



Rep Photo

OFFERING MEMORANDUM

DOLLAR GENERAL[®]

3112 Hwy 315
HOUMA, LA 70360

DOLLAR GENERAL

3112 Hwy 315
HOUMA, LA 70360



\$835,000

LIST PRICE



7.85%

CAP RATE



\$64,608

ANNUAL RENT

LISTED BY:

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ASSOCIATE

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LIC # 693140 (TX)

JOSH BISHOP

VP & DIRECTOR
LIC # 688810 (TX)

CHAD KURZ

SVP & NATIONAL DIRECTOR
LIC # 01911198 (CA)

BROKER OF RECORD

DONNIE JARREAU
LIC # 995685215 (LA)

DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

- » **Brand New Extension** – Dollar General recently exercised their 5-year option with the 10% rent increase
- » **National Insurance Program** – Dollar General has elected to put this site into their national insurance program, further proving their commitment to the market and location
- » **15-Year Operating History** – Dollar General has successfully operated at this location since opening its doors in 2004. Their willingness to extend the lease and pay the 10% increase shows they're committed to this location
- » **Strong Demographics** – Houma Louisiana boast a 5-mile population over 65,000 residents
- » **Heavy Traffic Counts** – Dollar General is situated on the corner of an intersection which sees over 25,000 VPD
- » **Thriving Tenant** – Dollar General has recently announced its 28th straight quarter of same-store sales growth. This proves that the tenant is weathering the storm which has been brought on by E-Commerce or "The Amazon Effect."
- » **Investment Grade Credit Company** – Dollar General currently holds an S&P credit rating of "BBB," this was recently upgraded from their previous rating of "BBB-"
- » **Fortune 500 Company** – Dollar General currently ranks as #128 on the Fortune 500 list.
Dollar General has a net worth in excess of \$31.30 Billion!

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar General
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord
ORIGINAL LEASE TERM	10 years
RENT COMMENCEMENT DATE	9/1/04
RENT EXPIRATION DATE	8/31/24
TERM REMAINING ON LEASE	5 Years
INCREASE	10% in the Options
OPTIONS	Two, 5-year options with 10% increases

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
9/1/19-8/31/2024	\$5,384.00	\$64,608.00		7.85%
9/1/2024-8/31/2029*	\$5,922.40	\$71,068.80	10.00%	8.51%
9/1/2029-8/31/2034*	\$6,514.64	\$78,175.68	10.00%	9.36%

Aerial Map



±33,541 SF / ± .77 AC
LOT SIZE (SF)



