



Offering Memorandum

Dollar Tree

**5812 Hearne Ave.
Shreveport, LA 70118**

Single Tenant Investment Opportunity

Beau Box Commercial Real Estate
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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Investment Overview:

OFFERING:

Pricing:	\$1,476,923
Price/PSF:	\$142.81
Net Operating Income:	\$96,000
Cap Rate:	6.50%

PROPERTY SPECIFICATIONS:

Rentable Area:	9,600 SF
Land Area:	3 Acres
Property Address:	5812 Hearne Ave. Shreveport, LA 71108
Year Built:	2018
Lease Term:	10 Years with 10% escalation in year 6
Ownership:	Fee Simple (Land and Building)

The subject offering includes an approximately 9,600 sf Dollar Tree with a 10 year lease. The property is secured by an absolute NN corporate guaranteed ground lease. The tenants lease will begin November 1, 2018 and has an initial lease term of 10 years, with a 10% rent increase in year 6. There are Three 5 year extension options each also with 10% rental increases. The subject property is situated immediately on Hearne Ave. at one of the area's busiest intersections and is surrounded by major national tenants CVS, Super 1 Foods, Rent-A-Center, Rainbow and Family Dollar. This offering affords an investor the very rare opportunity to acquire a brand new, low price point, NN leased investment guaranteed by a best in class tenant.

The subject property is ideally situated at the hard signalized intersection of Hearne Ave. and Hollywood Ave., in Shreveport, LA. The location lies within a prominent retail trade area, with numerous national tenants in close proximity. It is less than 2 miles east of Shreveport Regional Airport. The property is also 2 miles east of Interstate 20. I-49 runs for 1,525 miles from Kent, TX to Florence, SC. Interstate 20 connects Shreveport to Dallas/Fort Worth The property benefits from unmatched visibility and ingress/egress at the corner, and traffic counts of nearly 18,000 cars per day. Shreveport is the third largest city in the state of Louisiana. The Shreveport-Bossier City Metropolitan Area consisting of Caddo, Bossier and De Soto parishes, has a population of nearly 450,000 people.

Tenant Overview:

Location: 5812 Hearne Ave. Shreveport, LA 71108

Tenant: Dollar Tree

Guarantor: Dollar Tree Stores, Inc.

Lease Type: 10-year NN Lease

Property: Building Size: 9,600 SF
Year Built: 2018

Initial Term: September 1, 2018 – August 31, 2028; 10 Years Remaining

Rent:

<u>Main Term</u>	<u>Annual</u>	<u>Monthly</u>	<u>Rent PSF</u>
9/1/2018 – 8/31/2023	\$96,000.00	\$8,000.00	\$10.00
9/1/2023 – 8/31/2028	\$100,800.00	\$8,400.00	\$10.50

Renewal Options: There are Three 5-year renewal options. Tenant must notify Landlord in writing 90 days prior to the exercise date of each option

Option Rent:

<u>Term</u>	<u>Annual</u>	<u>Monthly</u>	<u>Rent PSF</u>
9/1/2028 – 8/31/2033	\$105,600.00	\$8,800.00	\$11.00
9/1/2033 – 8/31/2038	\$110,400.00	\$9,200.00	\$11.50
9/1/2038 – 8/31/2043	\$115,200.00	\$9,600.00	\$12.00

