

FOR SALE

236 E Country Club Rd.
Hamer, SC 29547



New Construction | 15-Year NNN Lease | No Landlord Responsibility | (5) 5-Year Renewals

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.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A 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. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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OC&A
OSWALD COOKE & ASSOCIATES



DOLLAR GENERAL®

236 E COUNTRY CLUB ROAD

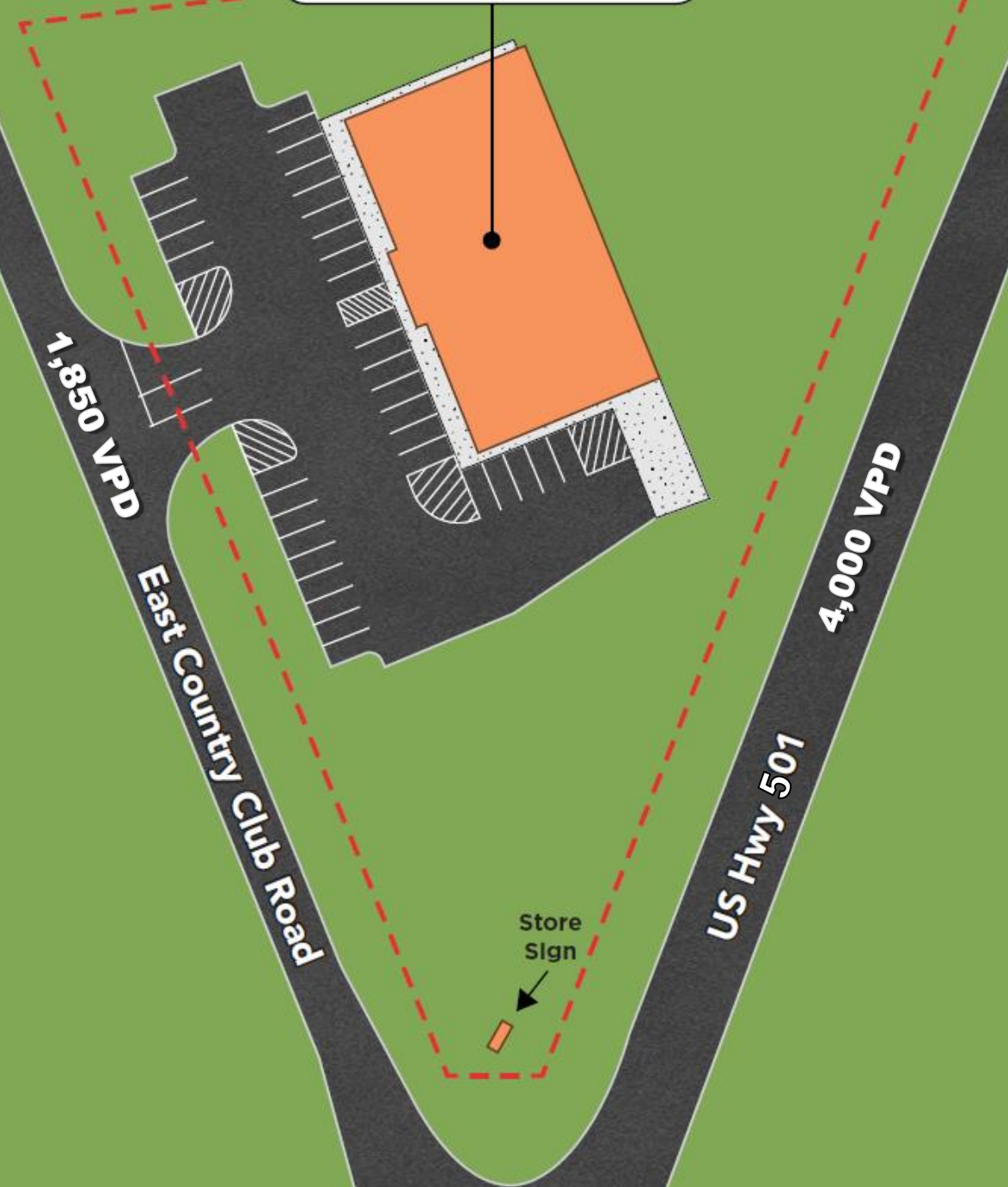
HAMER SC 29547

PRICE	\$1,664,711
CAP RATE	6.75%
NOI	\$112,368
LEASE TERM	15-Years
LEASE TYPE	Absolute NNN Lease
RENT COMMENCEMENT	7/16/23
END OF TERM	7/13/2038
RENTAL INCREASES	10% at the start of each option
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	10,640 SF
LOT SIZE	2.09 Acres
YEAR BUILT	2023
MUNICIPALITY	Dillon County
GUARANTOR	Corporate
TMS	041-10-00-036

