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FAMILY DOLLAR

119 HAMEL STREET KERSHAW, SC 29067



*Actual building

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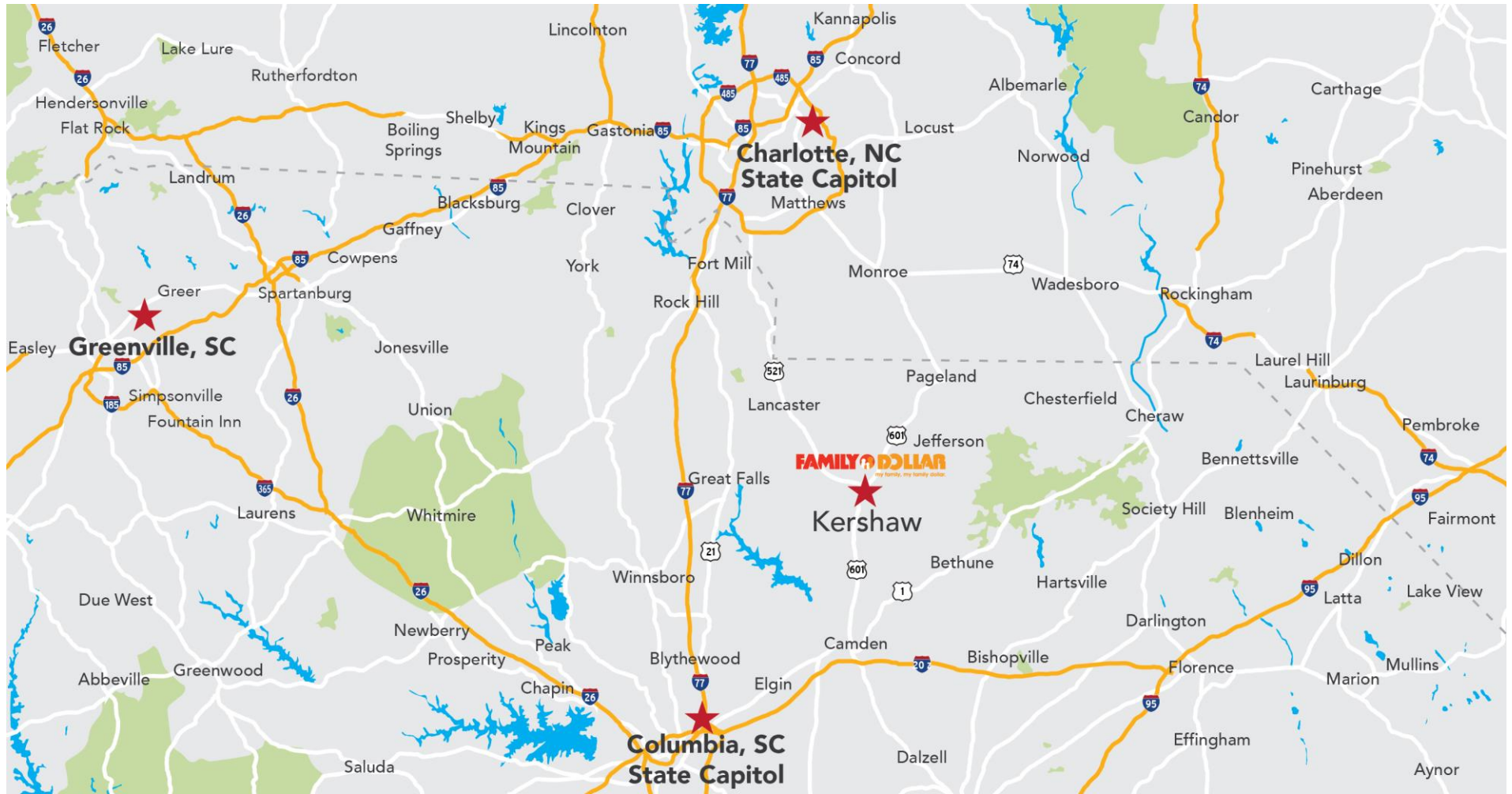
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CONFIDENTIALITY & DISCLAIMER

FAMILY DOLLAR

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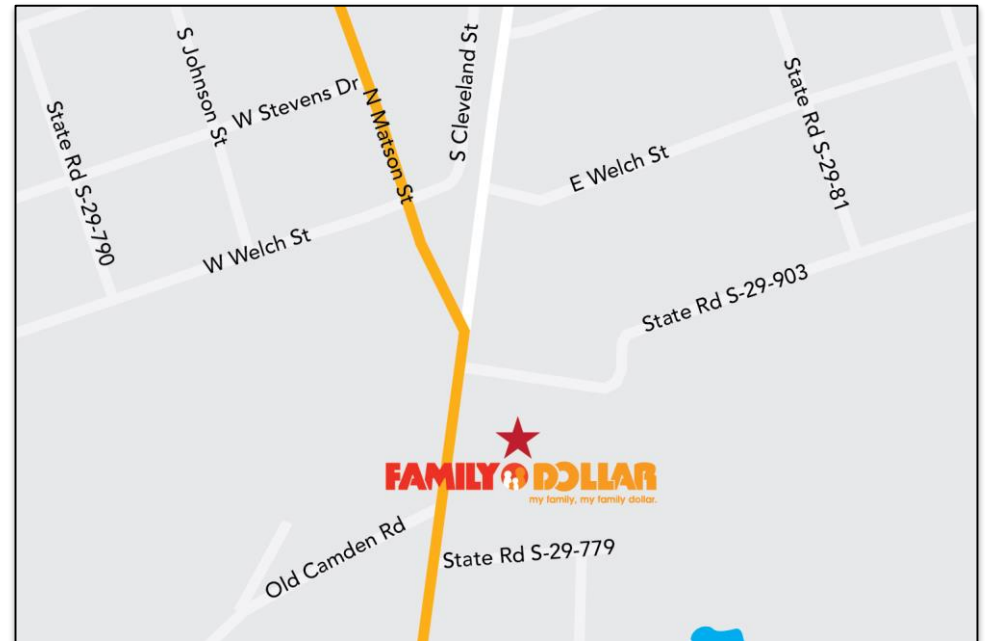
LOCATION MAP



