



Representative Photo

DOLLAR GENERAL®

NEW LEASE STRUCTURE: 15 YEAR INITIAL LEASE TERM | 5% RENT INCREASES EVERY FIVE YEARS
2061 Hwy 917 West | Latta | SC

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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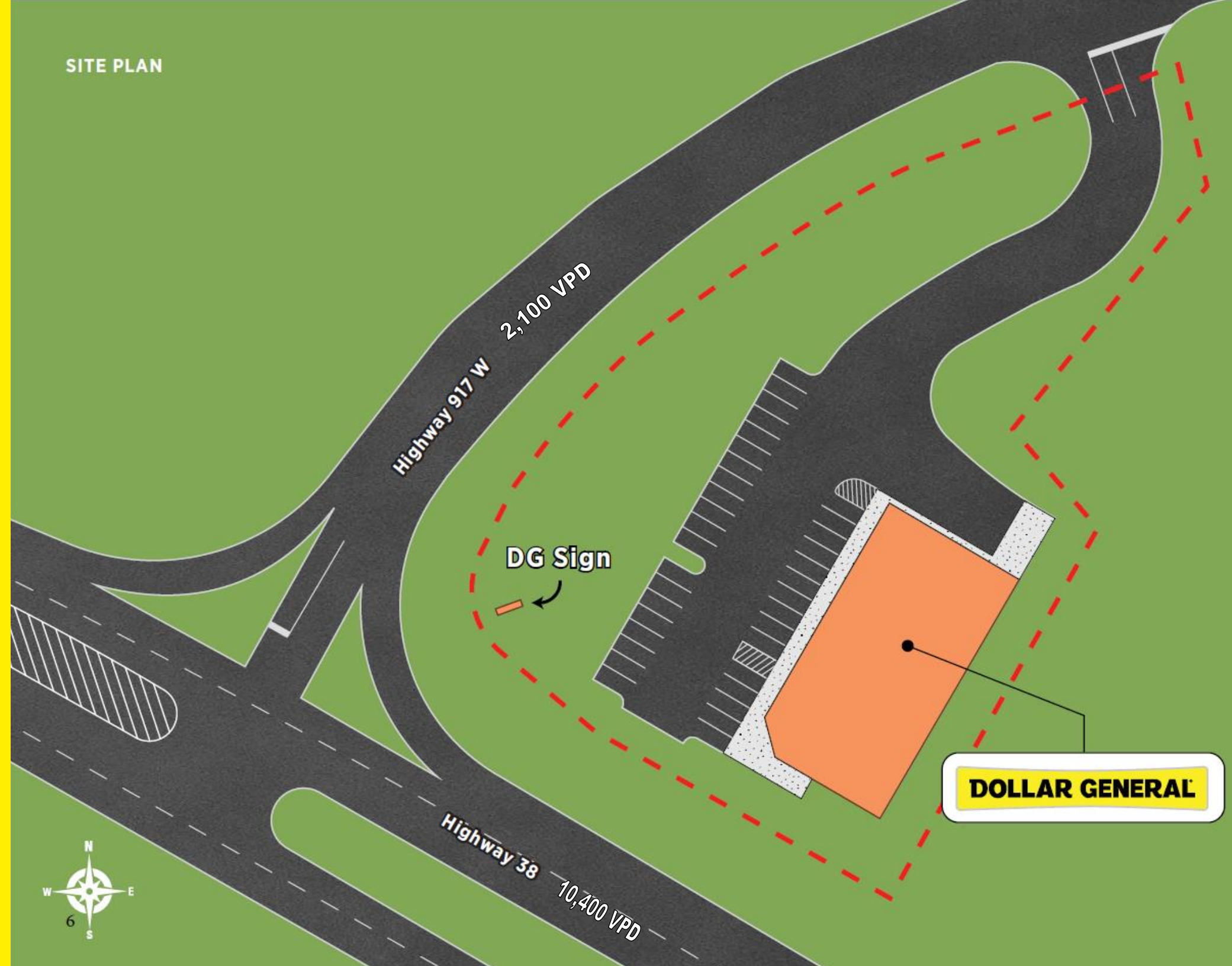
DOLLAR GENERAL®

