



BUILD-TO-SUIT | 10 YEAR NN LEASE

Exclusively Offered by Cushman & Wakefield:



Orangeburg, SC

Sam Young
Investment Sales
+1 704 887 3024
sam.young@cushwake.com

David Hoppe
Investment Sales
+1 704 335 4446
david.hoppe@cushwake.com

550 South Tryon Street, Ste. 3400
Charlotte, NC 28202
+1 704 375 7771
www.cushmanwakefield.com



The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 1270 John C Calhoun Drive, Orangeburg, SC 29115 and is not to be used for any other purpose or made available to any other person without the express written consent of Cushman & Wakefield. The material is based in part upon information obtained from the Seller and in part upon information obtained

by Cushman & Wakefield from sources it deems to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained herein. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective investors will conduct their own independent due diligence

concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous material used in the construction or maintenance of the building or located at the land site. No representations expressed or implied are made as to the foregoing matters by Cushman & Wakefield, or assignees.

Table of Contents

Investment Advisors

Sam Young
+1 704 887 3024
Sam.Young@cushwake.com

David Hoppe
+1 704 335 4446
david.hoppe@cushwake.com



EXECUTIVE SUMMARY	/ 03
PROPERTY HIGHLIGHTS	/ 04
TENANT PROFILE	/ 05
LOCATION OVERVIEW	/ 06
SITE PLAN	/ 07
LOCATION OVERVIEW	/ 08
LIMITING CONDITIONS	/ 09

INVESTMENT SUMMARY

Address: 1270 John C Calhoun Drive,
Orangeburg, SC 29115

List Price: \$1,676,146

Current Rent: \$114,816

Initial Cap Rate: 6.85%

Land Acreage: 0.93 +/- Acres

Year Built: 2017

Building Size: 9,984 SF

Rent PSF: \$11.50

LEASE SUMMARY

Lease Type: NN

CAM/Insurance: Tenant Responsibility

HVAC: Tenant Responsibility

Taxes: Tenant Responsibility

Structure/Roof/Parking: Landlord Responsibility

Lease Term: 10 Years

Rent Commencement: April 27th, 2017

Rent Expiration: April 30th, 2027

Term Remaining: 9 Years

Rent Increases: \$0.50 PSF Every Option

Option Periods: Three (3), 5-Year Options

INVESTMENT HIGHLIGHTS

- New NN Lease Requires Minimal Landlord Responsibilities
- Dollar Tree Ranked #136 on Fortune 500 List—Up from #180
- Dollar Tree Profits Have Risen 217.4% from 2016 to 2017
- New 2017 Built-to-Suit Construction Featuring Modern Prototype
- 15 Year Roof Warranty Transferrable at Sale
- Lease Equipped with Rent Increases in Option Periods

LOCATION HIGHLIGHTS

- Positioned on Major Regional Traffic Artery—17,000+ VPD
- Orangeburg, SC is Home to South Carolina State University—3,000 Full Time Undergraduates
- 5 Mile Population Exceeds 37,000 Residents
- Ideal Dollar Store Surrounding Demographics
- 5 Mile Average Household Income Exceeds \$47,000
- Median Home Value within 5 Miles Exceeds \$107,000
- Surrounding National Retailers Include Walmart Neighborhood Markets, Bi-Lo, Walgreens, CVS/pharmacy, AutoZone, O'Reilly Auto Parts, Sherwin Williams, and Many More



Dollar Tree, Inc. (DLTR) is a customer-oriented, value-driven variety store operating at a one dollar price point. A Fortune 500 company, Dollar Tree is headquartered in Chesapeake, Virginia and operates more than 14,000 stores throughout the 48 US states and Canada. Supported by a solid and scalable logistics network of ten distribution centers, Dollar Tree is the largest and most successful single-price-point retailer in North America. The company operates one dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi price point variety chain under the name Deals.

Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items.



Dollar Tree's Acquisition of Family Dollar

On July 28, 2014, Dollar Tree announced that a deal had been reached and approved by both parties to purchase Family Dollar for \$8.5 billion plus acquisition of the \$1 billion in debt currently held by Family Dollar. The acquisition was completed on July 6, 2015. This merger allows the Dollar Tree-Family Dollar organization to operate over 14,000 locations with sales exceeding \$19 billion annually and over 145,000 store associates.

