

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

4241 9 Hwy | Wallace, SC 29596



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & PROPERTY DETAILS

- **Corporately Guaranteed** by Dollar General
- **Brand new lease extension** showing a commitment to the location
- **Absolute NNN**, Zero Landlord Responsibilities
- 10% Rental Increases Every 5 Years in the Option Periods
- **9.5 Years Remaining** on Lease Term

TENANT HIGHLIGHTS

- Dollar General has over 18,000 locations
- Dollar Generals' S&P 500 rating is BBB
- Dollar Generals' Market Cap is over \$30 Billion



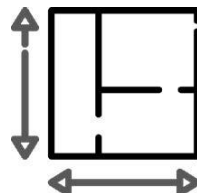
FINANCIAL OVERVIEW



\$1,151,000
PRICE



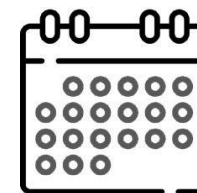
7.50%
CAP RATE



±9,100 SF
GLA



±1.68 AC
LOT SIZE



2011
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee-Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant
Original Lease Term	15 Years
Lease Commencement Date	January 21, 2011
Lease Expiration Date	July 31, 2033
Term Remaining on Lease	±9.5 Years
Increases	10% Every 5 Years in Each Option
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$7,198	\$86,387	10%	7.50%
Option 1	\$7,918	\$95,025	10%	8.26%
Option 2	\$8,710	\$104,528	10%	9.08%
Option 3	\$9,581	\$114,981	10%	10.00%
Option 4	\$10,539	\$126,479	10%	11.00%
Option 5	\$11,593	\$139,127	10%	12.09%



CHERAW MUNICIPAL AIRPORT



NORTHEASTERN TECHNICAL COLLEGE
1,466 STUDENTS

ARROWHEAD PARK



CHERAW HIGH SCHOOL
635 STUDENTS



Highland



CHERAW INTERMEDIATE SCHOOL
426 STUDENTS



Beverage
Industry



LONG MIDDLE SCHOOL
430 STUDENTS



SSI SCHAFFER



SPRINGHILL
SUITES
BY MARRIOTT



ExxonMobil

HIGHWAY 52 S

HIGHWAY 9 W

RIVERSIDE PARK

SOUTHSIDE PARK

DOLLAR
GENERAL



WALLACE ELEMENTARY SCHOOL
469 STUDENTS



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 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 $\pm 9,100$ 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.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	4241 9 Hwy I Wallace, SC 29596
SITE DESCRIPTION	
Number of Stories	1
Year Built	2011
GLA	$\pm 9,100$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 140,000$

