

Family Dollar

SOCIETY HILL, SC

BERKELEY
CAPITAL ADVISORS



BERKELEY

CAPITAL ADVISORS

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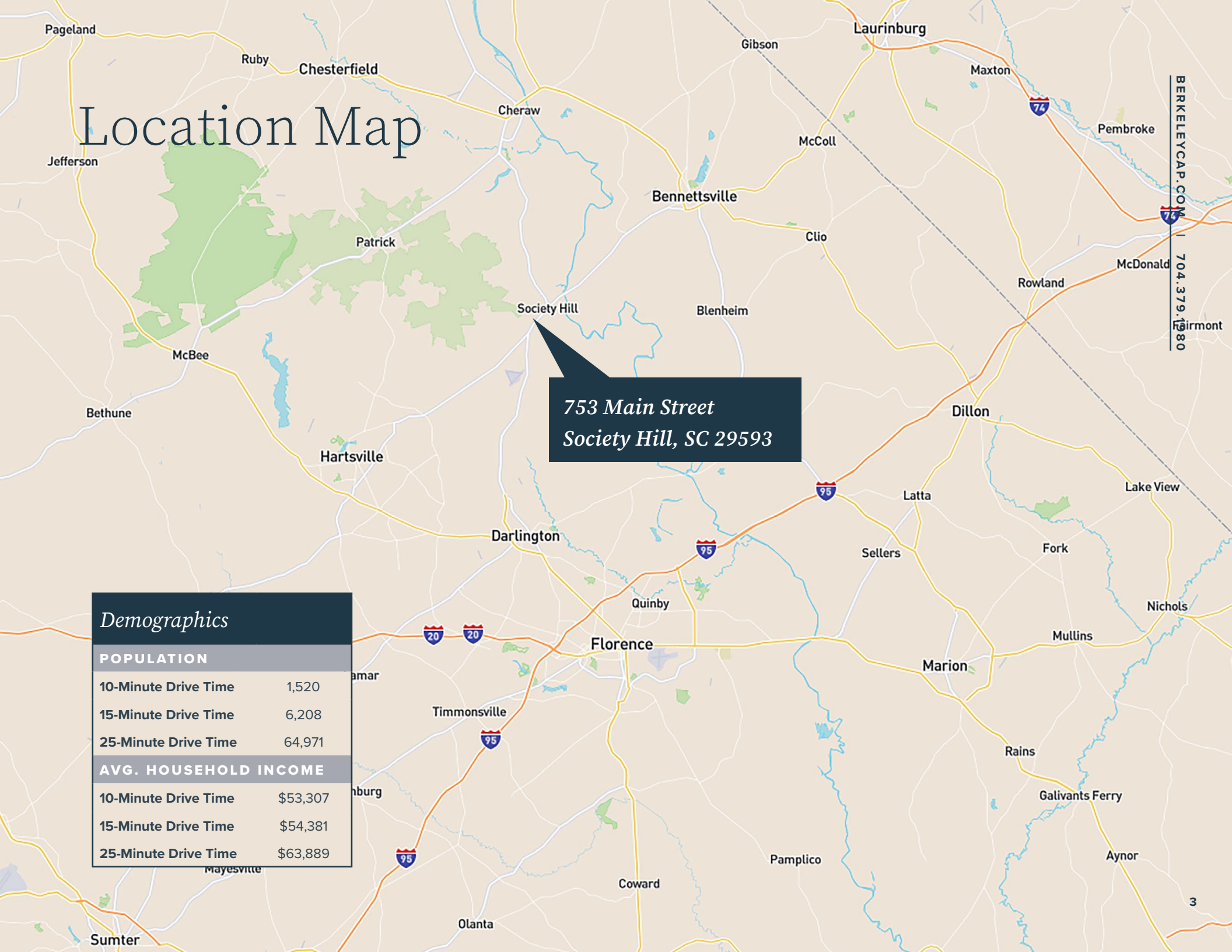
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10 Burton Hills Blvd., Suite 220
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Location Map

*753 Main Street
Society Hill, SC 29593*

<i>Demographics</i>	
POPULATION	
10-Minute Drive Time	1,520
15-Minute Drive Time	6,208
25-Minute Drive Time	64,971
AVG. HOUSEHOLD INCOME	
10-Minute Drive Time	\$53,307
15-Minute Drive Time	\$54,381
25-Minute Drive Time	\$63,889



Investment Overview

PROPERTY

Family Dollar

ADDRESS

*753 Main Street
Society Hill, SC 29593*

TENANT ENTITY

Family Dollar Stores of South Carolina, Inc.

