

FAMILY DOLLAR



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

FAMILY DOLLAR NET LEASED OFFERING

9447 HIGHWAY 80, SIMSBORO, LA 71275

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The Kase Group is pleased to offer the opportunity to acquire the 100% fee simple interest in a net leased Family Dollar.

This 8,320 square foot Family Dollar, in Simsboro, Louisiana has a 10-year lease which commenced in August of 2018. The 100% fee simple interest in the underlying land and building is being offered. The tenant has six five-year options to renew with 5% increases in rent during the option periods.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY - NYSE: DLTR

EXCELLENT LOCATION ON SW CORNER OF DIXIE
OVERLAND HIGHWAY (HWY 80) AND ROSE STREET

BRAND NEW CONSTRUCTION

OFFERING SPECIFICATIONS

PRICE \$854,545

CAP RATE 8.25%

TOTAL NOI \$70,500

SQUARE FOOTAGE 8,320

LOT SIZE 1.06 AC

YEAR BUILT 2018

FINANCIAL SUMMARY

FAMILY DOLLAR • NET LEASED OFFERING

9447 HIGHWAY 80, SIMSBORO, LA 71275

\$854,545 • 8.25%

SUMMARY

TENANT NAME	FAMILY DOLLAR
SQUARE FOOTAGE	8,320
LEASE START	8/20/2018
LEASE END	3/31/2029
TOTAL RENT	\$70,500
OPTIONS	Six, 5-Year
INCREASES	5% in Options

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-10	\$70,500.00	8.25%
OPTION 1	\$74,025.00	8.66%
OPTION 2	\$77,726.25	9.10%
OPTION 3	\$81,612.56	9.55%
OPTION 4	\$85,693.19	10.03%
OPTION 5	\$89,977.85	10.53%
OPTION 6	\$94,476.74	11.06%

LEASE ABSTRACT

BASIC TERMS

TENANT	FAMILY DOLLAR
BUILDING SIZE	8,320 SF
LOT SIZE	1.06 AC
ADDRESS	9447 Highway 80, Simsboro, LA
LEASE START	August 2, 2018
LEASE END	March 31, 2029
RENEWAL OPTIONS	Six, 5-Year
INCREASES	5% in option periods

OBLIGATIONS

LANDLORD OBLIGATIONS	MINIMAL LANDLORD OBLIGATIONS
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OPERATING SUMMARY

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	\$/SF
CURRENT	\$5,875.00	\$70,500.00	\$8.47
OPTION 1	\$6,168.75	\$74,025.00	\$8.90
OPTION 2	\$6,477.19	\$77,726.25	\$9.34
OPTION 3	\$6,801.05	\$81,612.56	\$9.81
OPTION 4	\$7,141.10	\$85,693.19	\$10.30
OPTION 5	\$7,498.15	\$89,977.85	\$10.81
OPTION 6	\$7,873.06	\$94,476.74	\$11.36



TENANT OVERVIEW



S&P RATED CREDIT



7,100+ LOCATIONS



50,000+ EMPLOYEES

FAMILY DOLLAR

Family Dollar (NYSE: FDO) is a chain of variety stores in the United States. It opened in 1959 and operates approximately 7,100 stores in 45 states and the District of Columbia. It is headquartered in Matthews, North Carolina.

