



5 DOLLAR STORES

// LOUISIANA & NEW YORK

Offered individually or in any combination

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EXECUTIVE SUMMARY

Colliers International is pleased to present for sale a portfolio of 5 Dollar Stores in Louisiana and New York. These properties have been stable assets for many years and are only now being brought to market to enable the Owner to consolidate its holdings. These assets are the main source for most of the community's grocery and supply shopping.

These assets can be purchased individually or in a package.

INVESTMENT HIGHLIGHTS

- › Corporate Guarantee
- › High yield
- › Long operating history
- › Limited Dollar Store in the respective markets
- › Phenomenal brand recognition

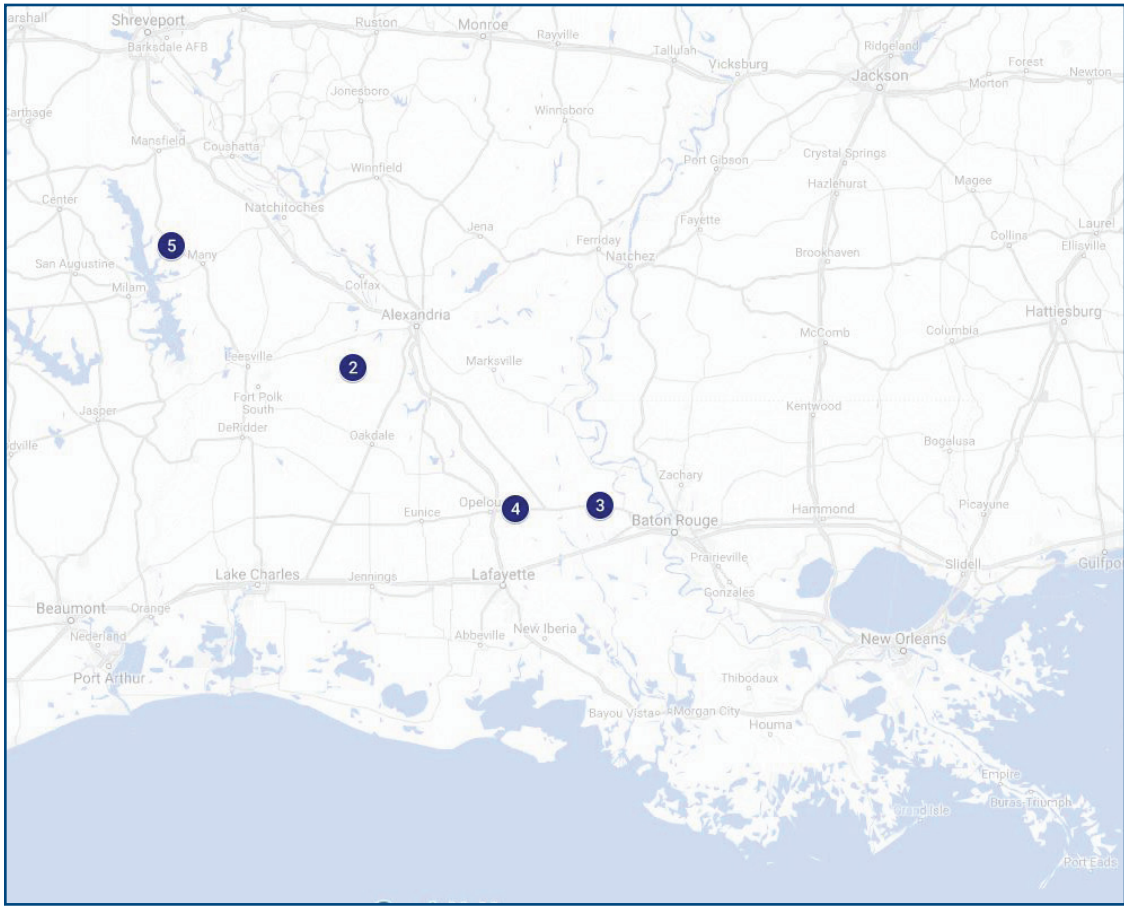
PORTFOLIO LOCATIONS

#	STORE	ADDRESS	LEASE EXPIRATION	NOI	CAP RATE	PRICE
1	Family Dollar	99 North Main Street Franklinville, NY 14737	6/30/2022	\$32,700	9.00%	\$363,333
2	Dollar General	1787 Highway 121 Hineston, LA 71438	9/30/2025	\$46,422*	8.25%	\$562,691
3	Dollar General	3299 LA-78 Livonia, LA 70755	5/30/2024	\$40,980	8.25%	\$496,727
4	Dollar General	211 Frisco St. Port Barre, LA 70577	1/31/2020	\$45,900	9.25%	\$496,216
5	Dollar General	1449 Obrie St. Zwolle, LA 71486	1/31/2024	\$35,800	8.25%	\$434,909
TOTAL:				\$201,802		\$2,353,876