SITE PLAN

DOLLAR GENERAL®

Store #25141



East Country Club Road 1,850 VPD

US 501 4,000 VPD

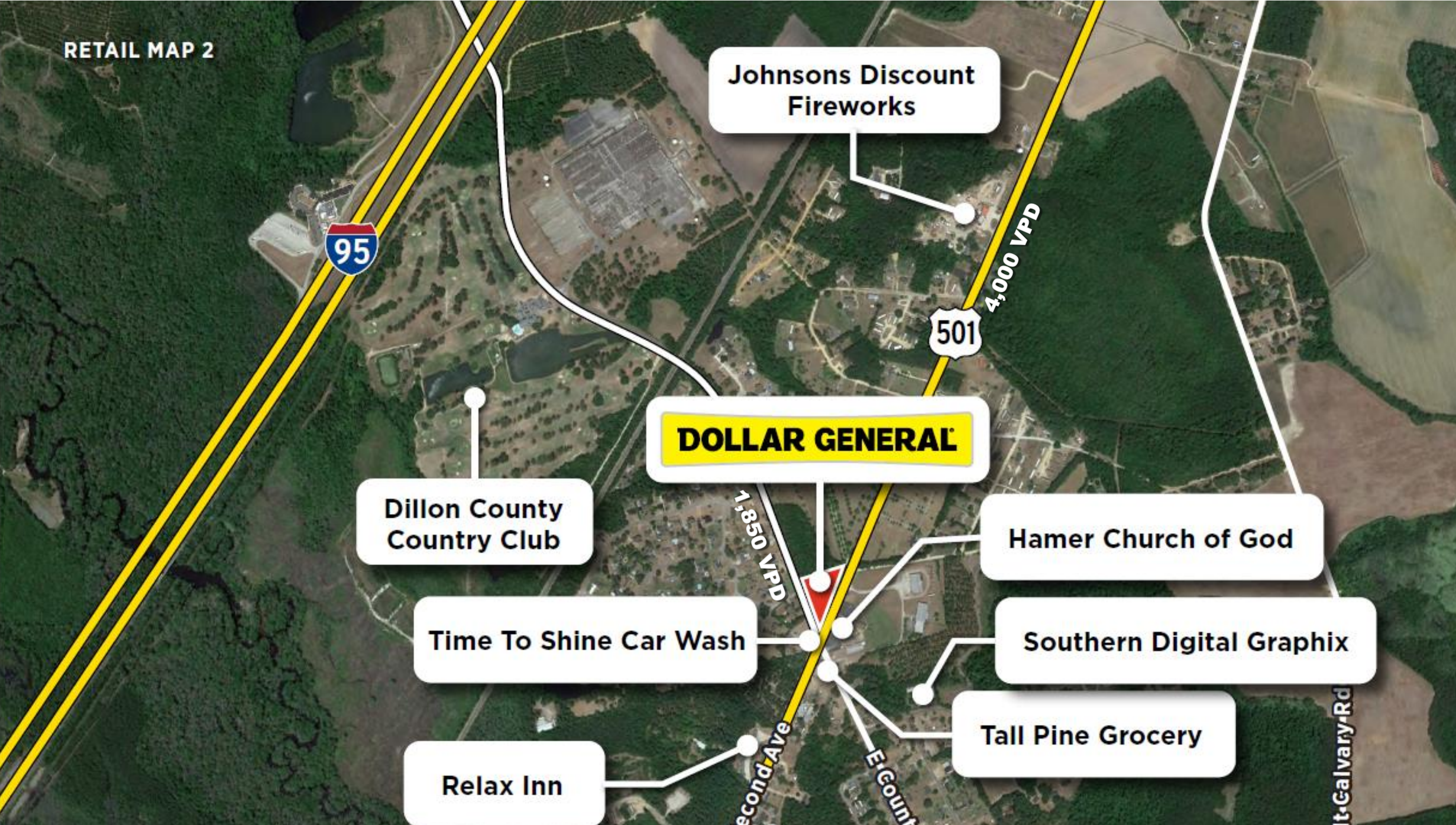
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HIGHLIGHTS