2061 HWY 917 WEST

LATTA, SC 29565

PRICE	\$1,735,289
CAP RATE	6.75%
NOI	\$117,132
LEASE TERM	15-Years
LEASE TYPE	NNN Lease
RENT COMMENCEMENT	12/7/23
END OF 15 YEAR TERM	12/31/23
RENTAL INCREASES	5% every 5th Year
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	10,640 SF
DELIVERY DATE	End of December 2023
OPENING DATE	Early January 2024 (Estimated)
MUNICIPALITY	Dillon County
GUARANTOR	Corporate
PROTOTYPE	Standard

SITE PLAN



HIGHLIGHTS

- 5% rent increase every five (5) years
- 10,400 VPD on Hwy 38/917
- Dollar General: 10,640 SF building
- Conveniently located to collect commuter traffic to Latta and Myrtle Beach. U.S. News and World Report named Myrtle Beach, S.C. the fastest growing place in America for the third year in a row and is one hour East of Latta.
- Brand New Construction
- New LED Lighting Interior & Exterior
- NNN – Zero Landlord Responsibilities
- 15-Year initial term NNN lease
- Five (5) year options
- Rent Commencement December 2023

Rent Schedule

Years 1-5	\$117,132.00
Years 6-10	\$122,988.60
Years 11-15	\$129,138.03

Options

Years 16-20 (Option 1)	\$135,594.93
Years 21-25 (Option 2)	\$142,374.68
Years 26-30 (Option 3)	\$149,493.41
Years 31-35 (Option 4)	\$156,968.08
Years 36-40 (Option 5)	\$164,816.49



Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **19,000+** locations in **44** states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **16** distribution centers; **coast to coast**
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19
- National and Private Brands
- Value-conscious and convenience seeking customers


End of 3rd Quarter 2023 Reports


- Same-store sales growth in the range of a decline of approximately 1.0% to flat.
- 3,110 real estate projects in the United States, including 990 new store openings, 2,000 remodels, and 120 store relocations.
- Net Sales Increased 2.4% to \$9.7 Billion
- Year-to-Date Cash Flows From Operations of \$1.4 Billion
- For fiscal year 2024, the Company plans to execute approximately 2,385 real estate projects, including approximately 800 new

