



Family Dollar

MAXTON (FAYETTEVILLE MSA), NC

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ORANGE COUNTY | CA

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NASHVILLE | TN

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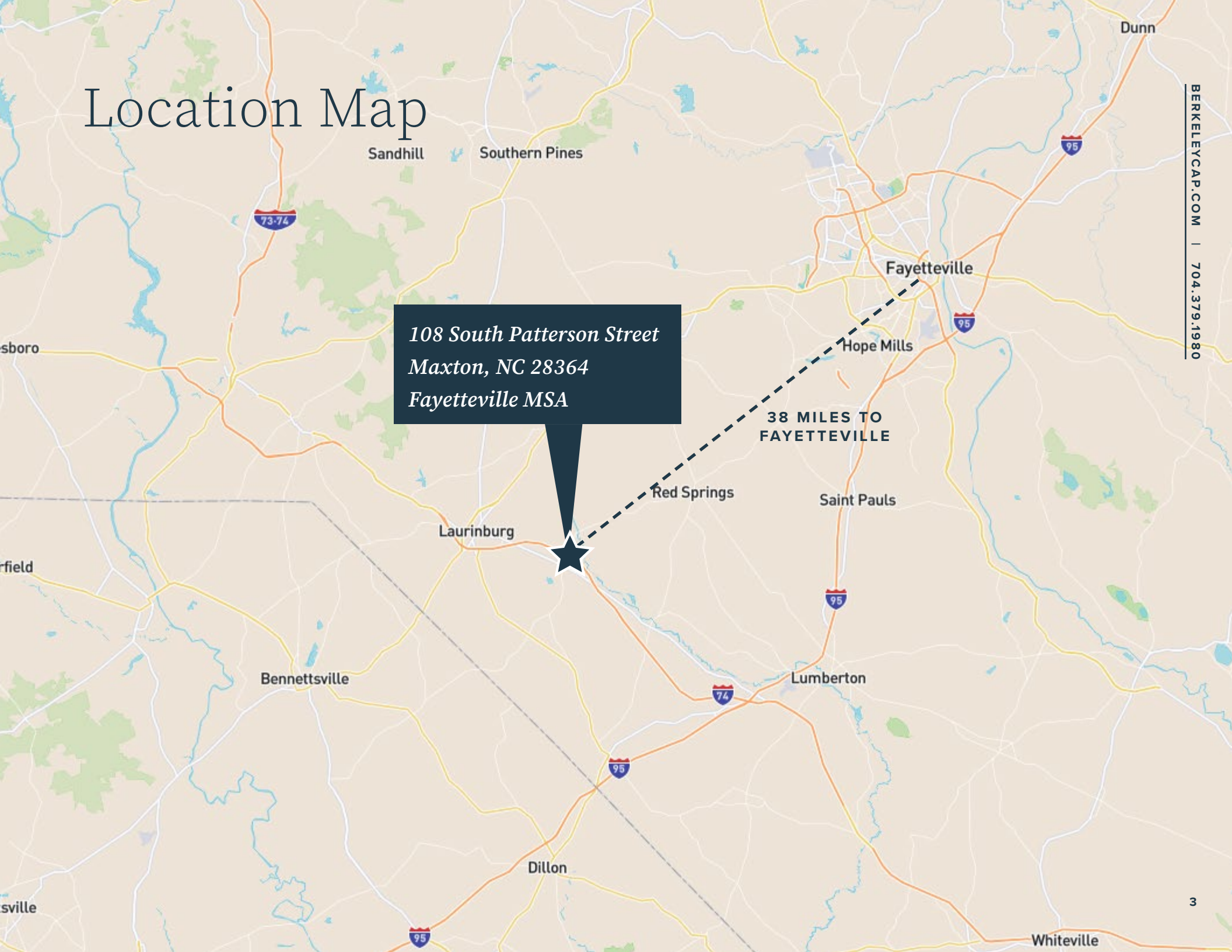
RICHMOND | VA

1309 West Main St.
Richmond, VA 23220
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CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

Location Map



*108 South Patterson Street
Maxton, NC 28364
Fayetteville MSA*

**38 MILES TO
FAYETTEVILLE**

Investment Overview

PROPERTY

Family Dollar

ADDRESS

*108 South Patterson Street
Maxton, NC 28364
Fayetteville MSA*

TENANT ENTITY

Family Dollar

GUARANTOR

Family Dollar Stores of NC, Inc.

