



OFFERING MEMORANDUM



15122 RIVER RD | HAHNVILLE, LA 70057

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EXECUTIVE OVERVIEW

An aerial photograph of a Family Dollar retail store. The building is a single-story structure with a light-colored brick base and a tan upper section, separated by a prominent red horizontal stripe. The roof is a light-colored metal. The store's name, "FAMILY DOLLAR", is displayed in large, bold, red letters across the front facade, with a circular logo featuring a family silhouette between the words. Below the name, a yellow banner with the word "CLEARANCE!" is visible in the window. To the left of the entrance, a sign for "\$1 WORTH" is posted. The entrance consists of glass doors. In the foreground, a paved parking lot contains several vehicles: a white sedan, a silver sedan with its driver-side door open, a silver SUV, and another silver SUV. Two shopping carts are parked near the entrance. To the right of the store, a yellow utility vehicle is partially visible. The background is filled with a dense line of trees with green and yellow foliage, suggesting an autumn setting. The entire image is overlaid with a semi-transparent red filter.

INVESTMENT HIGHLIGHTS

- Ideal 1031 exchange property
- Brand new 2018 construction: Rent commenced of February 2018
- ± 14 years absolute NNN lease: Zero management responsibility
- Guaranteed rent increase in year 11 of the base term and in each of the six 5-year options; Cap rate will increase to 6.83% (assuming a purchase at list price)
- Extremely strong corporate guarantee
- Hahnville is located in New Orleans MSA
- New Orleans MSA has seen a growth in population of 7% since 2010
- Subject property is located within 13 miles from Louis Armstrong New Orleans International Airport: 26 miles from downtown New Orleans

TENANT HIGHLIGHTS

- Corporate guarantee from a strong investment grade credit tenant: (S&P rated BBB-)
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box" discount retailer
- Family Dollar & Dollar Tree have more than $\pm 15,000$ locations nationwide
- Family Dollar has unveiled plans to remodel well-performing locations in 2019



FINANCIAL OVERVIEW





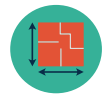
\$1,269,230

LIST PRICE



6.50%

CAP RATE



\$82,500

NOI



±8,320 SF

GLA



± .93 AC

LOT SIZE



2018

YEAR BUILT

TENANT SUMMARY

Tenant	Family Dollar Stores, Inc.
Property Address	15122 River Rd Hahnville, LA 70057
Lease Guarantor	Corporate
Options	Six, 5-Year Options
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Years Remaining	± 14 Years
Rent Commencement Date	2/28/2018
Lease Expiration Date	9/30/2032
Original Lease Term	15 Years

ANNUALIZED OPERATING SUMMARY

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Years 1-10	\$6,875.00	\$82,500.00	\$9.92	6.50%
Years 11-15	\$7,221.67	\$86,660.04	\$10.42	6.83%
Option 1	\$7,568.33	\$90,819.96	\$10.92	7.16%
Option 2	\$7,915.00	\$94,980.00	\$11.42	7.48%
Option 3	\$8,261.67	\$99,140.04	\$11.92	7.81%
Option 4	\$8,608.33	\$103,299.96	\$12.42	8.14%
Option 5	\$8,955.00	\$107,460.00	\$12.92	8.47%
Option 6	\$9,301.67	\$111,620.04	\$13.42	8.79%



SURROUNDING TENANT MAP



SITE PLAN



A large steel truss bridge, likely the Manhattan Bridge, is shown at sunset. The bridge's intricate steel structure is illuminated with warm orange and red lights. In the background, a city skyline with various skyscrapers is visible, also lit up. The scene is reflected in the water in the foreground. The overall color palette is dominated by warm sunset tones.

