

NET LEASE INVESTMENT OFFERING



Dollar General "Market" Store
Fair Play, 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.

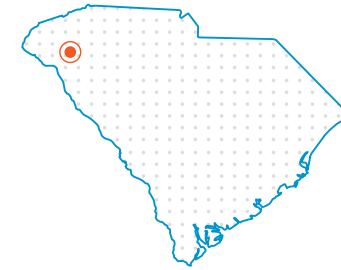
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property 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

- Rare DG "Market" Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Located in the Heart of Town w/ 2,700 VPD on E. Fairplay Blvd.
- Close Proximity to Interstate 85 and Lake Hartwell
- Excellent Location Relo "Market" Store Showing Commitment to the Area
- 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 "MARKET" Store
LOCATION	642 E. Fairplay Blvd., Fair Play, SC 29643
COUNTY	Oconee
ZONING	Commercial
CONSTRUCTION	2024 Construction; Metal Over Steel Frame Bldg. w/Masonry Trim Accents

INFORMATION

This Dollar General relo "Market" store is located on the main thoroughfare that runs through Fair Play. Dollar General closed the store next to this one to open a bigger store to support the area. This store is the "Market" prototype concept size which is a larger store with added cooler/freezer space to accomodate the growing demand for fresh meat and vegetables. This location is 44 miles to Greenville, 19 miles to Clemson and 4 miles to Lake Hartwell.



