

TWO-TENANT NNN INVESTMENT OPPORTUNITY



Offering Memorandum

107 W. CHURCH STREET, BATESBURG-LEESVILLE, SC 29006

3,844 SF | 6.25% CAP | \$2,984,000

TRANSACTION TEAM



Fallon Hogan

BROKER
fallon@pintailcre.com
864.630.8175



Josh Tew, CCIM

PARTNER, BROKER
josh@pintailcre.com
864.414.6778

CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projections are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY OVERVIEW

107 W. Church Street, Batesburg-Leesville, SC 29006

PROPERTY DETAILS

Parcel ID:	Lexington County #005900-06-031
Zoning:	Commercial
Building Size:	±3,844 SF
Lot Size:	±0.72 AC
Property Type:	Retail + Food and Beverage Drive-Thru Retailer
Retail Position:	Walmart Supercenter Outparcel
Access:	Direct to W. Church + Cross Access with Walmart
Tenant Mix:	Dunkin' (2,144 SF) Verizon (1,700 SF)

This newly constructed two-tenant retail building in Batesburg-Leesville presents investors with the opportunity to acquire a high-quality, stabilized asset leased to Dunkin' and Verizon. The property benefits from strong national tenancy, modern construction, excellent visibility, and access within a well-established retail corridor.

Dunkin' is operated by Coastal Franchising, an experienced operator with over 140 locations, while Verizon is operated by The Cellular Connection, one of the largest Verizon authorized retailers with more than 850 stores across 39 states. **Both tenants are secured by long-term leases with approximately 9.5 years of remaining term, providing investors with stable, predictable cash flow.**

IDEAL OPPORTUNITY FOR

1031 Exchange Investors
Private Investors
Family Offices
Private Equity
NNN Investment Buyers
Retail Investors
Passive-Income Investors

The offering is well suited for investors seeking **long-term, predictable cash flow with contractual rent growth and diversified tenancy.**



NOI

\$186,500.00



CAP RATE

6.25%



SALES PRICE

\$2,984,000

TENANT OVERVIEW

DUNKIN' (2,144 SF)

Founded in 1950, Dunkin® is one of the world's leading quick-service restaurant brands, serving high-quality coffee, espresso beverages, donuts, breakfast sandwiches, and baked goods. With more than 13,000 restaurants across nearly 40 global markets, Dunkin® has established itself as one of the most recognized and trusted brands in the coffee and breakfast category. Known for its convenience-focused model, strong customer loyalty, and high frequency visits, Dunkin® locations are strategically positioned along major commuter corridors, retail centers, and high-traffic intersections. The brand continues to expand through modern restaurant prototypes featuring drive-thru service, digital ordering, and mobile pickup, enhancing speed and customer convenience.

Dunkin' Coastal Columbia Investments, LLC, is affiliated with Coastal Franchising, an established multi-unit Dunkin' operator with **140 locations and growing, positioning the group among the larger Dunkin' franchise operators in the country**. The Batesburg-Leesville location opened on January 27, 2026, as Coastal Franchising's 139th location, demonstrating the operator's continued expansion and long-term commitment to the Dunkin' brand.

GUARANTY STRUCTURE

The lease is supported by an executed cross-guaranty from multiple Coastal-affiliated operating entities, providing additional credit support beyond the single-purpose tenant entity. The guaranty was executed by George C. Ross Jr., CEO, on behalf of numerous affiliated Coastal entities.

DUNKIN'



TENANT OVERVIEW

VERIZON (1,700 SF)

Founded in 2000, Verizon Communications Inc. is one of the world's largest telecommunications companies and a leading provider of wireless communications, broadband, and digital connectivity solutions. Serving more than 140 million wireless retail connections across the United States, Verizon is recognized for its reliable network, technological innovation, and premium customer experience.