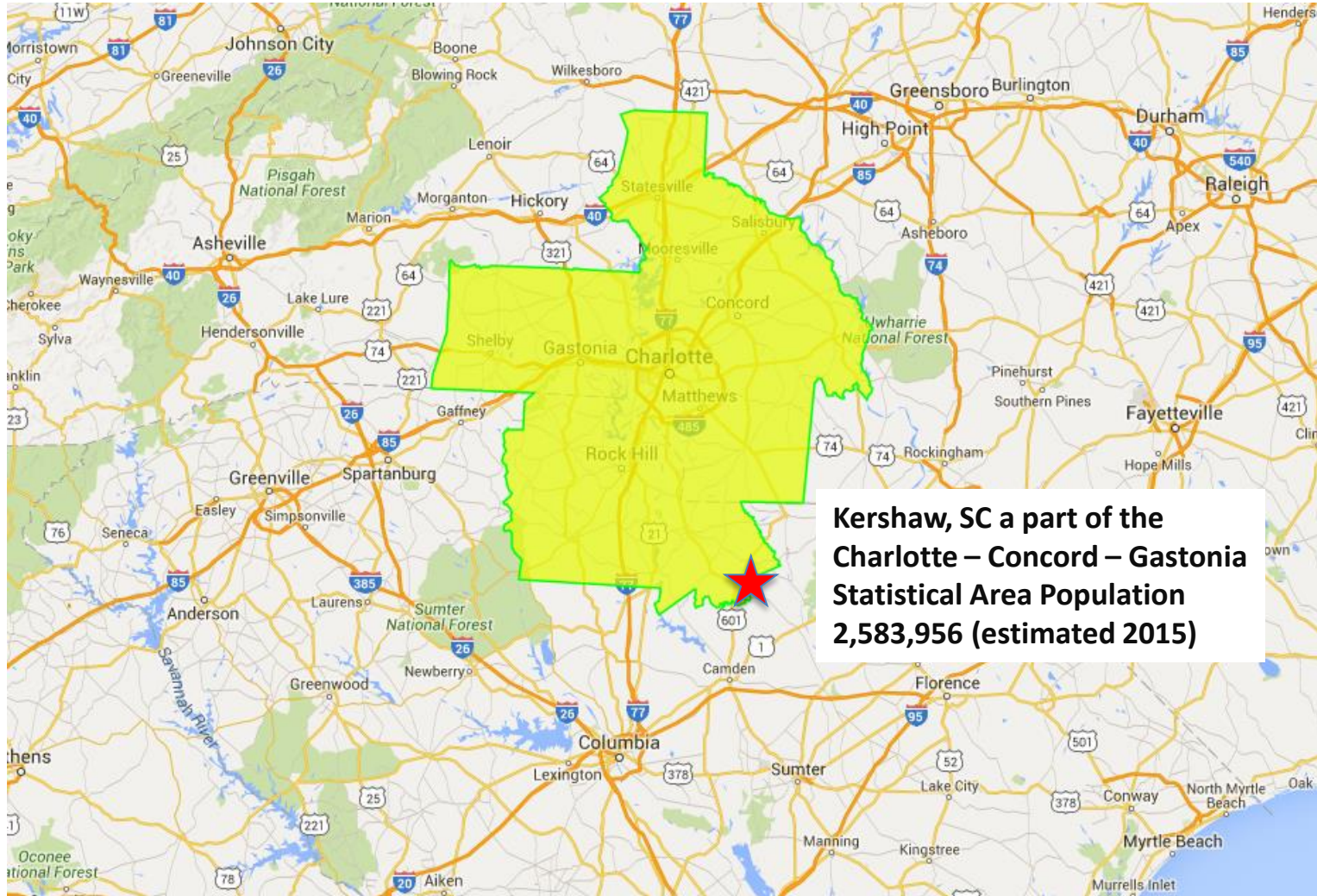


119 HAMEL STREET KERSHAW, SC 29067

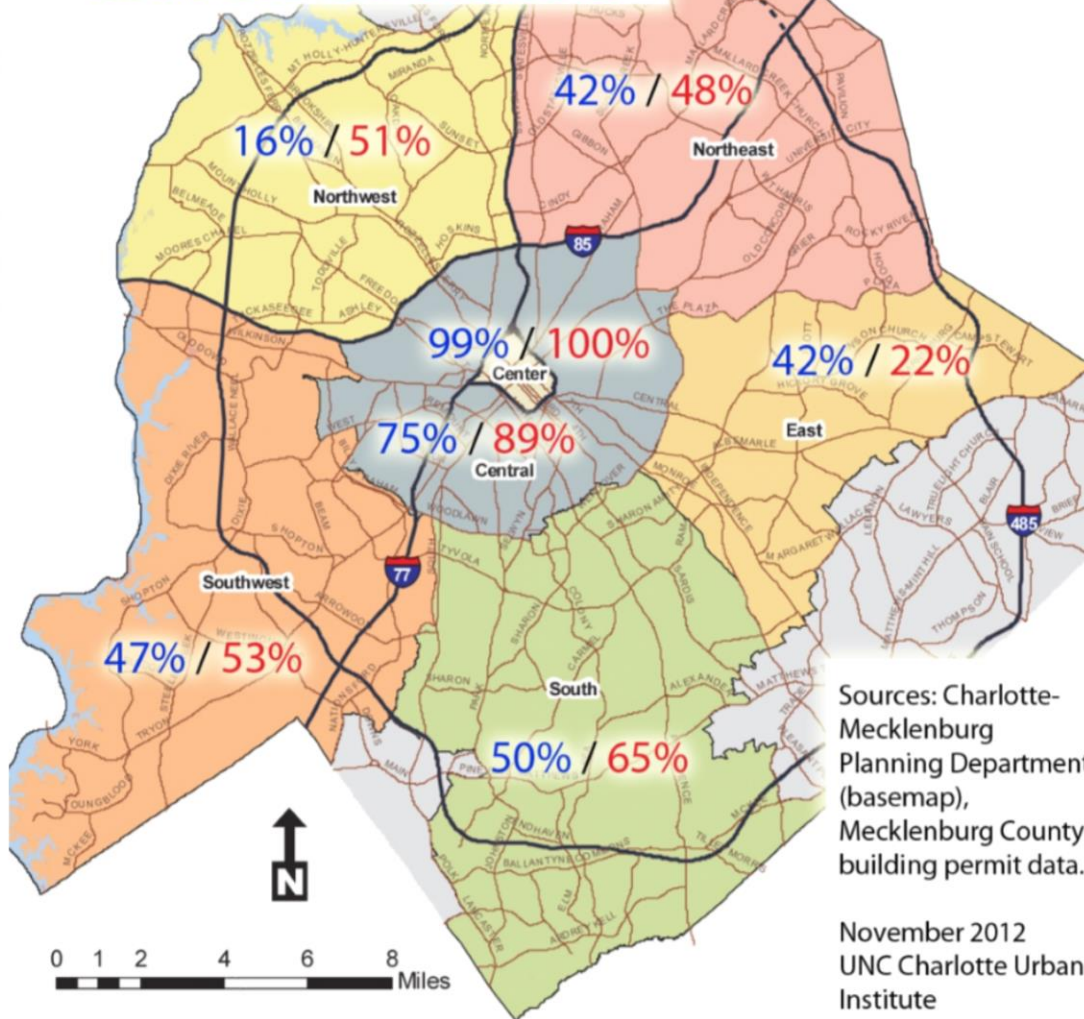
LOCATION MAP



LOCATION MAP

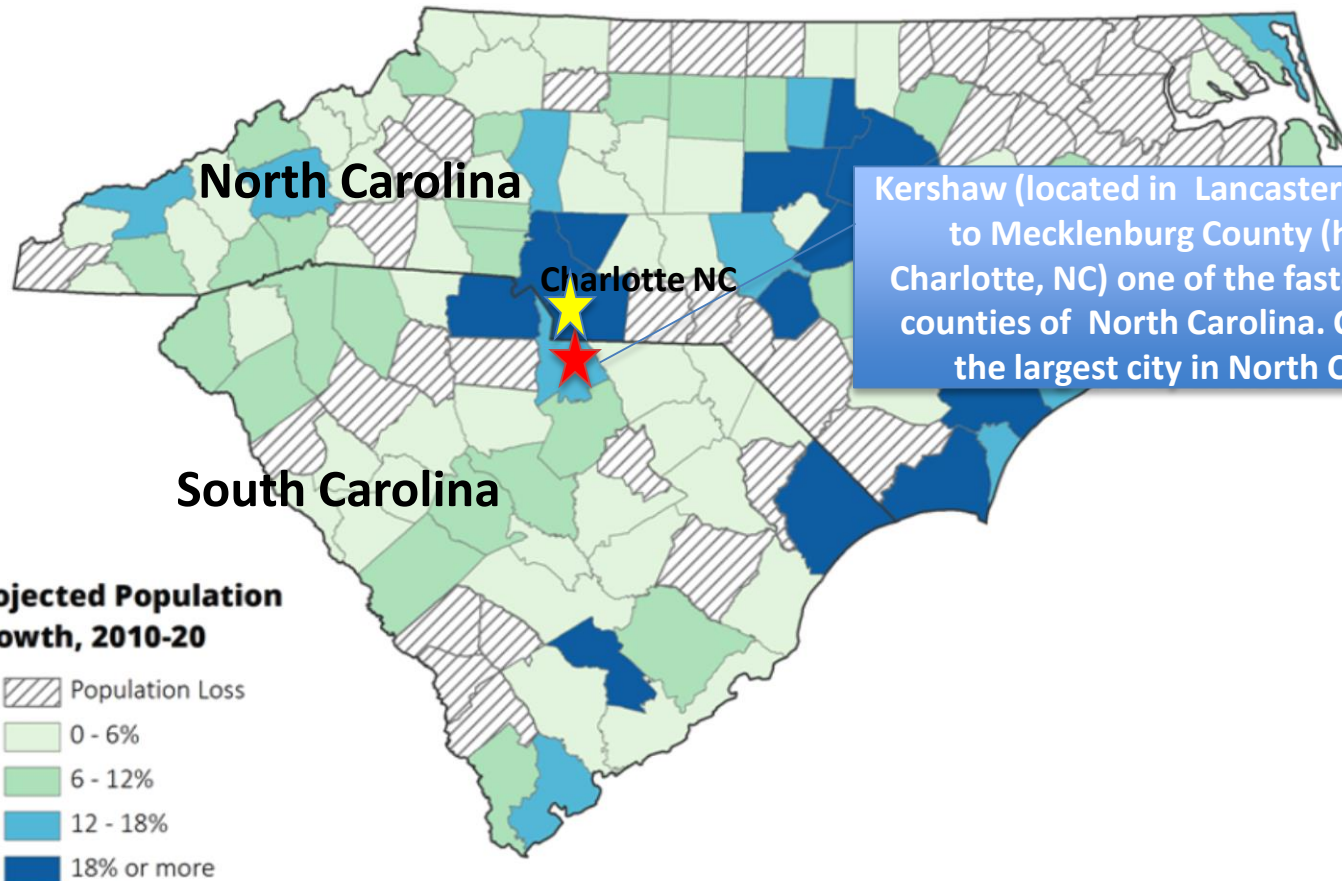


Percent of residential building permits that are multifamily, by planning district from 2000 to 2006 / 2007 to June 2012



Population growth will be uneven across the Carolinas

