



OFFERING MEMORANDUM
FAMILY DOLLAR
5 E MOORE STREET | SUMTER, SC 29150

Exclusively Marketed By:

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INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	5 E Moore Street Sumter, SC 29150
Property Type	Single Tenant Retail
Price	\$495,000
Price/SF/Bldg	\$60.31
Net Operating Income	\$47,762
CAP Rate	9.65%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	1.5 Years
Occupancy	100%
Building Size	8,208 SF
Land Size	33,975 SF
Year Built / Renovated	2001
APN	229-05-04-005

TRAFFIC COUNTS

CARS PER DAY

N Main Street	14,000
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INVESTMENT HIGHLIGHTS

- Single Tenant NN property leased to Family Dollar with 1.5 Years remaining
- Publicly traded on the NYSE: FDO with over 7,600 locations nationwide and \$10.04 Billion in sales
- NN lease provides for minimal LL responsibilities, Landlord responsible for roof, structure, and parking lot
- National credit Family Dollar opportunity
- Includes safe and secure billboard income
- Highly visible corner retail property with high barriers to entry
- Priced below replacement cost



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Family Dollar	8,208	100%	\$4,100	\$1.54	\$49,200	\$5.99	3/1/2001	12/31/2016	10% each option	NN	Five (5) Yr Options
Note - NN Lease, Landlord responsible for roof & structure											
Billboard			\$100		\$1,200		8/1/2012	7/31/2015	None		Every (3) yrs
TOTAL	8,208	100%	\$12,718		\$50,400						



INCOME & EXPENSES

OPERATING EXPENSES		CURRENT	PSF
Property Taxes	1.300%	\$6,435.00	\$0.78
Property Insurance		\$2,363.00	\$0.29
Common Area Maintenance		\$275.00	\$0.03
Total Operating Expenses		\$9,073	\$1.11

INCOME		CURRENT	PSF
Potential Rental Income		\$50,400	\$6.14
Less: Vacancy & Losses	0.00%	\$0	\$0.00
Effective Rental Income		\$50,400	\$6.14
Plus: Expense Recapture		\$6,435	\$0.78
Gross Operating Income		\$56,835	\$6.92
Less: Operating Expenses		\$9,073	\$1.11
Net Operating Income		\$47,762	\$5.82

Sumter, SC

Sumter is the county seat of Sumter County, South Carolina, United States. Known as the Sumter Metropolitan Statistical Area, the namesake county adjoins Clarendon and Lee to form the core of Sumter-Lee-Clarendon tri-county area of South Carolina, an area that includes the three counties in east central South Carolina. The U.S. Census Bureau estimated the city's population was 39,643 at the 2000 census. The 2010 census puts the city at 40,524. During the 1740s, settlers arrived to establish roots along the banks of the Wateree River. The "Carolina Backcountry," as it was then known, became a predominantly agricultural area called Craven County, later Claremont County. Today, the city retains its status as a major hub, both for industry and infrastructure. In modern times, the city has taken on additional dimension as a center for business culture and finance, as its rich historic homes, military support, and progressive educational institutions come together to form a destination for the east central portion of South Carolina.