Verizon retail stores provide consumers and businesses with wireless devices, accessories, internet solutions, and personalized customer support. Strategically located in high-traffic retail corridors and neighborhood shopping centers, Verizon stores generate consistent customer traffic through new device launches, service upgrades, and ongoing account support. The company's continued investment in 5G technology and broadband infrastructure reinforces its position as one of the nation's most trusted telecommunications providers.

Verizon The Cellular Connection, LLC (TCC), is a well-established Verizon Authorized Retailer with operations dating back to 1991. TCC operates nearly 850 locations across 39 states, **positioning the company as one of the largest Verizon Authorized Retailers in the country.** The Batesburg-Leesville location is leased directly to The Cellular Connection, LLC, with a current lease term extending through March 31, 2036, providing investors with long-term tenancy backed by an experienced, national wireless retailer.

TENANT CREDIT PROFILE

TCC's significant national footprint, more than three decades of operating history, and extensive experience with the Verizon brand provide a compelling tenant profile and established operating platform.

verizon[✓]



LEASE OVERVIEW: DUNKIN'

Tenant	Coastal Columbia Investments, LLC
Brand	Dunkin'
Premises	±2,144 SF freestanding end-cap retail space with drive-thru
Lease Structure	NNN/Tenant responsible for its pro rata share of Taxes, Insurance and CAM
Rent Commencement	3/30/2026
Initial Lease Term	10 Years
Renewal Options	Four (4), 5-Year Options
Maximum Potential Term	30 Years
Initial Annual Rent	\$110,000.00
Initial Monthly Rent	\$9,166.67
Initial Rent PSF	\$51.31
Tenant Responsibilities	Interior maintenance, HVAC, plumbing fixtures/equipment serving premises, glass and other tenant-specific repairs; Taxes, Insurance and CAM as provided in lease
Landlord Responsibilities	Structural components, roof, foundation, exterior walls and specified common-area obligations, subject to lease terms

INITIAL LEASE TERM

LEASE PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT	INCREASE
YEARS 1-5	\$110,000.00	\$9,166.67	-
YEARS 6-10	\$121,000.00	\$10,083.33	10.0%

RENEWAL OPTIONS

OPTION	LEASE YR.	ANNUAL BASE RENT	MONTHLY BASE RENT	BASE RENT INCREASE
1	11	\$133,100.00	\$11,091.67	10.0%
	12	\$133,100.00	\$11,091.67	
	13	\$133,100.00	\$11,091.67	
	14	\$133,100.00	\$11,091.67	
	15	\$133,100.00	\$11,091.67	
2	16	\$146,410.00	\$12,200.83	10.0%
	17	\$146,410.00	\$12,200.83	
	18	\$146,410.00	\$12,200.83	
	19	\$146,410.00	\$12,200.83	
	20	\$146,410.00	\$12,200.83	
3	21	\$161,051.00	\$13,420.92	10.0%
	22	\$161,051.00	\$13,420.92	
	23	\$161,051.00	\$13,420.92	
	24	\$161,051.00	\$13,420.92	
	25	\$161,051.00	\$13,420.92	
4	26	\$177,156.10	\$14,763.01	10.0%
	27	\$177,156.10	\$14,763.01	
	28	\$177,156.10	\$14,763.01	
	29	\$177,156.10	\$14,763.01	
	30	\$177,156.10	\$14,763.01	

LEASE OVERVIEW: VERIZON

Tenant	The Cellular Connection, LLC
Brand	Verizon Authorized Retailer
Premises	±1,700 SF retail suite
Lease Structure	NNN / Tenant reimburses its pro rata share of Taxes, Insurance and CAM
Rent Commencement	4/1/2026
Initial Lease Term	10 Years
Renewal Options	Four (4), 3-Year Options
Maximum Potential Term	22 Years
Initial Annual Rent	\$76,500
Initial Monthly Rent	\$6,375
Initial Rent PSF	\$45.00
Tenant Responsibilities	Interior maintenance and repairs, HVAC maintenance/service, plumbing fixtures and equipment serving the premises, glass and other tenant-specific obligations
Landlord Responsibilities	Structural components, roof, foundation, exterior walls and common areas, subject to the terms of the lease. 5% CAM cap at year 3 + resets at each option renewal

