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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	300-302 S Main Street Abbeville, SC 29620
Ownership	Fee Simple
Class	B
Year Built	1981
GLA	±20,420 SF
Parcel Size	±2.0 Acres
Tenancy	Multi
No. of Tenants	4
Occupancy	100%
Parking	±71 Spaces

FINANCIAL SUMMARY

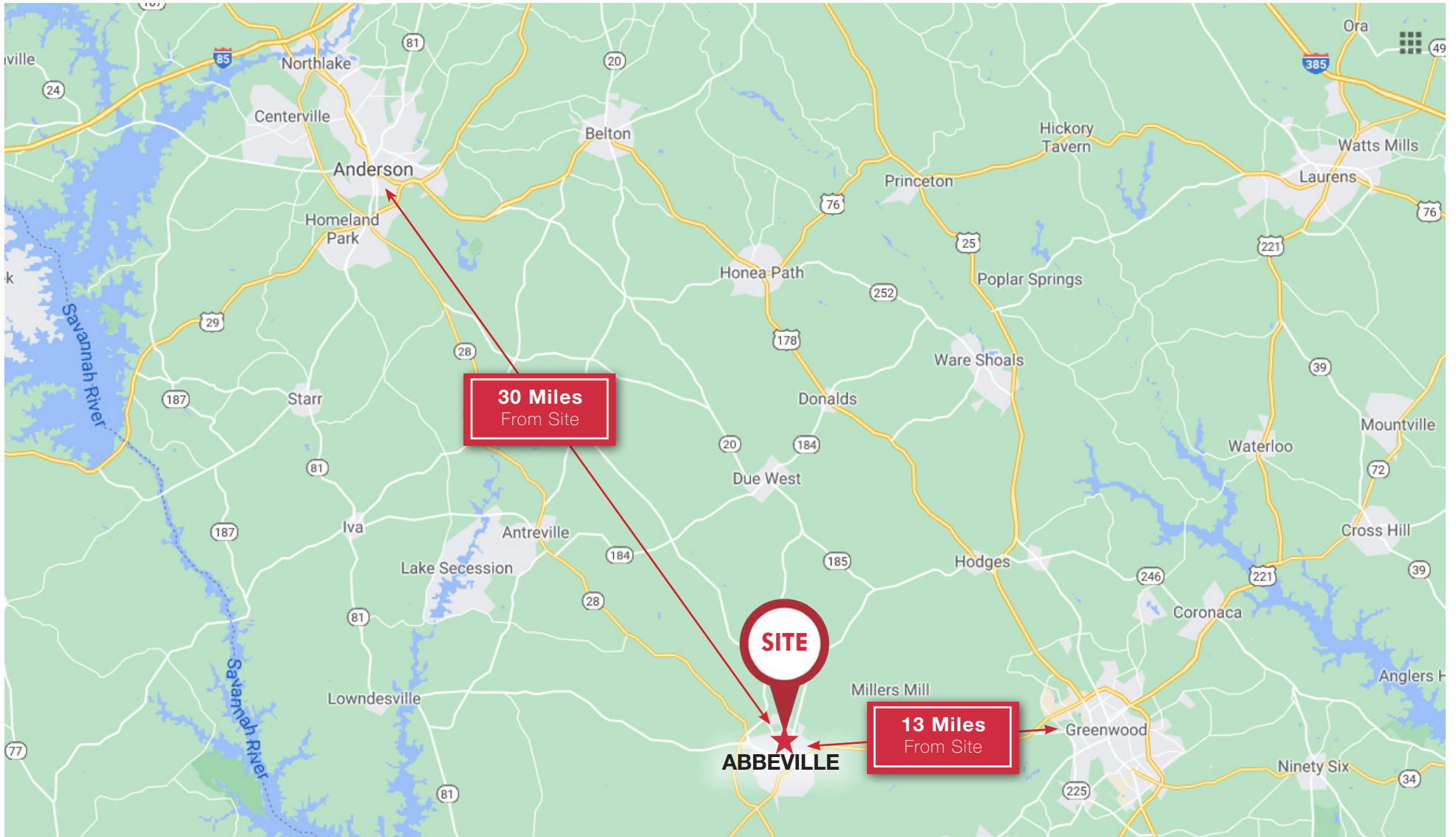
NOI (Actual)	\$ 114,886
Rental Income	\$ 118,848
Cap Rate	7.3%
Asking Price	\$1,573,778
Asking Price Per SF	\$ 77/ft.