Projected population growth, 2010-2020



Kershaw (located in Lancaster) is adjacent to Mecklenburg County (home of Charlotte, NC) one of the fastest growing counties of North Carolina. Charlotte is the largest city in North Carolina

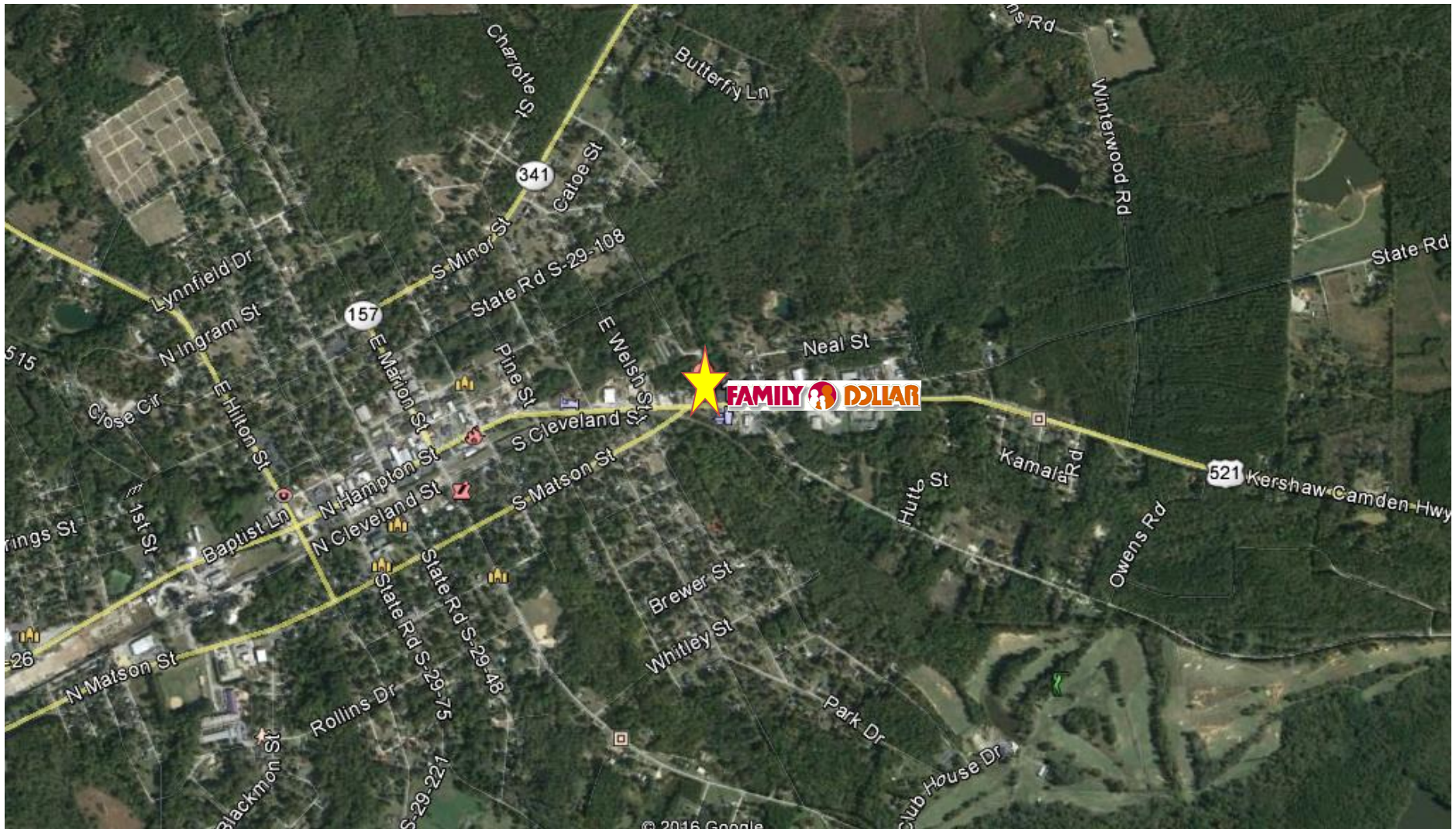
Sources: NCOSBM, SC Revenue & Fiscal Affairs Office