12,687

Square Feet
12,687 +/- SF



2.088

Acres



50

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,173,258

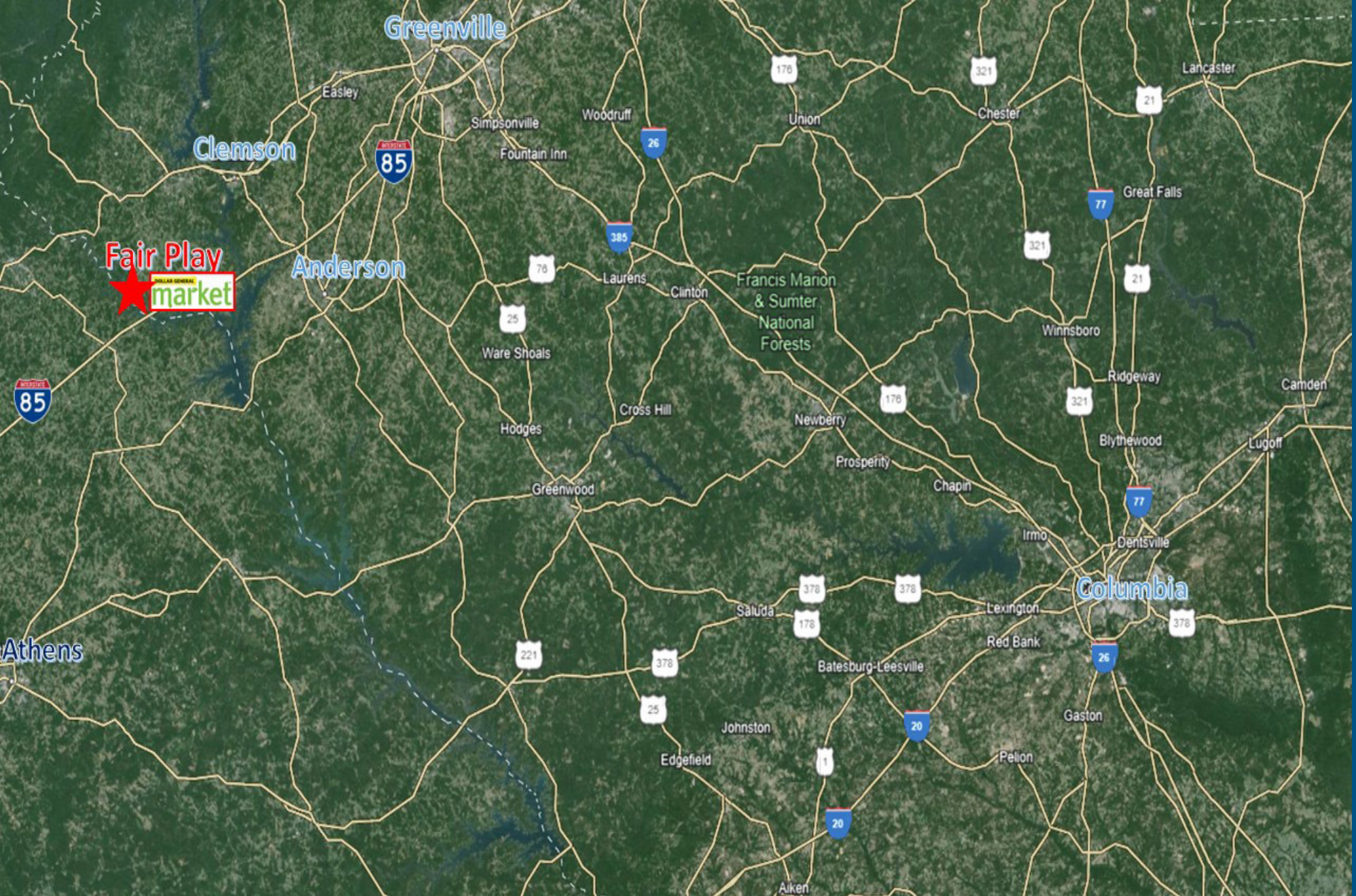
CAP RATE
7.15%

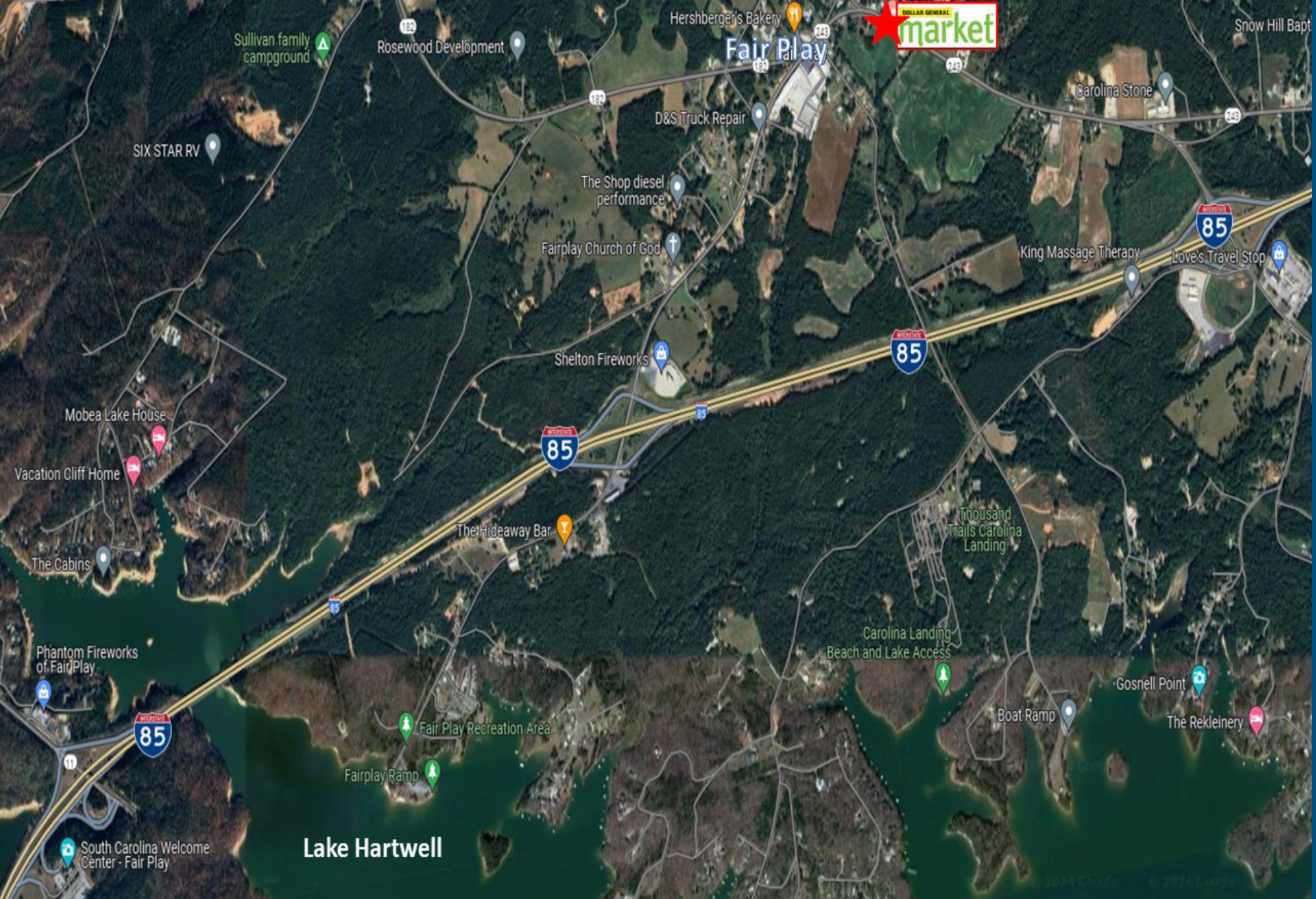
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$155,388
RENT START DATE	2/1/2024
LEASE EXPIRATION DATE	1/31/2039
ORIGINAL LEASE TERM	Fifteen (15) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 10% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-15	2/1/2024	1/31/2039	\$155,388	
OPTION 1	2/1/2039	1/31/2044	\$170,927	10%
OPTION 2	2/1/2044	1/31/2049	\$188,019	10%
OPTION 3	2/1/2049	1/31/2054	\$206,821	10%
OPTION 4	2/1/2054	1/31/2059	\$227,504	10%
OPTION 5	2/1/2059	1/31/2064	\$250,254	10%





