



603 LA-139
Monroe, LA 71203

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INVESTMENT OVERVIEW

The subject property is a 2017 construction Dollar Tree store located in Monroe, LA. The 1.05+/- acre lot is ideally located Highway 139, with an average daily traffic count of 14,441. This store was originally developed as a Family Dollar in 2017. After only 1.5 years of successful operation, they have decided to convert it over to the Dollar Tree brand to continue its success and growth. This location benefits from the 16,000+ residents in a 3-mile radius and 38,000+ in a 5-mile radius. Other national retailers in the area include O'Reilly Auto Parts, Dollar General, Chase Bank, NAPA Auto Parts, Rite Aid, Wendy's and more. The property is 4+/- miles from the campus of the University of Louisiana at Monroe, which boasts an enrollment of 9,000+.

Dollar Tree is signed to a 10-year double net (NN) lease that will not expire until March 31st, 2028. Rent is scheduled to increase \$.50 per square foot at the beginning of each 5-year renewal option.

Dollar Tree, a Fortune 200 Company, operated 15,237 stores across 48 states and five Canadian provinces as of February 2, 2019. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

INVESTMENT HIGHLIGHTS

- ◇ JUST CONVERTED FROM FAMILY DOLLAR TO DOLLAR TREE
- ◇ NEWER 2017 CONSTRUCTION
- ◇ JUST 4+/- MILES FROM UNIVERSITY OF LOUISIANA MONROE | 9,000+ ENROLLMENT
- ◇ 3-MILE POPULATION OF 16,000+ | 5-MILE POPULATION OF 39,000+
- ◇ DOLLAR TREE HAS BBB- RATING ON STANDARD & POORS
- ◇ LEASED TO DOLLAR TREE STORES, INC.
- ◇ PUBLICLY TRADED COMPANY | \$22.9 BILLION ANNUAL REVENUE

PROPERTY SUMMARY

DOLLAR TREE

603 LA-139
MONROE, LA 71203

Price

\$1,078,000

Cap Rate

7.35%

Price/ SF

\$129.57

Property Description

Year Built-2017

Gross Leasable Area

8,320 SF

Lot Size

1.03+/- Acres

Type of Ownership

Fee Simple

Annualized Operating Information

Base Rent-\$79,200



Year	Base Annual Rent	Monthly Rent	Rent/SF	CAP RATE
Years 1-10	\$79,200	\$6,600	\$9.52	7.35%
Years 11-15 (Option 1)	\$83,360	\$6,947	\$10.02	7.73%
Years 16-20 (Option 2)	\$87,520	\$7,293	\$10.52	8.12%
Years 21-25 (Option 3)	\$91,680	\$7,640	\$11.02	8.50%
Years 26-30 (Option 4)	\$95,840	\$7,987	\$11.52	8.89%
Years 31-35 (Option 5)	\$100,000	\$8,333	\$12.02	9.28%
Years 36-40 (Option 6)	\$104,160	\$8,680	\$12.52	9.66%

TENANT OVERVIEW

Tenant Trade Name	Dollar Tree
Tenant	Corporate
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	Double Net (NN)
Roof and Structure Maintenance	Landlord
Lease Term	10 Years
Lease Commencement Date	August 17th, 2017
Lease Expiration Date	March 31st, 2028
Increases	\$.50 Per SF in Each Option
Renewal Options	6, 5-Year Options
Headquartered	Chesapeake, VA
Number of Locations	15,000+ Locations
Annual Revenue	\$22.9 Billion
Credit Rating	BBB-
Rating Agency	Standard & Poors
Stock Symbol	DLTR
Board	NASDAQ
Website	www.dollartree.com



ABOUT THE TENANT

Dollar Tree Stores, Inc., formerly known as Only \$1.00 is a Fortune 500 company and operates 14,835 stores throughout 48 U.S. states and Canada. It is an American chain of discount variety stores headquartered in Chesapeake, Virginia. Departments found in Dollar Tree stores include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning items, candy, toys, etc. all for a \$1 or less. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream and pre-made baked goods.

