



OFFERING MEMORANDUM

DOLLAR GENERAL

4790 Hwy 182
Berwick, LA 70342

DOLLAR GENERAL

4790 Hwy 182
BERWICK, LA 70342



\$1,793,048

LIST PRICE



7.25%

CAP RATE



\$129,996

ANNUAL RENT

LISTED BY:

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BROKER OF RECORD

DONNIE JARREAU

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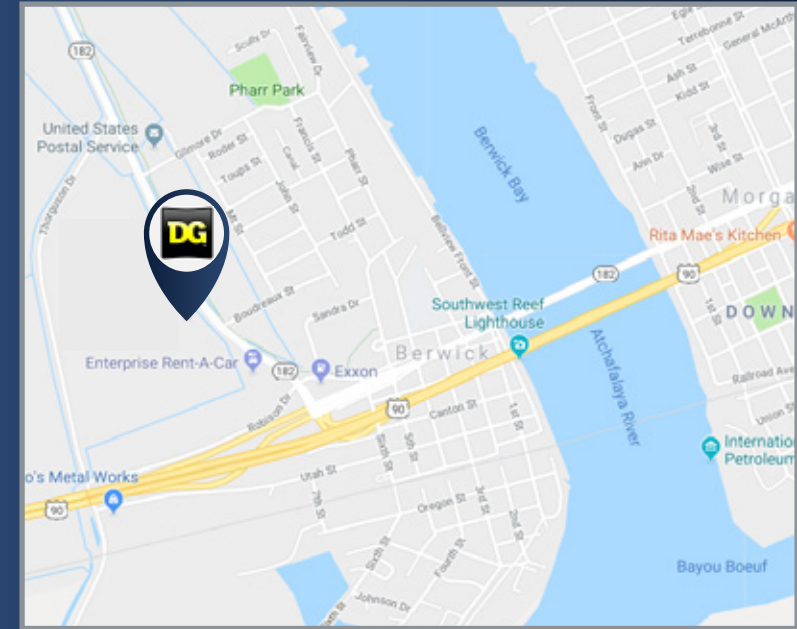
DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- » There are 8 years remaining on the original 15-year lease
- » Rent is scheduled to increase by 3% in Year 11 and 10% in Options
- » NNN Investment – Tenant to pay for Property Tax, Insurance, Maintenance, Roof and Structure
- » Conveniently located off US Hwy 90 which has roughly 31,000 in daily traffic – US Hwy 90 is a major highway servicing New Orleans, Lafayette and all the towns in between
- » Average household income exceeds \$51,000 in a 1-mile, \$59,000 in a 3-mile and \$60,000 in a 5-mile
- » Investment Grade Credit – Lease is signed by Dollar General's corporate entity which currently holds an S&P credit rating of "BBB," this was recently upgraded from their previous rating of "BBB-"
- » Thriving Tenant – Dollar General has recently announced their 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"
- » Fortune 500 Company – Dollar General currently ranks as #128 on the Fortune 500 list. Dollar General has a net worth in excess of \$25.60 Billion!

LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	11/1/2012
LEASE EXPIRATION DATE	10/31/2027
TERM REMAINING	±8.5 Years
INCREASES	3% in Year 11 and 10% in Options
OPTIONS	Four, 5 Year Options



ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	P/SF	CAP RATE
Year 6-10	\$10,833	\$129,996	\$10.43	7.25%
Year 11-15	\$11,158	\$133,896	\$10.74	7.47%
Option 1	\$12,274	\$147,288	\$11.82	8.21%
Option 2	\$13,501	\$162,012	\$13.00	9.04%
Option 3	\$14,851	\$178,212	\$14.30	9.94%
Option 4	\$16,336	\$196,032	\$15.73	10.93%



± 12,466 SF

GLA



± 1.21 AC

LOT SIZE



± \$129,996

NOI



31-343-12-67

APN



REPRESENTATIVE PHOTO

LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL

Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 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 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

