

**WA** WINDSOR  
AUGHTRY

COMMERCIAL GROUP

*Real Estate Development, Investment and Brokerage*



**EXCLUSIVE OFFERING MEMORANDUM**  
ABSOLUTE NNN DOLLAR GENERAL | MULLINS, SC

## TABLE OF CONTENTS

### 3 – Investment Summary

- *Investment Summary*
- *Investment Highlights*

### 5 – Area Overview

- *Location Map*
- *Aerial & Retail Map*
- *Construction Drawings*
- *City Overview*

### 8 – Tenant Overview

- *Tenant Profile*



## INVESTMENT SUMMARY

### Offering Summary

- Price: \$1,461,120
- Cap Rate: 6.25%
- Current NOI: \$91,320

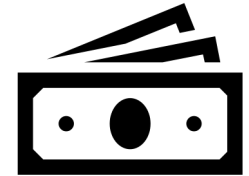
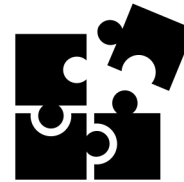
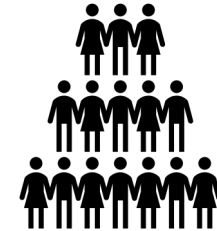
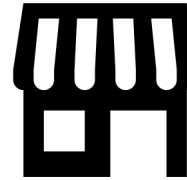
### Property Summary

- Address: 3130 Grady Road, Mullins, SC
- County: Marion
- TM#: 1040100129000
- Building Area: +/- 9,100 SF
- Land Area: +/- 1.2 AC
- Built: 2015