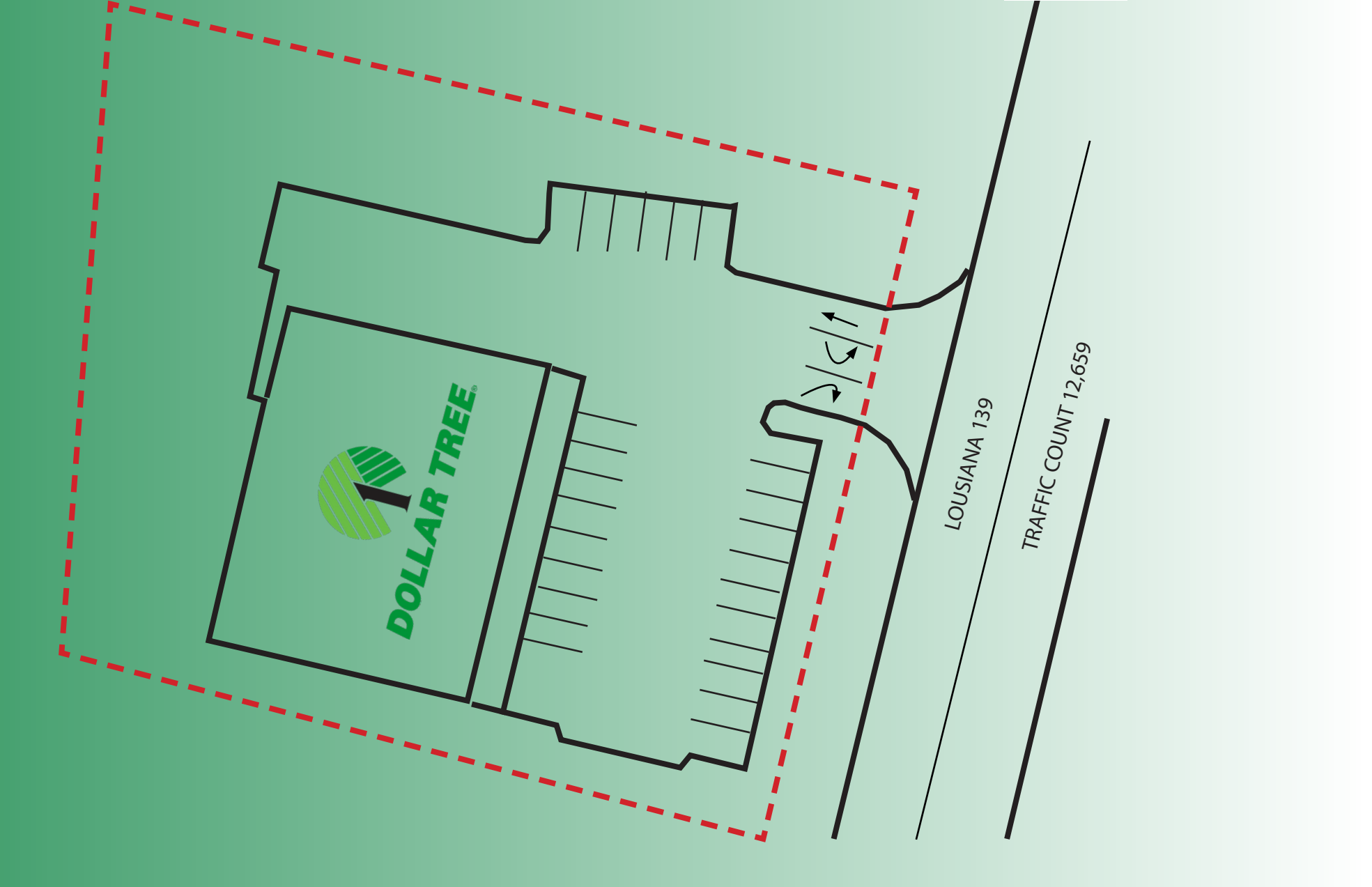


\$22.82 BILLION
INCREASED SALES



14,835
LOCATIONS

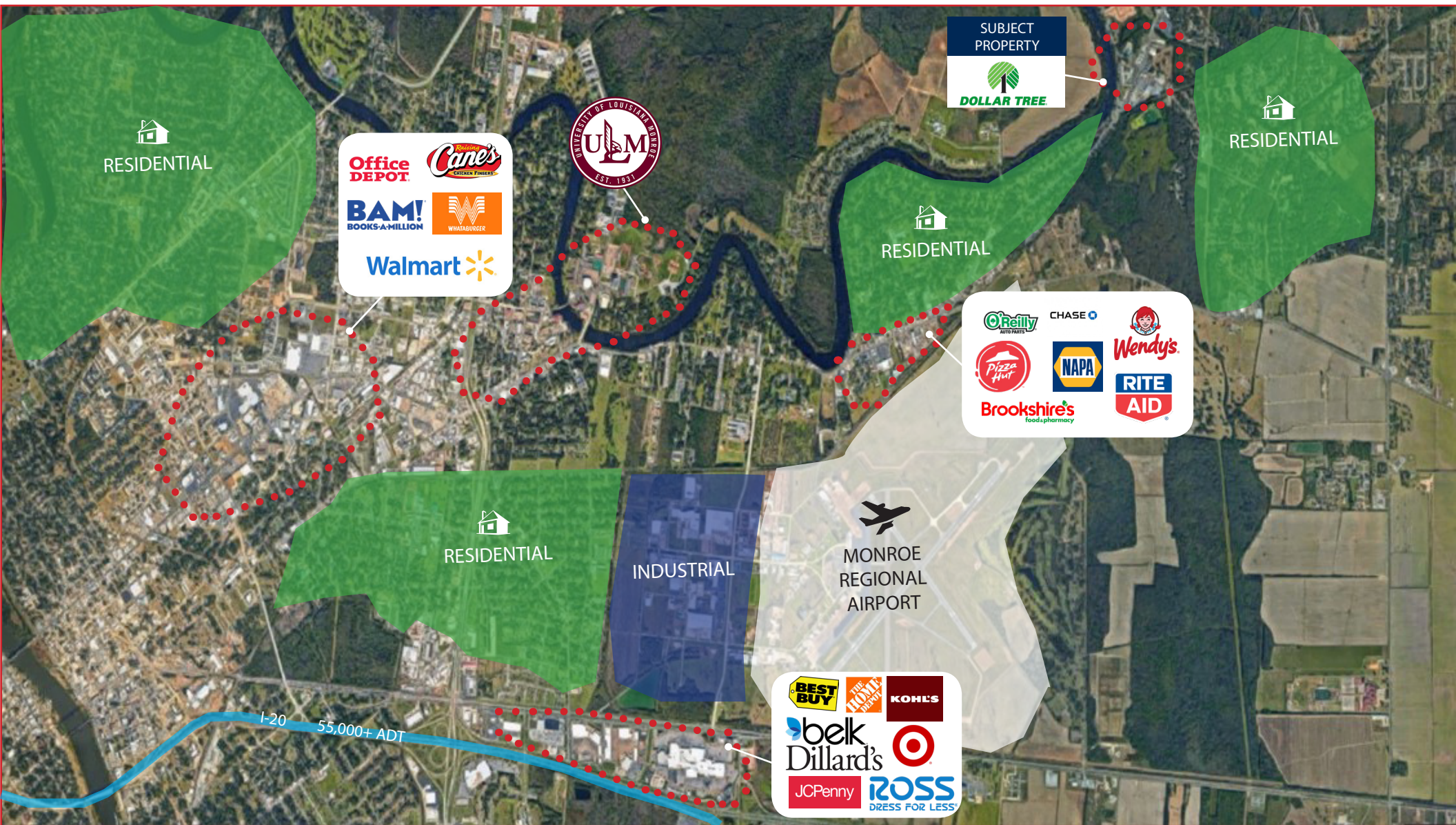
SITE PLAN



AREA OVERVIEW



MACRO AERIAL



MARKET OVERVIEW

Monroe, Louisiana

Monroe is the eight largest city in the U.S. state of Louisiana and the principal city of the Monroe Metropolitan Statistical Area, which includes the parishes of Ouachita and Union. In the Ouachita Parish you can find the Watson Brake, the oldest earthwork mound complex in North America.

Monroe has a population of 53,000 and is the home of the University of Louisiana which is situated on I-20. There are several museums in this city the top 2 are; The Biedenharn Museum & Gardens, Chennault Aviation and Military Museum.

The University of Louisiana at Monroe opened in 1931 as Ouachita Parish Junior College and three years later became Northeast Center of Louisiana State University . in 1969, it granted doctoral degrees for the first time and was elevated to university status as Northeat Louisiana University.