WWW.DOLLARGENERAL.COM

±15,000
LOCATIONS

±113,400
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW

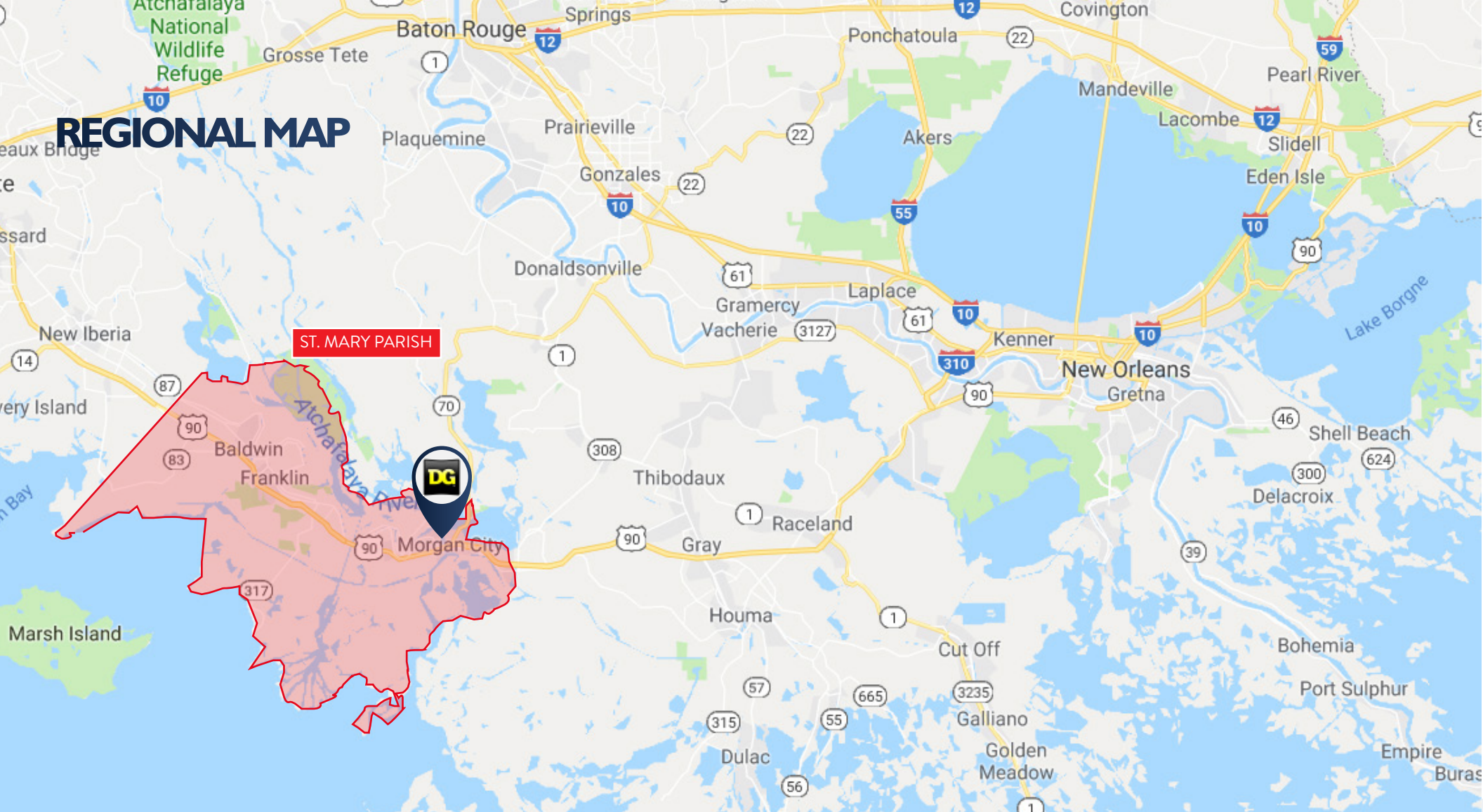
MORGAN CITY, LA

Morgan City is a city in St. Mary Parish in the State of Louisiana. Morgan City is conveniently located “right in the middle of everywhere” approximately 70 miles west of New Orleans, 60 miles south of Baton Rouge, and 60 miles east of Lafayette on scenic Highway 90. Known worldwide for fishing, hunting, and fine Cajun cuisine, Morgan City is the gateway to the Gulf of Mexico for fresh seafood. Booming with oil field activities and job opportunities, the port of Morgan City makes it possible to support the industry by providing access for both domestic and international trade. As an island, Morgan City offers access to beautiful waterways, bayous, and nearby coastlines.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	3,714	20,636	25,060
2019 Estimate	3,321	18,817	22,882
2024 Projection	3,180	18,133	22,061
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	1,492	8,039	9,773
2019 Estimate	1,368	7,473	9,096
2024 Projection	1,321	7,251	8,829
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$55,127	\$58,077	\$57,524





REGIONAL MAP

NEW ORLEANS, LA

New Orleans is a major United States port, and the largest city and metropolitan area in the state of Louisiana. It is well known for its distinct French and Spanish Creole architecture, as well as its cross-cultural and multilingual heritage. New Orleans is also famous for its cuisine, music, and its annual celebrations and festivals, most notably Mardi Gras, dating to French colonial times. The city is often referred to as the “most unique” in the United States

BATON ROUGE, LA

Baton Rouge is the capital of the state of Louisiana and its second-largest city. Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. The Port of Greater Baton Rouge is the tenth largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships.

LAFAYETTE, LA

Lafayette is a city located along the Vermilion River in southwestern Louisiana and the fourth-largest in the state. Lafayette has diversified by positioning itself as a medical, transportation, finance, technology, entertainment, education, and retail hub. The business base of the parish includes energy services, manufacturing, health care, transportation and distribution, education, information technology, finance, tourism and other service-related industries.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **4790 Hwy 182, Berwick, LA 70342** (“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.

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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REAL ESTATE INVESTMENT SERVICES

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