

# DOLLAR GENERAL | OIL CITY, LA

107 Highway 1 North, Oil City, Louisiana, 71061

**\$1,008,190 | 7.85% CAP RATE**



## Midwest Retail Properties

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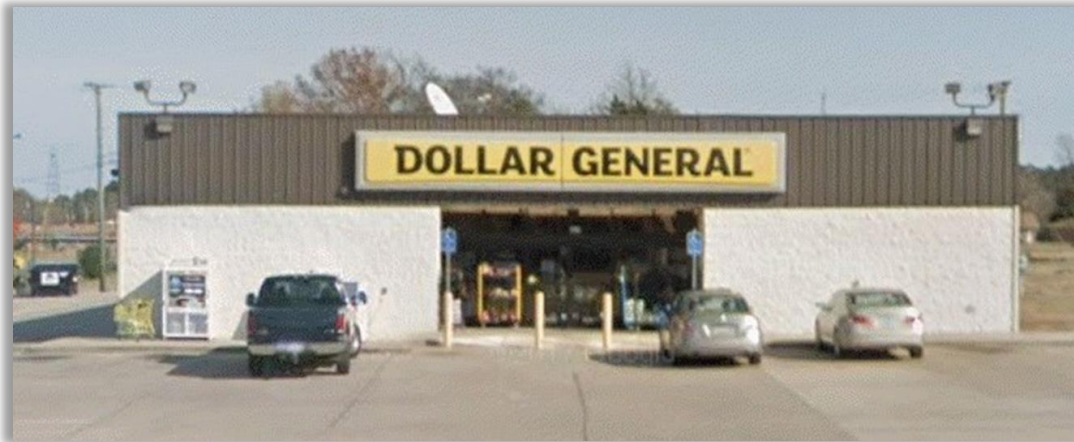
# Executive Summary

## 107 Highway 1 North, Oil City, Louisiana, 71061

### Investment Offering

Midwest Retail Properties is pleased to present for sale this single tenant Dollar General in Oil City, LA. The current lease goes through July 2025 and includes 15 years of renewal option. The lease contains a corporate guaranty from Dollar General Corp.

Tenant reimburses landlord for real estate taxes and directly pays for insurance. Tenant pays landlord a monthly premium for common area maintenance to be reconciled at end of year. Tenant is responsible for windows, doors, parking lot lighting, signage, and non-structural aspects. Landlord maintains the structure, exterior, parking lot and landscaping. Tenant pays utilities directly to the provider.



### Financials

Purchase Price	\$1,008,190
NOI	\$79,142
Cap Rate	7.85%
Lease Type	NN
Lease Expiration	7/31/2025
Building Size	9,014 SF
Rent	\$8.78 PSF

### 3 x 5-Year Renewal Options

#### Option 1: 8/1/2025 - 7/31/2030

\$87,057.24/year; \$9.66 PSF; \$7,254.77/month

#### Option 2: 8/1/2030 - 7/31/2035

\$95,762.88/year; \$10.62 PSF; \$7,980.24/month

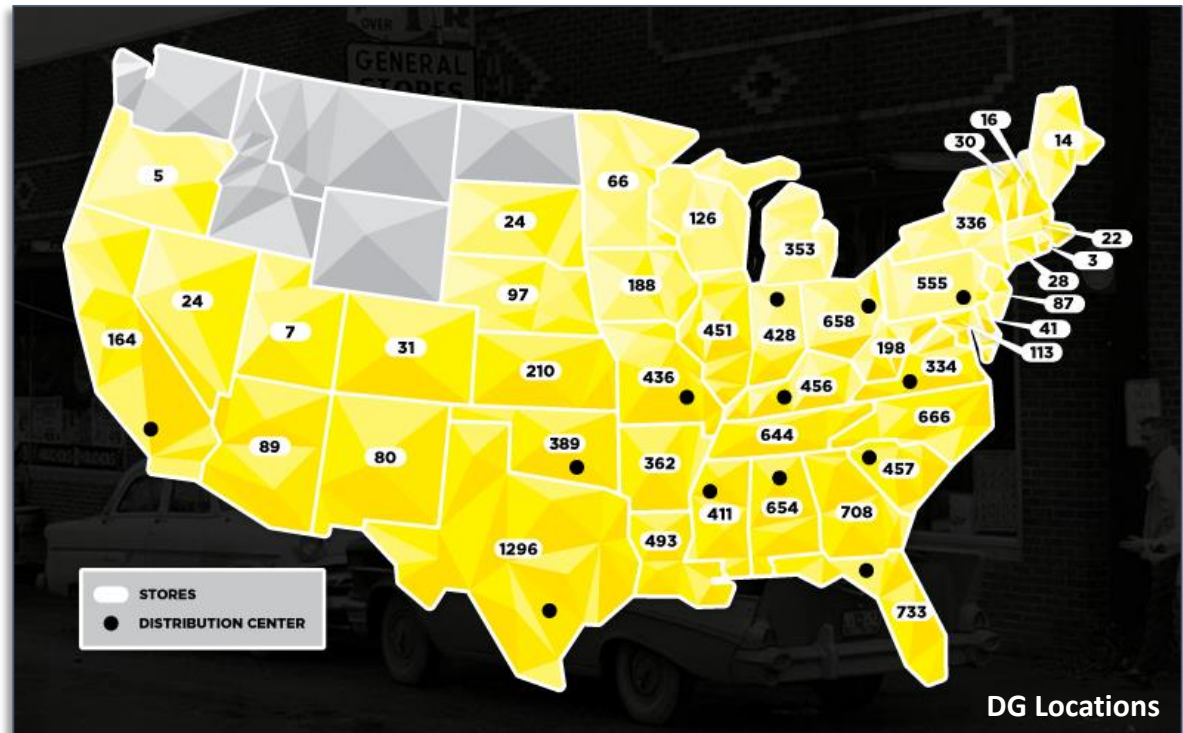
#### Option 3: 8/1/2035 - 7/31/2040

\$105,339.24/year; \$11.69 PSF; \$8,778.27/month



# Tenant Overview

Dollar General Corporation operates a chain of retail variety stores throughout the United States. Headquartered in Goodlettsville, Tennessee, the company has grown to over 12,500 locations in 43 states. Dollar General provides a wide range of discount products including food and beverage, household, cleaning, personal care, apparel, seasonal, auto and hardware, and much more. Dollar General provides incredible value to customers through competitive pricing and an expansive print and digital coupon program. Their low-price, recognized brand strategy has allowed for the company to survive market volatility and expand into numerous markets while accumulating a loyal customer following. The company's commitment to serving their customers, employees, and communities has proven to be a successful model, making Dollar General one of the country's fastest growing small-box discount retailers.



# Market Overview

Oil City is a town within Caddo Parish in the Northwestern corner of Louisiana. The city sits on Caddo lake just 20 miles outside of Shreveport. The surrounding area was founded on the booming oil industry and is home to the Louisiana State Oil and Gas Museum. Amidst the oil rigging and equipment yards is a hard-working population steeped in the oil industry and its history. Local businesses include Bobby Johnson Equipment, Oil City Supply, Jeems Bayou Production Corporation, Oil City Water Works, and DOC Energy Services Inc.



## 2018 Demographics

	3 miles	5 miles	10 miles
<b>Population</b>	1,705	3,662	12,757
<b>Households</b>	750	1,550	5,332
<b>Avg. HH Income</b>	\$51,079	\$54,693	\$57,702