INVESTMENT HIGHLIGHTS

- All tenants except South State Bank pay for pay for their prorated share of taxes, insurance, and CAM charges based on square footage, through reimbursements
- 61% of rental income comes from national investment grade credit tenants, in the Fortune 150 and the Top 50 of Forbes' Best Banks in America
- Anchor Dollar General, w/17,000 locations nationwide, has been at this location for over 16 yrs. & has an extension w/increase
- South State Bank (NASDAQ: SSB, \$289.1M revenues, S.C.'s largest commercial bank) leased ATM island, renews in 5 yr. intervals
- Theo's Deli & Seafood, with 3 locations, will be leasing their 17th upcoming year at this location and has a 5 yr. ext. w/increase
- Theo's also leases the 4500 SF end cap M2M creating an opportunity for a stable tenant with a long term lease, or divide for multiple tenants
- Local Finance and Tax Services, with 56 locations in 3 states, renews annually or for 2 years, and will be going into their 13th yr. at this location
- Dollar General Corp. (S&P BBB, Moody's Baa2, N.Y.S.E.: DG) net sales increased 27% and same-store sales increased 21% from last year
- A one-time forgiveness of \$1000 (Theo's Dry Storage) is the only COVID related rent shortfall or reduction
- Over 6500 V.P.D. at the intersection of Walnut St. @ S. Main St. and Greenwood St. carries 10,900 V.P.D.
- Over 32,300 people in over 14,000 households with an avg. HH income of \$53,000/yr. live within 2 miles

