

OFFERING MEMORANDUM

3296 HIGHWAY 165 | MONROE, LA 71202



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS



» 4.5 Years Remaining on NN Lease



» Recently Remodeled - New interior lighting, exterior painting, new parking, new HVAC system



» New 5 Year Extension Showing Commitment To Location



» Tenant took increase along with option



» 4 More Options to Extend



» Family Dollar Offers An Investor A Lucrative Guarantee Providing Peace of Mind



» Good Upside - 3% Percentage Rent Over Certain Threshold

FINANCIAL OVERVIEW



FINANCIAL OVERVIEW



LIST PRICE

\$577,588



CAP RATE

8.50%



TERM REMAINING

± 4.5 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent
Current	\$4,091.25	\$49,095.00
Option 1	\$4,459.50	\$53,514.00
Option 2	\$4,905.42	\$58,865.04
Option 3	\$5,395.92	\$64,751.04
Option 4	\$5,935.50	\$71,226.00

EXECUTIVE SUMMARY

Property Name	Family Dollar
Address	3296 Highway 165 Monroe, LA 71202
Year Built	2002
GLA	7,910 SF
Lot Size	±0.75 AC (32,714 SF)

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Family Dollar
Lease Type	NN
Roof & Structure, Parking Lot	Landlord Responsible
Original Lease Term	10 Years
Lease Commencement Date	1/1/2002
Lease Expiration Date	12/31/2022
Term Remaining	4.5 Years
Increases	9% in 2023
Options	Four, 5-Year Options

TENANT OVERVIEW



Parent Company Trade Name

Dollar Tree, Inc.



Headquartered

Matthews, North Carolina



No. of Locations

±8,000



Credit Rating

BBB-



Year Founded

1959

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

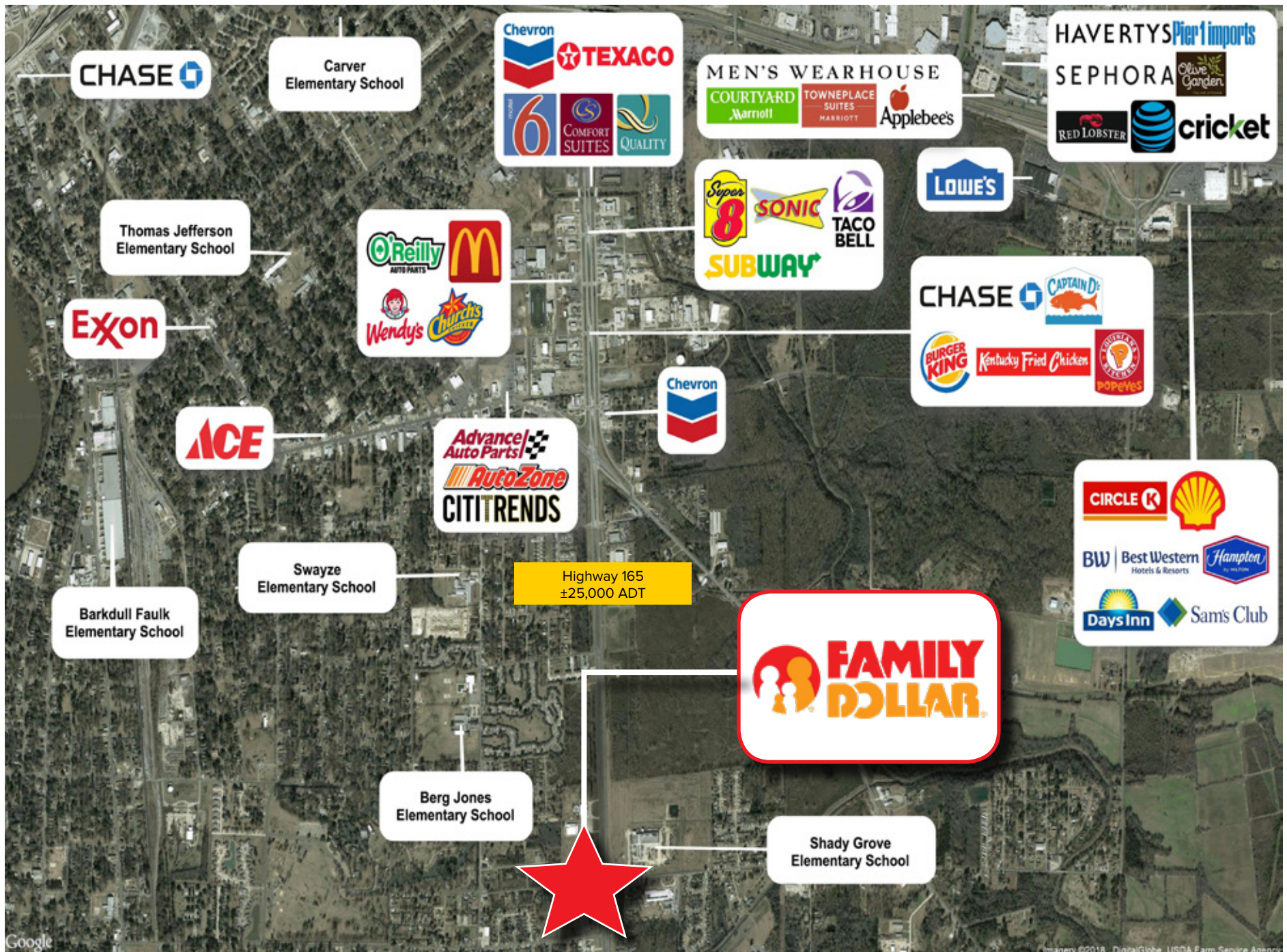
GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$22 billion annually with just under 15,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