INITIAL LEASE TERM

LEASE PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT	RENT PSF	INCREASE
YEARS 1-5	\$76,500	\$6,375.00	\$45.00	-
YEARS 6-10	\$84,150	\$7,012.50	\$49.50	10.0%

RENEWAL OPTIONS

OPTION	LEASE YR.	ANNUAL BASE RENT	MONTHLY BASE RENT	RENT PSF	INCREASE
1	11	\$85,833.00	\$7,152.75	\$50.49	3.0%
	12	\$87,549.66	\$7,295.81	\$51.50	
	13	\$89,301.00	\$7,441.75	\$52.53	
2	14	\$91,086.00	\$7,590.56	\$53.58	2.0%
	15	\$92,905.00	\$7,742.08	\$54.65	
	16	\$94,758.00	\$7,896.50	\$55.74	
3	17	\$96,662.03	\$8,055.17	\$56.86	2.0%
	18	\$98,600.00	\$8,216.67	\$58.00	
	19	\$100,572.00	\$8,381.00	\$59.16	
4	20	\$102,583.44	\$8,548.62	\$60.34	2.0%
	21	\$104,635.00	\$8,719.58	\$61.55	
	22	\$106,726.96	\$8,893.83	\$62.78	

INVESTMENT HIGHLIGHTS

The lease provides a 10% contractual rent increase at the beginning of Year 6, followed by four 3-year renewal options with a 3% annual rent increase at the first option and a 2% annual rent increase for options 2, 3 and 4. This creates consistent contractual income growth and up to 22 years of potential occupancy.