UNC CAROLINA
CAROLINA POPULATION CENTER
DEMOCRACY



119 HAMEL STREET KERSHAW, SC 29067

AERIAL





119 HAMEL STREET KERSHAW, SC 29067

AERIAL





119 HAMEL STREET KERSHAW, SC 29067

INVESTMENT HIGHLIGHTS

- **Perfect 1031 Exchange Property**
- **Corporately Guaranteed Lease**
- **15 YEAR NNN LEASE—NO LL RESPONSIBILITY**
- **NEW CONSTRUCTION RELOCATION STORE –**
Proven Family Dollar Market.
- **Charlotte-Concord-Gastonia, NC/SC Metropolitan Statistical Area (pop. 2,583,956 2015 census).****
- **Ideal Demographic for a Family Dollar store.**
- **Relocation store that was already performing well.**
- New Construction with three sides masonry
- Street recently renamed from South Street to Hamel Street
- **Excellent National Tenant- Family Dollar**

Tenant	Family Dollar Stores of South Carolina, Inc
Building Size (Square Feet)	8,320
Primary Lease Term (Years)	15
Rent Escalations	10% in yr 11 & 10% per option period
Lease Type	NNN
RE Tax & Insurance	Tenant
Landlord Responsibilities	None
Ownership	Fee Simple
Annual Rent	\$100,018
Cap Rate	6.35%
Sale Price	\$1,575,086

	1 MILE	3 MILE	5 MILE
Population	1,928	4,252	7,958
Average HH Income	\$47,677	\$46,731	\$47,657
Median HH Income	\$35,209	\$36,087	\$37,047

**https://en.wikipedia.org/wiki/South_Carolina_statistical_areas



119 HAMEL STREET KERSHAW, SC 29067

REAL ESTATE INVESTMENT SUMMARY

Property Address:
119 Hamel Street
(South Street was recently renamed to
Hamel Street)

Year Built:
2016

Property Type:
Single Tenant Retail

Size:
2,012

Purchase Price:
\$1,575,086

Cap Rate:
6.35%

Tenants:
1

Total Rentable SF:
8,320

INCOME & EXPENSES

Net Operating Income:
\$100,018

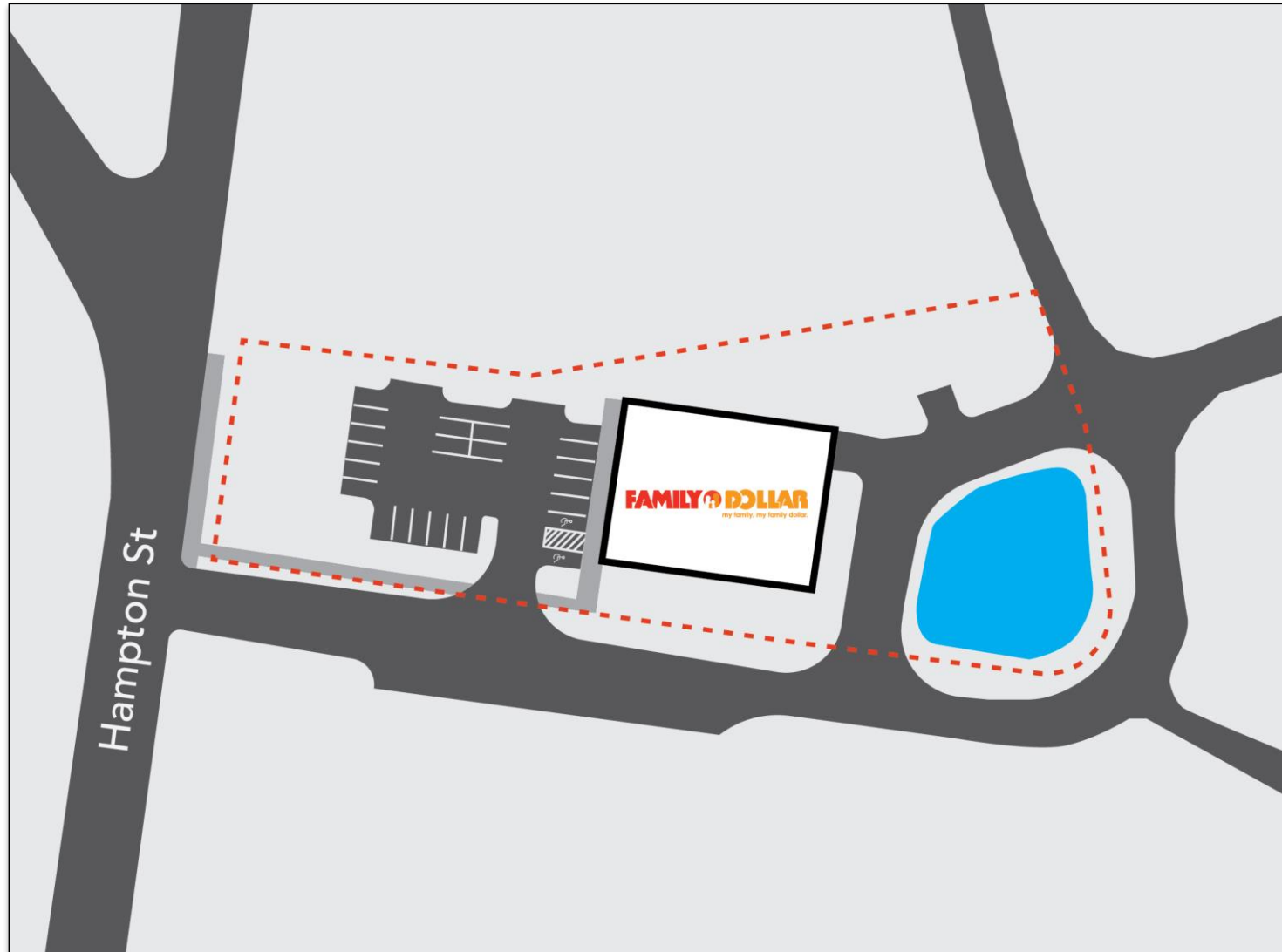
**Monthly Net
Operating Income:**
\$8,334.08

The information, calculations and data presented in this Offering Memorandum are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrating projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this information should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



119 HAMEL STREET KERSHAW, SC 29067

SITE PLAN



MARKET OVERVIEW

Kershaw is a part of the **Charlotte –Concord-Gastonia, NC-SC** Metropolitan Statistical Area (MSA) which is defined as seven counties in North Carolina and three counties in South Carolina. The population of the MSA was 2,426,363 according to 2015 Census estimates. Charlotte is the 17th largest city and 22nd largest metro area in the United States.

Charlotte is the 2nd largest city in the Southeast and the largest city in North Carolina. Kershaw is approximately 55 miles south of Charlotte and less than an hour drive.



Located in the Piedmont of the Southeastern United States the Charlotte metropolitan area is well known for its auto racing history (especially NASCAR). The region is headquarters to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Cheerwine and Sundrop. It is home to one of the world's busiest airports, Charlotte Douglas International Airport, and is also the Carolinas' largest manufacturing region.

