

OFFERING MEMORANDUM

36 Winterplace Lane - Newland, NC



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Table of Contents

INVESTMENT SUMMARY

Investment Highlights

PROPERTY OVERVIEW

Location Map
Property Aerial
Retail Map

AREA OVERVIEW

City Overview

TENANT PROFILE

Lease Abstract

FINANCIAL ANALYSIS

Rent Roll

CONFIDENTIALITY AGREEMENT

Exclusively Marketed By

ELAN SIEDER

Lic # 01928243

818.633.9377 | DIRECT

elan@SIGnnn.com



Sands Investment Group believes the information contained herein to be reliable. However, we make no guarantees, representations or warranties of any kind, expressed or implied regarding this information; including, but not limited to content, accuracy & reliability. Investors should consult a tax and legal advisor, as well as verify ALL information prior to the investment.

INVESTMENT SUMMARY

DOLLAR GENERAL®**OFFERING SUMMARY**

PRICE	\$1,342,750
COST/ BUILDING SF	\$147.55
NOI	\$85,936
CAP RATE	6.40%

PROPERTY SUMMARY

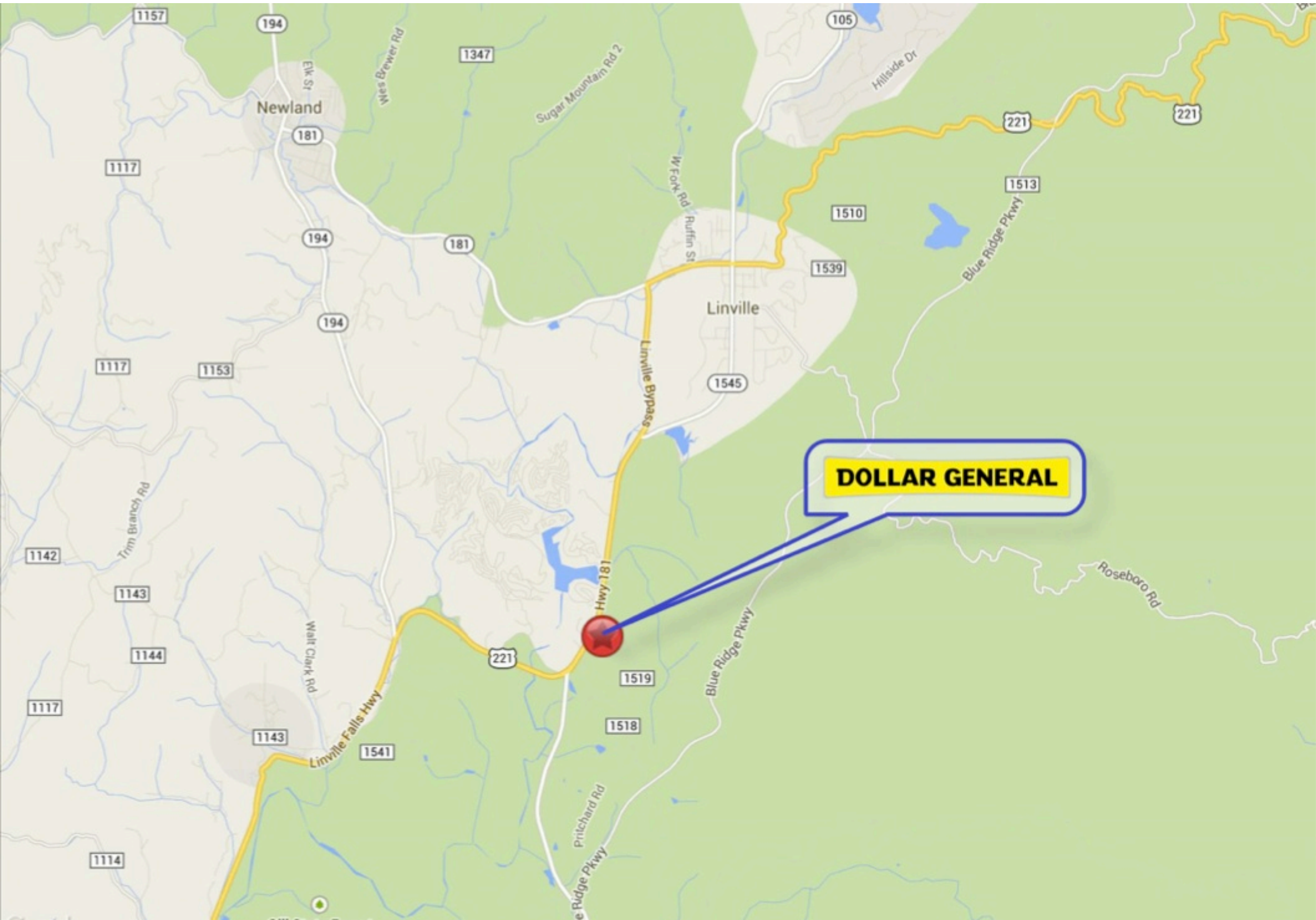
ADDRESS	36 Winterplace Ln. Newland, NC 28657
COUNTY	Avery
BUILDING AREA	9,100 SF
LAND AREA	1.02 Acres
BUILT	2013