Academics at Univerisity of Louisiana at Monroe include College of Business, English, College of Phrmacy, Theatre arts, and more.



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 POPULATION	2,343	16,359	39,109
2023 PROJECTION	2,337	16,698	39,708
GROWTH 2018-2023	-0.26%	2.07%	1.53%
2018 AVERAGE HOUSEHOLD INCOME	\$73,363	\$63,591	\$59,169
2018 MEDIAN HOUSEHOLD INCOME	\$55,937	\$46,980	\$39,766
2018 PER CAPITA INCOME	\$29,593	\$25,449	\$23,416
FAMILY HOUSEHOLD POPULATION	2,343	16,359	39,109
NON-FAMILY HOUSEHOLD POPULATION	87.20%	81.49%	76.80%

2018 HOUSEHOLD INCOME			
\$200,000 or More	3.30%	2.69%	2.79%
\$150,000 - \$199,999	3.69%	2.90%	2.75%
\$100,000 - \$149,999	11.57%	10.12%	8.99%
\$75,000 - \$99,999	13.99%	11.70%	9.56%
\$50,000 - \$74,999	23.92%	20.24%	17.59%
\$35,000 - \$49,999	15.82%	12.23%	12.57%
\$25,000 - \$34,999	10.04%	10.91%	10.58%
\$15,000 - \$24,999	6.63%	11.78%	13.49%
\$10,000 - \$14,999	5.87%	7.72%	8.46%
Under \$9,999	5.17%	9.71%	13.22%



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