RENT COMMENCEMENT

April 1, 2024

LEASE EXPIRATION

March 31, 2029

ORIGINAL LEASE TERM

5 Years

LEASE TERM REMAINING

5 Years

OPTIONS REMAINING

Four, 5-Year

LEASE TYPE

NN - Roof, Structure, Parking Lot, HVAC*

NOI

\$99,000

RENT INCREASES

10% in Each Option

RIGHT OF FIRST REFUSAL

No

*Landlord responsible for major repairs and replacement of HVAC during final two years of lease

PROPERTY DETAILS

9,120
Square Feet

0.88
Acres

2013
Year Built

34
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$1,320,000

Asking Price (7.50% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Years 1-15	4/1/2013	3/31/2024	\$90,000	-
Option 1	4/1/2024	3/31/2029	\$99,000	10.00%
Option 2	4/1/2029	3/31/2034	\$108,900	10.00%
Option 3	4/1/2034	3/31/2039	\$119,790	10.00%
Option 4	4/1/2039	3/31/2044	\$131,769	10.00%

Note: Option 1 has been exercised.



Property Highlights

PROPERTY HIGHLIGHTS

- Strong commitment to area | Family Dollar exercised the 1st of 5 options in the summer of 2023
- Corporate lease | Family Dollar Stores of NC, Inc. | 444 locations across North Carolina
- Investment grade credit | Baa2/BBB
- Adjacent to Piggly Wiggly | 23,580K SF of retail space
- Long operating history & leased since 2014
- Large industrial presence nearby bringing in a large amount of daytime workers to the area | 1.8M SF of space within a 3-mile radius
- Less than a mile from I-74 Exit 191 | 19,000 VPD
- Less than 15 minutes from Scotland Memorial Hospital | 104 beds
- 15 Minutes from UNC Pembroke & St. Andrews University | 7,058 students combined
- 10 minutes from Purnell Swett High School | 1,607 students
- Less than 0.5 miles away from Townsend Elementary School | 402 students
- 5 minutes from Pilkington North America | Global glass manufacturer | 975,000 SF of space





