



Not Actual Subject Site



NEW LEASE STRUCTURE: 15 YEAR INITIAL LEASE TERM | 5% RENT INCREASES EVERY FIVE YEARS
3967 Hwy 378 | Leesville | SC

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.

©2024, Oswald Cooke & Associates, LLC

Catherine Vaughn

O - 843.388.5650

C - 843.437.7310

catherine.vaughn@oswaldcooke.com



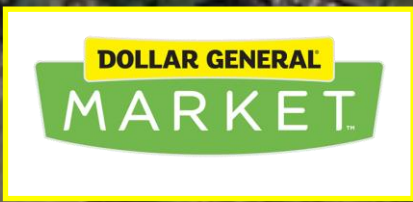


3967 HIGHWAY 378
LEESVILLE, SC

SITE PLAN



45 MPH



Hwy 378 10,800 VPD



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

PRICE	\$2,279,454
CAP RATE	6.6%
NOI	\$150,444
ESTIMATED DELIVERY	September 2024
OPENING DATE	September 2024
LEASE TERM	15-Years
LEASE TYPE	NNN Lease
RENTAL INCREASES	5% every 5th Year
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	12,480 SF
LOT SIZE	2.31 Acres
YEAR BUILT	2024
TMS	003000-05-072
MUNICIPALITY	Lexington County
GUARANTOR	Corporate
CONSTRUCTION TYPE	Standard Prototype