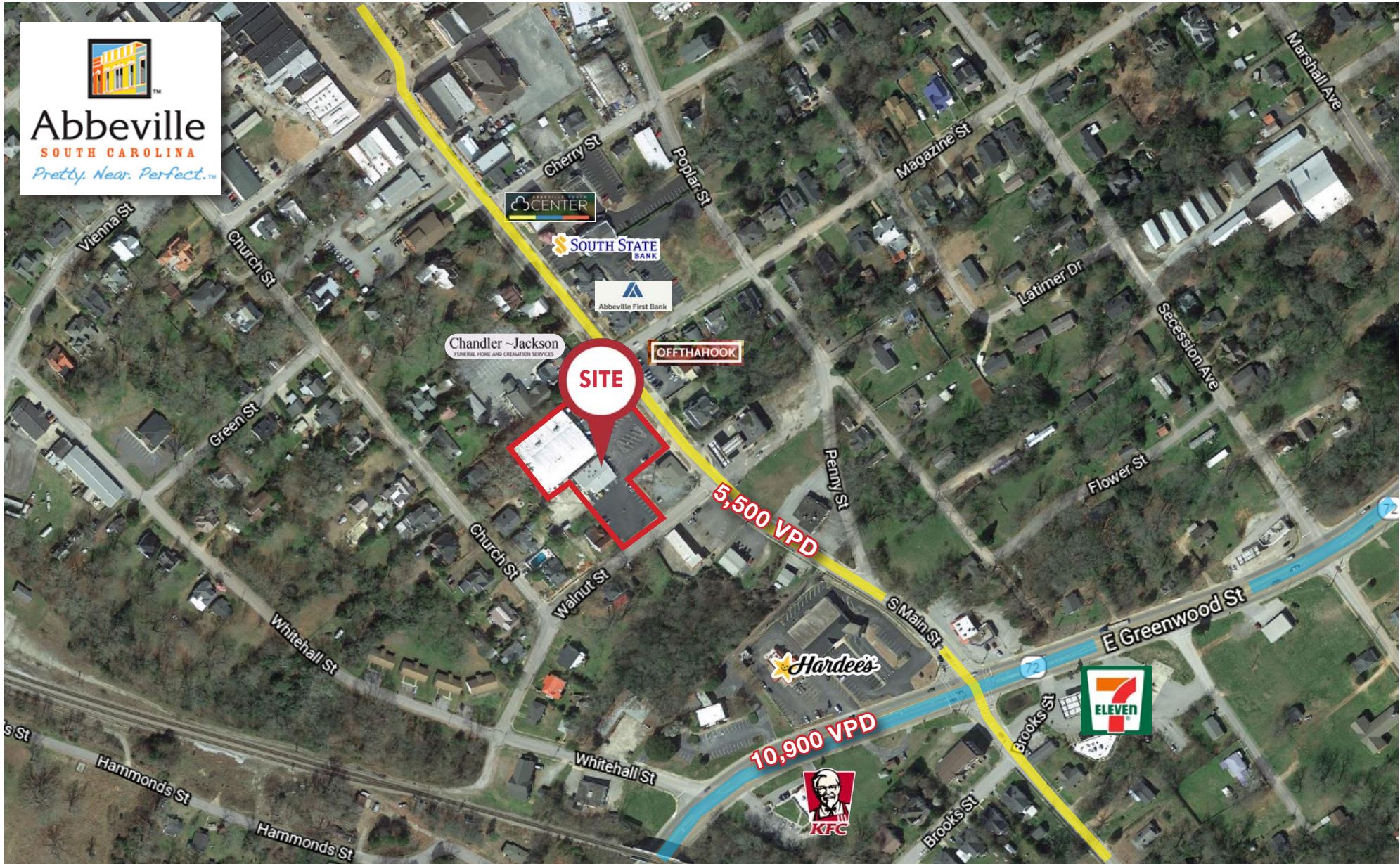
PROPERTY OVERVIEW

Local Map



PROPERTY OVERVIEW

Retailer Map



PROPERTY OVERVIEW

Aerial View



FINANCIAL OVERVIEW

Rent Roll, Reimbursed Expenses, & Improvements

RENT ROLL & REIMBURSED EXPENSES -- 2019

Tenant	Square Feet	Lease Start	Lease End	Options	Annual Rent	Taxes	Insurance	CAM
Dollar General	11,720	7/2005	9/2025	(1) 3 Yr. Option w/ Increase	\$56,940.00	\$6,004.22	\$1,427.79	\$1,377.47
Theo's Deli & Seafood	3,000	5/2005	5/2025	(1) 5 Yr. Option w/ Increase	\$25,987.56	\$1,536.92	\$1,588.57	\$352.60
Local Finance & Tax Service	1,200	8/2008	7/2021	Renews in 1 or 2 Yr. Intervals	\$15,162.24	\$614.77	\$635.43	\$141.04
South State ATM	L.L.	5/2013	9/2023	Renews in 5 Yr. Intervals	\$14,758.44	N/A	N/A	N/A
Theo's Dry Storage	4,500	M2M	M2M	M2M	\$6,000.00	\$2,305.38	\$548.21	\$528.89
TOTALS	20,420			actual \$ 115,466	\$118,848.24	\$10,461.29	\$4,200.00	\$2,400.00

RENT ROLL & REIMBURSED EXPENSES -- 2020

	Annual Rent	Taxes	Insurance	CAM
Dollar General	\$56,940.00	\$6,146.14	\$2,796.33	\$1,377.47
Theo's Deli & Seafood	\$25,987.56	\$1,573.24	\$649.29	\$352.60
Local Finance & Tax Service	\$15,162.24	\$629.30	\$259.71	\$141.04
South State ATM	\$14,758.44	N/A	N/A	N/A
Theo's Dry Storage	\$5000.00*	\$2,359.86	\$1,073.67	\$528.89
TOTALS	actual \$ 114,886	\$117,848.24	\$10,708.54	\$4,779.00

Improvements --- 2019

Roofing repair	\$3,075.00
Re-Stripe Parking	\$1,839.00

Improvements ---- 2020

Roofing repair	\$6,880.00
Flooring re-tile	\$3,302.76
Window Frost	\$1,962.33
Pothole repair	\$450.00