DOLLAR GENERAL

NAPA AUTO PARTS

ABC

piggly wiggly

FOOD LION
Hardee's

UNITED STATES POSTAL SERVICE

Davita

FAMILY DOLLAR

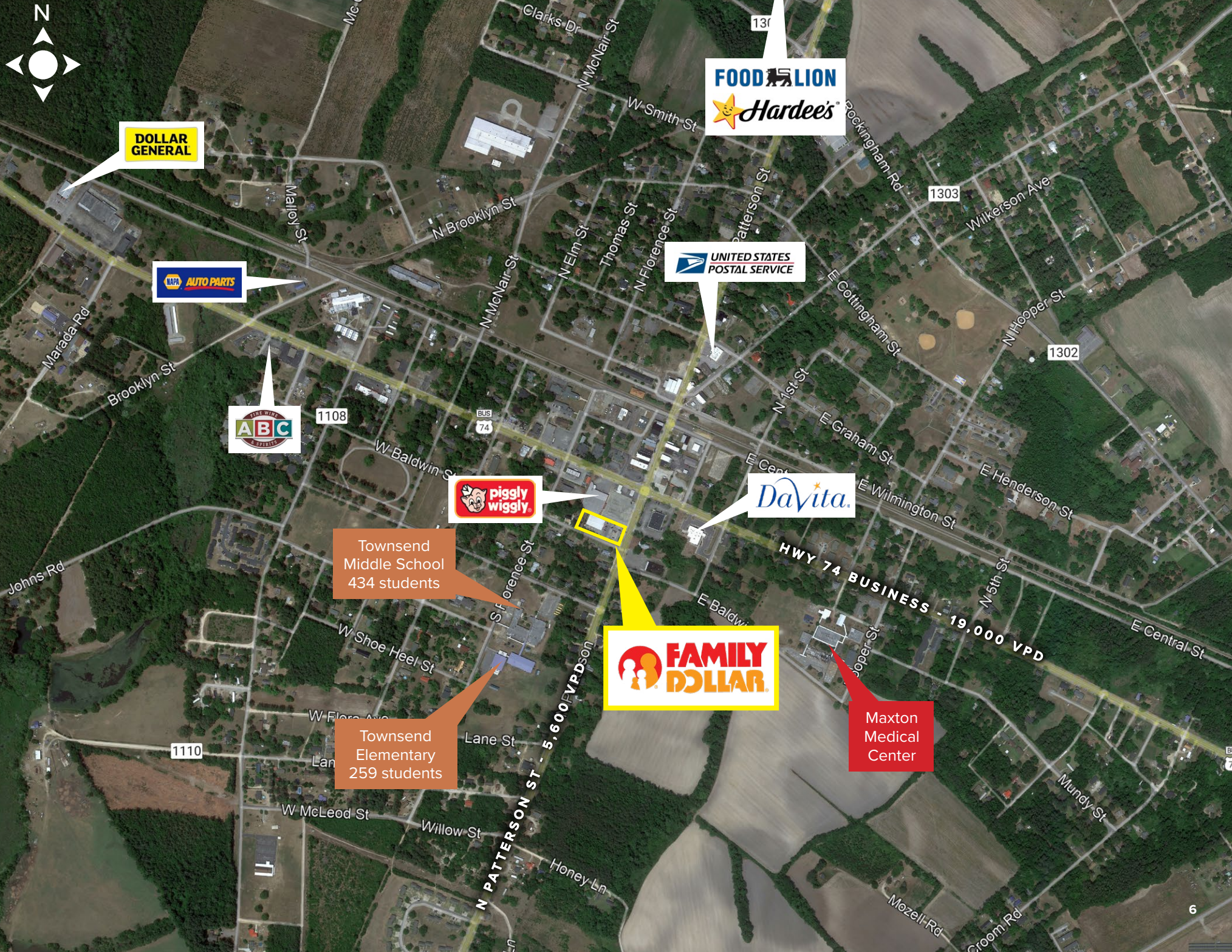
Maxton Medical Center

Townsend Middle School
434 students

Townsend Elementary
259 students

HWY 74 BUSINESS - 19,000 VPD

N PATTERSON ST - 5,600 VPD





144

401

71



LAURINBURG

Scotland Memorial Hospital - 104 beds

74

71

MAXTON



15

St. Andrews University
876 students



74

UNC Pembroke
8,300 students

15

130

501

83

74

Tenant Overview



Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise comprising food and beverages, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products including housewares, home décor, and giftware. It also provides apparel and accessories merchandise including clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. As of January 23, 2023, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

