



Dollar General "Plus" Store

Loris (Finklea Community), South Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

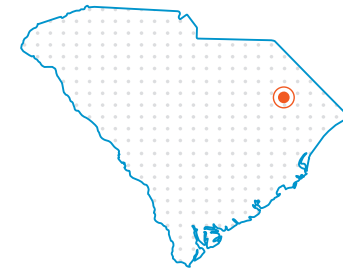
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- New DG "Plus" Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Rent Increases 5% every 5 Yrs in Primary Term
- Horry County- One of South Carolina's fastest growing counties
- Close Proximity to North Myrtle Beach
- 2,400 VPD on SC Hwy 9
- Dollar General has over 20,000 Stores in 48 States; 31 Distribution Centers
- S&P BBB Investment Grade Credit \$38.7 Billion in Sales in Fiscal 2023
- Perfect 1031 Exchange Property
- DG Ranked #108 on Fortune 500 List

Property Highlights



PROPERTY	Dollar General "PLUS" Store
LOCATION	3300 SC Highway 917, Loris, SC 29569
COUNTY	Horry
ZONING	Commercial
CONSTRUCTION	2024 construction; steel frame bldg. w/metal & split-faced block; metal roof

INFORMATION

This new Dollar General "Plus" store is located in an excellent location with two access points at the corner of SC Hwy 9 and SC Hwy 410. This Dollar General is a corner-entry store with upgraded construction. This store is located 19 miles from Conway and 24 miles from Myrtle Beach and serves the community area in and around Loris.



