpe (a statue of whom graces Augusta Common), Augusta's streets have been trod by Native Americans, British and Colonial Soldiers, Presidents of the United States, heroes and villains, entertainers, scholars, sportsmen, and everyday people who have carved, formed and shaped a small trading outpost into Georgia's second-largest city.

In Augusta, history meets high-tech, sports meet with southern hospitality, industry meets with a growing technically savvy workforce, and a love of the outdoors and recreation meets with a resurgent urban landscape. Nestled along the banks of the Savannah River, Augusta is the second-largest and oldest city in Georgia. Located in the east-central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains.

Sitting on the central-eastern border of Georgia, Augusta lies across the Savannah River from South Carolina. Georgia's second-largest city after Atlanta, Augusta is in the Piedmont section of the state. The Augusta metropolitan area is situated in both Georgia and South Carolina on both sides of the Savannah River. Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2017 had an estimated population of 600,151, making it the second-largest metro area in the state. It is the 93rd largest MSA in the United States.



ECONOMY

Augusta is a regional center of medicine, biotechnology, and cyber security. Georgia Health Sciences University employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.



THE MASTERS

The Masters Tournament is one of the four major championships in professional golf. Scheduled for the first full week of April, the Masters is the first major of the year, and unlike the others, it is held at the same location, Augusta National Golf Club, each year. Hosted for the first time in 1934, the tournament has several traditions. Since 1949, a green jacket has been awarded to the champion, who must return it to the clubhouse one year after his victory.



The Masters creates an economic impact of \$127.5M on the local economy. Each year, approximately 250,000 visitors travel to the Augusta area to watch or participate in the Masters, prompting a 98% occupancy rate for the 7,200 hotel rooms in the area. Local golf courses, hotels, restaurants, gas stations, and businesses see an annual spike in revenue around the time of the tournament as well.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **15 Pine House Rd, Trenton, SC 29847** (“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:

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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.

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