* A one time \$1000 forgiveness due to COVID

TENANT OVERVIEW

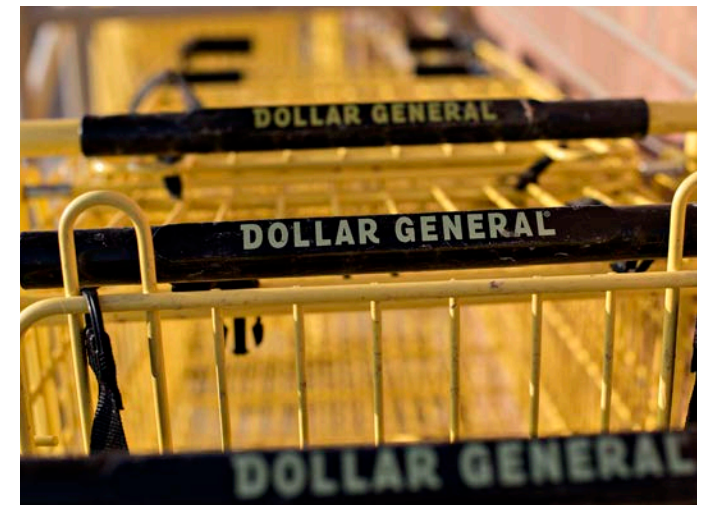
Dollar General

DOLLAR GENERAL

- **\$27.8 billion** in sales in fiscal 2019
- **16,278 retail locations** in 44 states
- **7,300** square foot stores
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most trusted manufacturers
- **15** distribution centers
- **143,000+** employees
- Stock Symbol: **NYSE: DG**
- Year-to-Date Cash Flows from Operations **increased 103.7% to \$3.4 billion** (12/3/2020)
- Net sales **increased 17.3% to \$8.2 billion** in the third quarter of 2020 compared to \$7.0 billion in the third quarter of 2019

Dollar General Corporation has been delivering value to shoppers for more than 80 years through its mission of Serving Others. 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 everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.



SOUTH STATE BANK

South State Corporation (NASDAQ: SSB) is a financial services company headquartered in Winter Haven, Florida. South State Bank, N.A., the company's nationally chartered bank subsidiary, provides consumer, commercial, mortgage, and wealth management solutions to more than one million customers throughout Florida, Alabama, Georgia, the Carolinas, and Virginia. The bank also serves clients coast to coast through its correspondent banking division.

South State Bank currently has 168 branches in South Carolina, North Carolina, Georgia, and Virginia.

South State is the only bank in South Carolina to have been named to Forbes' 2020 "Best-in-State Banks" list and has also been named to the list in Georgia. This is the third consecutive year South State has been named one of the "Best-in-State Banks" in South Carolina. In addition, South State was one of 74 total companies to earn the Best Places to Work in South Carolina distinction and was one of 19 large employers named to the Best Employers in North Carolina list.

Additional information is available at SouthStateBank.com.



TENANT OVERVIEW

Theo's Deli | Local Finance



• SERVING ABBEVILLE SINCE 2002 •

As a successful businessman in Greece, Theo came to the United States in 1999 and moved to Abbeville, SC. He saw a need for good people to get together and share good food with good friends and in 2002 he opened Theos Deli and Seafood. You can find Theo's Deli and Seafood in downtown Abbeville, right off the square. After 15 years in business Theo's restaurant is still a vibrant and thriving place to eat. As a family-run business, you will always see Theo himself in the restaurant along with his son Harry and their family.

Like the original Trattoria and Pizzeria of Italy, Theo's started as a place for friends, family, and neighbors to get together for good food.

Family owned and operated since 2002, Theo continues to bring passion, flavor, and creativity to every meal. If you're looking for high quality and a great tasting pizza, subs, salad, or pasta, you've come to the right place! At Theo's Deli and Seafood we have the best subs and pizza in Abbeville and the surrounding area.

www.theosdeli.com

LOCAL FINANCE

LOCAL FINANCE AND TAX SERVICE

Local Finance strives to create an environment with its customers based on service, privacy, and trust. Recognizing that their customers often utilize their services for smaller, immediate need purchases, they will constantly work to exceed their expectations. Local Finance and Tax Service provides loans and tax preparation to qualified Alabama, Georgia and South Carolina residents. Their branches are staffed with hometown "Local folks" who understand fast, courteous customer service.

The goal of Local Finance is to provide their customers with the cash that they need quickly and conveniently while treating them with dignity and respect. They provide a valuable service to the communities in which they are located, and these communities are often home to their employees and their families.

