



OFFERING MEMORANDUM

FAMILY DOLLAR TREE

BETHUNE, SC (COLUMBIA MSA)

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

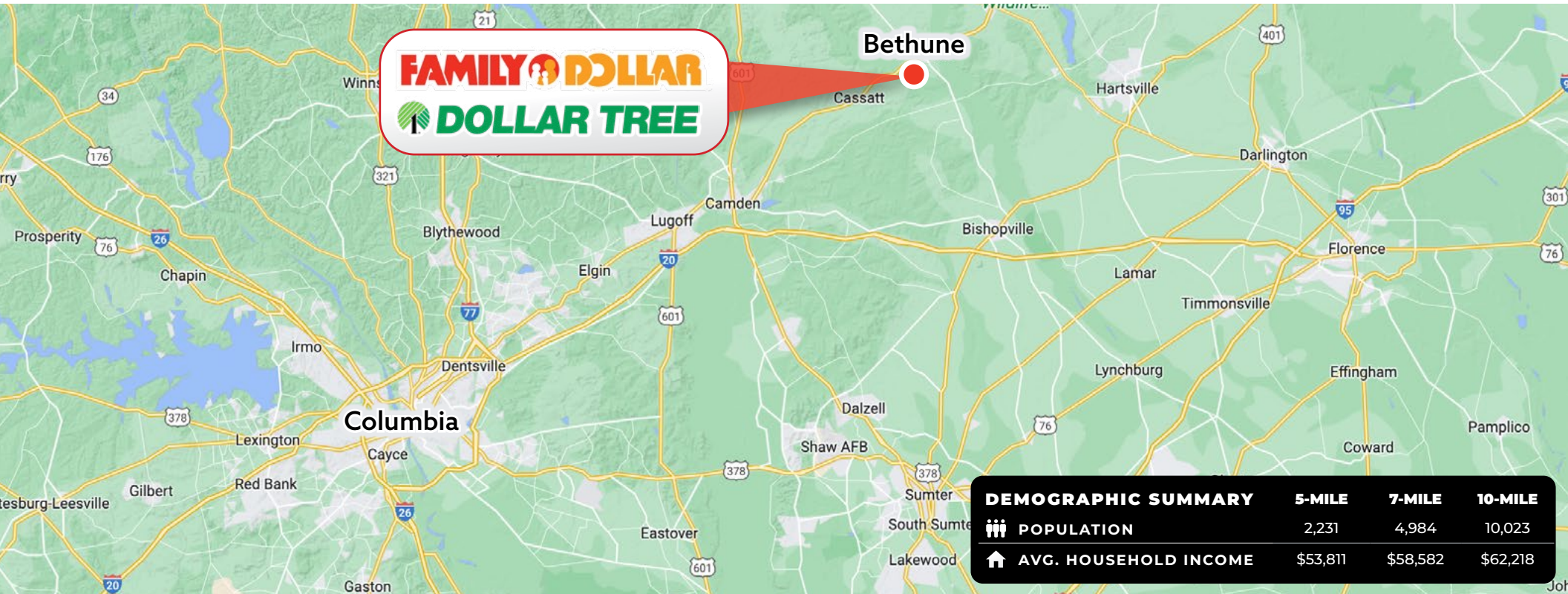
OFFERING SUMMARY



113 MAIN STREET, BETHUNE, SC 29009

PRICE	\$1,251,000
CAP RATE	7.75%
NOI	\$96,915
RENTABLE SQ FT.	10,500
YEAR RENOVATED	2023
LOT SIZE	0.99 AC
TENANT TRADE NAME	Family Dollar Tree
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF & STRUCTURE	Landlord