GUARANTOR

Family Dollar Stores, Inc.

RENT COMMENCEMENT

November 8, 2007

LEASE EXPIRATION

December 31, 2027

ORIGINAL LEASE TERM

10 Years

LEASE TERM REMAINING

4 Years

OPTIONS REMAINING

Three, 5-Year

LEASE TYPE

NN - Roof, Structure, Parking Lot Resurface,
HVAC in Last Year

NOI

\$63,525

RENT INCREASES

10% Each Option

RIGHT OF FIRST REFUSAL

No

PROPERTY DETAILS

8,000

Square Feet

1.00

Acres

2007

Year Built

24

Parking Spaces

\$794,000

Asking Price (8.00% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Current	1/1/2023	12/31/2027	\$63,525	-
Option 3	1/1/2028	12/31/2032	\$69,878	10.0%
Option 4	1/1/2033	12/31/2037	\$76,866	10.0%
Option 5	1/1/2038	12/31/2042	\$84,553	10.0%

ADDITIONAL INFORMATION/FOOTNOTES

- Tenant has already exercised two of their original five, 5-year options with the most recent option in January 2023



Note: Corporate lease. 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.

Property Highlights

PROPERTY HIGHLIGHTS

- Strong commitment to site | Family Dollar has been here since 2007 and just exercised its second of five options
- Corporate lease | Family Dollar Stores of South Carolina, Inc | 16,000+ locations across the US
- Investment grade credit | Baa2/BBB
- Great visibility & access from US-15 | Arterial highway connecting central SC with the Sandhills of NC
- Long operating history | Leased since 2007
- Nearly 15 minutes to Sonoco Headquarters | \$5.24B annual revenue | 21,000 employees company-wide | World's largest producer of composite cans, tubes, and cores
- Adjacently located to Caresouth Carolina | Only primary care office within 15 mile radius
- Approx. 4 minutes from Rosenwald High School & Rosenwald School
- 7 minutes to Darlington County Airport
- Approx. 30 minutes to Florence





SOCIETY HILL



Sonoco Headquarters

HARTSVILLE

Darlington Raceway



DARLINGTON



McLeod Regional Medical Center
547 beds

Francis Marion University
4,261 students

15

401

52

95

FLORENCE

76

76

Florence Regional Airport

327



76

20

20

102

15

401

15

38

9

34

34

95

917

38

501

301

76

51



Horton Tire & Repair
& H&J Auto Parts



15

Main St

S MAIN ST - 6.800 VPD

St David's St

Society Hill

7

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 29, 2022, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, such as household paper and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 29, 2022, this segment operated 8,016 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