- 10,640 SF Building
- Along a commuter corridor within a vibrant bedroom community capturing traffic to Florence and Darlington.
- 4,000 VPD
- Brand New Construction
- New LED Lighting Interior & Exterior
- NNN – Zero Landlord Responsibilities
- 15-Year NNN Lease Term
- (5) 5-Year Renewal Options
- 10% Rent increase at the start of each option
- Opened September 2023
- Hwy 501 is a popular commuter route in South Carolina that begins in VA and is a main route to Myrtle Beach, South Carolina.
- U.S. News and World Report named Myrtle Beach, S.C. the fastest growing place in America for the third year in a row.
- 3 Miles from Interstate 95 entrance/exit (41,900 VPD)





Johnsons Discount
Fireworks

95

501

4,000 VPD

DOLLAR GENERAL

Dillon County
Country Club

Hamer Church of God

Time To Shine Car Wash

Southern Digital Graphix

Relax Inn

Tall Pine Grocery

11,850 VPD
Second Ave

E. County

St. Galvary Rd

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



DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

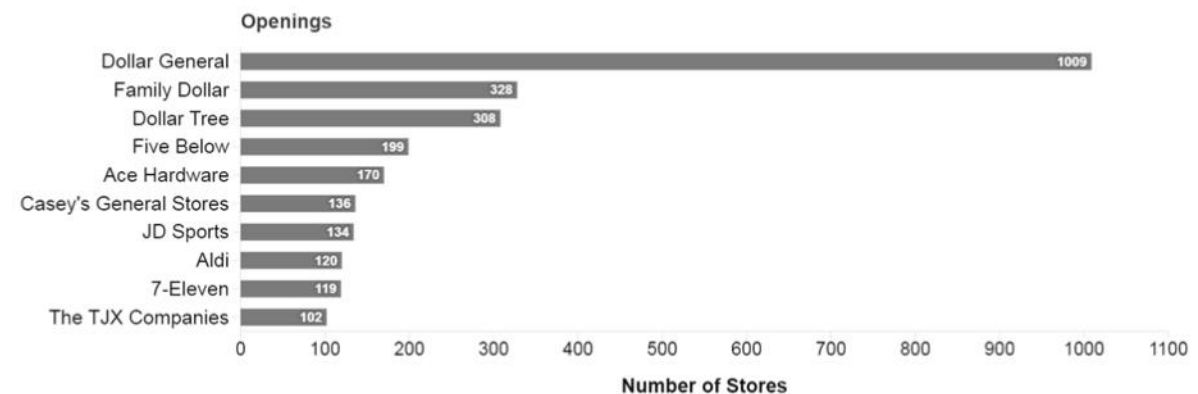
 \$37.8 B in 2022 Revenue

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



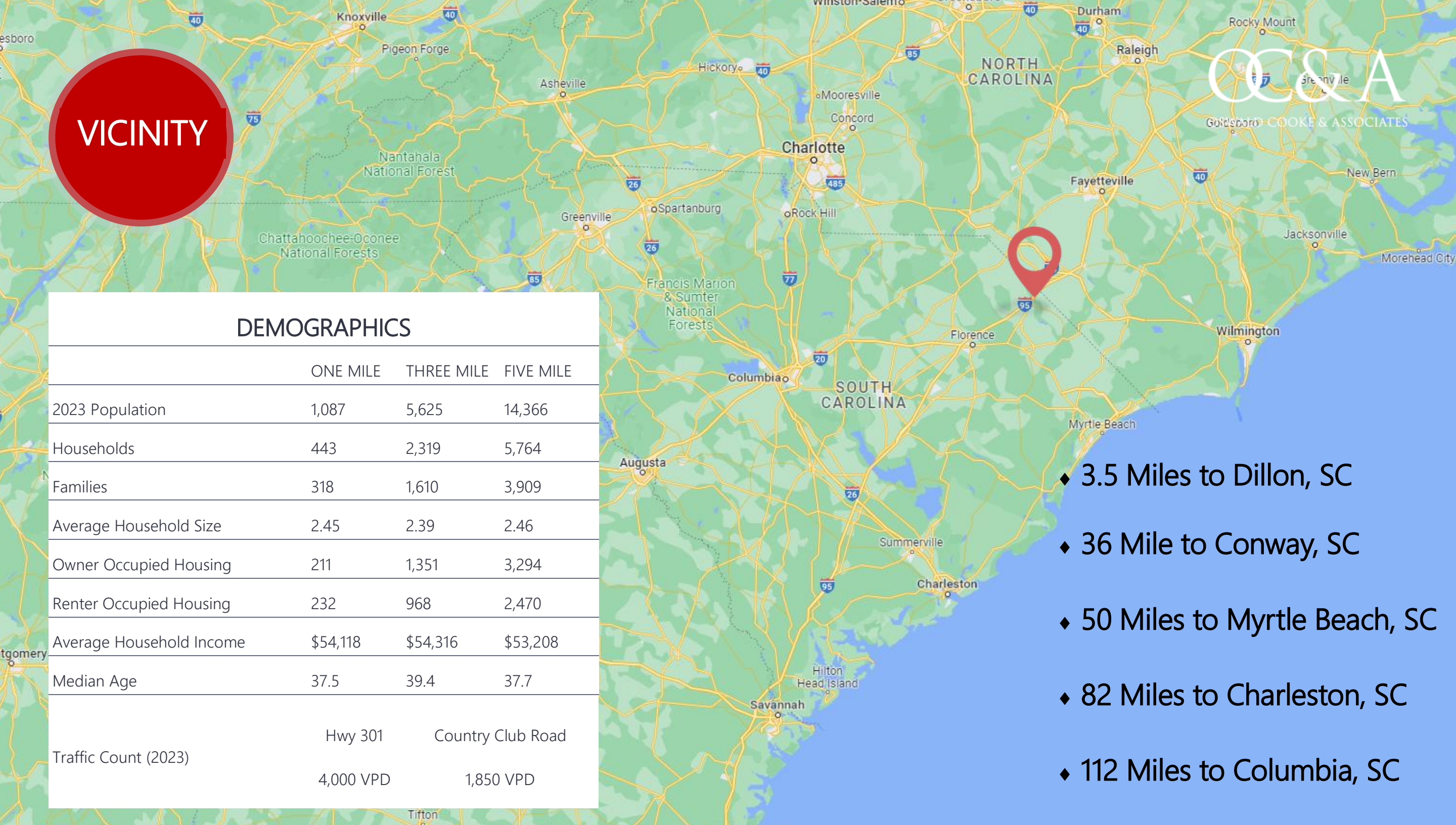
Source: Coresight Research, November 2023
Chart: Nicole Shih



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	1,087	5,625	14,366
Households	443	2,319	5,764
Families	318	1,610	3,909
Average Household Size	2.45	2.39	2.46
Owner Occupied Housing	211	1,351	3,294
Renter Occupied Housing	232	968	2,470
Average Household Income	\$54,118	\$54,316	\$53,208
Median Age	37.5	39.4	37.7
Traffic Count (2023)	Hwy 301	Country Club Road	
	4,000 VPD	1,850 VPD	

- ◆ 3.5 Miles to Dillon, SC
- ◆ 36 Mile to Conway, SC
- ◆ 50 Miles to Myrtle Beach, SC
