



FURMAN
CAPITAL ADVISORS

DOLLAR GENERAL

— Dillon, SC 29536 —

CONFIDENTIAL OFFERING MEMORANDUM

This Confidentiality Agreement will confirm the mutual understandings of the Undersigned and GoJay Properties, LLC in connection with NAI Earle Furman, LLC dba Furman Capital Advisors, LLC (hereinafter referred to as “Protected Parties”) providing information regarding Dollar General #18477, 1213 N. 1st Avenue, Dillon, SC 29536 (hereinafter called the “Property”) to the undersigned:

1. “Information” means all data, reports, records, materials, lease expirations, lease rates or other lease information obtained from Furman Capital Advisors which is not in the public domain. Information is not meant to include information which: a) at the time of the disclosure is in the public domain; b) after disclosure becomes part of the public domain through no act or omission by the undersigned; c) as shown by written records was prior to disclosure in the possession of the undersigned; d) is rightfully received by the undersigned from third parties who were entitled to receive such information; or e) is obligated to be disclosed pursuant to applicable law, regulation or legal process.
2. The information is being furnished solely in connection with then consideration of a potential transaction involving the undersigned and shall be treated as “secret” and “confidential” and no portion of it shall be disclosed to others, except to those employees, agents, clients and customers of the undersigned whose knowledge of the information is required for use to evaluate that certain real estate as a potential acquisition and who shall assume the same obligations as the undersigned under this Agreement.
3. It is understood that the Protected Parties are the beneficiaries whose rights are being protected and may enforce the terms of this Confidentiality Agreement as if it were a party to the Agreement.
4. All information furnished shall be promptly returned or destroyed should there be no interest in that certain real estate acquisition, otherwise disposed of as directed by Furman Capital Advisors.
5. It is understood that Furman Capital Advisors makes no representations or warranty as to the completeness or accuracy as to any information.

ACCEPTED BY UNDERSIGNED:

Company: _____
Title: _____
Date: _____
Print Name: _____
E-mail: _____
Signature: _____
Authorized Representative: _____

This Offering Memorandum was prepared by NAI Earle Furman, LLC dba Furman Capital Advisors (“Broker”) solely for the use of prospective purchasers of the real property located at 1213 N. 1st Avenue, Dillon, SC 29536 (the “Property”). Neither the Broker nor the (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. No representation is made by Furman Capital Advisors, LLC or the Owner 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. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Furman Capital Advisors, LLC, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Investment Committee authorities and the signature of a duly authorized signatory of Owner is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior authorization of the Owner, (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

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EXCLUSIVELY LISTED BY



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Broker

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FURMAN
CAPITAL ADVISORS

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PROPERTY SUMMARY

Address	1213 N. 1st Avenue Dillon, SC 29536
Total GLA	±8,000 SF
Total Land Size	±1.25 Acres
Year Built	2000
Parcel Number	059-03-02-012
Building Material	Concrete
On-Site Parking	±42 Spaces
Intersection Exposure	±14,900 vpd

FINANCIAL SUMMARY

Price	\$512,578
Price/SF	\$64.07
NOI	\$50,500
Cap Rate	9.85%

LEASE SUMMARY

Commencement Date	8/1/2001
Lease Expiration	9/30/2024
Gross Annual Rent	\$49,200
Lease Type	N
Landlord Responsibilities	Minimal Responsibility
Options Remaining	one/5-year option





Dollar General commands a chain of more than 13,000 discount stores in 43 states, primarily in the southern and eastern US, the Midwest and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low, middle, and fixed-income shoppers. Although it has the word “dollar” in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