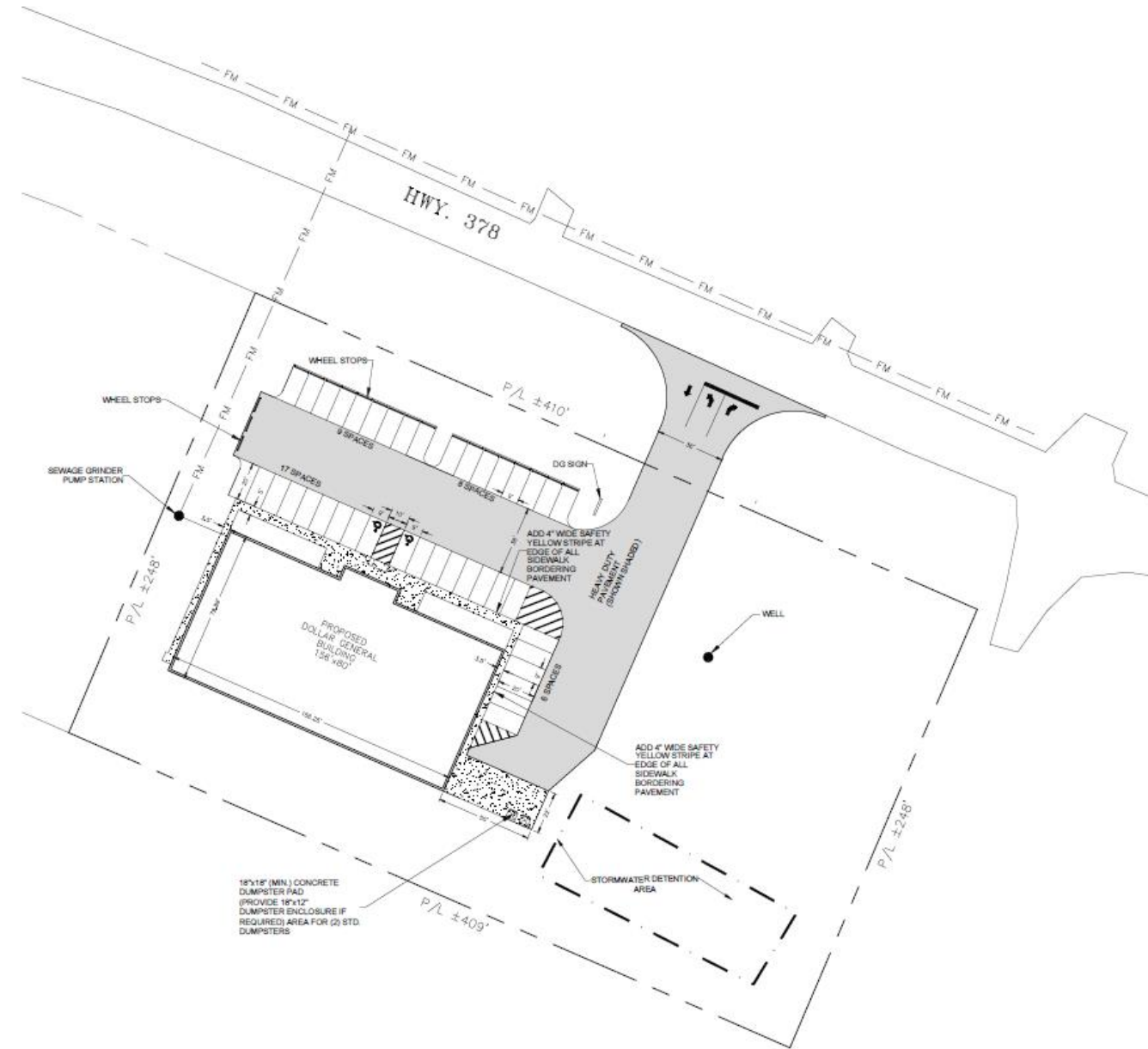
HIGHLIGHTS

SITE PLAN

- 5% rent increases every five (5) years
- NNN – Zero Landlord Responsibilities
- 5 Mile Population is 8,700
- Five Mile Average Household Income: \$110,666
- Anticipated Opening is September 2024
- Brand New Construction
- New LED Lighting Interior & Exterior
- Conveniently located to residents living around the site.
- Site gets commuter traffic into Lake Murray, Leesville and Lexington.

Rent Schedule

Years 1-5	\$	150,444
Years 6-10	\$	157,966
Years 11-15	\$	165,865
Options		
Year 16-20	\$	174,158
Year 21-25	\$	182,866
Years 26-30	\$	192,009
Years 31-35	\$	201,609
Years 36-40	\$	211,690



Lake Murray

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

2024 Population 177 2,922 8,700

Households 68 1,255 3,586

Average Household Size 2.49 2.21 2.29

Average Household Income \$114,911 \$106,654 \$110,066

Traffic Count (2023) Hwy 378

Southern Thyme Cafe

enmarket

SAN JOSE MEXICAN RESTAURANT

CAPTAIN'S CHOICE MARINE

Southshore Marina

Hwy 378 Bar and Grill

BOAT DOCTOR INC.