RENT COMMENCEMENT DATE	June 2023
LEASE EXPIRATION DATE	June 2033
TERM REMAINING ON LEASE	9 Years
INCREASES	\$0.50/SF Increases During Options
OPTIONS	Four, 5-Year Options
BASE RENT	Years 1-10 \$96,915
OPTION RENT	Years 11-15 (Option 1) \$102,165 Years 16-20 (Option 2) \$107,415 Years 21-25 (Option 3) \$112,665 Years 26-30 (Option 4) \$117,915
TENANT RESPONSIBILITIES	Taxes, Insurance, HVAC, Utilities, Landscaping, Parking Lot (repairs < \$2,000)
LANDLORD RESPONSIBILITIES	Roof, Structure, and Parking Lot (repairs ≥ \$2,000)



INVESTMENT HIGHLIGHTS

COLUMBIA MSA | 2ND LARGEST CITY IN SC

- This Family Dollar Tree is located 1 hour Northeast of Columbia in Bethune, SC.
- Columbia is the capital and the second largest city in South Carolina with a population of over 131,700.
- The University of South Carolina is located in Columbia and is the largest university in South Carolina with a student population of 36,273.
- Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA, and the University of South Carolina.
- The Columbia Metropolitan Airport supports over 1.1 million passengers per year and employs over 1,400 people.
- Columbia is the county seat of Richland County.

ADJACENT TO 575,000 SF MANUFACTURING COMPLEX (700 JOBS)

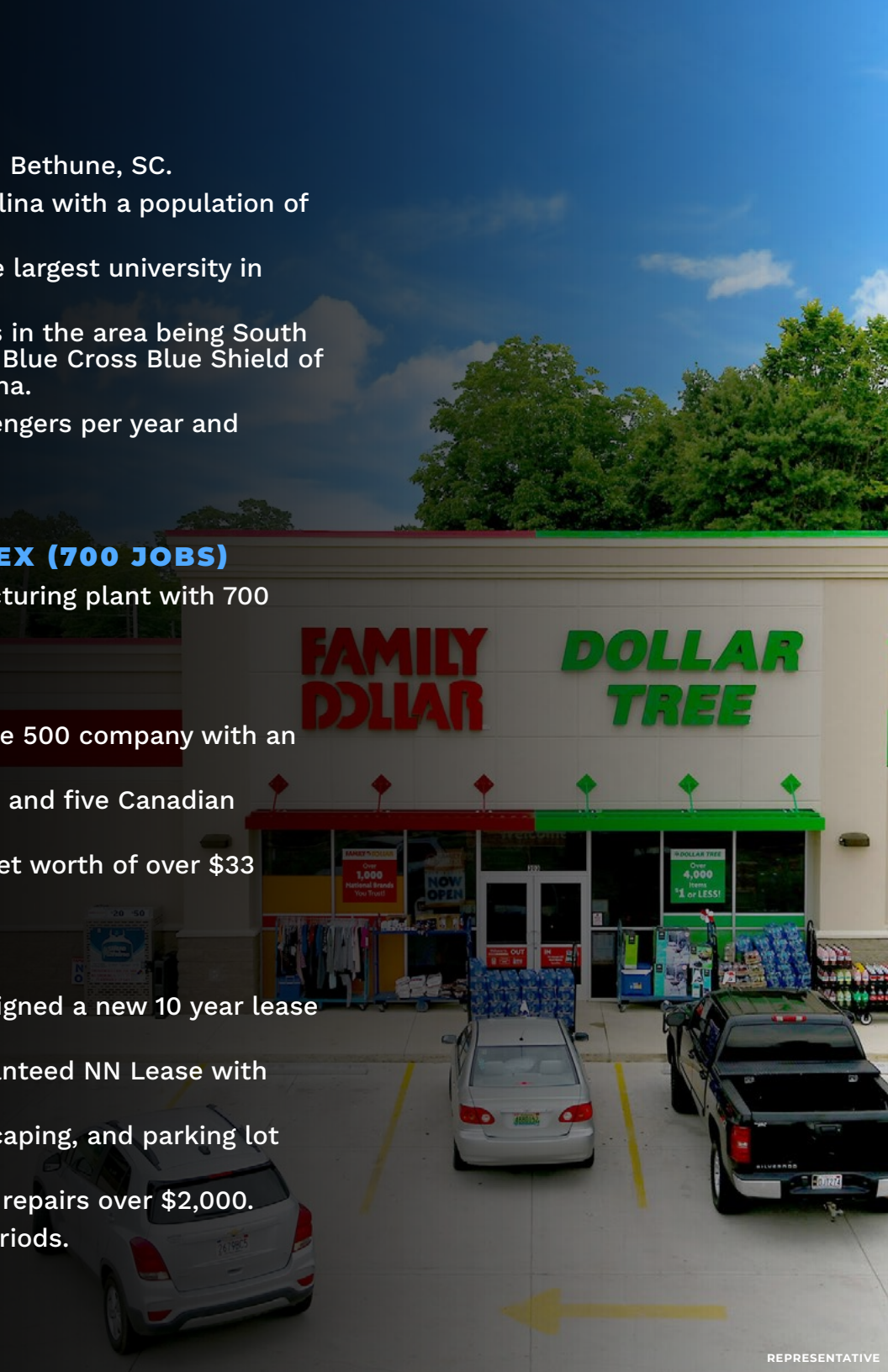
- The subject property is adjacent to a 575K SF Suominen manufacturing plant with 700 jobs.