BAA2/BBB

Credit Rating

DLTR

NASDAQ Symbol

\$29.3B

Total Revenue

\$24.86B

Market Cap

±16,000

Total Locations

200,000+

Total Employees



Market Overview – Fayetteville, NC



15K

*US Department of
Defense Total Employees,
Fayetteville's Largest
Employer*

\$2M+

*Annual Retail Sales from
Fort Liberty Alone*

916

BEDS AT CAPE FEAR VALLEY MEDICAL
CENTER

114

FLIGHTS PER DAY AT FAYETTEVILLE
REGIONAL AIRPORT

6,500

HIGHLY TRAINED MILITARY PERSONNEL
TRANSITION INTO THE FAYETTEVILLE WORK
FORCE EVERY YEAR

\$8B+

ANNUAL ECONOMIC IMPACT OF FORT LIBERTY

10,932

*Total Students Enrolled
at Fayetteville Tech
Community College*

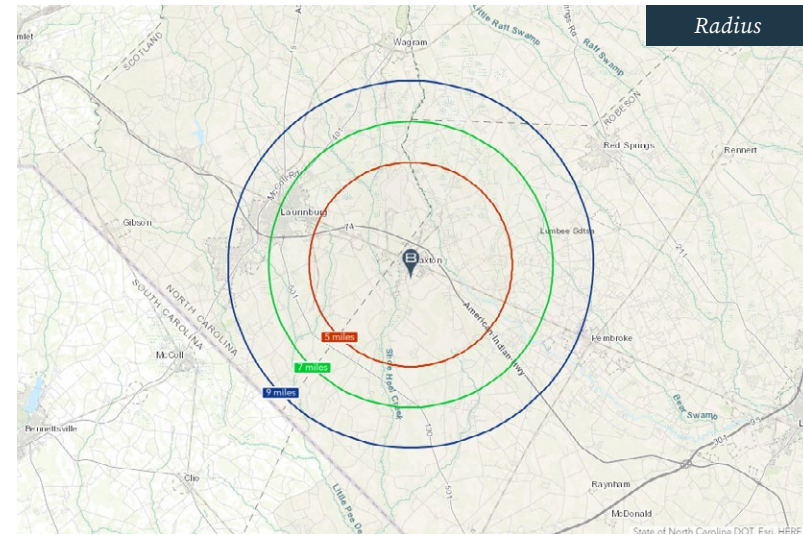
6,748

*Total Students Enrolled
at Fayetteville State
University*

Demographics

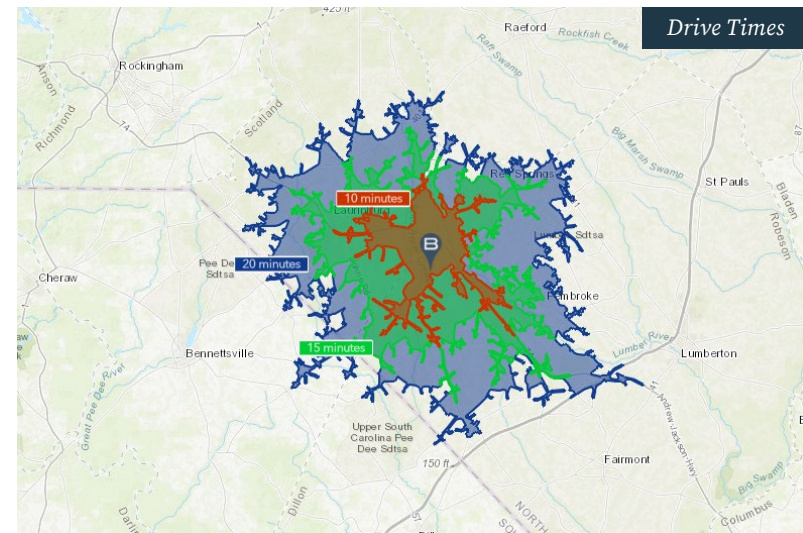
Radius

POPULATION	5-MILE	7-MILE	9-MILE
2028 Population	6,186	20,386	37,025
2023 Population	6,308	20,810	37,820
2020 Population	6,593	21,435	39,125
2010 Population	7,456	22,701	42,219
2023-2028 Annual Rate	-0.39%	-0.41%	-0.42%
2020-2023 Annual Rate	-1.35%	-0.91%	-1.04%
2010-2020 Annual Rate	-1.22%	-0.57%	-0.76%
HOUSEHOLDS			
2028 Households	2,443	6,845	13,519
2023 Households	2,463	6,925	13,665
2020 Households	2,525	7,085	14,001
2010 Households	2,875	7,831	15,153
2023-2028 Annual Rate	-0.16%	-0.23%	-0.21%
2020-2023 Annual Rate	-0.76%	-0.70%	-0.74%
2010-2020 Annual Rate	-1.29%	-1.00%	-0.79%
2023 AVG. HH INCOME	\$51,921	\$49,178	\$54,180



Drive Times

POPULATION	10-MINUTE	15-MINUTE	20-MINUTE
2028 Population	5,322	25,314	55,341
2023 Population	5,449	25,918	56,581
2020 Population	5,720	26,865	58,191
2010 Population	6,406	29,697	63,461
2023-2028 Annual Rate	-0.47%	-0.47%	-0.44%
2020-2023 Annual Rate	-1.48%	-1.10%	-0.86%
2010-2020 Annual Rate	-1.13%	-1.00%	-0.86%
HOUSEHOLDS			
2028 Households	2,105	9,970	20,497
2023 Households	2,133	10,098	20,731
2020 Households	2,183	10,331	21,140
2010 Households	2,506	11,214	22,788
2023-2028 Annual Rate	-0.26%	-0.25%	-0.23%
2020-2023 Annual Rate	-0.71%	-0.70%	-0.60%
2010-2020 Annual Rate	-1.37%	-0.82%	-0.75%
2023 AVG. HH INCOME	\$48,149	\$53,459	\$54,828



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

BERKELEY

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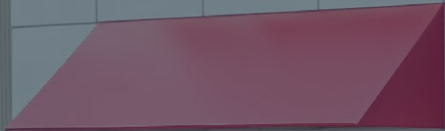
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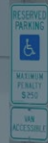
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Welcome
108



Family Dollar

MAXTON (FAYETTEVILLE MSA), NC