10,452

Square Feet
10,452 +/- SF



2.24

Acres



36

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,219,548

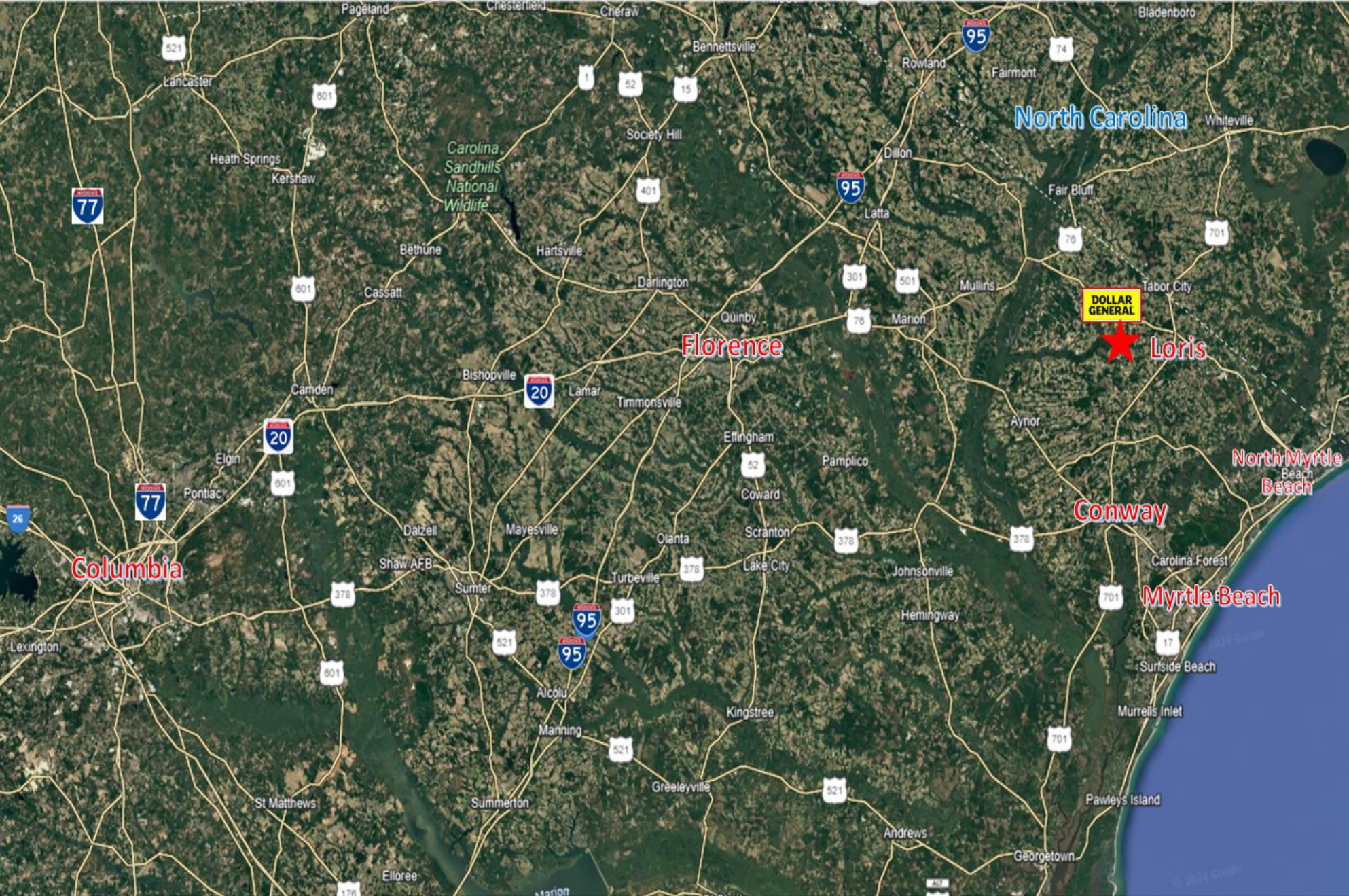
CAP RATE
6.65%

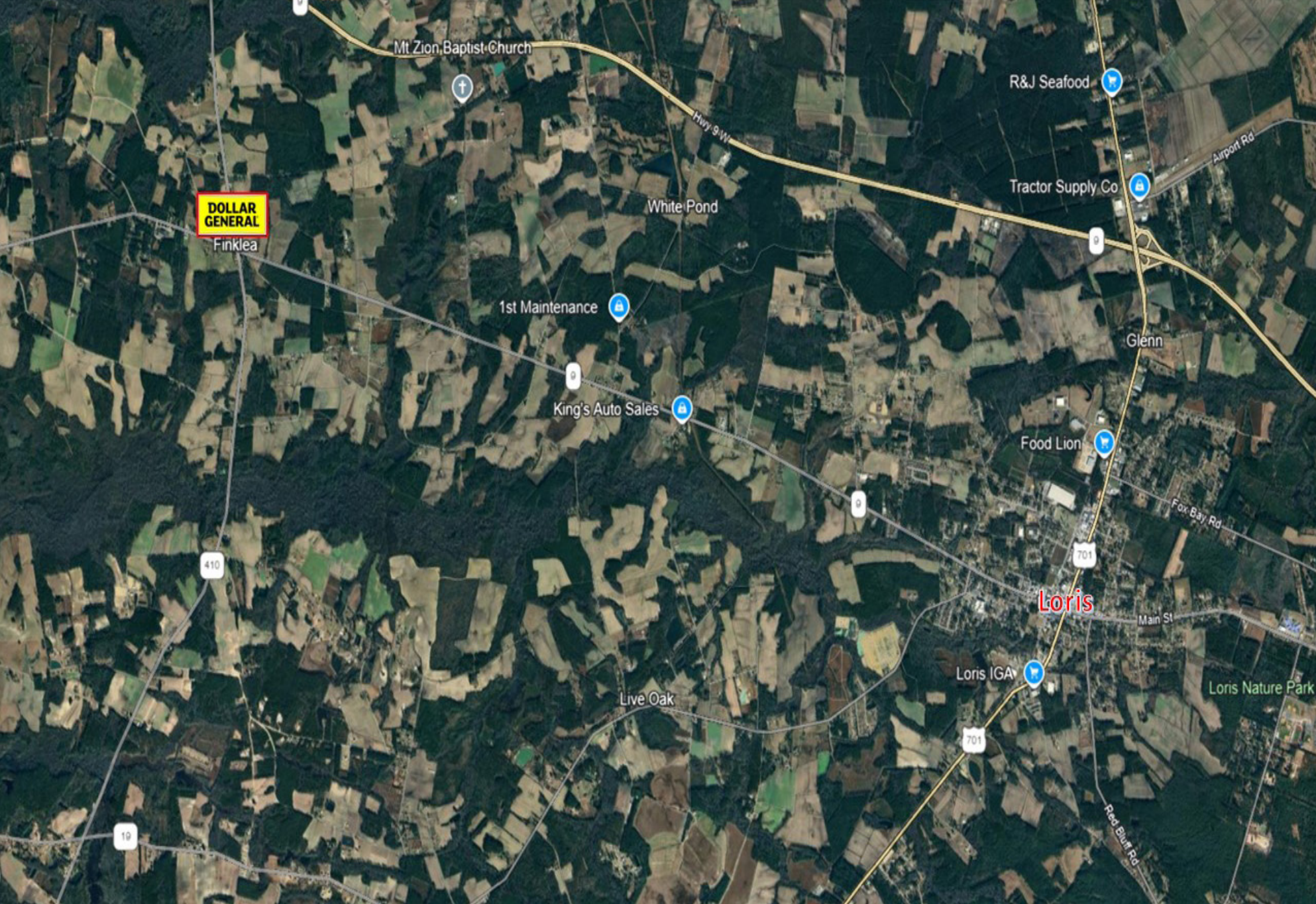
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$147,600
RENT START DATE	12/1/2024
LEASE EXPIRATION DATE	11/30/2039
ORIGINAL LEASE TERM	Fifteen (15) Years; 5% rent increase every Five (5) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 5% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	12/1/2024	11/30/2029	\$147,600	
YEARS 6-10	12/1/2029	11/30/2034	\$154,980	5%
YEARS 11-15	12/1/2034	11/30/2039	\$162,729	5%
OPTION 1	12/1/2039	11/30/2044	\$170,865	5%
OPTION 2	12/1/2044	11/30/2049	\$179,409	5%
OPTION 3	12/1/2049	11/30/2054	\$188,379	5%
OPTION 4	12/1/2054	11/30/2059	\$197,798	5%
OPTION 5	12/1/2059	11/30/2064	\$207,688	5%