* Source: www.dollargeneral.com



DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

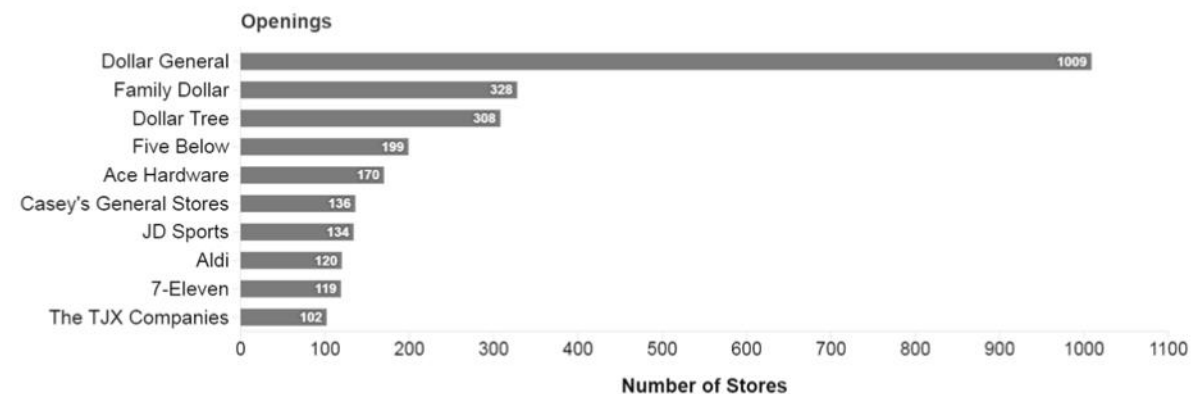
 \$37.8 B in 2022 Revenue

NYSE | DG

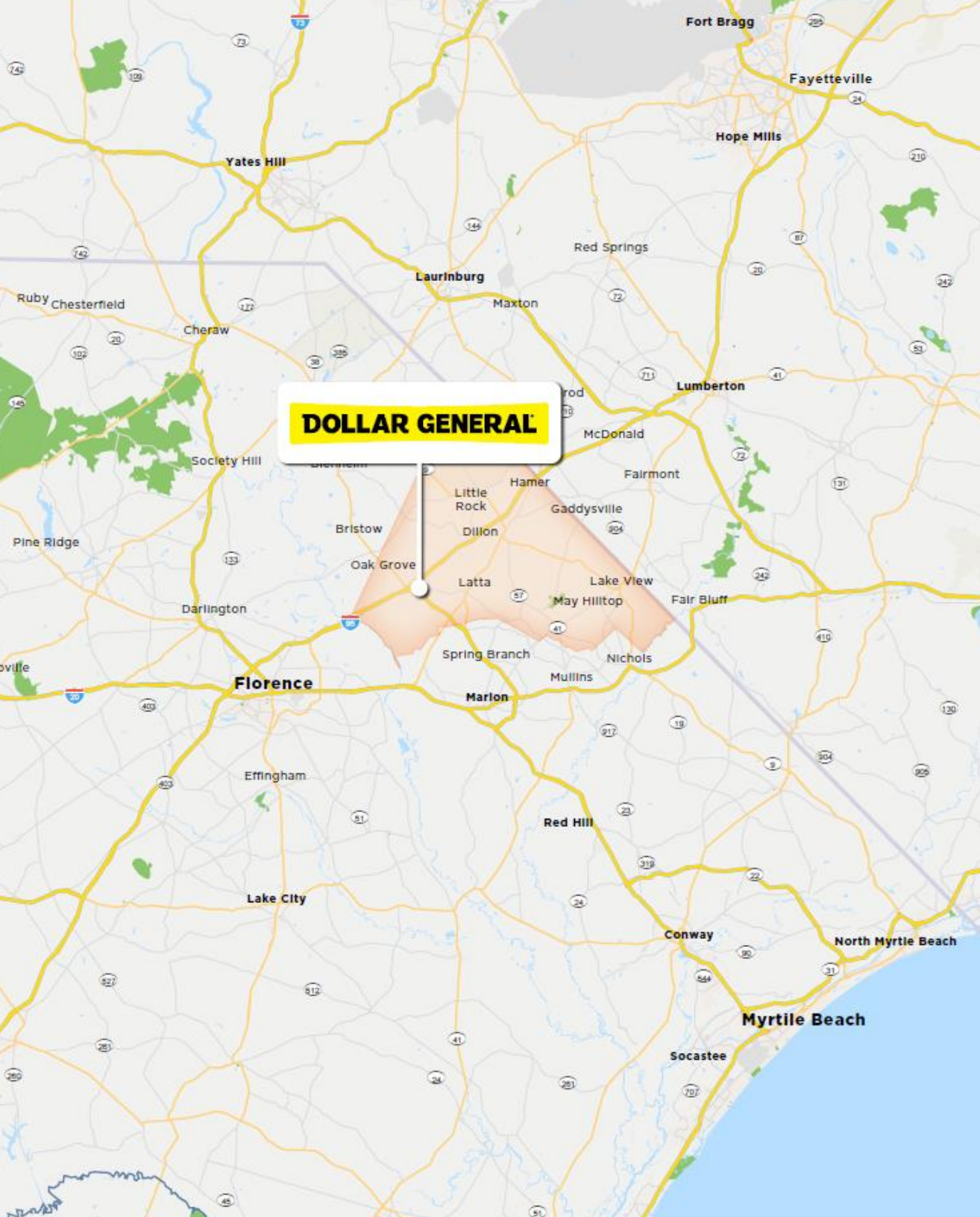
Dollar General is the largest dollar store chain in the United States operating approximately 19,147 stores in 47 states. The company offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #106 as of 2022. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 33 consecutive years. During fiscal year 2022, the company opened 1,039 new stores, remodeled 1,795 stores, and relocated 127 stores.

