



Representative Property

**Family Dollar | Bossier City, LA
(Shreveport MSA)**

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Wells Net Lease Group is pleased to present a new construction Family Dollar store. The property features upgraded building standards with stucco siding and a 10 year corporate guaranteed lease with minimal landlord responsibilities. The property is under construction with a projected opening date of November 1, 2019. Located near Barksdale Air Force Base and dense residential communities the store supplies the daily needs of surrounding residents. The property is located within the Shreveport MSA with nearly 440,000 residents. Family Dollar is a publicly traded tenant under the Dollar Tree Inc (DLTR) corporation.

Bossier City is a part of the Shreveport MSA with over 439,000 population. Bossier City's centralized location is the key to its growing, diversified economy. Within a 5 hour drive of Bossier City, seven major cities are easily accessible including New Orleans, Houston, Austin, Dallas/Fort Worth, Little Rock, Oklahoma City and Memphis. The area's largest employer is Barksdale Air Force Base with over \$810M annual economic impact. Barksdale Air Force Base houses Air Force Global Strike Command, 307th Bomb Wing, 49th Test and Evaluation Squadron and 26th Operational Weather Squadron. Bossier City has a burgeoning cyber/IT community as well. Cyber Innovation Center, at the National Cyber Research Park, is a state-of-the-art research park focusing on protecting America's interest by becoming the leader in cyber infrastructure research and technology development. In addition, General Dynamics and Louisiana Tech Research Institute, both global aerospace and defense contractors, call Bossier City home. Finally the healthcare sector in Northwest Louisiana is considered a major economic driver in the region. Overall, the healthcare sector employs over 35,000 with an average annual wage of \$65,000.

Sale Price
\$1,314,285

CAP Rate
7%

Building Size
±9180 SF

Year Built
2019

Lot Size
±.98 Acres

Investment Highlights

- 2019 Build-to-suit construction
- NN+ Lease with minimal landlord obligations
- Serving Barksdale AFB trade area
- Amazon resistant tenant
- Located in the heart of South Bossier's residential and business growth district
- Upgraded building standards include stucco siding

Family Dollar **5362 Barksdale Blvd. | Bossier City, LA**

Price	\$1,314,285
CAP Rate	7%
Base Rent	\$92,000.04 (\$10.02/SF)
Lease Term	10 Years
Commencement	11/1/2019 (estimated)
Expiration	7/31/2029
Lease Type	NN
Increases	5% in Options
Options to Renew	6 (Five) Year
Guarantor	Family Dollar Stores of Louisiana, Inc. a Virginia corporation
Public or Private	Public
Building Size	±9,180 SF
Lot Size	±.98 Acres
Year Built	2019



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Initial Lease Term 10 Years \$92,000.04 (\$7,666.67 monthly)		
Options Term	Annual	Monthly
Option 1 (5 Year Term)	\$96,590.04	\$8,049.17
Option 2 (5 Year Term)	\$101,180.04	\$8,431.67
Option 3 (5 Year Term)	\$105,770.04	\$8,814.17
Option 4 (5 Year Term)	\$110,360.04	\$9,196.67
Option 5 (5 Year Term)	\$114,950.04	\$9,579.17
Option 6 (5 Year Term)	\$119,540.04	\$9,961.67



Taxes	Tenant
Insurance	Tenant
Maintenance/CAM	Tenant
Roof & Structure	Landlord
Parking Lot	Tenant Maintains, Landlord responsible for all concrete repairs
Landscaping	Tenant
Utilities	Tenant
HVAC	Tenant
Right of 1st Refusal	None
Sales Reported	No
Percentage Rent	No





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When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items. Family Dollar offers the lowest possible price, the name and quality private-brand merchandise customers need and use every day.

Tenant Trade Name
Family Dollar

Revenue
\$25 Billion
(Dollar Tree & Family Dollar)

Tenant Ownership Status
Public (Dollar Tree)

Locations
8,261 (Family Dollar)
6,812 (Dollar Tree)

Board/Symbol
NASDAQ/DLTR

Credit Rating
BB+ (Dollar Tree)