Sands Investment Group is pleased to exclusively offer for sale a fee simple Dollar General located in Newland, North Carolina. This location offers an absolute triple net (NNN) lease with a primary lease term of 15 years. The remaining primary lease term is 13+ years.

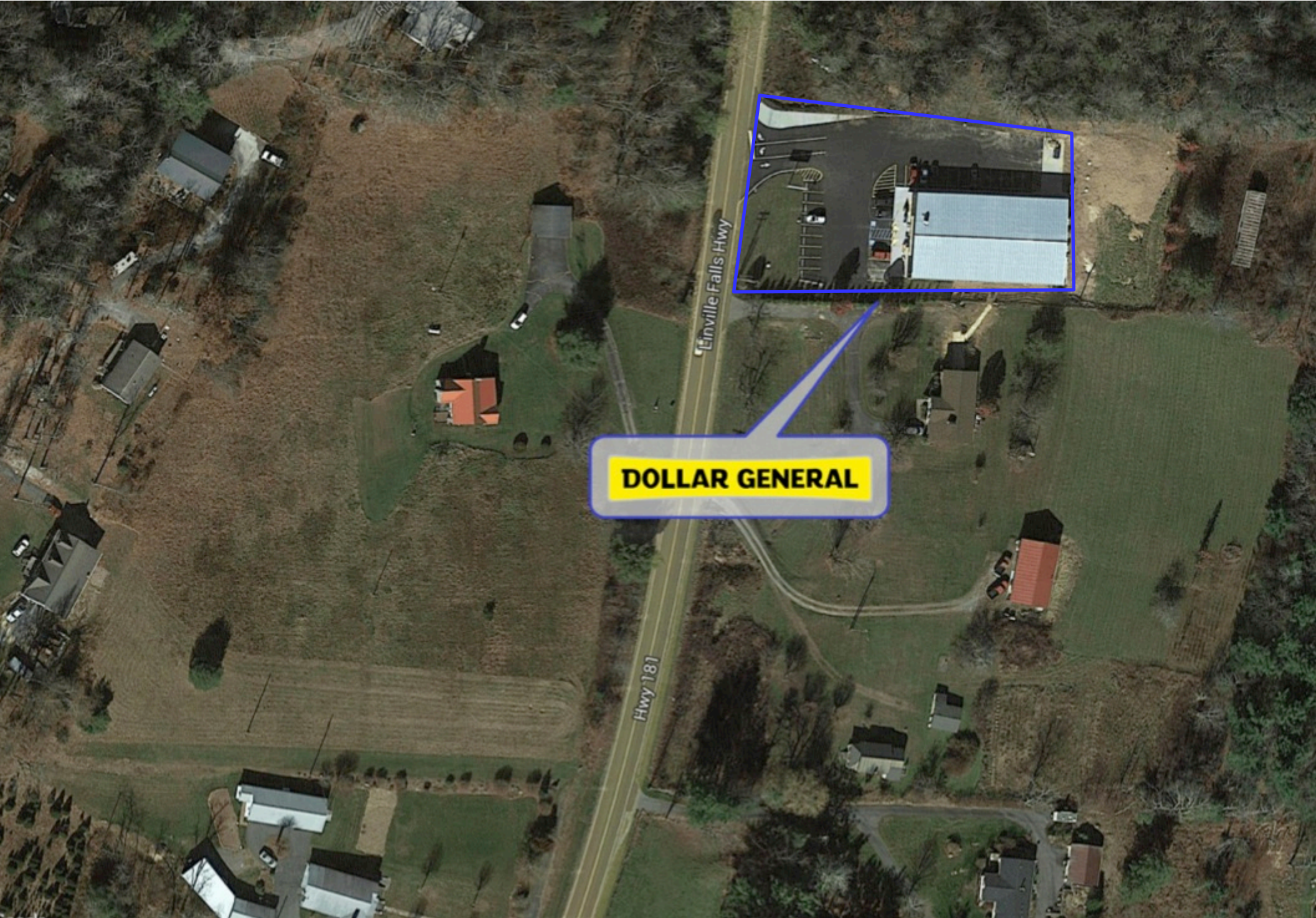
This location is new construction, and was completed in Q4 of 2013. This location is situated in a community that offers population and household income demographics that are ideal for Dollar General.