*Net Income includes 3 year average surplus payment by tenant for Expenses

PORTFOLIO LOCATIONS

LOUISIANA



NEW YORK



Terms of Sale

OFFERING PRICE: \$363,333

CAP RATE: 9.00%

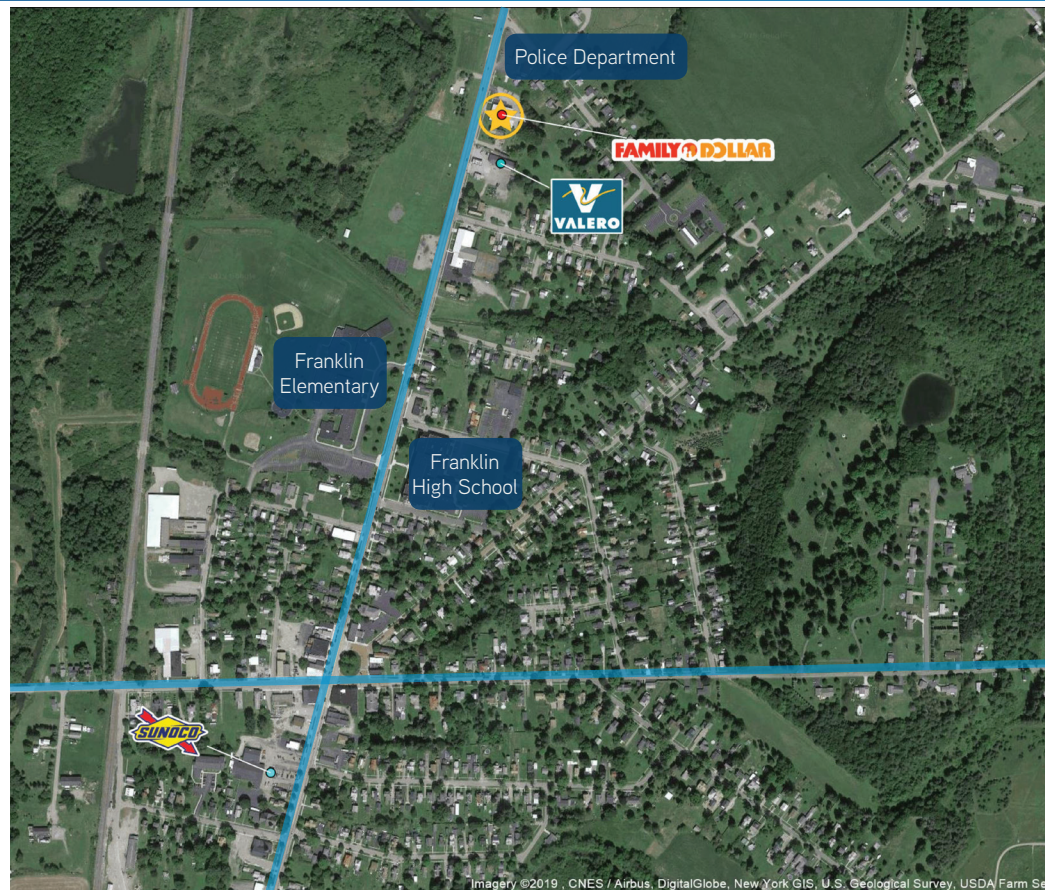
NOI: \$32,700

LEASE EXPIRATION DATE: 6/30/2022

SQUARE FEET: 8,000 SF

PROPERTY HIGHLIGHTS

- > Low Rent \$4.08 Per Square Foot
- > Dominant grocery and supply retailer in community
- > 0.3 miles from local elementary and high school