INVESTMENT GRADE TENANT (S&P: BBB)

- Dollar Tree/Family Dollar is a publicly traded (NYSE: DLTR) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Dollar Tree/Family Dollar operate 16,340+ stores across 48 states and five Canadian provinces.
- Dollar Tree has been in business for 70 years and has a current net worth of over \$33 billion.

9 YEAR CORPORATE LEASE

- Family Dollar Tree renovated & backfilled an existing space and signed a new 10 year lease that commenced in June 2023.
- There are approximately 9 years left on a 10-year corporate guaranteed NN Lease with Family Dollar Tree.
- Tenant is responsible for taxes. Insurance, HVAC, Utilities, Landscaping, and parking lot repairs under \$2,000
- Landlord responsibilities include Roof, Structure, and parking lot repairs over \$2,000.
- The rent increases \$0.50/SF in each of the Four, 5-year option periods.



FORTUNE
500
DOLLAR TREE
#144 ON LIST



 **DOLLAR TREE**

FAMILY DOLLAR

BBB
CREDIT
RATING

1953
YEAR
FOUNDED

\$33 B
NET
WORTH

16,340+
STORE
COUNT

PUBLIC
NASDAQ: DLTR
TRADED

CHESAPEAKE, VA
HEADQUARTERS
LOCATION

FORTUNE 500
RANKED #144 ON
FORTUNE 500

Dollar Tree, a discount variety-store chain founded in 1959, has over 16,340+ locations within the United States. Family Dollar was acquired by Dollar Tree in 2015 for \$8.5 Billion. Together, they operate thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. The combined market capitalization of Family Dollar and Dollar Tree is over \$33 billion, with a credit rating of BBB (S&P).



BETHUNE

FIRST PALMETTO BANK
Since 1904

- Discount Foods
- Bethune Farm & Garden Center
- Bethune Post Office
- Winners Circle Mini-Mart
- Ross Textiles Inc
- Miller Service & Auto Repair
- Cal-Maine Feed Mill Bethune
- L & K Supply

Suominen
MANUFACTURER

- Bethune Golf Course
- Copeland Park
- Bethune Rd 2,000 VPD

US-1
3,800 VPD

FAMILY DOLLAR
DOLLAR TREE

- Goodale State Park
- Pine Creek Golf Course

CAMDEN

FOOD LION **HARBOR FREIGHT**
QUALITY TOOLS LOWEST PRICES

- Hooters** **Captain D's** **SONIC** **TACO BELL** **KFC**
- Little Caesars** **USPS.COM** **Advance Auto Parts**
- Jeep** **GMC** **TOYOTA** **DODGE** **CHEVROLET** **BUICK**