The company plans to execute 3,170 real estate projects in fiscal 2023, including 1,050 new store openings, 2,000 remodels, and 120 store relocations. Dollar General reported a total revenue of \$37.8 billion, a net income of \$2.41 billion, and a net worth in excess of \$6.8 billion as of February 3, 2023.

Top 10 Retailers With Most Openings Year-to-Date



Source: Coresight Research, November 2023
Chart: Nicole Shih



DEMOGRAPHICS

	ONE	THREE	FIVE
	MILE	MILE	MILE
2023 Population	1,070	4,691	14,212
Households	385	1,883	5,661
Families	265	1,266	3,748
Average Household Size	2.78	2.49	2.49
Owner Occupied Housing	270	1,405	3,754
Renter Occupied Housing	115	478	1,907
Average Household Income	\$57,470	\$53,825	\$57,322
Median Age	38.5	39.9	38.8

Hwy 38/917

Traffic Count (2023)

10,400 VPD

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

HIGHLIGHTS

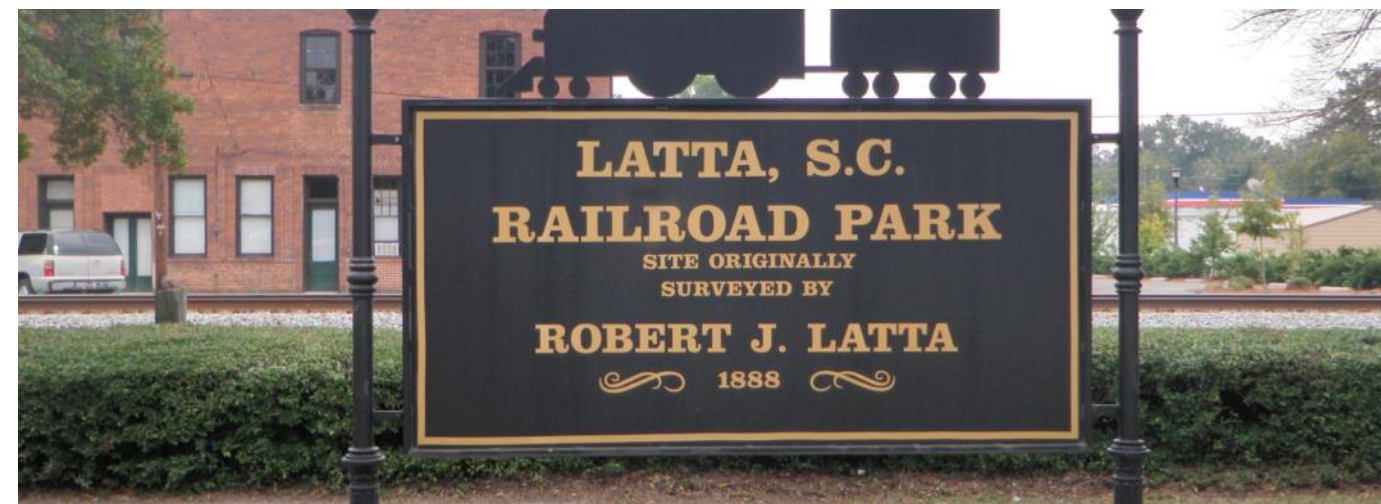
- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

AREA OVERVIEW

Latta is situated in Dillon County, South Carolina, and it is approximately 15 miles east of the city of Dillon and 30 miles west of the city of Florence.

Latta is the second largest town in Dillon County and is home of a widely popular softball and baseball program as well as the Ellis Performing Arts Center.

The property sits at the corner of Highway 917 and Highway 38 just south of a transportation hub on Interstate 95. This location will capture commuter traffic to and from Latta as well as Myrtle Beach.



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