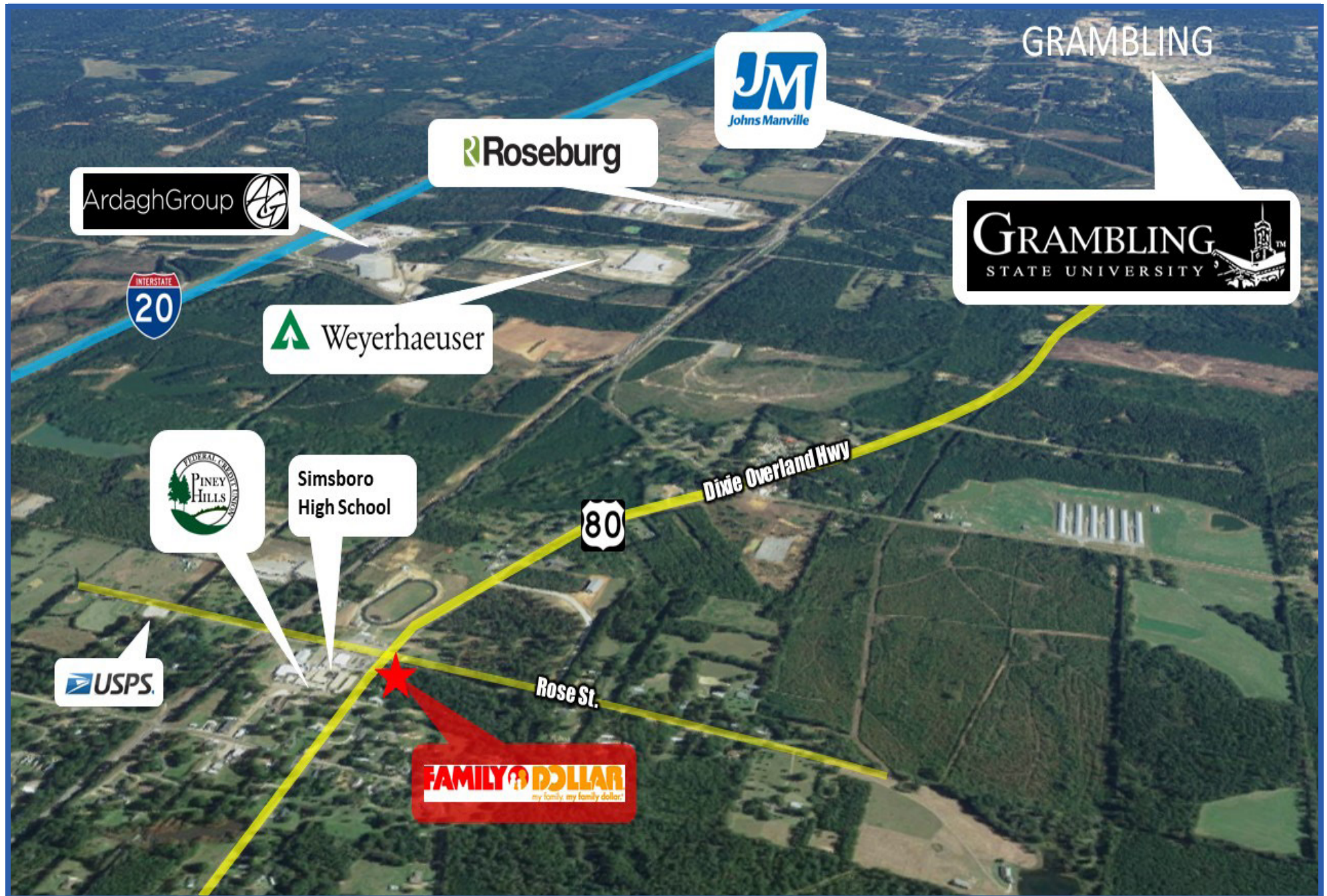
Family Dollar is not a true “dollar store” in the strict sense; while there are many items available for \$1, there are other price points as well. However, approximately 90% of the products cost less than \$10. With most locations set up like a typical supermarket, the chain deals in food items, clothing and assorted household products.