BAA2/BBB
Credit Rating

DLTR
NASDAQ Ticker Symbol

\$26.3B
Total Revenue

\$33B
Market Cap

16,032
Total Locations

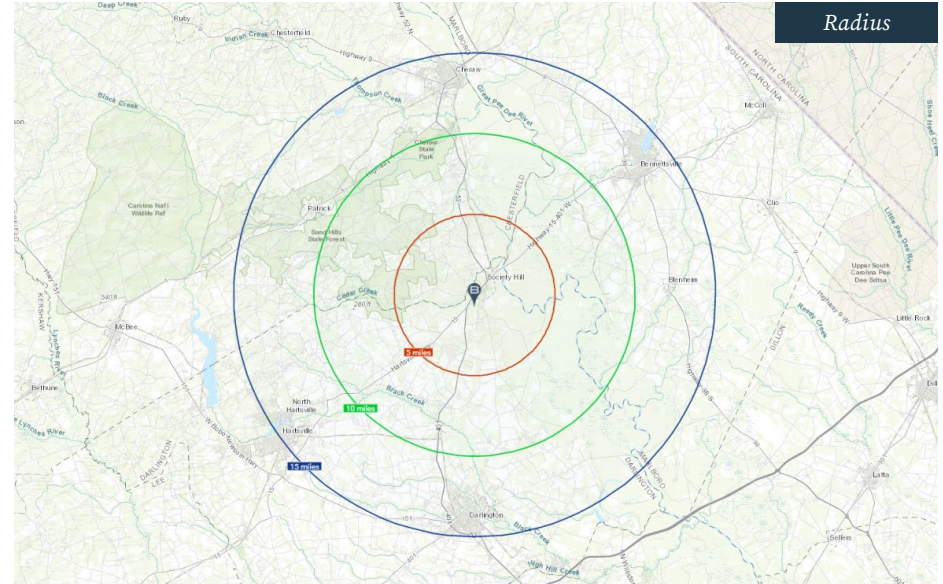
61,886
Total Employees



Demographics

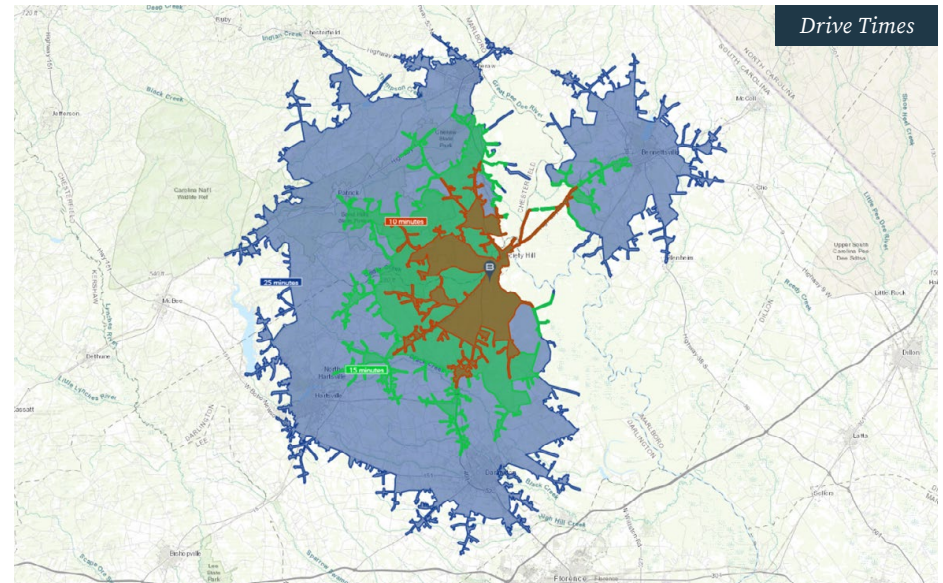
Radius

POPULATION	5-MILE	10-MILE	15-MILE
2027 Population	1,524	7,814	57,581
2022 Population	1,530	7,934	58,538
2020 Population	1,477	8,053	59,491
2010 Population	1,843	9,349	65,647
2022-2027 Annual Rate	-0.08%	-0.30%	-0.33%
2020-2022 Annual Rate	1.58%	-0.66%	-0.72%
2010-2020 Annual Rate	-2.19%	-1.48%	-0.98%
HOUSEHOLDS			
2027 Households	650	3,225	23,150
2022 Households	651	3,247	23,323
2020 Households	656	3,287	23,597
2010 Households	740	3,479	24,486
2022-2027 Annual Rate	-0.03%	-0.14%	-0.15%
2020-2022 Annual Rate	-0.34%	-0.54%	-0.52%
2010-2020 Annual Rate	-1.20%	-0.57%	-0.37%
2022 AVG. HH INCOME	\$55,079	\$57,131	\$62,681



Drive Times

POPULATION	10-MINUTE	15-MINUTE	25-MINUTE
2027 Population	1,518	6,125	63,978
2022 Population	1,520	6,208	64,971
2020 Population	1,475	6,261	65,979
2010 Population	1,861	7,357	72,960
2022-2027 Annual Rate	-0.03%	-0.27%	-0.31%
2020-2022 Annual Rate	1.34%	-0.38%	-0.68%
2010-2020 Annual Rate	-2.30%	-1.60%	-1.00%
HOUSEHOLDS			
2027 Households	660	2,447	25,674
2022 Households	660	2,463	25,843
2020 Households	664	2,492	26,130
2010 Households	742	2,673	27,175
2022-2027 Annual Rate	0.00%	-0.13%	-0.13%
2020-2022 Annual Rate	-0.27%	-0.52%	-0.49%
2010-2020 Annual Rate	-1.10%	-0.70%	-0.39%
2022 AVG. HH INCOME	\$53,307	\$54,381	\$63,889



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 seller's 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.

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