



DOLLAR GENERAL

Anderson, SC (Greenville MSA)

CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY SUMMARY

Address	3731 Hwy 81 N Anderson, SC 29621
Total GLA	±9,026 SF
Total Land Size	±1.82 Acres
Year Built	2016
Building Material	Architectural block with three metal sides
Parking Lot	Concrete

INVESTMENT HIGHLIGHTS

- **True Mailbox Money:** Absolute net lease structure with ZERO landlord responsibilities
- **Long-term Lease:** Newly constructed in 2016 with 10.5 years remaining of the initial term and five 5-year option periods
- **Investment Grade Tenant:** Dollar General (NYSE: DG) has an S&P rating of BBB
- **Strong Corporate Guaranty:** Guaranteed by Dollar General Corporation, the nations largest small-box discount retailer
- **Excellent Demographics & Access to Population Density:** Over 35,000 people with an average HHI of \$102,362 within a 5-mile radius
- **Booming Greater Market:** The “Upstate” is one of America’s fastest growing MSA’s
- **Exceptional DG Location:** Only minutes from Interstate 85, three public schools, AnMed Health, and much more

FINANCIAL SUMMARY

NOI	\$100,380
Cap Rate	5.85%
List Price	\$1,716,000

LEASE SUMMARY

Commencement Date	July 22, 2016
Lease Expiration	July 21, 2031
Remaining Term	10.5 Years
Lease Type	Absolute Net
Landlord Responsibilities	None
Annual Base Rent	\$100,380
Options	(5) 5-Year
Rent Increases	10% at Each Option



PROPERTY OVERVIEW

Regional Map

**DOLLAR
GENERAL**



Greenville, SC

23 Miles

Spartanburg, SC

52 Miles

Asheville, NC

85 Miles

Columbia, SC

119 Miles

Charlotte, NC

123 Miles

Atlanta, GA

125 Miles

PROPERTY OVERVIEW

Local Map

**DOLLAR
GENERAL**



PROPERTY OVERVIEW

Property Map

**DOLLAR
GENERAL**



PROPERTY OVERVIEW

Property Photos

**DOLLAR
GENERAL**



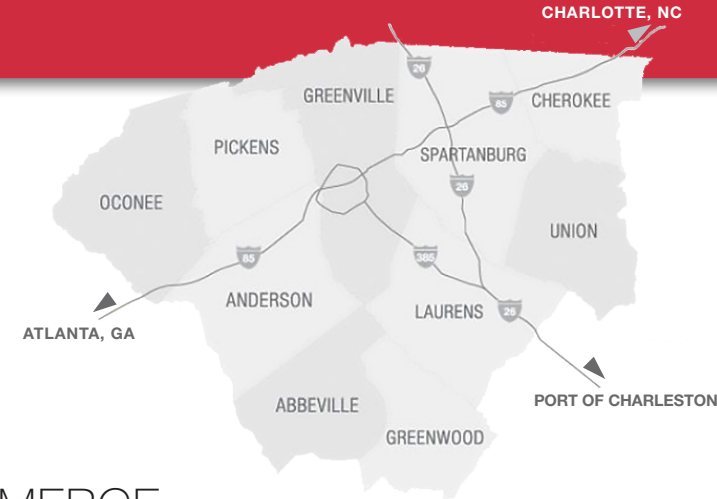
DOLLAR GENERAL

- **\$27.8 billion** in sales in fiscal 2019
- **17,000+ retail locations** in 46 states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most trusted manufacturers
- **18** distribution centers + **9** DG Fresh facilities
- **155,000+** employees
- Ranked **#112** on Fortune 500 list in 2020
- Stock Symbol: **NYSE: DG**
- Website: **www.dollargeneral.com**

Dollar General commands a chain of more than 17,000 stores in 46 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.



Greenville, Anderson, Spartanburg CSA



LOCATION

- Situated between Atlanta and Charlotte, the Upstate is the geographical center of the Charlanta mega-region.
- There are 3 Interstate highways which offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.



POPULATION

- The Greenville-Spartanburg-Anderson, SC Combined Statistical Area (CSA) has a population of 1,475,235.
- This region has seen a population growth of 71,324, a 5.1% increase from 2014 to 2018, according to the US Census Bureau.



HIGHER EDUCATION

- The Upstate is home to many colleges and universities including Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville, Anderson University, Tri-County Technical College, Converse College, University of South Carolina Upstate, and Wofford College.



COMMERCE

- The Greenville-Spartanburg-Anderson CSA was ranked seventh in the nation by site consultants considering the top markets for economic development.
- With more than 37 miles of Interstate frontage, the “Boom Belt” I-85, is a primary pull to the area.
- The Upstate is home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.
- Other major businesses in the region include Bausch and Lomb, the Perrigo Company of SC, Prisma Health System, Ernst and Young, IBM, Charter Communications, Dunlop Slazenger Group, Liberty Corporation Bank of America, GE Power & Water, Day & Zimmerman, Scan Source, Lockheed Martin Aircraft, Windstream, SYNEX Corporation and TD Bank.
- Walgreens also has their southeastern distribution center located in Anderson County.
- Clemson University, BMW, IBM, Microsoft, and Michelin have combined their resources to create International Center for Automotive Research (ICAR), a research park located in Greenville, that specializes in the development of automotive technology.

1 MILE RADIUS

Summary	2010	2020	2025
Population	1,655	1,867	2,061
Households	591	665	733
Families	505	563	618
Average Household Size	2.80	2.81	2.81
Owner Occupied Housing Units	546	612	675
Renter Occupied Housing Units	45	53	59
Median Age	40.9	42.6	42.9
Average Household Income		\$111,164	\$127,390

3 MILE RADIUS

Summary	2010	2020	2025
Population	7,104	9,005	9,892
Households	2,541	3,217	3,531
Families	2,086	2,608	2,851
Average Household Size	2.80	2.80	2.80
Owner Occupied Housing Units	2,270	2,860	3,138
Renter Occupied Housing Units	271	357	393
Median Age	41.0	42.8	43.2
Average Household Income		\$108,845	\$124,739

5 MILE RADIUS

Summary	2010	2020	2025
Population	28,117	32,974	35,306
Households	11,228	13,096	14,002
Families	7,953	9,167	9,766
Average Household Size	2.48	2.49	2.50
Owner Occupied Housing Units	8,241	9,605	10,300
Renter Occupied Housing Units	2,987	3,491	3,702
Median Age	40.7	42.3	42.7
Average Household Income		\$91,698	\$102,362

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 3731 Hwy 81 N Anderson, SC 29621 (“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.



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