ORANGEBURG, SC

LOCATION

Orangeburg, also known as “The Garden City,” is the principal city in and the county seat of Orangeburg County, South Carolina, United States. The population of the greater city is 67,326. The city is located 37 miles southeast of Columbia, on the north fork of the Edisto River in the Piedmont area.

UNIVERSITY TOWN

The city is enlivened by yearly additions of college students at two major universities. Claflin University in 2014 was ranked as the best liberal arts college in the state and the top HBCU in the country by Washington Monthly. South Carolina State University is noted for having the only undergraduate nuclear engineering program in the state, and the only masters of science degree in transportation in the state. In 1998 the university was designated by the U.S. Congress and the USDOT as one of 33 University Transportation Centers in the nation and the only one in the state.

TOURIST ATTRACTION

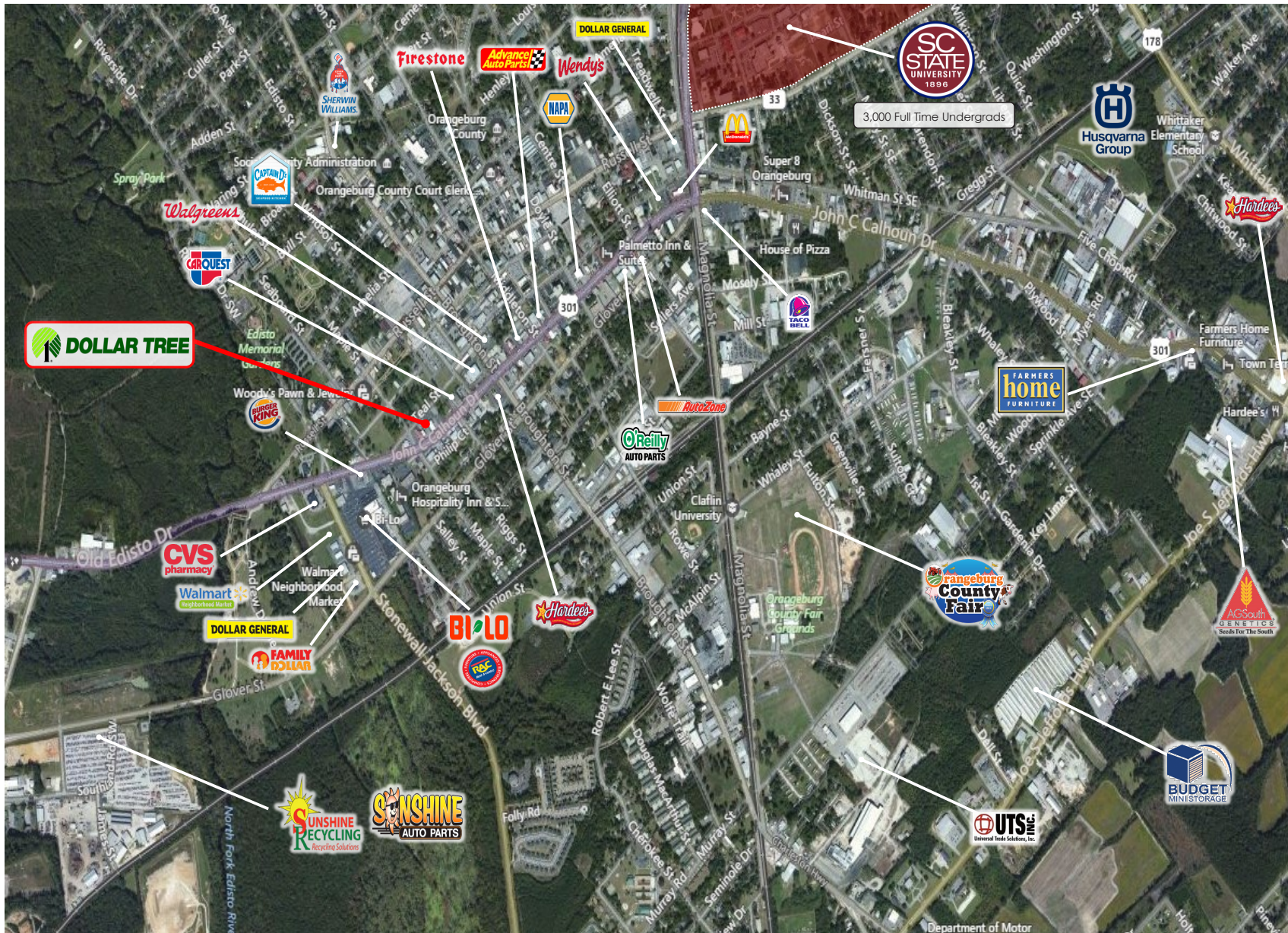
The Edisto Memorial Gardens displays past and current award winning roses from the All-American Rose Selections. Some 4,000 plants representing at least 75 labeled varieties of roses are always on display in the Gardens. The site was first developed in the 1920s with some azaleas on 5 acres of land. A playground was added in 1922, and a greenhouse and nursery facility in 1947. To extend the season of beauty,