YEAR FOUNDED
1996

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,500+

AREA OVERVIEW

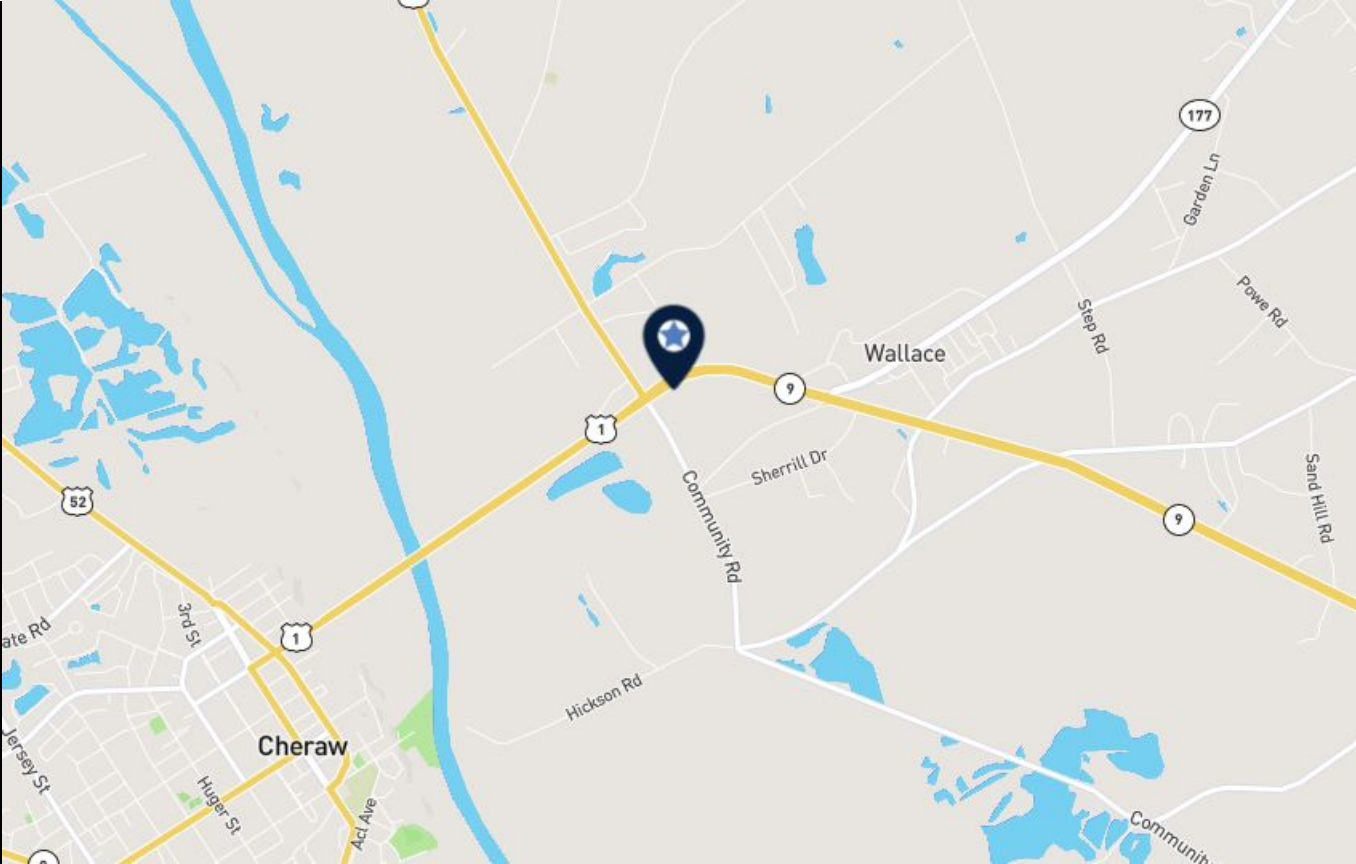
WALLACE, SC

Wallace is a small town located in Marlboro County, South Carolina, USA. With a population of around 800 residents, Wallace embodies the charm and simplicity of a rural community. The town is situated in the northeastern part of the state, surrounded by the natural beauty of the Carolina countryside. Wallace is known for its close-knit community where residents often engage in friendly interactions, fostering a strong sense of belonging.

One of the notable features of Wallace is its historical significance. The town has deep roots dating back to the 19th century, and visitors can explore its heritage through well-preserved landmarks and architecture. The community takes pride in preserving its history, and there are opportunities for locals and visitors alike to learn about the town's past through museums, historical sites, and community events.

Despite its small size, Wallace offers a range of amenities and services to its residents. Local businesses, including shops and restaurants, contribute to the town's economy and provide essential services to the community. The town also hosts various events and festivals throughout the year, bringing residents together for celebrations and fostering a sense of community spirit.

In addition to its historical and community-focused aspects, Wallace benefits from its picturesque surroundings. The town is surrounded by scenic landscapes, offering outdoor enthusiasts opportunities for recreational activities. Whether it's exploring nearby parks, fishing in local water bodies, or simply enjoying the tranquility of the countryside, Wallace provides a peaceful and idyllic setting for those seeking a quieter way of life.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	400	4,130	8,726
Current Year Estimate	387	4,148	8,761
2020 Census	398	4,340	8,906
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	177	1,853	3,735
Current Year Estimate	169	1,854	3,744
2020 Census	175	1,946	3,791

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4241 9 Hwy, Wallace, SC, 29596** (“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. Neither 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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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