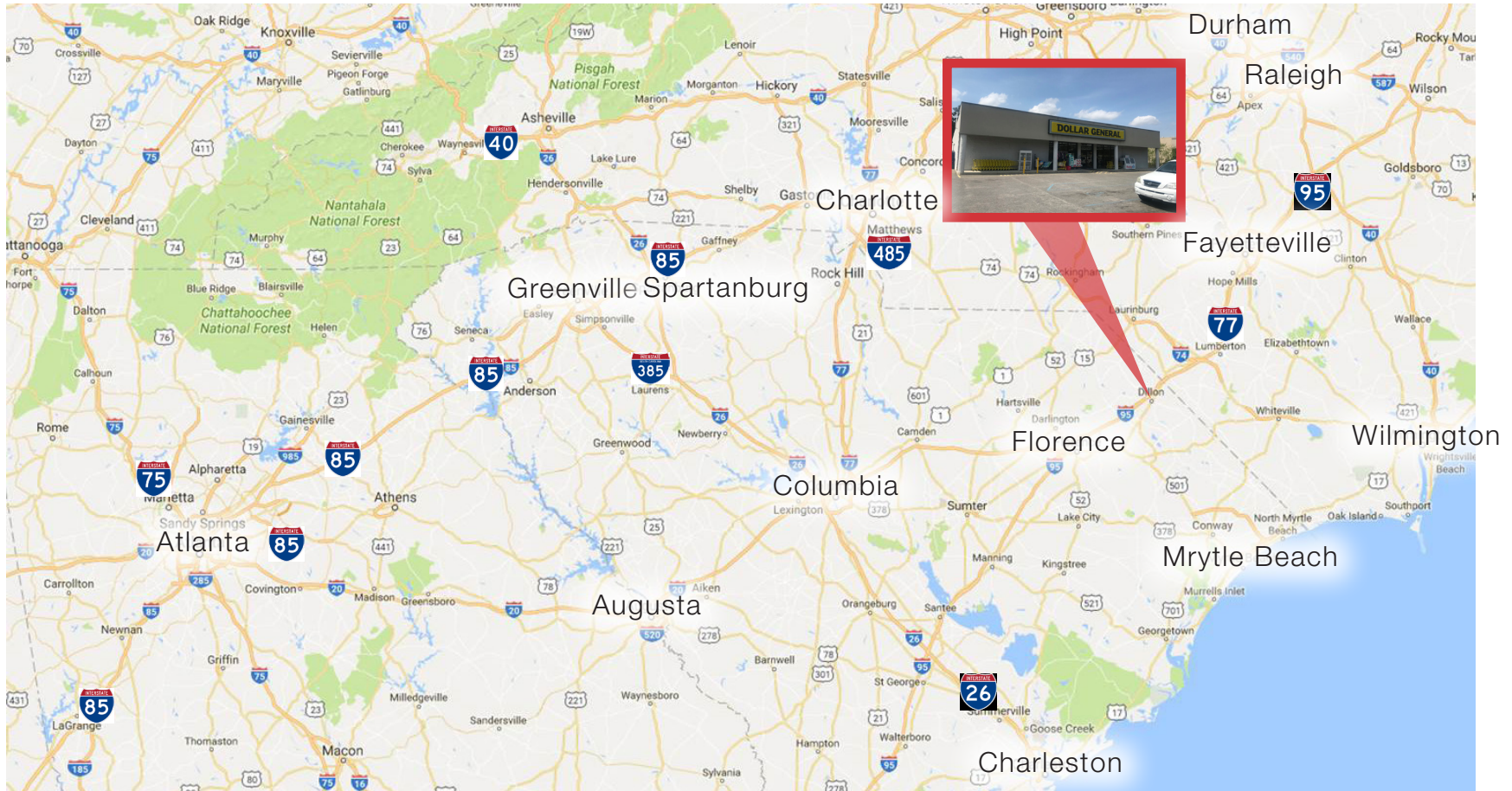
Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country’s largest small-box discount retailer. Stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. Some 25% of its merchandise is priced at \$1 or less.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 175th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.10 billion (up 11.01% from 2012) with profits of \$1.03 billion (up 8.11% from 2011). The company’s current market value is estimated to be \$19.0 billion.