Lake Hartwell



Fair Play Fire Station

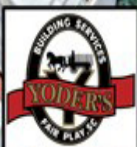
Fair Play Presbyterian Church

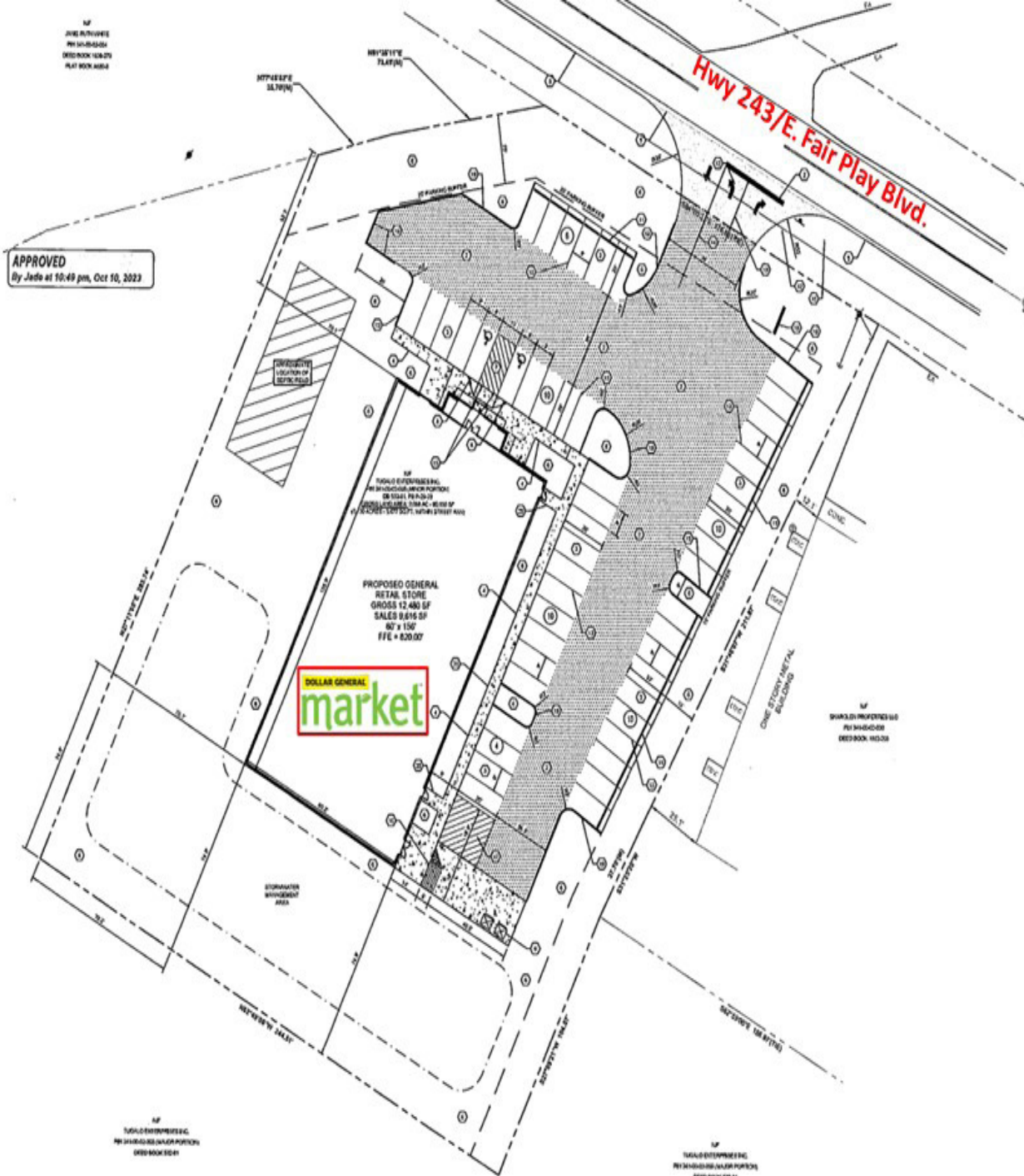
Beaverdam Baptist Church

Hwy 243/E. Fairplay Blvd. - 2,700 VPD

DOLLAR GENERAL market

Previous DG Store









Fair Play

SOUTH CAROLINA

Fair Play is located in the southern corner of Oconee County, which occupies the northwestern corner of South Carolina. It extends from the town center south to Lake Hartwell, a large reservoir on the South Carolina–Georgia line. Interstate 85 passes through, with access via exits 2 and 4. Greenville, South Carolina, is 44 miles to the northeast, and Atlanta, Georgia, is 100 miles to the southwest.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	439	2,608	7,954
2024 Population	409	2,437	7,474
2020 Population	356	2,190	6,870
2010 Population	348	2,133	6,657
Growth Rate 2010-2020	0.23%	0.26%	0.32%
Growth Rate 2020-2024	3.32%	2.55%	2.00%
Growth Rate 2024-2029	1.43%	1.37%	1.25%

Households

2024 Total Households	167	1,003	3,176
2029 Projected Total Households	182	1,087	3,409
2010-2020 Annual Rate	0.85%	0.75%	0.60%
2020-2024 Annual Rate	2.88%	2.77%	2.15%
2024-2029 Annual Rate	1.74%	1.62%	1.43%

Average Income

2024 Median Household Income	\$100,674	\$95,287	\$79,786
2024 Average Household Income	\$114,664	\$114,610	\$104,113



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 185,000 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 March 2024
- 31 distribution centers throughout United States
- Ranked #108 on the Fortune 500 list as of May 2023
- Included in Fortune's 2023 list of most admired companies



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