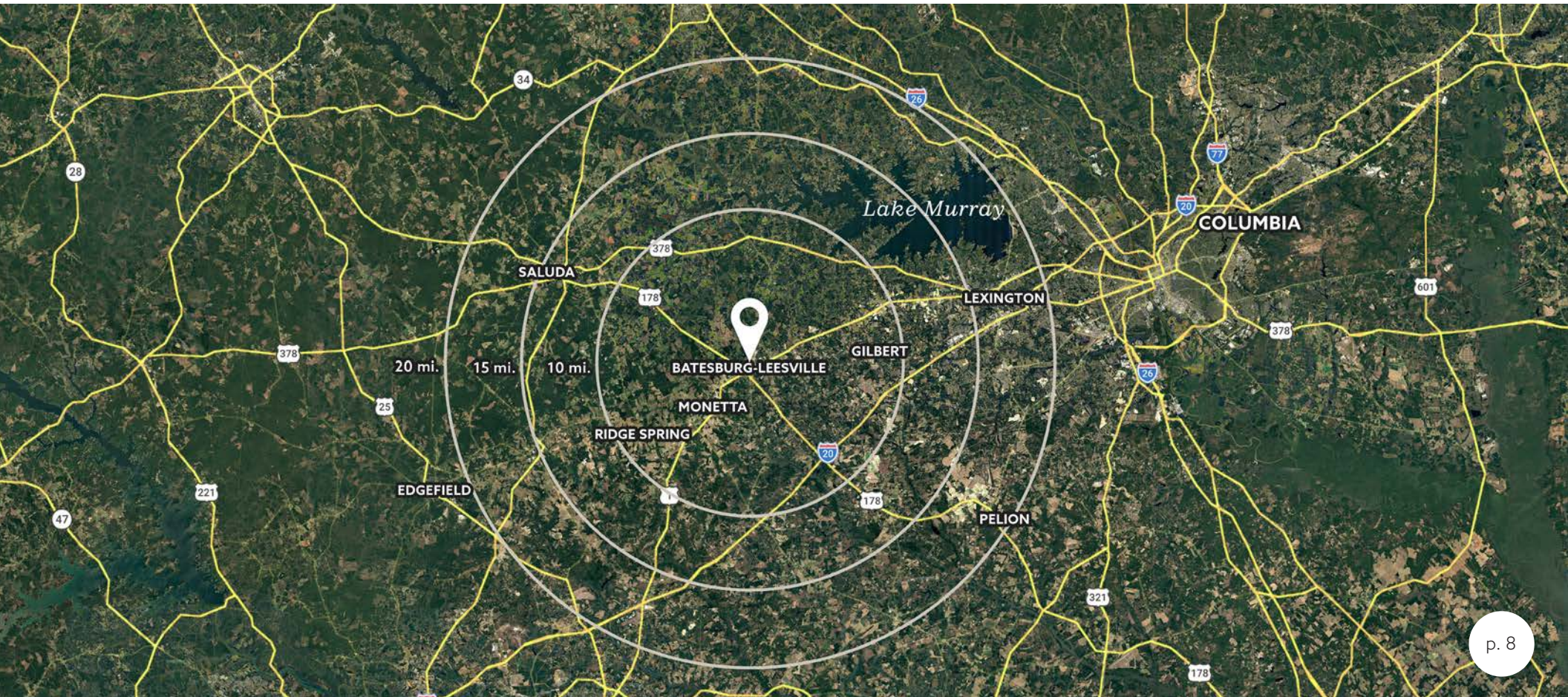
PROPERTY LOCATION + AREA DEMOGRAPHICS

2026 DEMOGRAPHICS

	10 MI	15 MI	20 MI
2026 POPULATION	29,986	89,636	202,575
HOUSEHOLDS	12,488	35,312	80,531
AVG. HH INCOME	\$94,717	\$112,544	\$113,351
POPULATION GROWTH RATE	1.05%	1.17%	0.98%

OF NOTE:

The property's proximity to Lake Murray is a positive as it brings a recreational, second home, visitor component for which the raw population data does not account.



PROPERTY ACCESS POINTS + SURROUNDING RETAIL, RESIDENTIAL



CROSS ACCESS
WITH WALMART

CATO

HIBBETT
SPORTS

DOLLAR TREE

COMING SOON: CREEKSIDE RIDGE
200 NEW HOMES

MUNGO  HOMES
A CLAYTON COMPANY

RECENTLY CONSTRUCTED

COMING SOON
LOWCOUNTRY
URGENT CARE

FULL, DIRECT ACCESS
W. CHURCH STREET

SURROUNDING RETAIL



SURROUNDING RESIDENTIAL + EDUCATION



RECENT INVESTMENT ACTIVITY

DRIVING MARKET MOMENTUM

Batesburg-Leesville continues to attract meaningful private investment in immediate proximity to the subject property, including national retail, new residential development and continued reinvestment from established operators. The site is also positioned between Batesburg-Leesville High School and Middle School/Elementary School.



- Anchor tenant driving consistent traffic and market stability
- #1 visited retail center within 15 miles



- Completed renovation in 2025
- Continued commitment to the local market



- Batesburg-Leesville Industrial Park, 189 AC
- Recent \$5M expansion
- Ongoing development of ~24 AC for future growth
- Bordered by Norfolk Southern rail



- Woodlawn Subdivision
- 107-unit development
- Unanimous town design approval, 3/16/26
- Mix of townhomes + duplexes on 20 AC infill site



- Summerland Phases 3 + 6
- 125 new rooftops
- Approximately 27.6 AC



- 199 home, 80 AC Creekside Ridge under development by Wilkie Development
- Expected to grow population by 10-15%
- Town's largest new development in 20 years



Fallon Hogan fallon@pintailcre.com | 864.630.8175

Josh Tew josh@pintailcre.com | 864.414.6778

PO BOX 9776 . GREENVILLE SC 29604 864.729.4500 | INFO@PINTAILCRE.COM | WWW.PINTAILCRE.COM