SURROUNDING TENANTS



AREA OVERVIEW



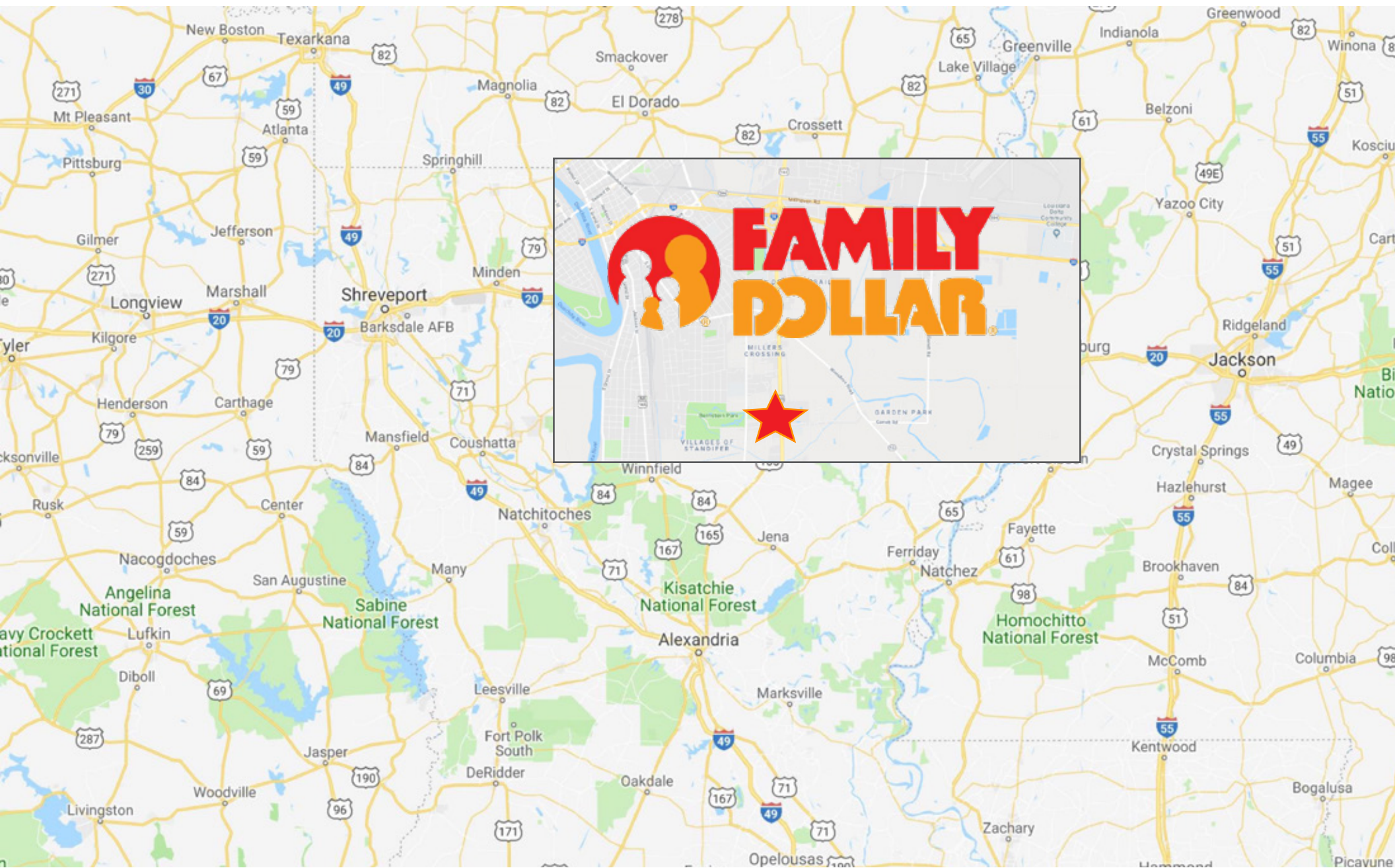
MONROE, LA

Monroe is the eighth-largest city in the U.S. state of Louisiana, located a little less than 100 miles east of Shreveport. Monroe is an economic, educational, and medical hub for Northeast Louisiana, and a very diverse area. The Monroe metropolitan area is expected to see the largest percentage job growth over the next two years thanks to public-private partnerships and cooperation at the local, regional, state, and federal levels.