2004
YEAR BUILT



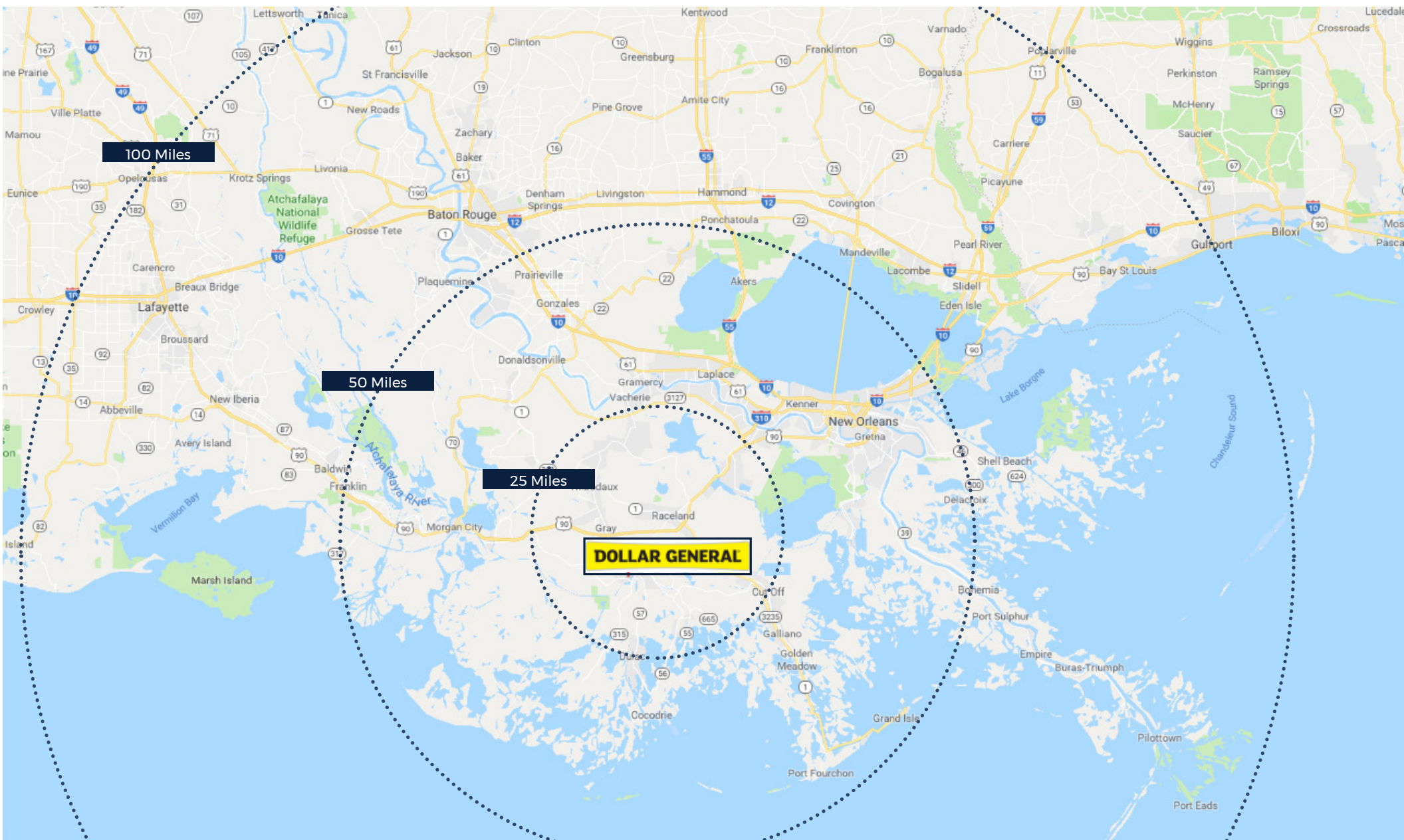
± 9,014 SF
GLA

DOLLAR GENERAL

SURROUNDING AREA



REGIONAL MAP





Rep Photo

LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 15,500 neighborhood general stores in 44 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

$\pm 15,500$
LOCATIONS

$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

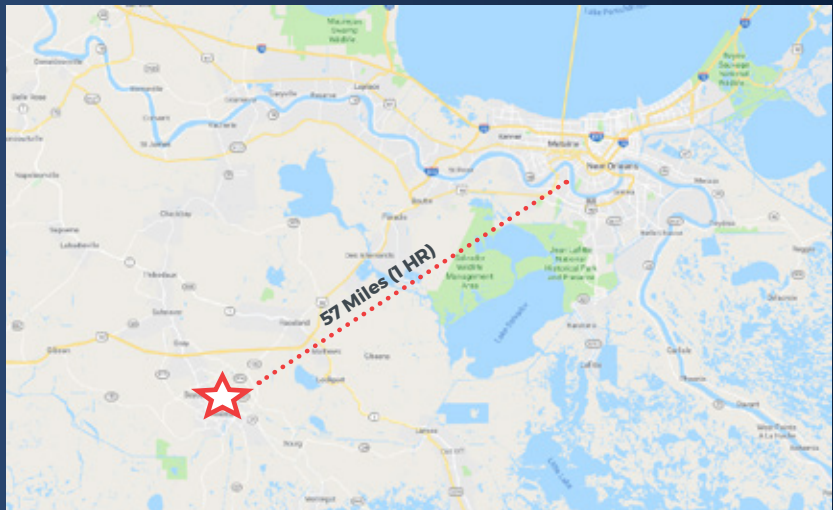
AREA OVERVIEW

HOUMA, LA

Houma is the largest city in the parish seat of Terrebonne Parish, Louisiana. Houma has been ranked as an "Affordable" city from the recent Housing Surveys. The city of Houma has a lot of historical charm to it. The community stems from the French and Cajun history. Downtown Houma is a popular historical destination and is listed on the National Register of Historic Places. Visitors can participate in a downtown walking tour and attractions such as the Bayou Terrebonne Waterlife Museum, the Folklife Culture Center, the Regional Military Museum, Southdown Plantation, the Houma-Terrebonne Civic Center, monuments to local armed forces, and local eateries.

The city of Houma sits just an hour outside of New Orleans, opening up a log of areas for growth and establishment. New Orleans operates one of the world's largest and busiest ports and metropolitan New Orleans is a center of maritime industry. The region accounts for a significant portion of the nation's oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production.

New Orleans is also a center for higher learning, with over 50,000 students enrolled in the region's eleven two- and four-year degree-granting institutions. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector. The center city possesses a rapidly growing, entrepreneurial creative industries sector and is renowned for its cultural tourism.



POPULATION

	1-Mile	3-Mile	5-Mile
2010 Census	3,990	31,802	75,054
2019 Estimate	3,645	29,628	71,290
2024 Projection	3,588	29,342	71,011

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2010 Census	1,430	11,448	27,845
2019 Estimate	1,302	10,606	26,440
2024 Projection	1,281	10,491	26,357

INCOME

	1-Mile	3-Mile	5-Mile
Average HH Income	\$30,590	\$33,810	\$41,760
Median HH Income	\$21,108	\$22,448	\$26,437

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **3112 Hwy 315 Houma, LA 70360** (“Property”). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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.

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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 Real Estate Investment Services 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 Real Estate Investment Services 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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Open
Until **10pm**

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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