Lake Murray Animal Hospital

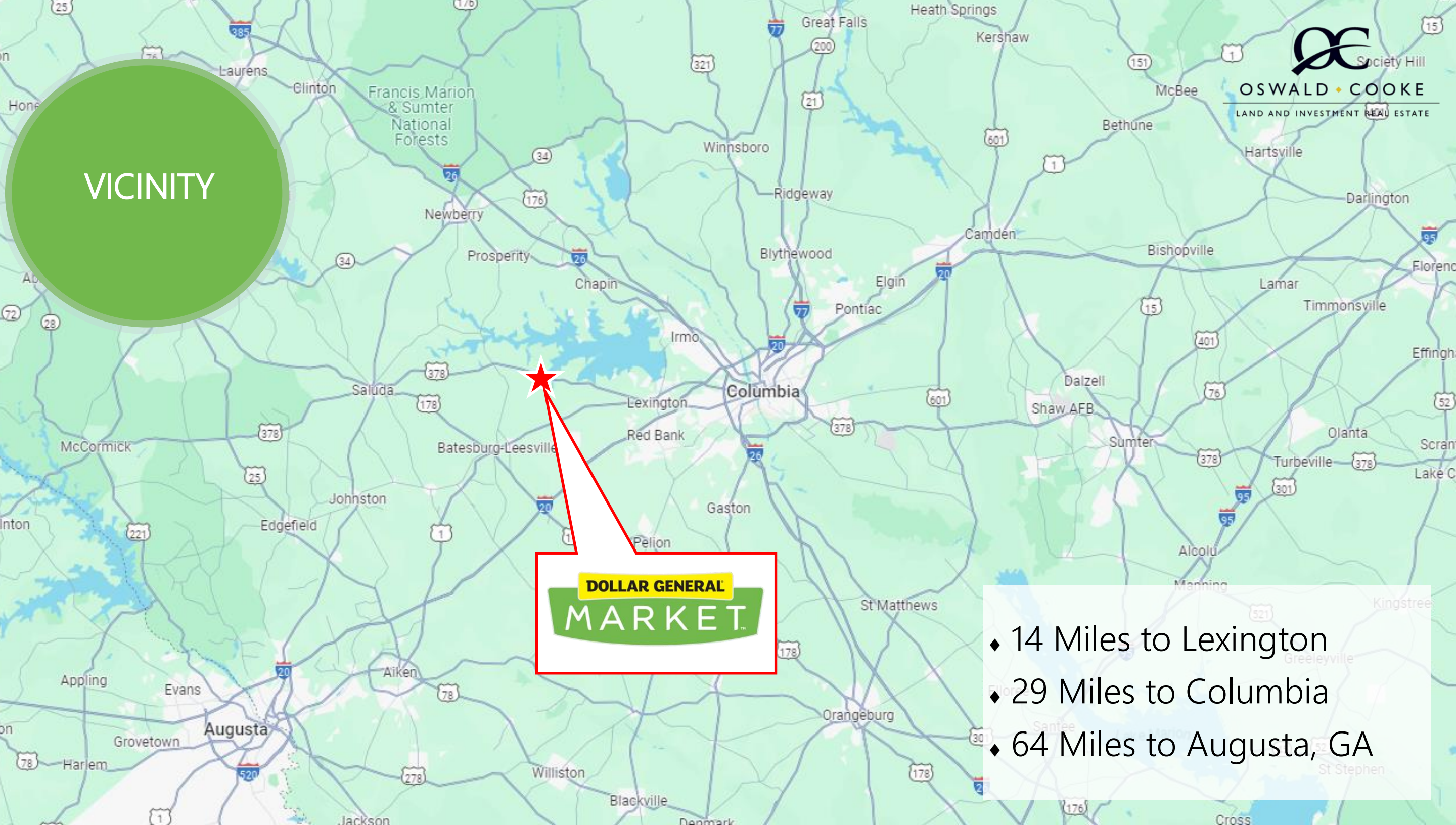
DOLLAR GENERAL

bp

Union Lutheran Church

Lexington County Fire


DOLLAR GENERAL MARKET



- ◆ 14 Miles to Lexington
- ◆ 29 Miles to Columbia
- ◆ 64 Miles to Augusta, GA

DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

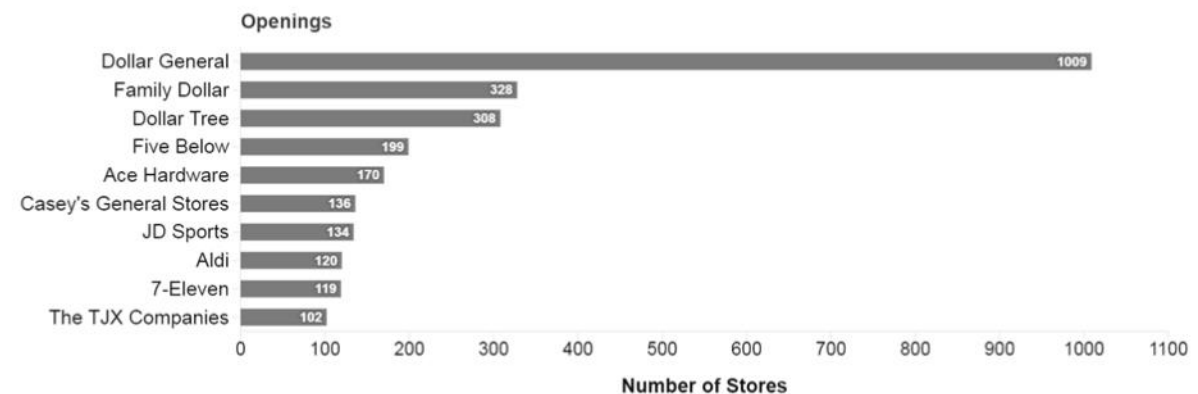
 \$37.8 B in 2022 Revenue

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

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



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.

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

ABOUT BATESBURG – LEESVILLE

Gateway to the South Carolina Midlands

Batesburg-Leesville is a town located in Lexington County near Lake Murray, a 50,000 acre man made lake, offers family entertainment and enjoyment. Batesburg-Leesville offers a suburban rural mix of homes. The public schools are above average in performance. The town is about half way between Columbia, SC and Augusta, GA. The town has small town charm and personal service with nearly 200 retail establishments and is only minutes away from beautiful Lake Murray. Each year, thousands of visitors visit Batesburg -Leesville for their famous SC Poultry Festival.



For More Information Contact:

Catherine Vaughn

O - 843.388.5650

C - 843.437.7310

catherine.vaughn@oswaldcooke.com

870 Walt Miller Street, Suite 100

Mount Pleasant, SC 29464

Office: 843-388-5650



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.