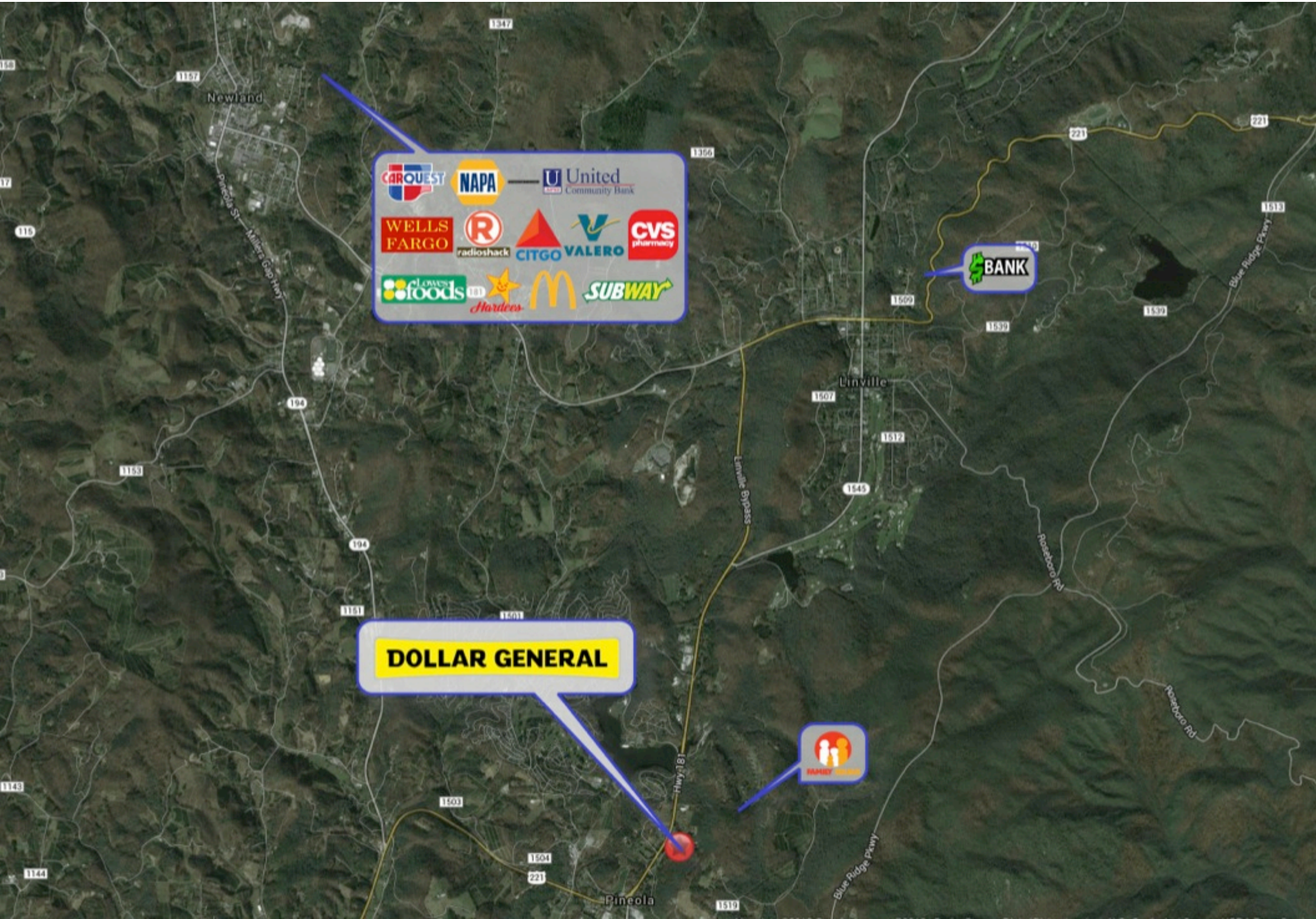
LOCATION MAP



AERIAL MAP



RETAIL MAP



AREA OVERVIEW



Newland is located in west North Carolina. Newland is between Avery and Burke county. Newland has 0.75 square miles of land area and has no water area. As of 2010, the total Newland population is 698, which has shrunk 0.85% since 2000. Newland median household income was \$30,278 in 2012 and has grown by 24.22% since 2000. The income growth rate is higher than the state average rate of 18.54% and is lower than the national average rate of 26.32%. Newland median house value was \$164,300 in 2012 and has grown by 96.53% since 2000. The house value growth rate is much higher than the state average rate of 41.83% and is much higher than the national average rate of 51.67%. On average, the public school district that covers Newland is close to the state average in quality.

Newland, NC is located along Blue Ridge Parkway, the scenic road which runs along many national parks and outdoor sport resorts. Local Tourist attractions include Grandfather Mountain and Ski Resort, the Mile High Swinging Bridge, Sugar Mountain Ski Resort and Linville Falls Hiking Trails.



DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
EST. DAYTIME POPULATION	N/A	2,802	5,048
AVERAGE H.H. INCOME	N/A	\$61,238	\$58,716

TRAFFIC COUNT

	Linville Falls Hwy	Jonas Ridge Hwy
VEHICLES PER DAY	6,100	4,700

Traffic count recorded by ©2011 MPSI Systems Inc. d.b.a. DataMetrix®

TENANT PROFILE

DOLLAR GENERAL®**COMPANY PROFILE**

PUBLIC COMPANY

NYSE: DG

CORPORATE LOCATION

Goodlettsville, TN

FOUNDED

1955**DOLLAR GENERAL®**

INDUSTRY

Discount Variety

OF LOCATIONS

11,000

OF EMPLOYEES

90,500

Dollar General Corporation, incorporated in 1955, is a discount retailer in the United States by number of stores, with over 11,000 stores located in approximately 39 states as of 2013, primarily in the southern, southwestern, Midwestern and eastern United States.

The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. The Company's merchandise includes national brands from manufacturers, as well as private brand selections with prices at substantial discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box (approximately 7,200 square feet) locations.