26 Locations in South Carolina

15 Locations in Georgia

15 Locations in Alabama

www.localmgmt.net

Greenwood, South Carolina

LOCATION

- Situated close to all major Southern markets, Greenwood is a short commute to Greenville, Columbia, Spartanburg, Asheville, Augusta, Atlanta, and Charlotte.
- The City of Greenwood serves as the county seat and is located approximately one hour south of Greenville and one hour north of Augusta, GA.

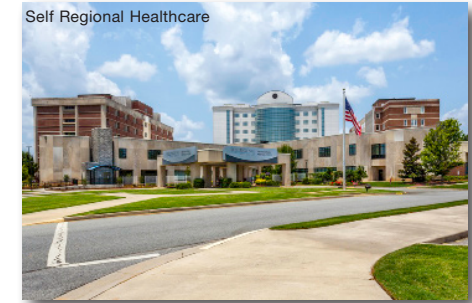
HIGHER EDUCATION

- The City is home to Lander University, a coeducational, state-assisted, comprehensive, regional, four-year university with a current enrollment of nearly 3,000 students.
- Also located in Greenwood, Piedmont Technical College is a comprehensive two-year college offering university-level education and hands-on career training and is accredited by the Southern Association of Colleges and Schools.

INFRASTRUCTURE

- Greenwood County is located within 25 miles of both **Interstates I-26 and I-385**, offering access to major US freight corridors.
- **Greenwood County also provides direct rail access to the Ports of Charleston and Savannah.**
- Greenwood is 171 miles to the Port of Charleston.

Greenwood Major Employers:



ECONOMIC DEVELOPMENT

- Greenwood County serves as the economic hub for a 6-county region (Abbeville, Edgefield, Laurens, McCormick, Saluda, and Greenwood) largely due to the County's textile industry, which remains a key component of the community today.
- Greenwood County has experienced diversified **industrial growth** with construction of new factories by major corporations, including **Eaton Corporation, Fujifilm Manufacturing, U.S.A., and SYKES Enterprises.**

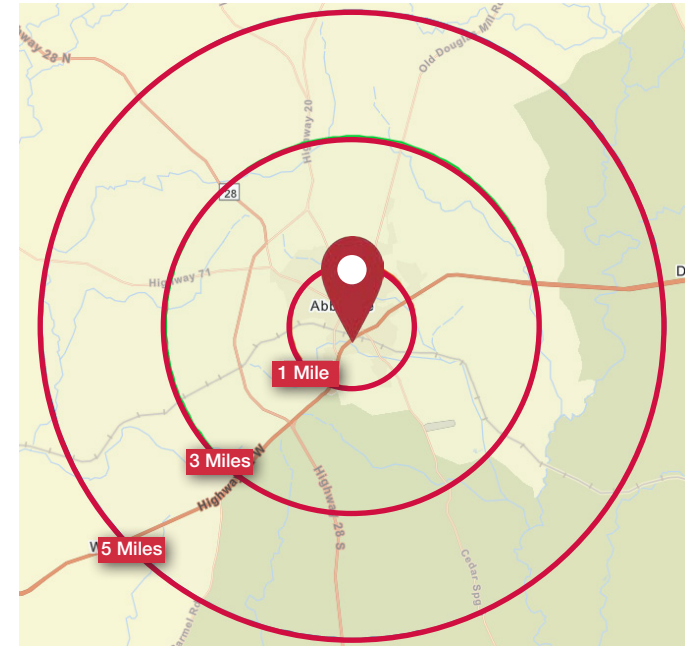
MARKET OVERVIEW

Demographics

Demographics

Distance From Property

	1 Mile	3 Miles	5 Miles
Population			
2020	7,086	32,324	48,207
2025 Projected	7,246	33,006	49,636
Growth 2012-2025	0.45%	0.42%	0.38%
2020 Median Age	35.0	35.0	36.7
2020 Total Daytime Population	3,568	8,489	9,912
Households			
2020	2,665	13,114	19,346
2025 Projected	2,734	13,438	19,788
Average Household Income			
2020	\$49,212	\$53,125	\$59,518
2025 Projected	\$51,680	\$56,819	\$64,710



Source: esri



DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 300-302 S Main Street, Abbeville, SC 29602 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Owner.

Owner and Agent 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 by all parties 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 the 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 Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.

FURMAN

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