Monroe is the birthplace of Delta Airlines, and home to Louisiana Purchase Gardens and Zoo. There are three outstanding major universities and a community college within thirty minutes of the city - The University of Louisiana at Monroe, Grambling State University, Louisiana Tech University, and Delta Community College.

AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2018 Population Estimate	5,662	31,248	60,612
2023 Population Projection	5,693	31,506	61,056
2018 Households Estimate	1,817	9,840	21,973
2023 Households Projection	1,830	9,926	22,138
Average Household Income	\$28,514	\$29,928	\$42,730



ONE CITY, WITH ONE FUTURE

Monroe has scores of local restaurants, unique shops, neighborhoods parks and community centers. With a variety of delicious food, great entertainment, and kind people, Monroe is an excellent place to live and work. Monroe is “One City, with One Future.”

ENTERTAINMENT

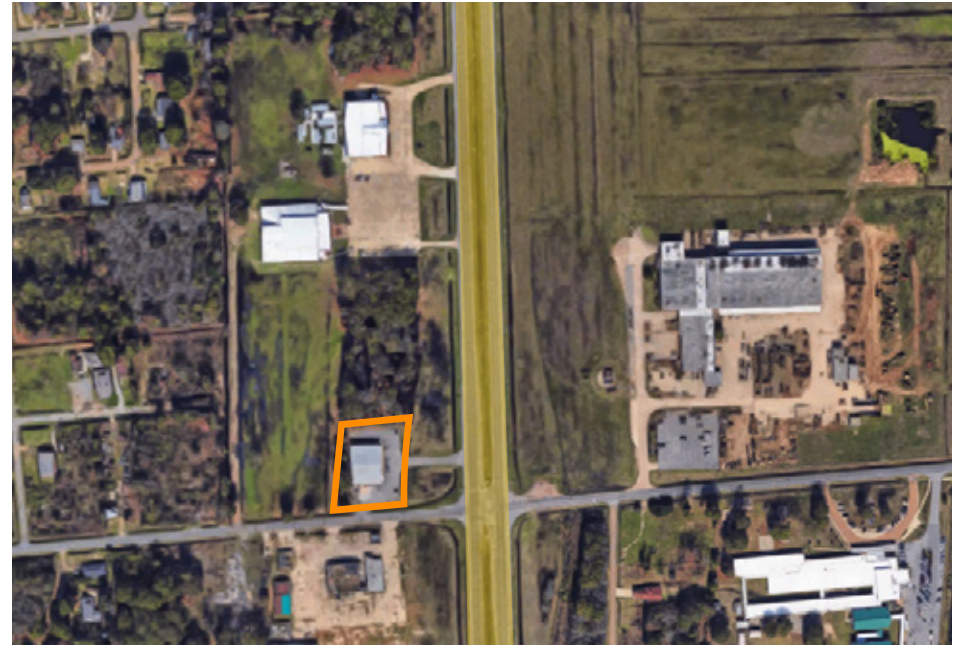
The Monroe Civic Center has multiple facilities. The main complex is the Civic Center Arena, which provides 44,000 square feet of exhibit space along with 5,600 seats. The arena houses events such as banquets, circuses, and rodeos. The civic center also has the B. D. Robinson conference hall, Monroe Convention Center, equestrian pavilion, and the 2,200-seat W. L. Jack Howard Theatre, named for W. L. “Jack” Howard, the Union Parish native who served as the mayor of Monroe from 1956 to 1972 and again from 1976 to 1978.

Monroe is also the home of the Louisiana Purchase Gardens and Zoo, which collectively maintains over 500 animals. The zoo also offers boat rides and a catwalk, in addition to other seasonal activities.

TRANSPORTATION

Monroe Regional Airport serves the city. The airport has three main runways and is served by American Airlines, United Airlines, and Delta Air Lines. Greyhound Bus Lines provides transportation from Monroe to many cities across the nation.

The city of Monroe also has the oldest municipally owned transit system in the nation. Created in 1906 as a four-line street railroad, the Monroe Transit System now provides 13 fixed bus routes covering most areas of the city, and three demand-response buses serving the disabled.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **FAMILY DOLLAR** located at **3296 Highway 165 Monroe, LA 71202 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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