CAM: Paid by Tenant directly

Utilities: Paid by Tenant directly

Taxes: Paid by Tenant directly

Insurance: Paid by Tenant directly

Roof & Structure: Landlord responsible



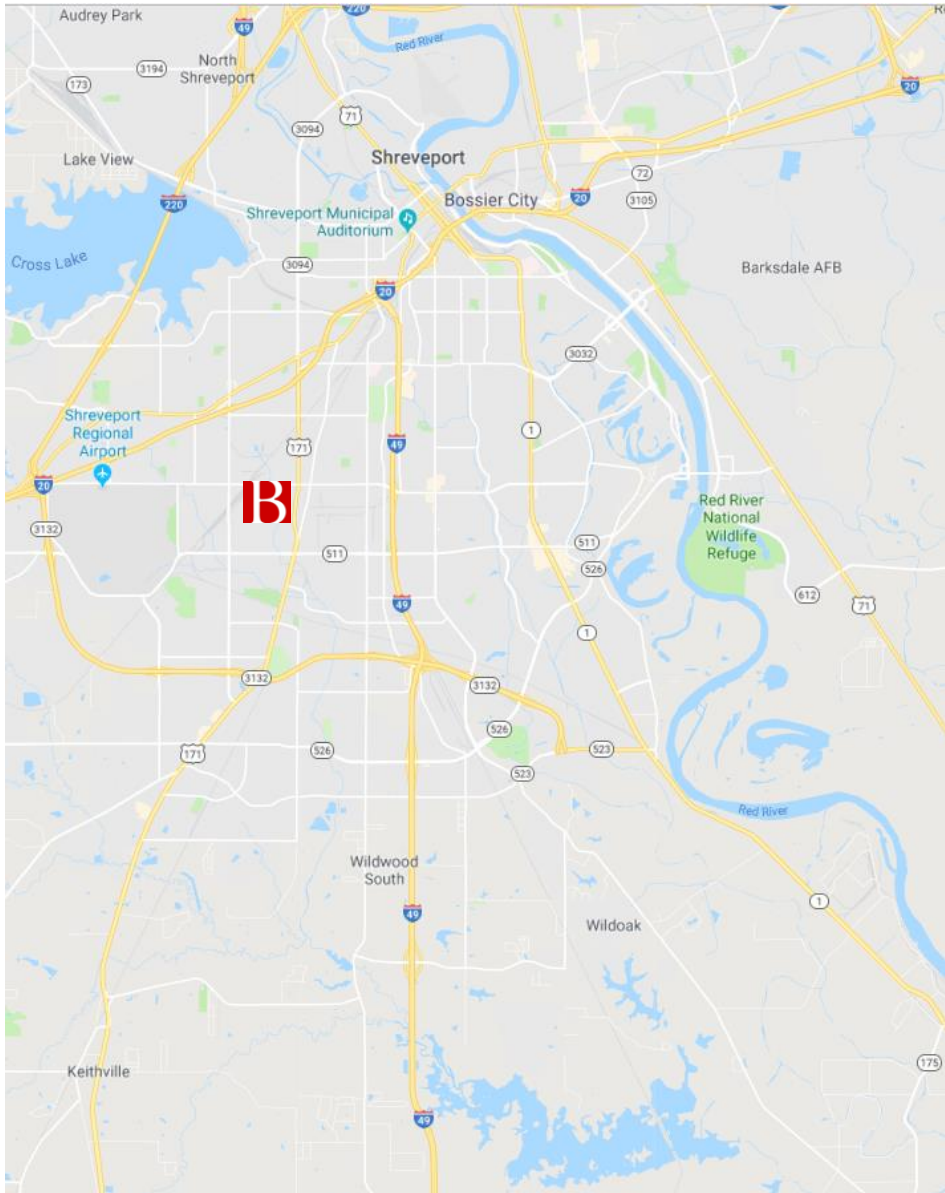
Dollar Tree is a chain of discount stores that sell all items for \$1.00 or less.

Dollar Tree is an attractive tenant for the Net Lease Investor who prioritizes a higher cap rate. New locations typically ranges between 8,000 - 12,000 gross square feet. Freestanding locations are typically located in a strong retail corridor with street presence, easy ingress/egress, and ample parking. Dollar Tree also targets regional or neighborhood centers anchored by "big box" discounters or dominant grocery stores for their stores. Though not as flashy as other prominent net lease tenants, Dollar Tree has found success focusing on its core consumer market of value minded customers.