The Charlotte MSA is the largest in the Carolinas, and the sixth largest metropolitan area in the Southeastern region of the United States behind Washington, D.C., Miami, Atlanta, Tampa, and Baltimore.

Source www.upstatealliance.com



119 HAMEL STREET KERSHAW, SC 29067

TOP EMPLOYERS LANCASTER COUNTY (ALPHABETICAL ORDER)

- Cardinal Health 200 Inc
- City of Lancaster
- Continental Tire North America Inc
- Founders Federal Credit Union
- Hand Held Products Inc
- Lancaster County
- Lancaster High School
- Lancaster Hospital Corporation
- Newbold Services Lancaster 601 LLC
- Nutramaz Manufacturing Inc
- PCI Group Inc
- Pro Staffers LLC
- RBUS Inc
- SC Department of Corrections
- The Gillette Company
- Trinet HR Corporation
- Trinity Meyer Utility Structures
- Wal-Mart Associates Inc
- White Oak Manor Lancaster Inc

Source: www.lancasterchambersc.org

FAMILY DOLLAR

119 HAMEL STREET KERSHAW, SC 29067





119 HAMEL STREET KERSHAW, SC 29067

DEMOGRAPHICS AND TRAFFIC COUNT 1 MILE

Summary	Census 2010	2016	2021
Population	1,786	1,928	2,065
Households	746	790	843
Families	496	516	546
Average Household Size	2.40	2.44	2.45
Owner Occupied Housing Units	539	537	566
Renter Occupied Housing Units	207	253	278
Median Age	41.0	41.5	42.4

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.38%	1.15%	0.84%
Households	1.31%	1.14%	0.79%
Families	1.14%	1.01%	0.72%
Owner HMs	1.06%	1.12%	0.73%
Median Household Income	-0.36%	2.30%	1.86%

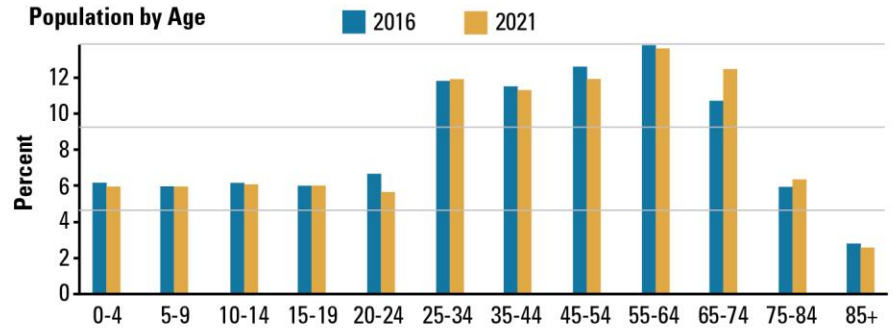
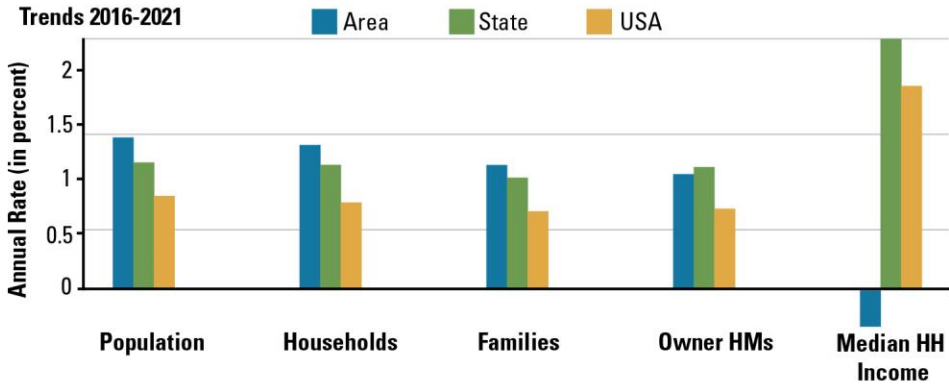
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	167	21.1%	186	22.1%
\$15,000 - \$24,999	119	15.1%	144	17.1%
\$25,000 - \$34,999	107	13.5%	94	11.2%
\$35,000 - \$49,999	125	15.8%	122	14.5%
\$50,000 - \$74,999	137	17.3%	135	16.0%
\$75,000 - \$99,999	75	9.5%	84	10.0%
\$100,000 - \$149,999	42	5.3%	51	6.0%
\$150,000 - \$199,999	16	2.0%	23	2.7%
\$200,000+	3	0.4%	3	0.4%
Median Household Income	\$34,587			
Average Household Income	\$47,851			
Per Capita Income	\$19,355			

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0-4	112	6.3%	119	6.2%	124	6.0%
5-9	116	6.5%	116	6.0%	123	6.0%
10 - 14	118	6.6%	119	6.2%	125	6.1%
15-19	128	7.2%	114	5.9%	124	6.0%
20-24	95	5.3%	128	6.6%	117	5.7%
25-34	202	11.3%	227	11.8%	246	11.9%
35-44	209	11.7%	221	11.5%	234	11.3%
45-54	243	13.6%	243	12.6%	246	11.9%
55-64	237	13.2%	266	13.8%	282	13.7%
65-74	161	9.0%	206	10.7%	258	12.5%
75-84	119	6.7%	116	6.0%	132	6.4%
85+	49	2.7%	54	2.8%	54	2.6%

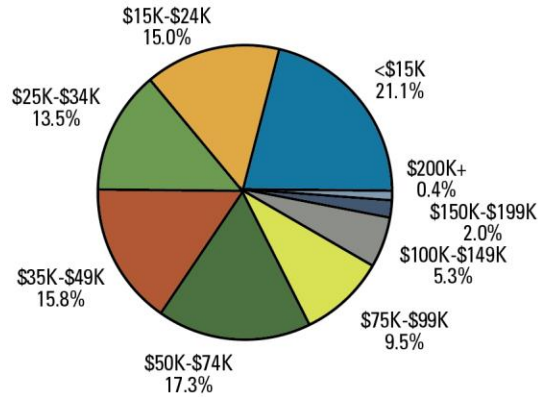
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,374	76.8%	1,478	76.7%	1,589	76.9%
Black Alone	368	20.6%	386	20.0%	398	19.3%
American Indian Alone	10	0.6%	10	0.5%	10	0.5%
Asian Alone	5	0.3%	8	0.4%	10	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	11	0.6%	15	0.8%	19	0.9%
Two or More Races	20	1.1%	31	1.6%	39	1.9%
Hispanic Origin (Any Race)	21	1.2%	27	1.4%	36	1.7%

Data Note. Income is expressed in current dollars.