During the fiscal year ended February 3, 2012 (fiscal 2011), it opened 625 stores and remodeled or relocated 575 stores, and closed 60 stores. Its small box stores offer consumable items, including packaged and refrigerated foods.

The average Dollar General store has approximately 7,200 square feet of selling space. During fiscal 2011, its total store count included 69 Dollar General Market stores, which, in addition to the merchandise offering of a traditional Dollar General store, feature an expanded food section, including fresh meat and produce and more frozen and refrigerated foods. During fiscal 2011, it opened 12 Dollar General Markets, including seven as part of its initial entrance into Nevada. In addition to the Market stores, it is also testing a large format traditional store with approximately 10,000 square feet of selling space, including an expanded section of coolers and freezers.

DollarGeneral.com

LEASE ABSTRACT

DOLLAR GENERAL

LEASE SUMMARY

LEASE TERM	15 Years
TENANT	Dollar General Corporation
PREMISES	A building of approximately 9,100 SF in Newland, NC
LEASE COMMENCEMENT	Q4 of 2013
LEASE EXPIRATION	Q4 of 2028
RENEWAL OPTIONS	5 x 5 Year
INCREASE DATE	10% Increase in Rent Option 1
LEASE TYPE	Absolute NNN
INSURANCE	Paid by Tenant
MAINTENANCE & REPAIRS	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
UTILITIES	Paid by Tenant

ESTIMATED OPERATING INFORMATION

INCOME

GROSS POTENTIAL RENT	\$85,936
EXPENSE REIMBURSEMENT	NNN
EFFECTIVE GROSS INCOME	\$85,936
LESS EXPENSES	NNN
NET OPERATING INCOME	\$85,936



RENT ROLL

TENANT NAME	SIZE	% OF TOTAL	MONTHLY RENT		INCREASE DATES	RENTAL INCREASE	LEASE TERM		
	SF		ANNUAL BASE RENT	RENT / SF			LEASE BEGIN	LEASE END	OPTIONS
DOLLAR GENERAL	9,100	100%	\$85,936	\$9.44	Option 1	10%	Q4 2013	11/2028	5 x 5 Year
TOTAL/AVG	9,100	100%	\$85,963	\$9.44					



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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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 tenant's 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Exclusively Marketed By:

ELAN SIEDER

Lic # 01928243

818.633.9377 | DIRECT

elan@SIGnnn.com