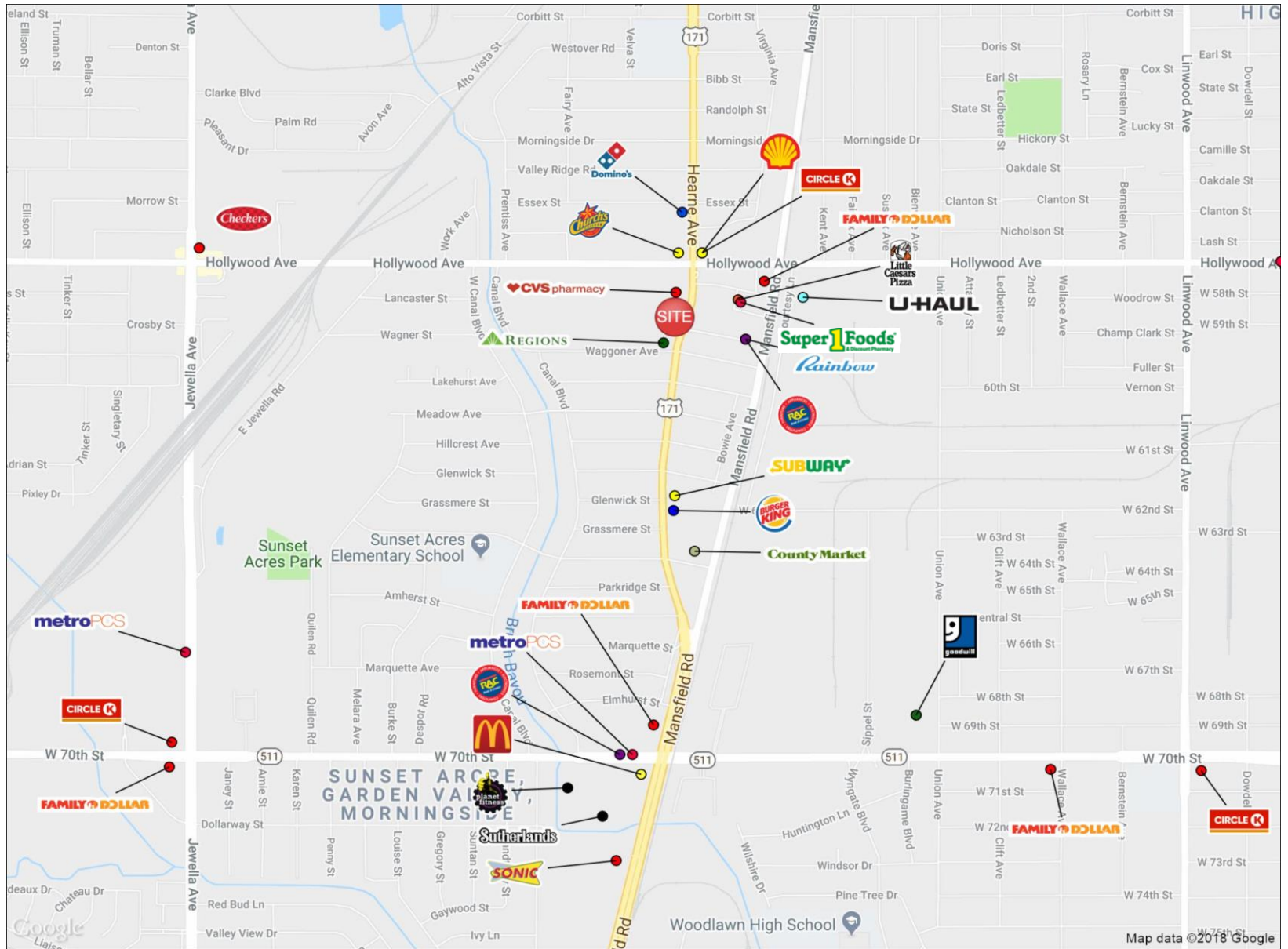
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America. In June 2015, Dollar Tree acquired Family Dollar Stores, Inc. and its' more than 8,200 stores, which made Dollar Tree Inc, leading operator of discount variety retail stores with 13,600 locations. Today, they now operate over 14,900 locations across the US.

Dollar Tree intends to drive future store openings by capitalizing on insights regarding location, target customer profile, competitive dynamics and cost structure. Over the long-term, Dollar Tree plans to operate more than 7,000 Dollar Tree stores and 12,000 Family Dollar stores across the United States.