the first rose garden was planted in 1951. Currently, there are more than 50 beds of roses ranging from miniatures from grandiflora to climbers on over 150 acres of land.

The Orangeburg Festival of Roses began as a vision held by a group of citizens seeking a way to enhance the development of Orangeburg and improve the quality of life for its residents. As a result of that vision, the first festival was held in 1972. The Greater Orangeburg Chamber of Commerce was the sole sponsor of that first festival. At present the City of Orangeburg and the Orangeburg County Chamber of Commerce are co-sponsors of the event.



LOCATION AERIAL



LOCATION DEMOGRAPHICS

Orangeburg Demographics			
Population	1 Mile	3 Mile	5 Mile
2017 Total Population	3,955	24,825	37,562
2022 Population	3,849	24,376	36,923
Average Age	37.1	37.3	38.1
Households	1 Mile	3 Mile	5 Mile
2017 Total Households	1,624	9,304	14,381
Median Household Inc	\$21,312	\$28,891	\$36,329
Avg Household Size	2.3	2.3	2.4
2017 Avg HH Vehicles	1	1	2
Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$83,452	\$97,747	\$111,479
Median Year Built	1964	1971	1975

Orangeburg Demographics			
Population:	1 Mile	3 Mile	5 Mile
2022 Projection	3,849	24,376	36,923
2017 Estimate	3,955	24,825	37,562
2010 Census	4,243	25,700	38,644
2017 Population Hispanic Origin	124	588	902
2017 Population by Race:			
White	569	4,539	9,437
Black	3,267	19,539	26,837
Am. Indian & Alaskan	12	79	132
Asian	44	374	647
Hawaiian & Pacific Island	1	10	12
Other	61	284	495
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	1,582	9,144	14,144
2017 Estimate	1,624	9,304	14,381
2010 Census	1,730	9,557	14,725
Owner Occupied	463	4,645	8,173
Renter Occupied	1,160	4,660	6,209
2017 Avg Household Income	\$32,991	\$40,849	\$47,356
2017 Med Household Income	\$21,312	\$28,891	\$36,329
2017 Households by Household Inc:			
<\$25,000	870	4,173	5,410
\$25,000 - \$50,000	394	2,420	3,944
\$50,000 - \$75,000	214	1,495	2,585
\$75,000 - \$100,000	57	486	849
\$100,000 - \$125,000	62	400	797
\$125,000 - \$150,000	19	166	408
\$150,000 - \$200,000	0	90	212
\$200,000+	6	75	176



LIMITING CONDITIONS

Cushman & Wakefield is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to Cushman & Wakefield.

This Offering Memorandum was prepared by Cushman & Wakefield, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Cushman & Wakefield, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of Cushman & Wakefield, and may be used only by parties approved by Cushman & Wakefield. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





EXPERIENCE A NEW LEADER

IN COMMERCIAL REAL ESTATE SERVICES.

SAM YOUNG

Investment Advisor

+1 704 887 3024

sam.young@cushwake.com

DAVID HOPPE

Investment Advisor

+ 1 704 335 4446

david.hoppe@cushwake.com



**CUSHMAN &
WAKEFIELD**

550 South Tryon Street Suite 3400 | Charlotte, NC 28202 | +1 704 375 7771