Walmart **LOWE'S** **HIBBETT SPORTS**
TJ-maxx **FOOD LION** **petco**
verizon **STAPLES** **Burlington**
ROSS **HOBBY LOBBY** **belk** **Michaels**
CLUE'S **piggly wiggly** **ROSES** **Starbucks** **Chick-fil-ly**

SHAW AIR FORCE BASE
\$1.6 BILLION ECONOMIC IMPACT

COLUMBIA

UNIVERSITY OF South Carolina
35,471 STUDENTS

COLONIAL LIFE ARENA

Columbia Metropolitan Airport

CENTRAL CAROLINA TECHNICAL COLLEGE
5,280 STUDENTS

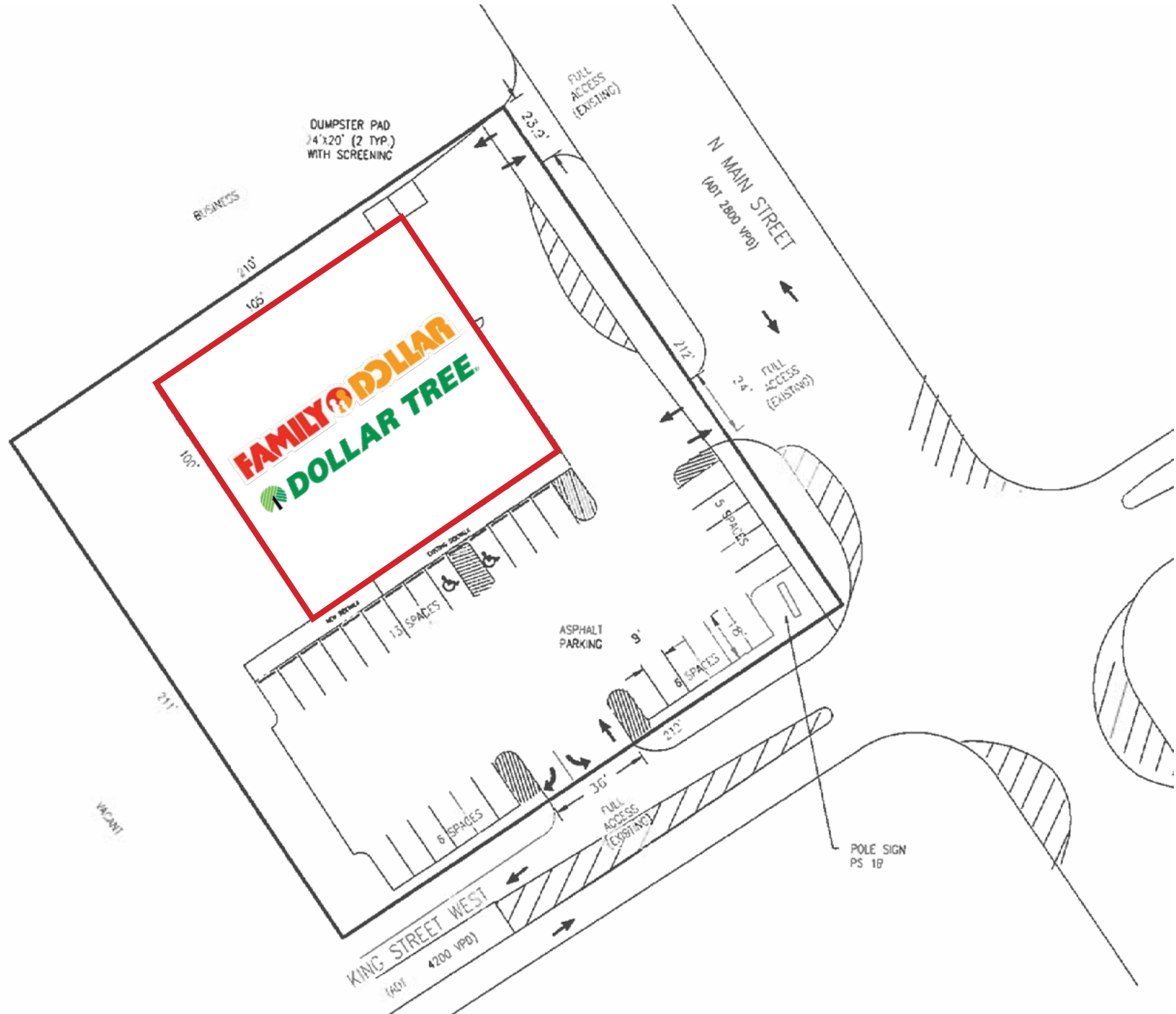
SUMTER

Walmart **TSC** **TRACTOR SUPPLY CO** **LOWE'S** **Starbucks**
HOBBY LOBBY **HIBBETT SPORTS** **belk** **CATO** **ZAXBY'S**
BIG LOTS! **FARMERS HOME FURNITURE** **SALLY BEAUTY** **First Citizens Bank** **ups** **Chick-fil-ly**
Marshalls **petsense** **GOODWILL** **verizon**
five BELOW **T-Mobile** **ANYTIME FITNESS** **Aaron's**

Walmart **LOWE'S** **THE HOME DEPOT** **HIBBETT SPORTS** **BIG LOTS!**
Publix **TARGET** **petco** **TRACTOR SUPPLY CO** **verizon**
CVS pharmacy **RACK ROOM SHOES** **ROSS** **Office DEPOT** **SHERWIN WILLIAMS** **BEST BUY**
PETSMART **planet fitness** **KOHL'S** **Bojangles**
ALDI **LIDL** **ZAXBY'S** **Panera BREAD** **BUFFALO WILD WINGS** **Starbucks** **Chick-fil-ly**

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	2,231	4,984	10,023
AVG. HOUSEHOLD INCOME	\$53,811	\$58,582	\$62,218

SITE PLAN



\$2.2 BILLION

FORT JACKSON ECONOMIC IMPACT
7,500 Troops & Civilians Employed

\$6.2 BILLION

USC ECONOMIC IMPACT
University of South Carolina
(36,263 Students)

1.2 MILLION

PASSENGERS PER YEAR
Columbia International Airport

\$1.6 BILLION

REAL ESTATE PROJECTS
Under Construction in MSA

\$4.5 BILLION

STATE-WIDE CAPITAL INVESTMENT
Columbia, SC Capital of SC

\$500 MILLION