Current
Population
(2019)
3,692



Projected
Population
(2023)
3,655



Average
Household
Income
\$62,447



Households
(2019)
1,537



Median Age
42.15

*Base on a 5 mile radius

Terms of Sale

OFFERING PRICE: \$562,691

CAP RATE: 8.25%

NOI: \$46,422*

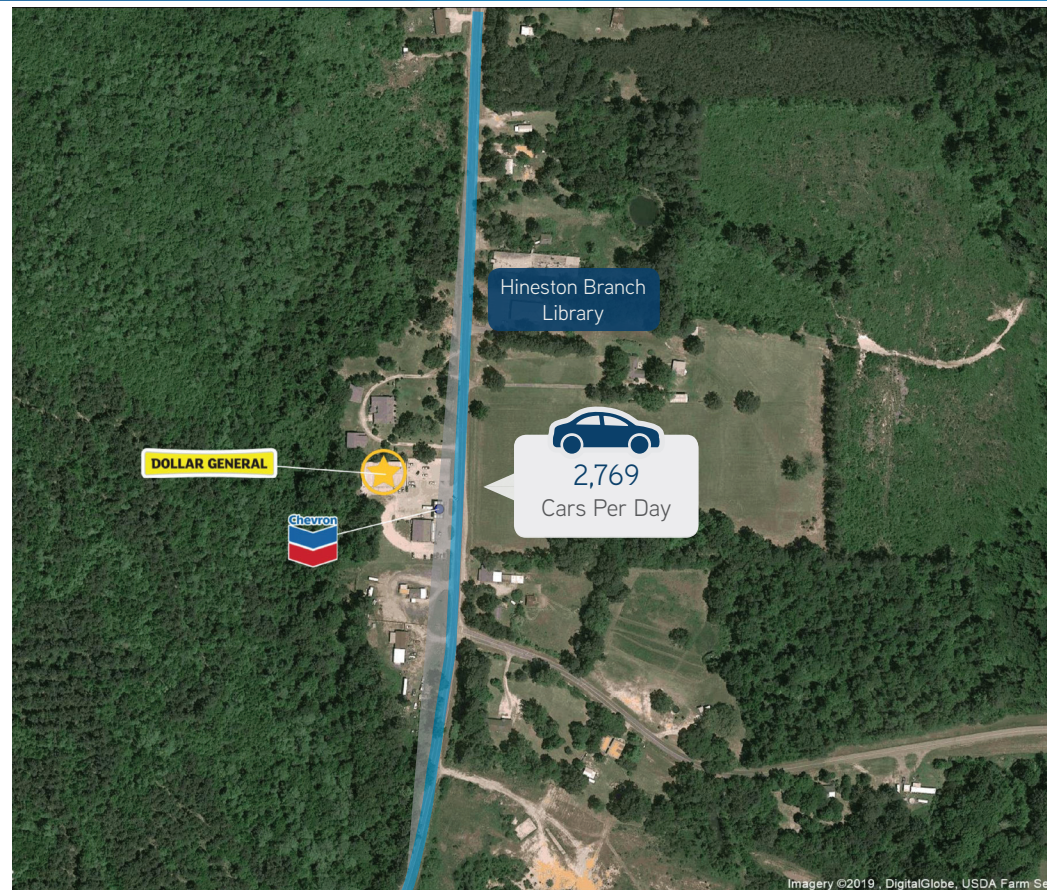
LEASE EXPIRATION DATE: 9/30/2025

SQUARE FEET: 9,014 SF

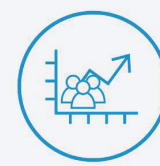
*Net Income includes 3 year average surplus payment by tenant for Expenses

PROPERTY HIGHLIGHTS

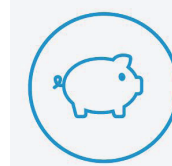
- > Low Rent \$5.30 Per Square Foot
- > Dominant grocery and supply retailer in community
- > Site has good access and visibility



Current
Population
(2019)
2,666



Projected
Population
(2023)
2,693



Average
Household
Income
\$68,287



Households
(2019)
1,026



Median Age
38.74

*Base on a 5 mile radius

Terms of Sale

OFFERING PRICE: \$496,727

CAP RATE: 8.25%

NOI: \$40,980

LEASE EXPIRATION DATE: 5/30/2024

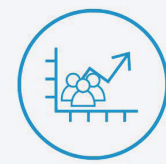
SQUARE FEET: 8,125 SF

PROPERTY HIGHLIGHTS

- > Low Rent \$5.04 Per Square foot
- > Five Mile Population 4,590
- > Dominant grocery and supply retailer in community



