



Representative Photo

FAMILY DOLLAR | RUSTON, LA

612 SOUTH MONROE STREET | RUSTON, LA

Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY		
Offering Price		\$1,159,000
Capitalization Rate – Current		6.87%
Price / SF		\$125.98
Rent / SF		\$8.65
Lease Structure		NN
Lot Size		0.93 acre(s)
Gross Leasable Area		9,200 SF
Year Built / Renovated		2008
Tenant		Family Dollar Stores
Credit Rating Report		BBB-
Lease Commencement		1/1/2009
Lease Expiration		1/31/2024
Rent Thru 1/31/2024		\$79,570
Landlord Responsibilities		Roof and Structure
Renewal Options		Three 5-Year Options
Option Rent		Option 1 \$86,731 Option 2 \$94,537 Option 3 \$103,045

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this Net Leased Family Dollar in Ruston, Louisiana. This is an exclusive opportunity to acquire an investment credit (BBB-) net leased asset, in a dense Louisiana location with over 22,154 people within a three mile radius of the store.

Ruston, Louisiana is the home of Louisiana Tech University with 12,467 students who prefer the charms of a small town. This property sits on 0.93 acres and approximately 9,200 square feet building on South Monroe Street, which is a main north-south thoroughfare running through the city and boasts traffic counts of 20,261 vehicles per day. Ruston, a friendly southern town of approximately 23,000 is home to parks, lakes, and world-class mountain biking trails.

INVESTMENT HIGHLIGHTS

- Long Term Net Lease | Guaranteed Family Dollar Stores Incorporated | Credit Rating Report BBB-
- Low Rent Structure of \$8.65 Per Square Foot | Newly Renewed Lease
- Ideal Dense Location Demographics of more than 22,154 Within a Three Mile Radius
- Family Dollar Strong Store Performance Reported In This Region

Louisiana



OFFERING SUMMARY

PROPERTY SUMMARY

Property	Family Dollar Stores Inc.
Property Address	612 South Monroe Street Ruston, LA 33557
Price	\$1,159,000
Capitalization Rate	6.87%
Price / SF	\$125.98

PROPERTY DESCRIPTION

Year Built / Renovated	2008
Gross Leasable Area	9,200 SF
Zoning	121672092 0
Lot Size	0.93 acre(s)
Type of Ownership	Fee Simple

SITE SUMMARY

Location: The property is located on the south side of Monroe Street

Year Built: 2008

Parcel Number: 33557

Site Size: 0.93 acre(s) / 9,200 Square Feet

Access: Ingress and egress is available to the parking area directly off South Monroe Street.

Number of Buildings / Stories: One (1)

Parking: 4.56/1000

Foundation: Concrete Slab

Close Proximity: Across the street from Louisiana Tech University. Less than One Mile from Ruston, Louisiana Downtown .

Framing: Brick

Exterior Walls: Brick

LEASE SUMMARY

LEASE SUMMARY

Property Subtype	Net Leased Discount
Tenant	Family Dollar Stores
Rent Increases	Increases on Each 5-Year Option
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	1/1/2009
Lease Expiration	1/31/2024
Lease Term	15 Years
Term Remaining on Lease	4.9 Years
Renewal Options	Three 5-Year Options
Landlord Responsibility	Roof, Structure, Exterior Portions of Building
Tenant Responsibility	Taxes, Insurance, HVAC, Utilities, Signage
Right of First Refusal / Offer	No

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$79,570	\$6,631	\$8.65	6.87%
2024-2029	\$86,731	\$7,228	\$9.43	7.48%
2029-2034	\$94,537	\$7,878	\$10.28	8.16%
2034-2039	\$103,045	\$8,587	\$11.20	8.89%

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$79,570

LEASE ABSTRACT

TENANT	Family Dollar Stores Inc.
PREMISES	Parcel Size 40,511 SF Building Size 9,200 SF
OWNERSHIP	Fee Simple Interest NN Lease
LEASE COMMENCEMENT	1/1/2009
LEASE EXPIRATION	1/31/2024
LEASE EXTENSIONS	Three 5-Year Options
LEASE TYPE	NN – Landlord is Responsible for Roof and Structure
BASE RENT	Current – January 31, 2024 \$79,570
OPTION RENT	
OPTION 1	02/01/2024 – 01/31/2029 \$86,731
OPTION 2	02/01/2029 – 01/31/2034 \$94,537
OPTION 3	02/01/2034 – 01/31/2039 \$103,045
SALES REPORTING	None
PERCENTAGE RENT	None



TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

Tenant Details

Tenant Name: Family Dollar

Tenant Type: General Merchandise Dollar Store Guarantor: Dollar Tree Inc (NASDAQ: DLTR)

Ownership: Public No. of Locations: 15,237 as of February 2019 Website: familydollar.com

Year Founded: 1953 / DLTR 1986

Credit Rating (Moody's): Ba1 as of March 2019

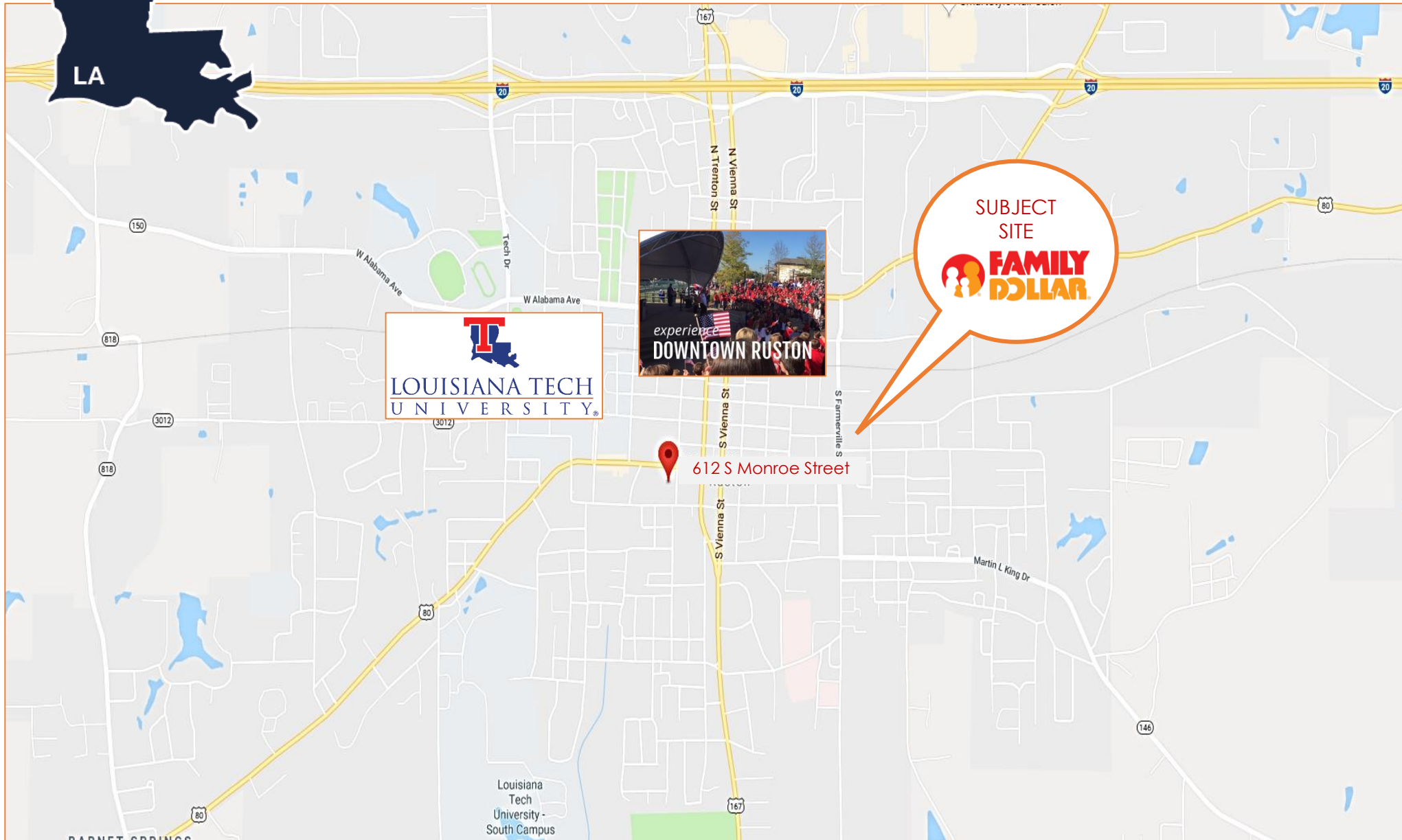
Headquartered: Chesapeake, Virginia



AERIAL



LOCATION OVERVIEW

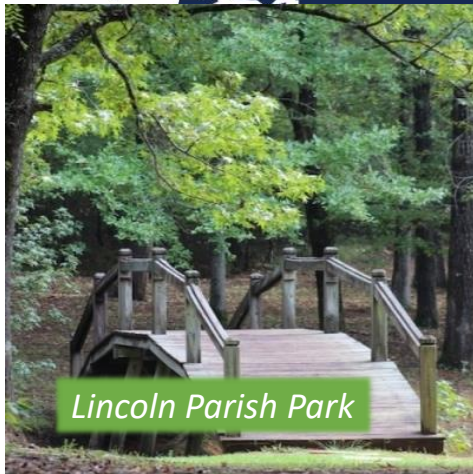


612 South Monroe Street | Ruston, LA 71270

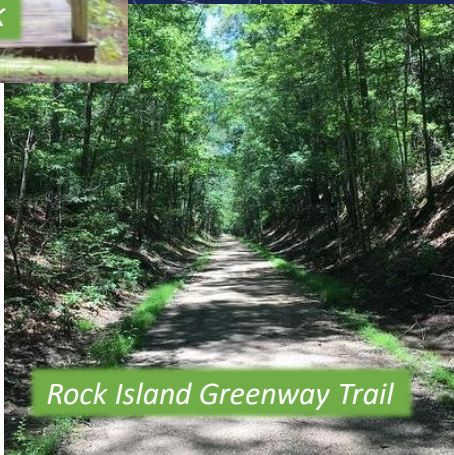
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MARKET OVERVIEW

It's easy to discover why Ruston Lincoln Parish is considered a secret. Known for its thriving college-town atmosphere, an 18-block historic downtown district and the incredibly sweet peaches grown here. The area boasts a variety of specialty shops and delicious restaurants. Come explore Ruston's many arts, outdoors and historic attractions, such as the Louisianan Military Museum, and take part in one of our events and festivals.