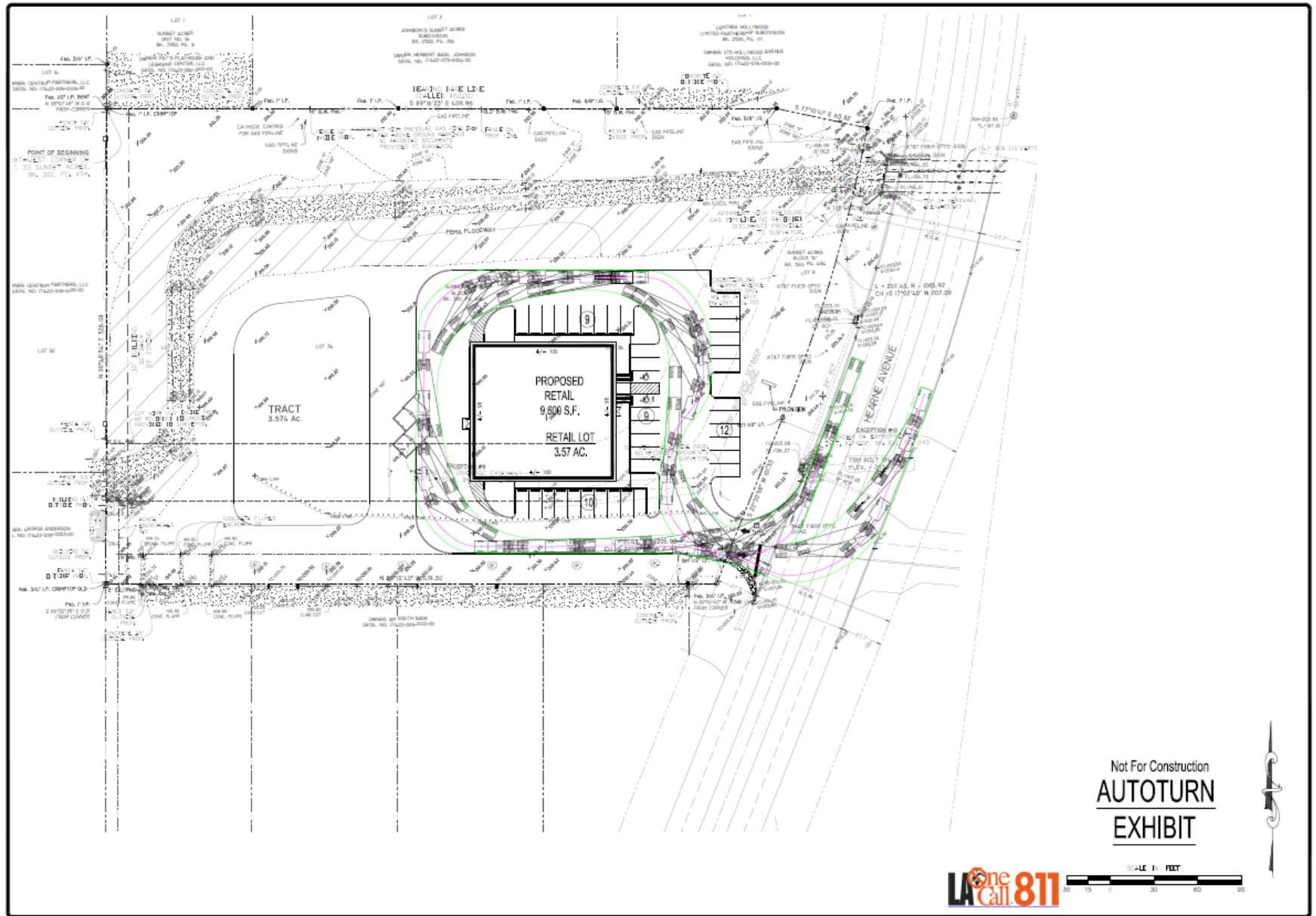
Location Map:



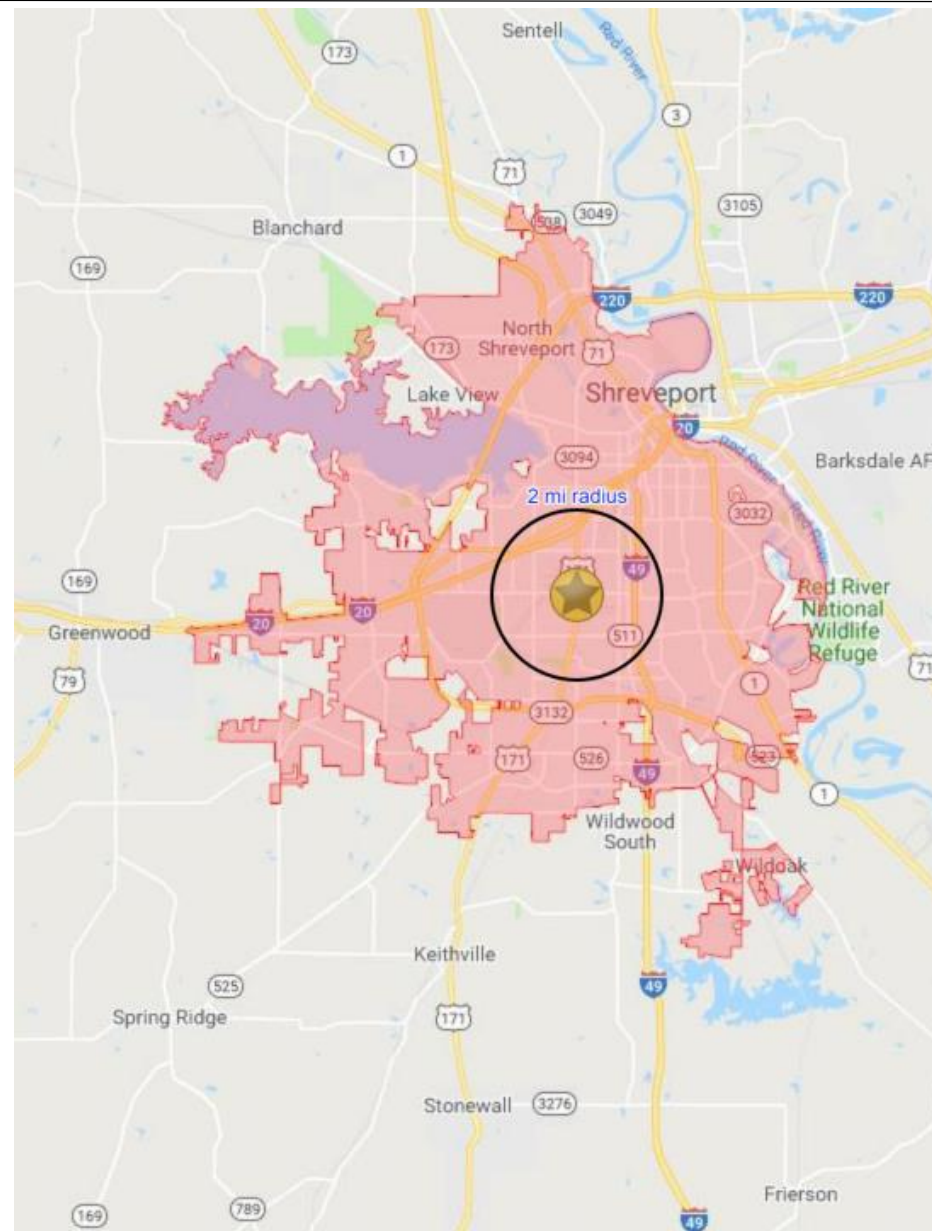
Retail Map:



Site Plan:



Demographics:



5812 Hearne Ave Shreveport, LA 71108		2 mi radius	71108	Shreveport
POPULATION	2018 Estimated Population	34,399	19,120	192,646
	2023 Projected Population	34,046	18,334	184,030
	2010 Census Population	36,835	20,388	200,126
	2000 Census Population	40,131	21,014	200,690
	Projected Annual Growth 2018 to 2023	-0.2%	-0.8%	-0.9%
	Historical Annual Growth 2000 to 2018	-0.8%	-0.5%	-0.2%
	2018 Median Age	32.6	30.8	35
HOUSEHOLDS	2018 Estimated Households	12,894	7,100	81,097
	2023 Projected Households	13,570	7,233	82,101
	2010 Census Households	13,279	7,279	80,988
	2000 Census Households	14,061	7,569	78,771
	Projected Annual Growth 2018 to 2023	1.0%	0.4%	0.2%
	Historical Annual Growth 2000 to 2018	-0.5%	-0.3%	0.2%
RACE AND ETHNICITY	2018 Estimated White	11.3%	13.2%	39.6%
	2018 Estimated Black or African American	86.3%	84.5%	55.5%
	2018 Estimated Asian or Pacific Islander	0.3%	0.4%	1.7%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2018 Estimated Other Races	1.8%	1.6%	2.8%
	2018 Estimated Hispanic	1.4%	1.4%	3.1%
INCOME	2018 Estimated Average Household Income	\$38,948	\$39,300	\$63,939
	2018 Estimated Median Household Income	\$30,825	\$33,904	\$39,546
	2018 Estimated Per Capita Income	\$14,645	\$14,600	\$27,136
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.9%	3.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	17.8%	16.0%	10.2%
	2018 Estimated High School Graduate	41.7%	45.6%	31.6%
	2018 Estimated Some College	19.3%	18.5%	22.6%
	2018 Estimated Associates Degree Only	4.4%	5.5%	6.4%
	2018 Estimated Bachelors Degree Only	7.4%	7.7%	15.7%
	2018 Estimated Graduate Degree	4.1%	2.8%	9.8%
BUSINESS	2018 Estimated Total Businesses	1,595	555	11,454
	2018 Estimated Total Employees	21,413	4,829	134,745
	2018 Estimated Employee Population per Business	13.4	8.7	11.8
	2018 Estimated Residential Population per Business	21.6	34.5	16.8



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Dollar Tree – Single Tenant Investment Opportunity

Contact:

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