Current
Population
(2019)
4,593



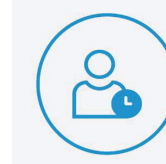
Projected
Population
(2023)
4,600



Average
Household
Income
\$73,462



Households
(2019)
1,805



Median Age
41.45

*Base on a 5 mile radius

Terms of Sale

OFFERING PRICE: \$496,216

CAP RATE: 9.25%

NOI: \$45,900

LEASE EXPIRATION DATE: 1/31/2020

PROPERTY HIGHLIGHTS

- > Low Rent \$5.30 Per Square Foot
- > Five Mile Population 6,229
- > Dominant grocery and supply retailer in community
- > High Traffic Count



Current
Population
(2019)
6,229



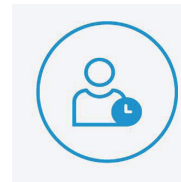
Projected
Population
(2023)
6,271



Average
Household
Income
\$45,961



Households
(2019)
2,419



Median Age
36.32

*Base on a 5 mile radius

Terms of Sale

OFFERING PRICE: \$434,909

CAP RATE: 8.25%

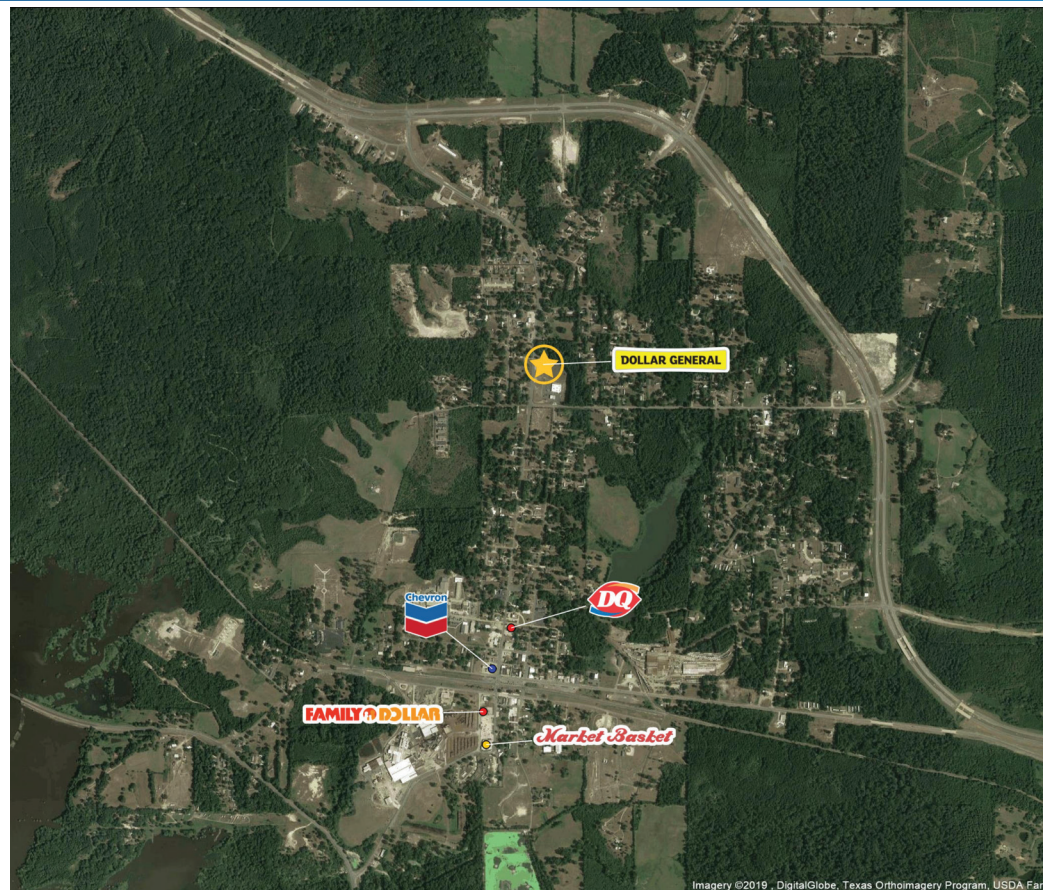
NOI: \$35,800

LEASE EXPIRATION DATE: 1/31/2024

SQUARE FEET: 8,125 SF

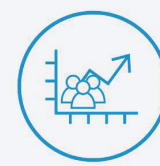
PROPERTY HIGHLIGHTS

- > Low Rent \$4.47 Per Square Foot
- > Less than a mile from the local high school
- > Dominant supply retailer in the community



Current
Population
(2019)

3,992



Projected
Population
(2023)

3,972



Average
Household
Income

\$55,181



Households
(2019)

1,544



Median Age

36.40

*Base on a 5 mile radius



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- 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 Colliers International 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 properties in Louisiana and New York or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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