NEW INVESTMENT
Google Expanding Presence in SC



COLUMBIA SC

Columbia is the capital and second-largest city of the U.S. state of South Carolina with an MSA population of over 767,000. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system (7,500 Employees), Blue Cross Blue Shield of South Carolina (5,100 Employees), Palmetto GBA, and the University of South Carolina. There are over 70 foreign affiliated companies and fourteen Fortune 500 companies in the region. Two military installations are located in the Columbia area: Fort Jackson, the U.S. Army's largest and most active initial entry training installation, and McEntire Joint National Guard Station. The main campus of the

University of South Carolina, along with the Carnegie Foundation for the Advancement of Teaching, Allen University, Benedict College, Columbia College and Remington College among others. The Five Points neighborhood, home of many locally-owned businesses, is known as Columbia's eclectic village shopping area. The region's most popular park, Finlay Park has hosted just about everything from festivals and political rallies to road races and Easter Sunrise services. Some of the events hosted by Columbia include the South Carolina State Fair, Artista Vista, the Irmo Okra Strut and St. Patrick's Day Festival.

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.
BROKER OF RECORD | BEN YELM | REGIONAL MANAGER, SOUTH CAROLINA
151 MEETING ST., STE. 450, CHARLESTON, SC 29401
P: (843) 952-2222 | LIC #: 86628

Marcus & Millichap

TAYLOR MCMINN RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 113 Main Street, Bethune, SC 29009 (Family Dollar Tree)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____