DOLLAR
GENERAL

Finklea
Convenience Store

SC Highway 9-2,400 VPD

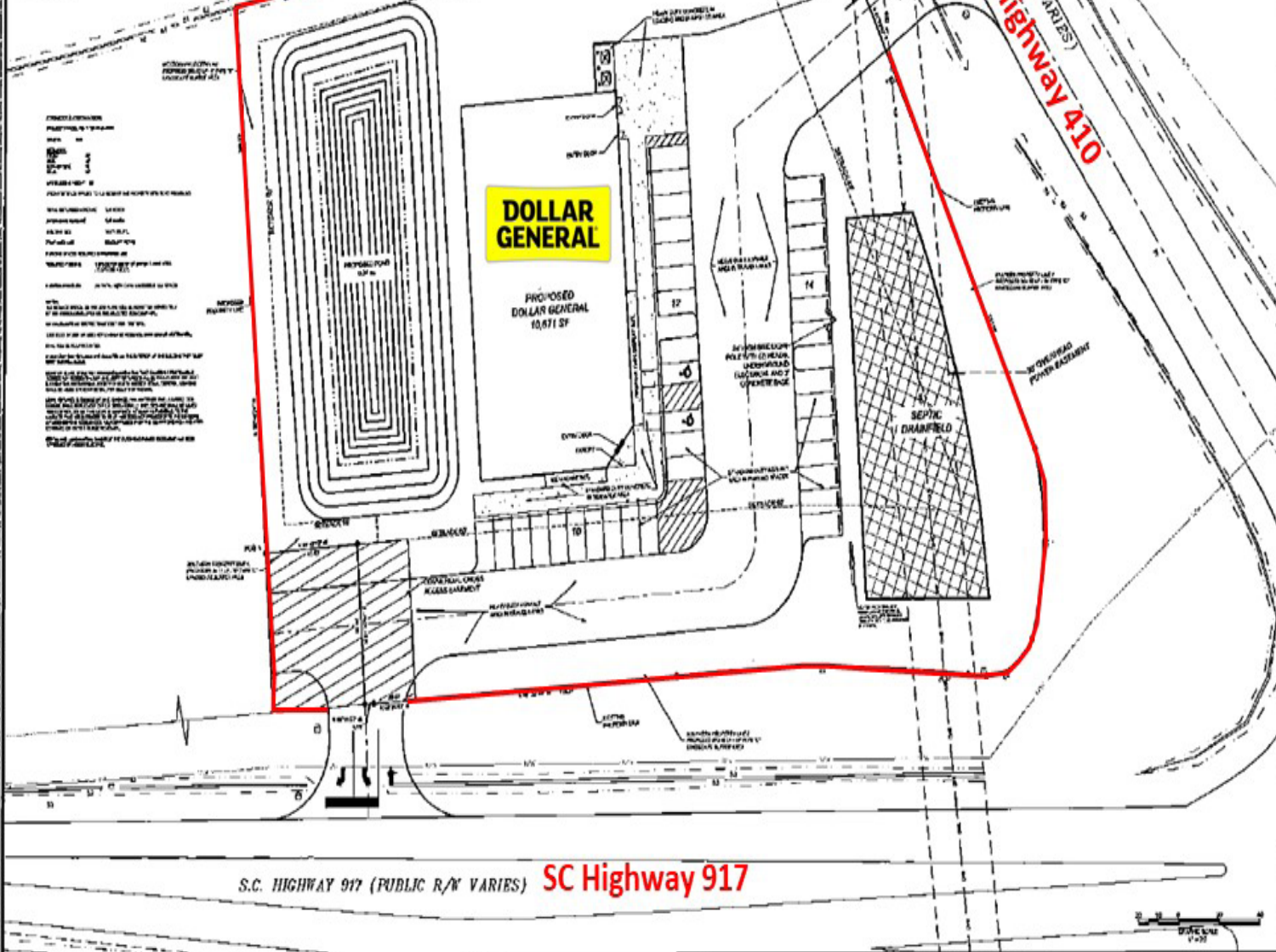
SC Highway 410

THESE PLANS HAVE BEEN APPROVED FOR THE PROPOSED USE AND CONSTRUCTION OF THE PROPOSED DOLLAR GENERAL STORE AND ASSOCIATED IMPROVEMENTS AS SHOWN ON THESE PLANS. THE APPROVAL IS CONDITIONAL UPON THE SUBMITTER'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE CONSTRUCTION. THE SUBMITTER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPROVAL IS VALID FOR A PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE APPROVING AGENCY. THE SUBMITTER AGREES TO HOLD THE APPROVING AGENCY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS. THE SUBMITTER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE APPROVING AGENCY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
01	CONCRETE	10,000	YD	1.50	15,000.00
02	STEEL	500	TON	30.00	15,000.00
03	PAINT	100	TON	15.00	1,500.00
04	LABOR	10,000	HOUR	1.50	15,000.00
05	ELECTRICAL	100	UNIT	10.00	1,000.00
06	MECHANICAL	100	UNIT	10.00	1,000.00
07	PLUMBING	100	UNIT	10.00	1,000.00
08	LANDSCAPE	100	UNIT	10.00	1,000.00
09	UTILITIES	100	UNIT	10.00	1,000.00
10	PERMITS	100	UNIT	10.00	1,000.00
11	INSURANCE	100	UNIT	10.00	1,000.00
12	CONTINGENCY	100	UNIT	10.00	1,000.00
13	TOTAL				100,000.00

APPROVED
By *tlngsto* at 3:33 pm, May 17, 2024

30126 Lons, SC - SC 917N
 Prototype: 10640 - F
 Acreage: 2.24
 Parking: 36 spaces
APPROVED
 By *James Whitehead* at 4:47 pm, May 17, 2024
 T. Cooper James & Assoc.
 Cooper James
 336-855-5555



S.C. HIGHWAY 917 (PUBLIC R/W VARIES) **SC Highway 917**





LORIS

SOUTH CAROLINA

Loris is in northern Horry County on the Atlantic coastal plain in South Carolina. Highways include U.S. Route 701, and SC Highway 9 Business (Main Street) which is a 260 mile major state highway. Loris is located 24 miles from North Myrtle Beach, 19 miles to Conway and 44 miles from Interstate 95.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

POPULATION	3 MILES	5 MILES	7 MILES
2029 Projection	1,416	5,514	15,174
2024 Population	1,249	4,897	13,661
2020 Population	1,121	4,426	12,547
2010 Population	1,140	4,503	12,774
Growth Rate 2010-2020	-0.17%	-0.17%	-0.18%
Growth Rate 2020-2024	2.58%	2.41%	2.02%
Growth Rate 2024-2029	2.54%	2.40%	2.12%

Households

2024 Total Households	472	1,955	5,641
2029 Projected Total Households	535	2,199	6,255
2010-2020 Annual Rate	-0.31%	0.06%	0.22%
2020-2024 Annual Rate	2.84%	2.41%	2.14%
2024-2029 Annual Rate	2.54%	2.38%	2.09%

Average Income

2024 Median Household Income	\$44,928	\$48,359	\$46,896
2024 Average Household Income	\$58,230	\$63,736	\$66,264



Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 20,000 stores located in 48 states with 31 Distribution Centers and 186,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at www.dollargeneral.com

2023 FAST FACTS:

- \$38.7 billion in sales in fiscal 2023 an increase of 2.2% over 2022
- Operating profit was \$2.4 billion in fiscal 2023
- Company reported net income of \$1.7 billion and diluted earnings per share \$7.55
- Over 20,000 retail stores as of May 2024
- 31 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of May 2024
- Included in Fortune's 2023 list of most admired companies



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