PROPERTY OVERVIEW

Regional Map

**DOLLAR
GENERAL**



Driving Distance to Major Cities

FLORENCE, SC	31 miles
FAYETTEVILLE, NC	31 miles
MYRTLE BEACH, SC	68 miles
WILMINGTON, NC	99 miles
COLUMBIA, SC	109 miles
RALEIGH, NC	119 miles
CHARLOTTE, NC	122 miles



PROPERTY OVERVIEW

Aerial View

**DOLLAR
GENERAL**



PROPERTY OVERVIEW

Tax Map Aerial View



1 MILE RADIUS

Summary	2010	2018	2023
Population	2,707	2,577	2,473
Households	1,181	1,120	1,076
Families	786	735	701
Average Household Size	2.24	2.24	2.24
Owner Occupied Housing Units	750	736	715
Renter Occupied Housing Units	431	384	360
Median Age	41.3	43.2	44.3
Average Household Income		\$50,224	\$54,846

3 MILE RADIUS

Summary	2010	2018	2023
Population	12,779	12,314	11,877
Households	4,758	4,563	4,398
Families	3,279	3,096	2,966
Average Household Size	2.63	2.64	2.64
Owner Occupied Housing Units	2,752	2,748	2,664
Renter Occupied Housing Units	2,006	1,815	1,734
Median Age	35.1	36.8	38.6
Average Household Income		\$41,062	\$45,116

5 MILE RADIUS

Summary	2010	2018	2023
Population	17,354	16,738	16,162
Households	6,377	6,126	5,909
Families	4,468	4,230	4,058
Average Household Size	2.68	2.68	2.68
Owner Occupied Housing Units	3,893	3,883	3,773
Renter Occupied Housing Units	2,484	2,243	2,136
Median Age	34.8	36.5	38.4
Average Household Income		\$40,980	\$44,895

Source: US Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 ad 2023.

Dillon County, South Carolina offers businesses opportunity with a touch of Southern style. Located in South Carolina's Pee Dee region, Dillon County sits on Interstate 95 near the South Carolina and North Carolina border. It is a short distance from South Carolina's Grand Strand and from the City of Florence.

While Dillon County's large amounts of available land are well-suited for industrial expansion and population growth, the small-town atmosphere and relaxed lifestyle exemplify its "southern style." With nearby interstates leading to major ports and airports, Dillon County is perfect for business and people.

It's where you can combine both business opportunities and southern style for the best place to live, work, play and relax.

In Dillon County you will find a variety of activities from outdoor recreation to civic involvement. Dillon County offers 9 parks and playgrounds, 20 ball fields and 20 tennis courts located throughout the county. If golf is your game, Twin Lakes Country Club in Dillon features an 18 hole golf course, swimming pool and clubhouse. Fishing is at its best in the Little Pee Dee River. The Little Pee Dee State Park offers fishing, camping and picnicking. Dillon County is also home to South of the Border, a resort and major tourist attraction located on I-95 at the NC state line.

Cultural and community activities are available throughout the year. The Dillon House Museum, artist series, Spring Fest, Celebrate Main Street and Christmas on the Blvd offer residents many opportunities for festivals, theatre, music and art.

-Dillon County

Employment:

Employment in Dillon County in 2000:

- Manufacturing: 29.2% of the population
- Educational, Health & Social Services: 17.2% of the population
- Retail Trade: 11% of the population



FINANCIAL OVERVIEW

Financial Analysis

**DOLLAR
GENERAL**

TENANT INFO		LEASE TERMS		RENT SUMMARY			
Tenant Name	Sq. Ft	Term		Monthly Rent	Gross Annual Rent	Annual Rate/SF	
Dollar General	8,000	8/1/2000	9/30/2024	Current Term	\$4,100.00	\$49,200.00	\$6.15
Current Totals:					\$4,100.00	\$49,200.00	\$6.15

PRICING

Price: \$512,578.00

Price Per Square Foot: \$64.07

Net Operating Income: \$50,500.00

Cap Rate: 9.85%

Disclaimer: The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

Offers

As the exclusive representation to the property owner, Furman Capital Advisors is pleased to offer this investment opportunity.

Please contact the following to schedule a site visit or for any further information.

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