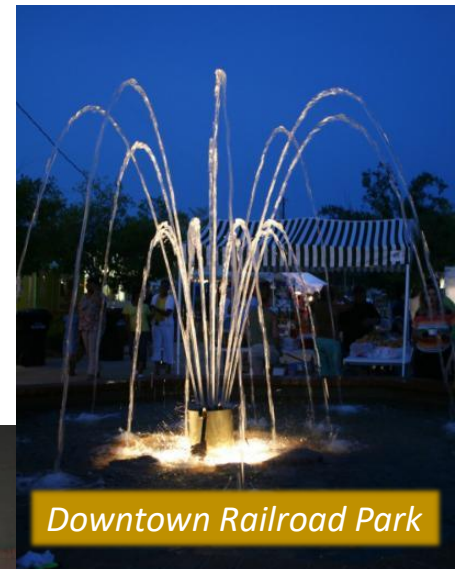
Lincoln Parish Park



Rock Island Greenway Trail



Eddie G. Robinson Museum



Downtown Railroad Park



Dixie Theater of the Arts

MARKET DEMOGRAPHICS

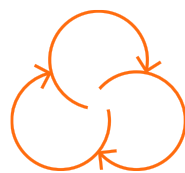
RUSTON, LA

POPULATION
22,245

MEDIAN HOUSEHOLD INCOME
\$26,637

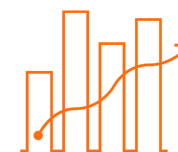
MEDIAN PROPERTY VALUE
\$163,600

Across the country, Marcus & Millichap is an industry leader due to the quality of our research and the depth and breadth of our team.



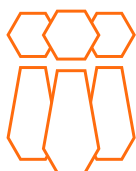
9,472

Transactions In
2018



**\$46.4
Billion**

In Sales



1,900+

Investment Sales
Professionals



1,652

Capital Market
Transactions



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FAMILY DOLLAR
Ruston, LA
ACT ID ZAA0040197

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date