- ◆ 82 Miles to Charleston, SC
- ◆ 112 Miles to Columbia, SC



AREA OVERVIEW

Hamer is a small town located in Dillon County, South Carolina, United States. It is situated in the northeastern part of the state, about 5 miles east of Dillon and 15 miles west of the North Carolina state line.

Hamer covers an area of approximately 1.5 square miles. The town of Hamer is primarily residential, with a few small businesses and shops scattered throughout the area. The town is surrounded by farmland and wooded areas, making it a popular destination for outdoor enthusiasts and nature lovers.

The economy of Dillon County is primarily based on agriculture, with tobacco, cotton, and soybeans being significant contributors. Other important industries in the area include manufacturing, healthcare, and retail.

In addition, the county is home to several industrial parks and business centers, providing residents with employment opportunities. Some of the largest employers in Dillon County are:

- McLeod Health Dillon - A healthcare provider that operates a hospital with over 500 employees
- Harbor Freight Tools - A national retailer with over 400 employees
- South of the Border- A tourist destination with over 300 employees
- Dillon County School District Four - 300 teachers and staff
- Carolina Pines Regional Medical Center - A healthcare provider with over 200 employees

Several recreational opportunities are available in Dillon County, including parks, lakes, and golf courses.

Popular attractions in the area include Little Pee Dee State Park, which offers camping, fishing, and hiking.



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



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