Some, but not all, Family Dollar stores now accept credit cards, as well as debit cards and the cash benefit from EBT cards. Leon Levine, a 21-year-old entrepreneur, founded family Dollar in 1959. In November of that year, the company’s first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

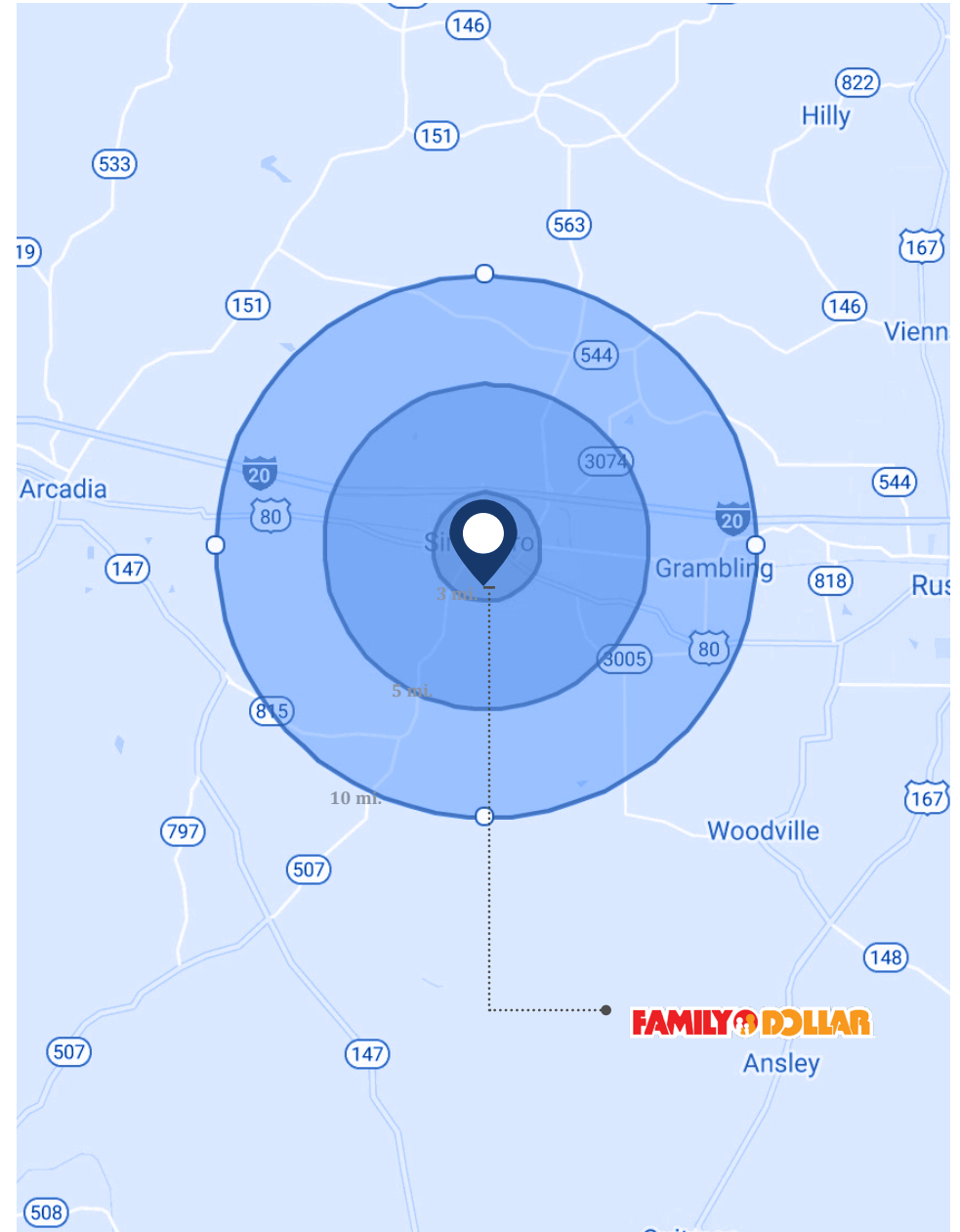
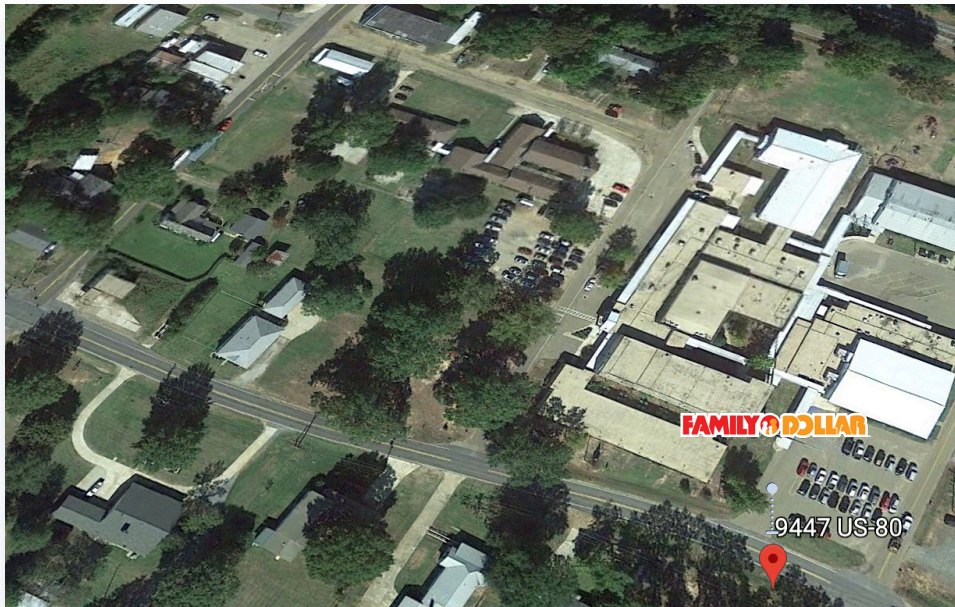
The 1970s were growing years for the store chain. In 1970, Family Dollar’s stock went public for the first time, at \$14.50 per share. In 1971, the chain’s 100th store opened, followed by their 200th in 1974 and their 300th in 1978. Also in 1974, a distribution center was opened in Matthews, North Carolina. In 1979, Family Dollar stock began trading at the New York Stock Exchange. In 1981, the chain’s 400th store was opened, followed by a 500th store in 1982 and a 700th in 1983. The 1980s saw expansion at a wider scale for the company, and, by 1989, 1,500 stores were operating. The 1990s saw the pace of expansion slow down compared to the 1980s, with 1,000 stores opened. However, the company opened distribution centers in West Memphis, Arkansas; Front Royal, Virginia and Duncan, Oklahoma. Since 2000, the pace of growth has quickened significantly, with the addition of about 3,500 new stores, and new distribution centers opening in Morehead, Kentucky; Maquoketa, Iowa; Odessa, Texas; Marianna, Florida; and Rome, New York.

