



DOLLAR GENERAL

115 HATTONS FORD ROAD, TOWNVILLE, SC 29689

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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- NEW 15 YEAR ABSOLUTE NNN LEASE
- ZERO LANDLORD OBLIGATIONS
- SCHEDULED INCREASES IN RENT
- CORPORATE GUARENTEE
- NEWLY CONSTRUCTED BUILDING
- HARD CORNER LOCATION
- STANDARD MASONRY FRONT

OFFERING SUMMARY

Sale Price:	\$1,968,444
Building Size:	10,640 SF
NOI:	\$106,296.00
Cap Rate:	5.4%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	154	4,497	20,716
Total Population	179	6,001	36,632
Average HH Income	\$41,397	\$45,303	\$53,494

PROPERTY DESCRIPTION



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This is an opportunity to purchase a corporately guaranteed Dollar General asset with a new absolute NNN lease in Townville, South Carolina.

This is a new 15 year lease calling for zero landlord obligations. The tenant has five, 5 year renewal options with 10% option increases. The building is newly constructed with standard masonry front and 3 metal sides.

LOCATION DESCRIPTION

Townville is an unincorporated community in Anderson County, South Carolina, United States. Townville is located on South Carolina Highway 24, 14.8 miles (23.8 km) west-northwest of Anderson.



FINANCIAL ANALYSIS

SECTION 2

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,968,444
Net Operating Income	\$106,296
CAP Rate	5.40%
Lease Start	1/11/2022
Lease End	1/11/2037
Options	Five, 5-Year
Increases	10% at Options

OPERATING SUMMARY

Current	\$106,296
Option 1	\$116,926
Option 2	\$128,618
Option 3	\$141,480
Option 4	\$155,628
Option 5	\$171,191

LOCATION AERIAL





DEMOGRAPHICS

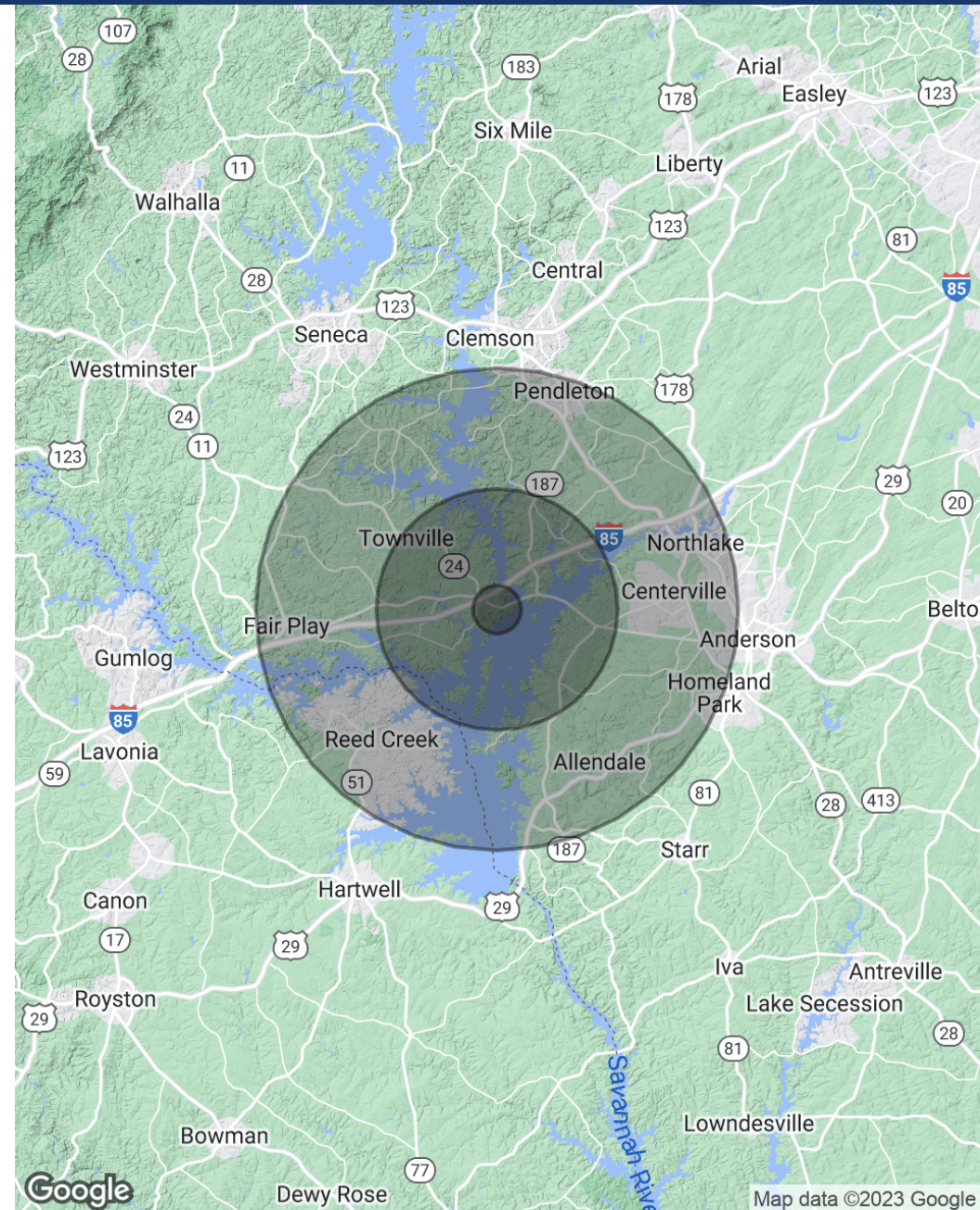
SECTION 3

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	179	6,001	36,632
Average Age	62.1	55.8	47.2
Average Age (Male)	61.4	54.9	45.6
Average Age (Female)	65.1	57.1	48.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	154	4,497	20,716
# of Persons per HH	1.2	1.3	1.8
Average HH Income	\$41,397	\$45,303	\$53,494
Average House Value	\$363,089	\$273,805	\$210,619

* Demographic data derived from 2020 ACS - US Census





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