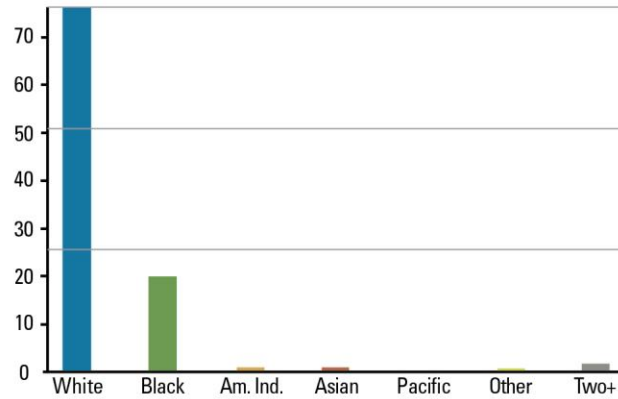
DEMOGRAPHICS AND TRAFFIC COUNT 1 MILE



2016 Household Income



2016 Population by Race





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DEMOGRAPHICS AND TRAFFIC COUNT 3 MILE

Summary	Census 2010	2016	2021
Population	4,109	4,252	4,455
Households	1,676	1,707	1,784
Families	1,144	1,144	1,184
Average Household Size	2.45	2.49	2.50
Owner Occupied Housing Units	1,212	1,164	1,204
Renter Occupied Housing Units	464	543	580
Median Age	40.2	41.1	42.6

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.94%	1.15%	0.84%
Households	0.89%	1.14%	0.79%
Families	0.69%	1.01%	0.72%
Owner HMs	0.68%	1.12%	0.73%
Median Household Income	-0.41%	2.30%	1.86%

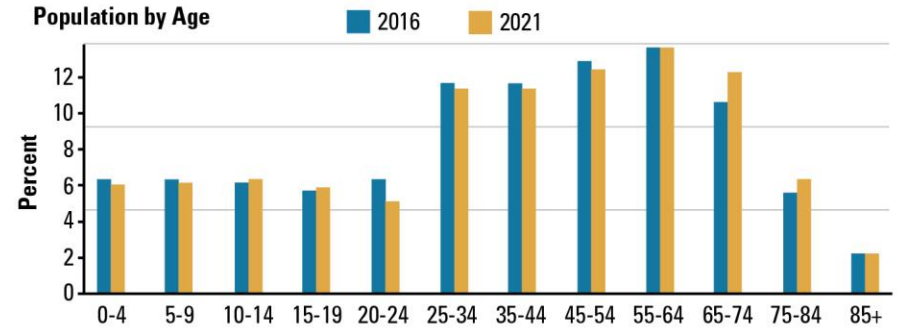
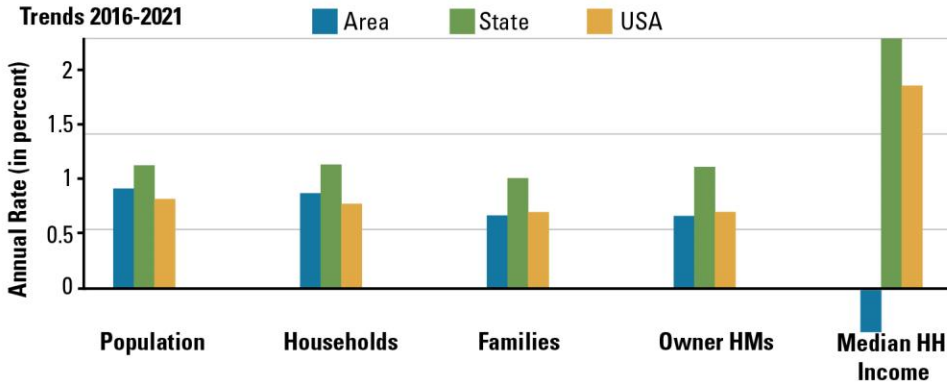
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	367	21.5%	400	22.4%
\$15,000 - \$24,999	237	13.9%	286	16.0%
\$25,000 - \$34,999	223	13.1%	198	11.1%
\$35,000 - \$49,999	264	15.5%	247	13.8%
\$50,000 - \$74,999	317	18.6%	305	17.1%
\$75,000 - \$99,999	159	9.3%	176	9.9%
\$100,000 - \$149,999	97	5.7%	115	6.4%
\$150,000 - \$199,999	33	1.9%	47	2.6%
\$200,000+	10	0.6%	10	0.6%
Median Household Income	\$36,087		\$35,349	
Average Household Income	\$46,731		\$48,907	
Per Capita Income	\$18,763		\$19,487	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0-4	271	6.6%	274	6.4%	272	6.1%
5-9	264	6.4%	271	6.4%	276	6.2%
10 - 14	279	6.8%	264	6.2%	285	6.4%
15-19	303	7.4%	247	5.8%	267	6.0%
20-24	219	5.3%	271	6.4%	235	5.3%
25-34	459	11.2%	500	11.8%	509	11.4%
35-44	504	12.3%	498	11.7%	508	11.4%
45-54	555	13.5%	552	13.0%	555	12.5%
55-64	538	13.1%	582	13.7%	612	13.7%
65-74	384	9.3%	452	10.6%	550	12.3%
75-84	241	5.9%	244	5.7%	286	6.4%
85+	92	2.2%	97	2.3%	102	2.3%

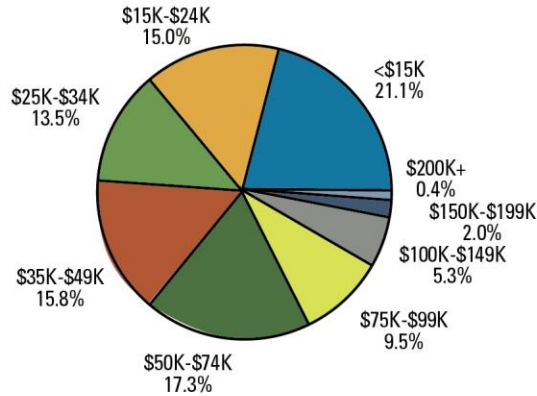
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,061	74.5%	3,179	74.8%	3,358	75.4%
Black Alone	952	23.2%	944	22.2%	942	21.1%
American Indian Alone	18	0.4%	18	0.4%	19	0.4%
Asian Alone	11	0.3%	16	0.4%	19	0.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	21	0.5%	28	0.7%	35	0.8%
Two or More Races	45	1.1%	66	1.6%	82	1.8%
Hispanic Origin (Any Race)	47	1.1%	59	1.4%	74	1.7%

Data Note. Income is expressed in current dollars.

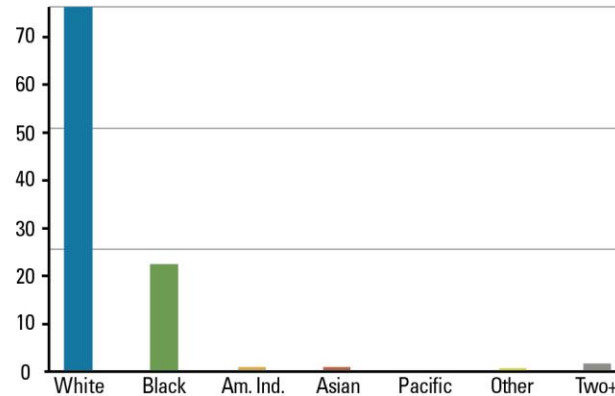
DEMOGRAPHICS AND TRAFFIC COUNT 3 MILE



2016 Household Income



2016 Population by Race





119 HAMEL STREET KERSHAW, SC 29067

DEMOGRAPHICS AND TRAFFIC COUNT 5 MILE

Summary	Census 2010	2016	2021
Population	7,775	7,958	8,213
Households	2,521	2,552	2,649
Families	1,741	1,732	1,782
Average Household Size	2.47	2.50	2.51
Owner Occupied Housing Units	1,886	1,816	1,869
Renter Occupied Housing Units	635	736	780
Median Age	38.6	39.2	40.2