In 2001, Family Dollar joined the S&P 500 stock market index. In 2002, the company joined the Fortune 500 list of largest publicly held companies.

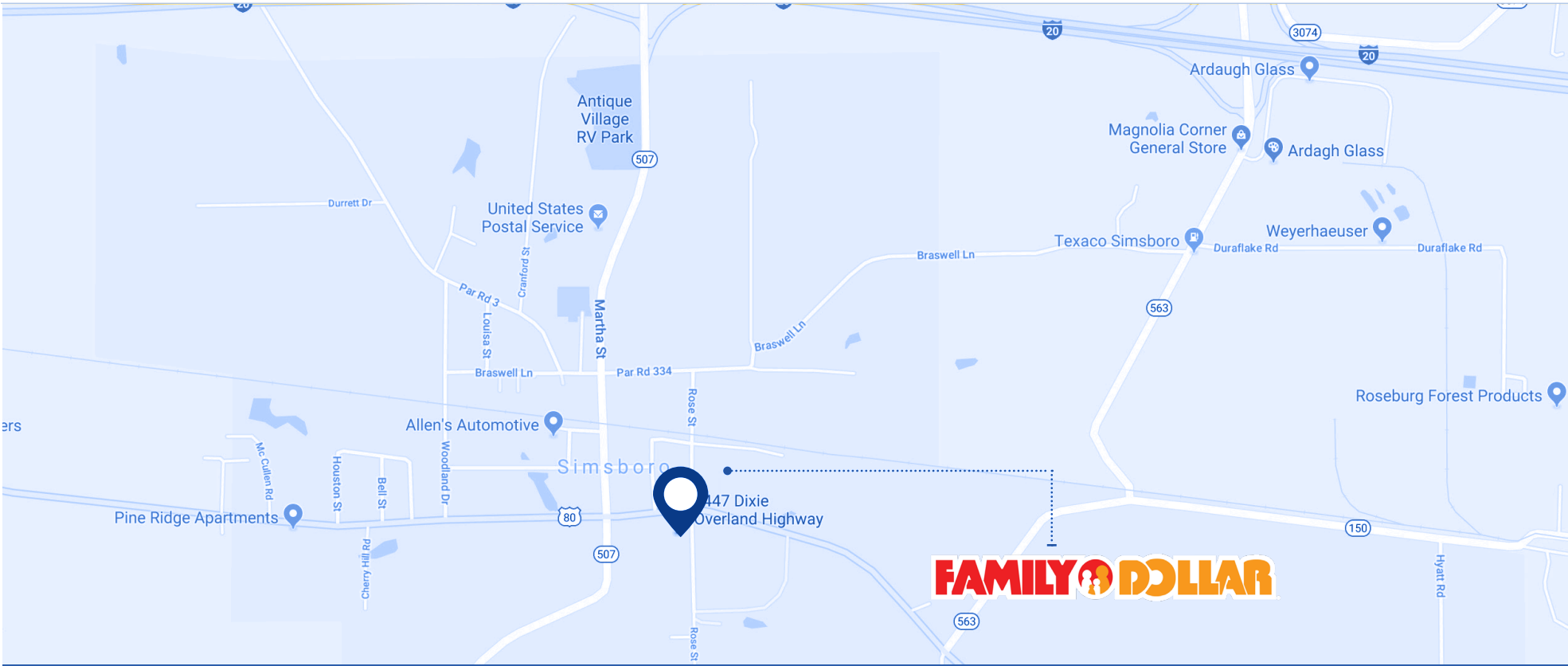
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,559	5,271	34,511
TOTAL HOUSEHOLDS	600	1,585	12,740
AVERAGE HOUSEHOLD INCOME	\$61,017	\$55,075	\$49,963
AVERAGE AGE	38	37.6	35.1

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	600	1,585	12,740
TOTAL POPULATION	1,559	5,271	34,511
PERSONS PER HOUSEHOLD	2.60	2.50	2.30
AVERAGE HOUSEHOLD INCOME	\$61,017	\$55,075	\$49,963
AVERAGE HOUSE VALUE	\$112,400	\$102,662	\$136,056
AVERAGE AGE	38.80	33.50	33.80
POPULATION WHITE	899	1,750	15,943
POPULATION BLACK	628	3,434	17,258
POPULATION AM. INDIAN & ALASKAN	12	28	159
POPULATION ASIAN	1	9	661
POPULATION HAWAIIAN & PACIFIC ISLAND	0	1	36
POPULATION OTHER	19	49	455

SIMSBORO, LOUISIANA

Simsboro is a village in western Lincoln Parish, Louisiana, United States. The population was 684 at the 2000 census. It is part of the Ruston Micropolitan Statistical Area.

Two 20th century lawmakers who were natives of Simsboro are interred at Simsboro Cemetery: State Representatives L.D. “Buddy” Napper, who served from 1952 to 1964, and practiced law for a half-century in Ruston,[6] and Ragan Madden, who left the House in 1949 to become the five-term district attorney of the 3rd Judicial District. A 19th Century lawmaker who lived in Simsboro was Representative George M. Lomax, who in 1894 introduced the enabling legislation, Act 68, to establish the future Louisiana Tech University.



SIMSBORO, LOUISIANA



The Kase Group

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