AREA OVERVIEW

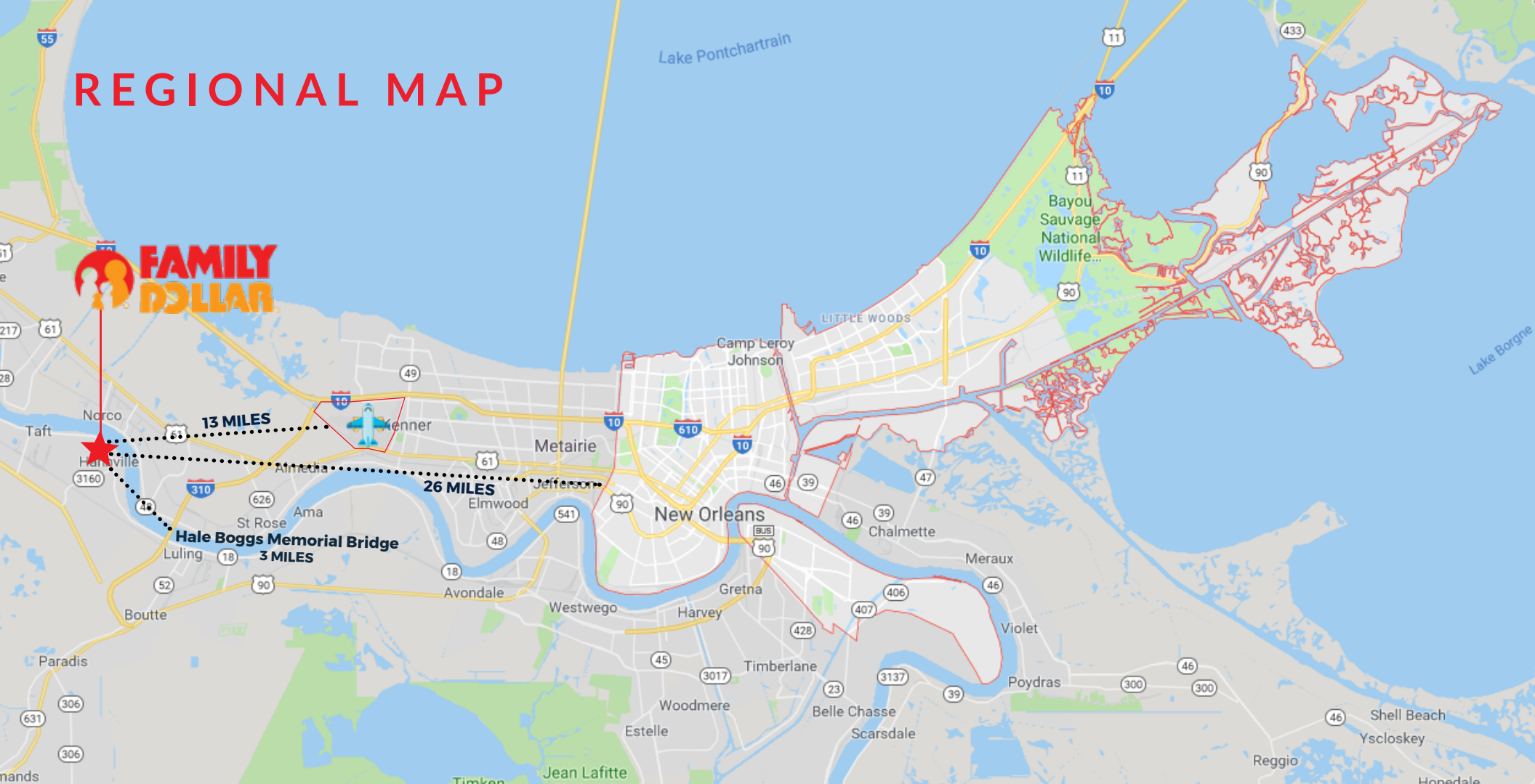
NEW ORLEANS, LA

New Orleans is a major United States port and the largest city and metropolitan area in the state of Louisiana. The city is known for its distinct French and Spanish Creole architecture, as well as its cross-cultural and multilingual heritage. New Orleans is famous for its cuisine, music (particularly as the birthplace of jazz) and its annual celebrations and festivals, most notably Mardi Gras. The city is often referred to as the "most unique" in the United States.

New Orleans is located in southeastern Louisiana, and occupies both sides of the Mississippi River. The heart of the city and its French Quarter is on the river's north side. The city and Orleans Parish are coterminous. The city and parish are bounded by the parishes of St. Tammany to the north, St. Bernard to the east, Plaquemines to the south, and Jefferson to the south and west.



REGIONAL MAP



ECONOMY

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.



BOURBON STREET

Bourbon Street is a historic street in the heart of the French Quarter of New Orleans. Extending thirteen blocks from Canal Street to Esplanade Avenue, Bourbon Street is famous for its many bars and clubs. It runs 13 blocks through the heart of the French Quarter, from Canal Street to Esplanade Avenue; it becomes Carondelet Street past Canal, and Pauger Street past Esplanade.



GARDEN DISTRICT

In the charming Garden District, oak-shaded streets are lined with a diverse mix of homes, from single-story cottages to the grand historic mansions and lavish gardens of St. Charles Avenue, on the Mardi Gras parade route. Leafy Lafayette Cemetery is filled with ornate, 19th-century tombs. Boutiques and antique shops sit alongside fine-dining restaurants, casual cafes and local bars on and around Magazine Street.



JACKSON SQUARE

Jackson Square is a historic park in the French Quarter of New Orleans, Louisiana. It was declared a National Historic Landmark in 1960, for its central role in the city's history, and as the site where in 1803 Louisiana was made United States territory pursuant to the Louisiana Purchase.



FRENCH QUARTER

The French Quarter is the city's historic heart, famous for its vibrant nightlife and colorful buildings with cast-iron balconies. Crowd-pleasing Bourbon Street features jazz clubs, Cajun eateries and raucous bars serving potent cocktails. Quieter streets lead to the French Market, with gourmet food and local crafts, and to Jackson Square where street performers entertain in front of soaring St. Louis Cathedral.

TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±15,000

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 REACH

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 \$19 billion annually with more than 13,600 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.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **15122 River Rd | Hahnville, LA 70057** ("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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