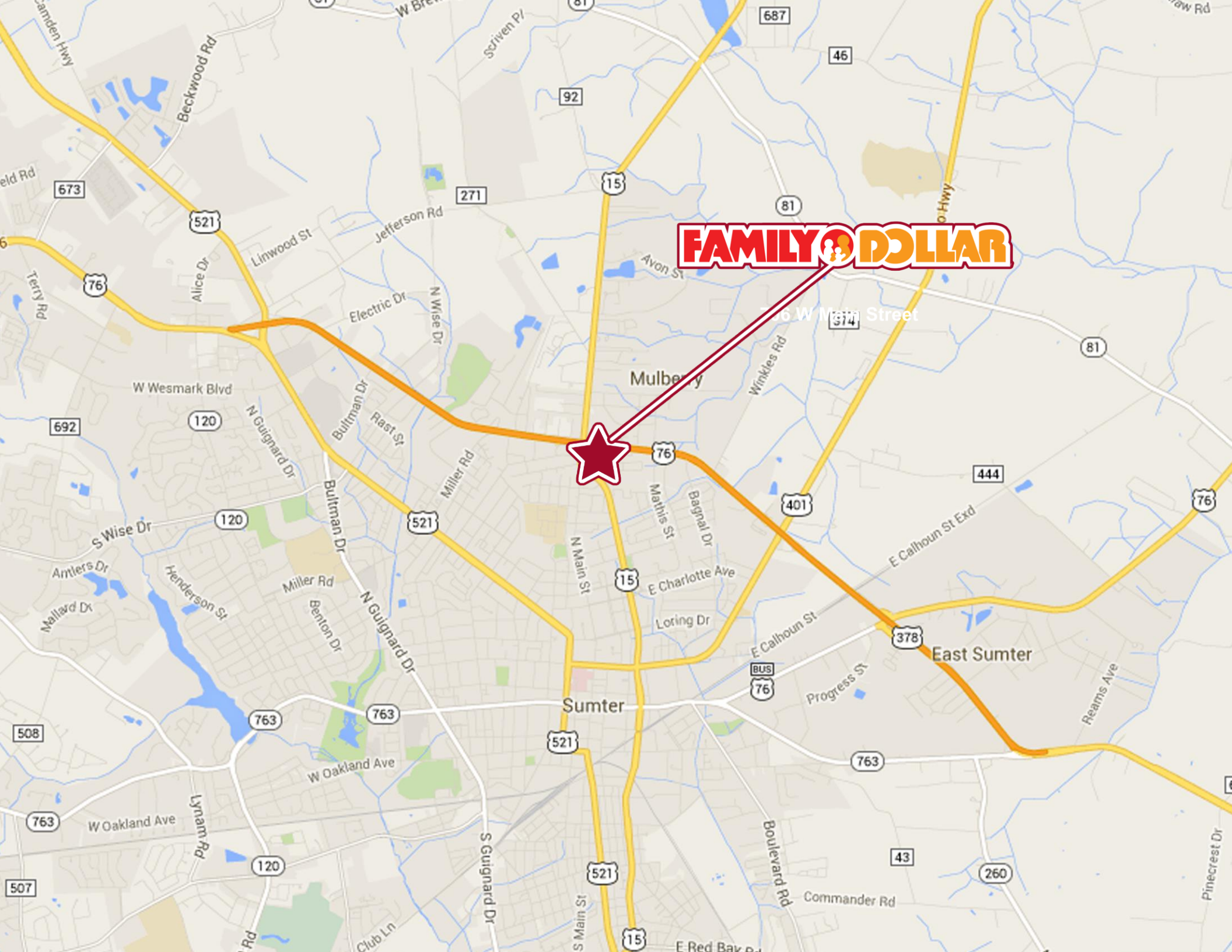
The Census reported that there were 59,180 people, 34,717 households, and 4,049 families living in the city. The population density was 4,469.5 people per square mile. There were 46,032 housing units at an average density of 603.0 per square mile. The racial makeup of the city was 45.3% Caucasian, 49.1% African American, 1.24% Native American, 1.6% Asian, 0.1% Pacific Islander, 1.12% from other races, and 1.41% from two or more races. Hispanic or Latino of any race were 1.98% of the population.

There were 44,717 households, of which 75% had children under the age of 18 living with them, 66.0% were married couples living together, 19.3% had a female householder with no husband present, and 21.0% were non-families. 17.3% of all households were made up of individuals and 1.7% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 3.14.

In the city, the population was spread out with 37.6% under the age of 18, 12.28% from 18 to 24, 26.04% from 25 to 44, 19.55% from 45 to 64, and 14.12% who were 65 years of age or older. The median age was 33.3 years. For every 100 females there were 89.2 males. For every 100 females age 18 and over, there were 83.9 males.

The median income for a household in the city was \$39,264, and the median income for a family was \$55,328. Males had a median income of \$37,078 versus \$32,002 for females. The per capita income for the city was \$36,949. About 13.0% of families and 26.6% of the population were below the poverty line, including 21.8% of those under age 18 and 15.3% of those age 65 or over.

FAMILY DOLLAR



**RITE
AID**

**SUMTER
MALL**

FAMILY DOLLAR

N Main Street

Robert E Graham Freeway



Walgreens



Robert E Graham Freeway

FAMILY & DOLLAR

S Pike E

N Main Street

E Moore Street

N Lafayette Drive



N Lafayette Drive

E Moore Street

S Pike E

Robert E Graham Freeway

N Main Street

FAMILY & DOLLAR



	1 mile	3 miles	5 miles
Population			
2000 Population	6,556	30,753	52,852
2010 Population	6,487	29,436	54,189
2013 Population	6,450	29,611	54,510
2018 Population	6,508	30,042	55,438
2000-2010 Annual Rate	-0.11%	-0.44%	0.25%
2010-2013 Annual Rate	-0.18%	0.18%	0.18%
2013-2018 Annual Rate	0.18%	0.29%	0.34%
2013 Male Population	44.9%	46.4%	47.0%
2013 Female Population	55.1%	53.6%	53.0%
2013 Median Age	28.5	35.5	36.6

In the identified area, the current year population is 54,510. In 2010, the Census count in the area was 54,189. The rate of change since 2010 was 0.18% annually. The five-year projection for the population in the area is 55,438 representing a change of 0.34% annually from 2013 to 2018. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 37.3.