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.63%	1.15%	0.84%
Households	0.75%	1.14%	0.79%
Families	0.57%	1.01%	0.72%
Owner HMs	0.58%	1.12%	0.73%
Median Household Income	-0.35%	2.30%	1.86%

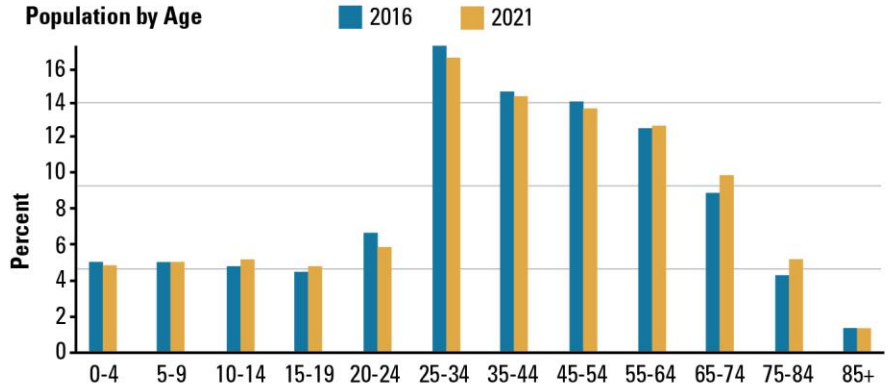
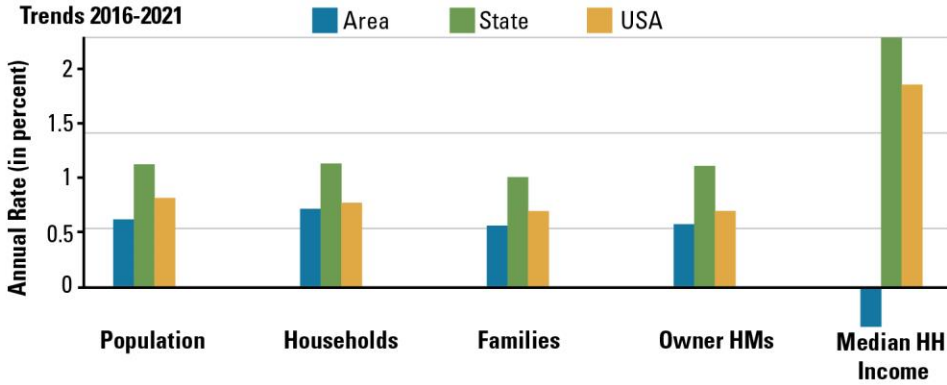
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	521	20.4	563	21.3%
\$15,000 - \$24,999	355	13.9%	426	16.1%
\$25,000 - \$34,999	329	12.9%	293	11.1%
\$35,000 - \$49,999	388	15.2%	344	13.0%
\$50,000 - \$74,999	500	19.6%	482	18.2%
\$75,000 - \$99,999	248	9.7%	279	10.5%
\$100,000 - \$149,999	146	5.7%	176	6.6%
\$150,000 - \$199,999	50	2.0%	71	2.7%
\$200,000+	15	0.6%	16	0.6%
Median Household Income	\$37,047		\$36,404	
Average Household Income	\$47,657		\$50,106	
Per Capita Income	\$16,247		\$17,091	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0-4	406	5.2%	404	5.1%	394	4.8%
5-9	389	5.0%	405	5.1%	406	4.9%
10 - 14	412	5.3%	387	4.9%	395	5.2%
15-19	459	5.9%	367	4.6%	395	4.8%
20-24	485	6.2%	548	6.9%	486	5.9%
25-34	1,296	16.7%	1,371	17.2%	1,364	16.6%
35-44	1,175	15.1%	1,158	14.6%	1,167	14.2%
45-54	1,150	14.8%	1,124	14.1%	1,120	13.6%
55-64	929	11.9%	997	12.5%	1,045	12.7%
65-74	601	7.7%	711	8.9%	846	10.3%
75-84	348	4.5%	355	4.5%	425	5.2%
85+	126	1.6%	131	1.6%	140	1.7%

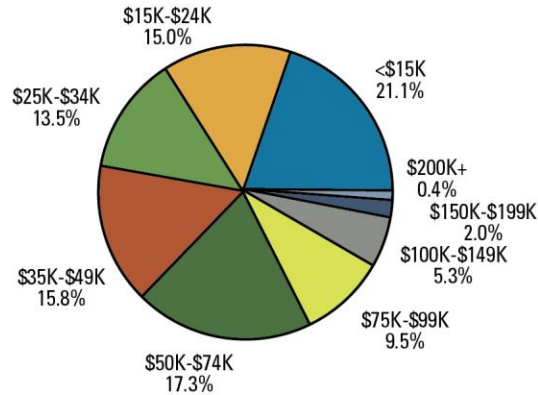
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,237	67.4%	5,373	67.5%	5,600	68.2%
Black Alone	2,338	30.1%	2,326	29.2%	2,308	28.1%
American Indian Alone	29	0.4%	29	0.4%	31	0.4%
Asian Alone	17	0.2%	23	0.3%	28	0.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	82	1.1%	103	1.3%	120	1.5%
Two or More Races	72	0.9%	103	1.3%	126	1.5%
Hispanic Origin (Any Race)	138	1.8%	173	2.2%	205	2.5%

Data Note. Income is expressed in current dollars.