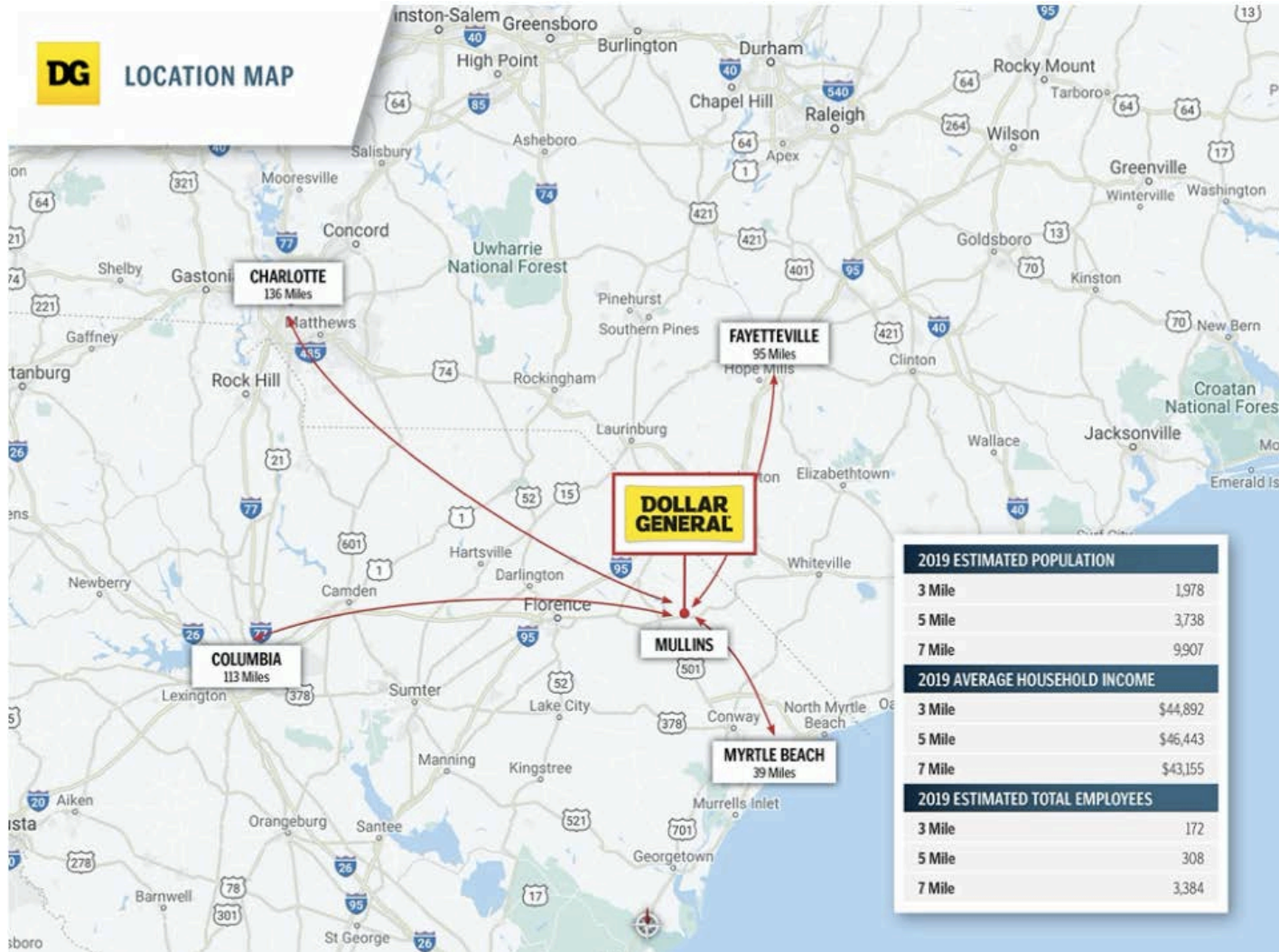
## INVESTMENT HIGHLIGHTS

- Strong Credit Tenant
- Corporately Guaranteed Lease
- Absolute NNN Lease. Tenant is responsible for all expenses, including roof, structure, taxes, insurance, and common area maintenance.
- +/- 10 years remaining on current lease term
- Five, 5-year options to renew with 10% rent increases in each option period





# LOCATION MAP



# RETAIL MAP







# DOLLAR GENERAL®

Dollar General is one of the largest dollar store chains in the US, offering deep discounts on a wide array of products.

Dollar General is a publicly traded company that started in 1939 by J.L. Turner in Kentucky. Dollar General offers a broad selection of merchandise, including consumables, seasonal, home products and apparel.

From a net lease point of view, Dollar General is appealing given its lower price points, respectable sales record, and corporate expansion strategy in a growing market segment. Dollar General's new store model is approximately 9,100 square feet on 1.00 acre of land to accommodate a minimum of 30 parking spaces. Dollar General net lease properties have high visibility and full ingress/egress along retail corridors with good traffic.

All Dollar General net leases have a corporate guarantee and typically new stores are NNN with 15-year initial terms. Newly built Dollar General properties have lease terms that usually include 10% bumps every five (5) years and in options, making it a sought-after passive investment deal for out-of-state investors.

## EARNINGS SUMMARY:

Net sales increased 27.6% ; same-store sales increased 21.7%

Cash flows from operations of \$1.74 Billion an increase of \$1.16 Billion over the comparable 2019 period.

(SOURCE: NetLeaseAdvisor.com)

The image is a screenshot of a Business Insider article. At the top, the Business Insider logo is visible, along with market indices: DOW -0.88%, S&P 500 -0.85%, and NASDAQ 100 -0.82%. The article title is "Shoppers flooded dollar stores to stockpile cheap goods during the pandemic — here's why that's been a major boon to Dollar General". Below the title is a photo of a Dollar General store entrance with a large yellow sign that says "DOLLAR GENERAL". The entrance is partially blocked by wooden boards, and a person is visible inside. Below the photo is a caption: "Elijah Nouzeage for The Washington Post via Getty Images". Underneath the photo is a section titled "Analysis" with four bullet points:

- Dollar stores have historically seen great success during times of economic uncertainty and high unemployment.
- And the coronavirus pandemic appears to have offered major dollar store chains such an opportunity.
- Dollar General and Dollar Tree hosted earnings calls on Thursday. Dollar General posted triumphant numbers, while Dollar Tree saw a dip thanks to dampened Easter sales.
- However, analytics indicate that both dollar stores businesses remain poised to continue winning over consumers looking to pinch pennies in an uncertain economy.



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Windsor Aughtry Company, Inc. and should not be made available to any other person or entity without the written consent of Windsor Aughtry Company, Inc.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenants' plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Windsor Aughtry Company, Inc. has not verified, and will not verify, any of the information contained herein, nor has Windsor Aughtry Company, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Windsor Aughtry Company, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