Race and Ethnicity

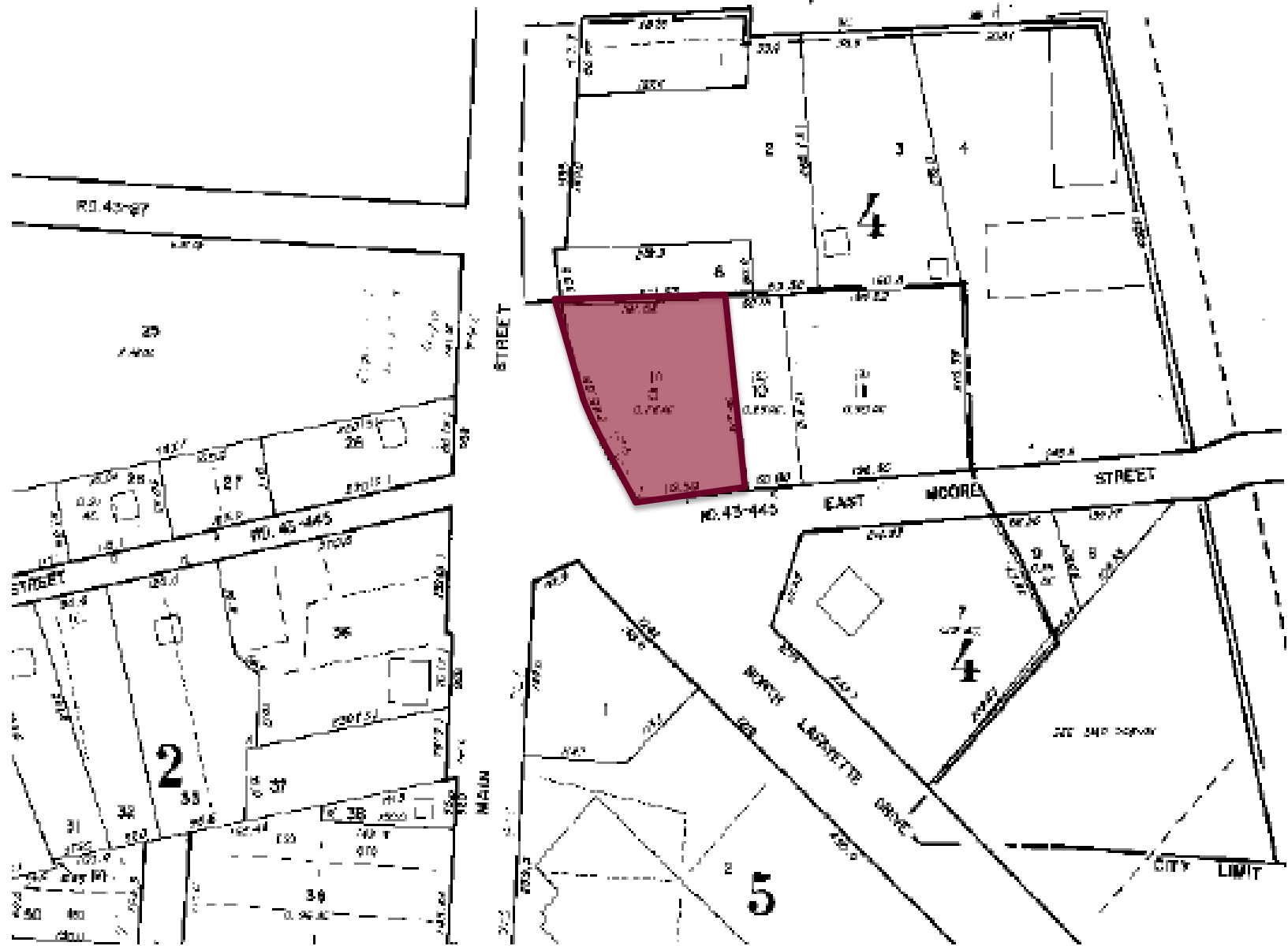
2013 White Alone	18.0%	37.8%	44.6%
2013 Black Alone	76.9%	56.9%	50.1%
2013 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2013 Asian Alone	0.5%	1.2%	1.3%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	2.6%	2.1%	1.8%
2013 Two or More Races	1.7%	1.6%	1.8%
2013 Hispanic Origin (Any Race)	3.8%	4.0%	3.8%

Median Household Income

2013 Median Household Income	\$22,517	\$26,175	\$33,017
2018 Median Household Income	\$25,256	\$29,642	\$39,462
2013-2018 Annual Rate	2.32%	2.52%	3.63%

Average Household Income

2013 Average Household Income	\$28,732	\$40,543	\$49,159
2018 Average Household Income	\$31,209	\$47,186	\$56,747
2013-2018 Annual Rate	1.67%	3.08%	2.91%



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