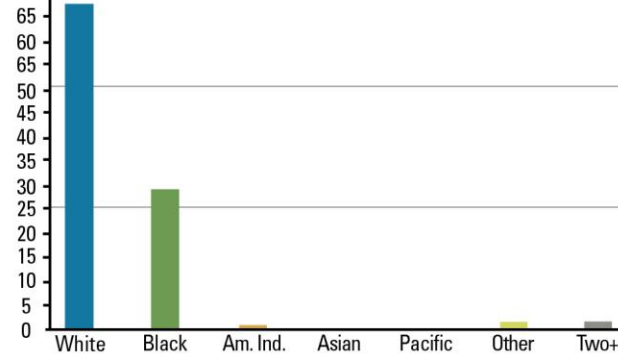
DEMOGRAPHICS AND TRAFFIC COUNT 5 MILE



2016 Household Income



2016 Population by Race





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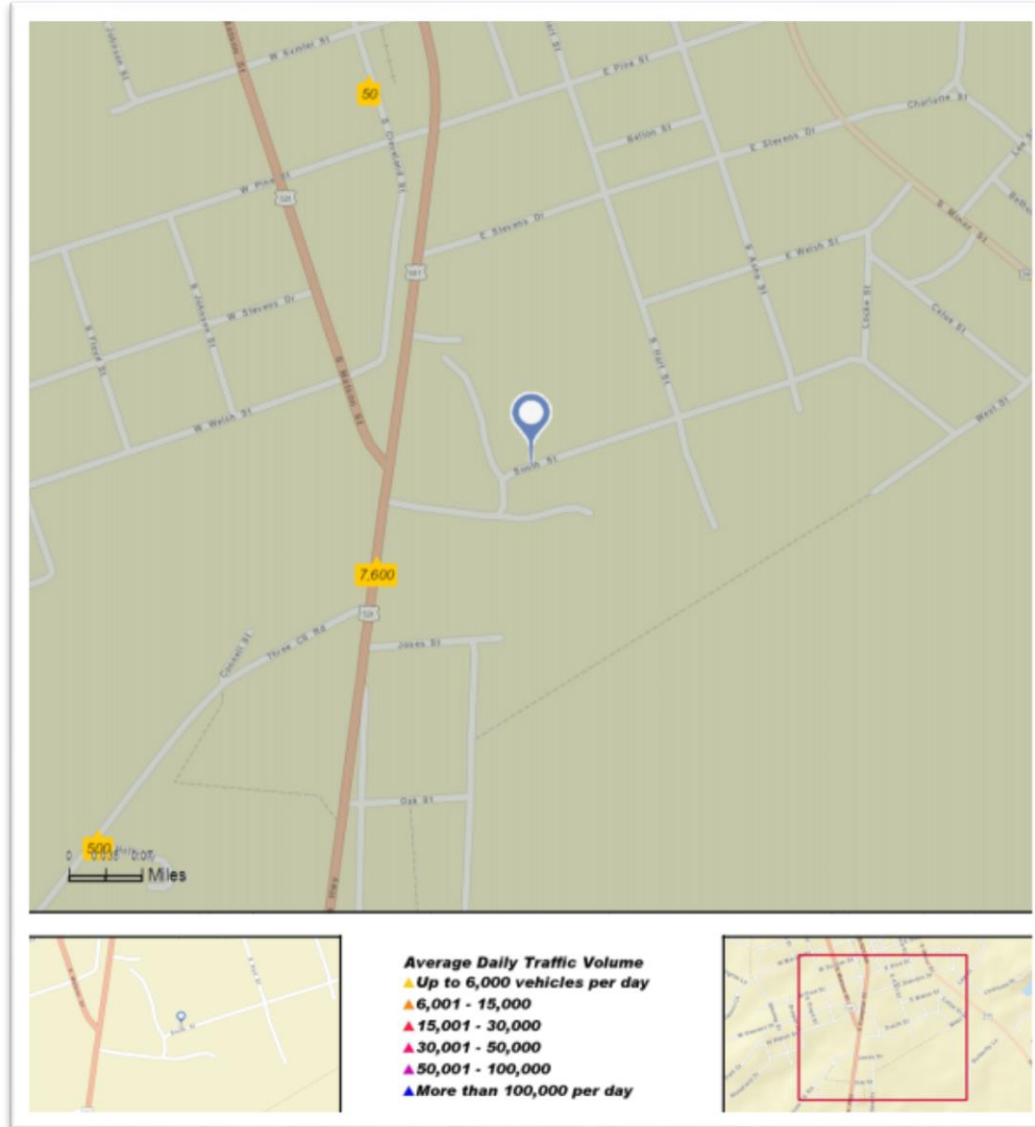
DEMOGRAPHICS AND TRAFFIC COUNT

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14	S Hampton St	Old Camden Rd (0.03 miles S)	2012	7,600
0.33	S Cleveland St	W Sumter St (0.04 miles N)	2012	50
0.42	S Minor St	West St (0.04 mdes SE)	2012	1,650
0.45	Three Cs Rd	Hutto St (0.01 miles SW)	2012	500
0.50	N Mart St	E Morion St (0.03 miles S)	2012	375
0.60	N Matson St	W Richland St (0.04 miles S)	2005	4,500
0.64	N Minor St	E Richland St (0.02 mdes S)	2012	1,900
0.66	Shop Rd	Wmterwood Rd (0.14 miles S)	2012	1,000
0.68	E Manon St	Maple St (0.03 miles E)	2012	1,450
0.73	W Niton St	N Johnson St (0.12 miles SW)	2012	1,600
0.74	Kershaw Country Club Rd	Wylie Cede Dr (0.06 miles SW)	2012	1,250
0.75	E Milton St	N Hart St (0.04 miles W)	2012	3,700
0.84	Horton Rofrms Rd	W Richland St (0.06 miles SW)	2012	500
0.85	Winterwood Rd	John Adams Rd (0.17 mdes E)	2012	425
0.92	Kershaw Camden Hwy	N Hampton St (0.06 miles N)	2012	4,800
1.30	N Matson St	W 4th St (0.07 miles S)	2012	3,100
1.63	Fork Hill Rd	Belvedere Rd (0.03 miles N)	2012	2,500
1.96	Arbor Dr	Wood haven Rd (0.18 mdes W)	2012	1,300
1.98	Kershaw Camden Hwy	Od Camden Rd (0.09 miles N)	2012	3,500
2.00	Kershaw Camden Hwy	Railroad Ave (0.32 mdes E)	2012	4,000
2.05	Sandhill Rd	Discovery Rd (0.66 mdes S)	1996	225
2.14	Gold Mine Hwy	Little Dude Ave (0.03 miles ME)	2012	2,300
2.42	Old Lancaster Hwy	Phillipstown Rd (0.17 mdes W)	2012	600
2.47	Jones Rd	Random Tree Rd (0.07 rr.Aes E)	2010	1,400
2.88	Old Georgetown Rd W	Kershaw Camden Hwy (0.17 miles NW)	2012	475
3.25	Sunrise Rd	Molasses Rd (0.11 mdes S)	2012	225
3.97	Bethune Rd	Mill Creek Rd (0.34 miles SE)	2010	1,350
4.29	Kershaw Country Club Rd	Hannah Simpson Rd (0.19 miles SW)	2012	350
4.39	Kershaw Hwy	Catoe Rd (0.15 miles S)	2010	3,500
4.57	Providence Rd	Love Rd (0.01 miles SE)	2010	125



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DEMOGRAPHICS AND TRAFFIC COUNT





119 HAMEL STREET KERSHAW, SC 29067

FAMILY DOLLAR—DOLLAR TREE PROFILE



Hoover's Company Description:

Penny-pinching single moms are drawn to Family Dollar. Family Dollar is one component of the nation's #1 dollar store since it's acquisition by Dollar Tree. The combined company will have sales of over \$19 billion a year and will operate over 13,000 stores, making it the largest dollar store chain in the US by store count.

Yahoo Finance:

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise, including toys, durable housewares, gifts, stationery products, party goods, greeting cards; and seasonal goods consisting of Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia.

The Family Dollar segment offers consumable merchandise, including food, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; home products, such as housewares, home décor, and giftware, as well as blankets, sheets, and towels; apparel and accessories merchandise, including clothing, fashion accessories, and shoes; and seasonal and electronics merchandise, such as Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics consisting of pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates under the Family Dollar brand, 11 distribution centers, and a store support center in Matthews, North Carolina. As of January 30, 2016, the company operated 13,851 stores in 48 states and the District of Columbia, and 5 Canadian provinces. Dollar Tree, Inc. was founded in 1986 and is based in Chesapeake, Virginia.

The financials are taken from Yahoo Finance.



119 HAMEL STREET KERSHAW, SC 29067

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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. **By accepting this Offering Memorandum you agree to release Birch Lane Realty Advisors, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

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