Barksdale Air Force Base

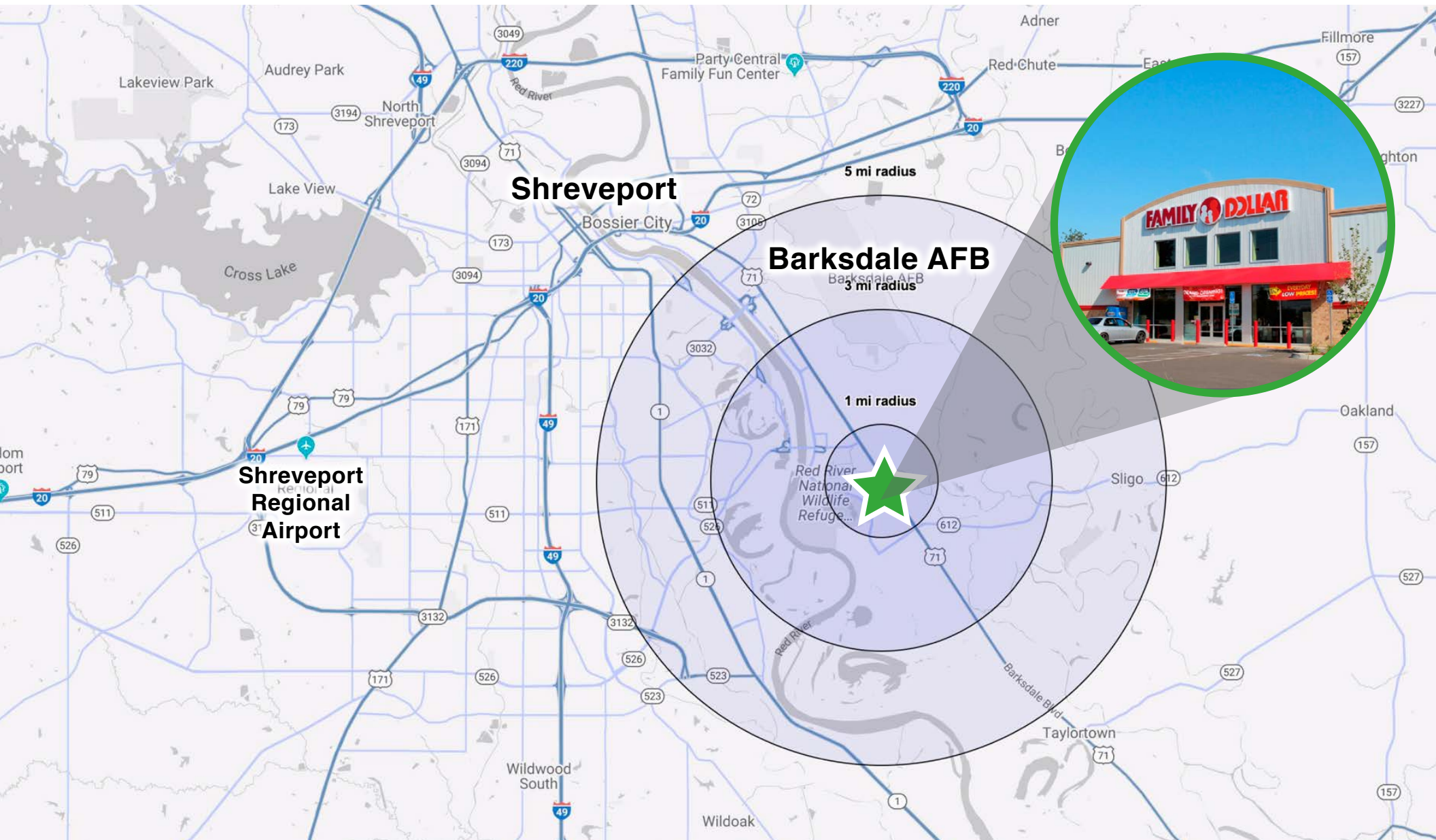


Healthcare Sector



Cyber/IT Sector





Home to Cyber Innovation Center, state-of-the-art research park leading cyber research & tech development



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Louisiana Broker of Record - Christopher Kuebel Dozier
Kuebel Realty Company

1 Mile	3 Mile	5 Mile	MSA		
9,239	25,581	73,130	439,616	2019 Estimated Population	 Population
9,858	26,694	72,706	432,421	2024 Projected Population	
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3,727	11,006	33,141	186,206	2019 Estimated Households	 Households/ Housing
4,059	11,730	34,057	190,567	2024 Projected Households	
\$192,273	\$178,174	\$184,165	\$153,984	2019 Median Home Value	Households/ Housing
\$887	\$906	\$796	\$616	2019 Median Rent	
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99	466	3,630	21,143	2019 Est. Total Businesses	 Businesses/ Employees
888	4,970	38,473	220,717	2019 Est. Total Employees	
\$80,407	\$69,590	\$75,436	\$61,447	2019 Est. Average Household Income	
73.5%	67.6%	64.6%	56.7%	2019 White Collar Workers	
26.5%	32.4%	35.4%	43.3%	2019 Blue Collar Workers	
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\$226.85 M	\$601.82 M	\$1.91 B	\$9.26 B	2019 Est. Total Household Expenditure	 Consumer Expenditures
\$7.94 M	\$20.92 M	\$66.61 M	\$322.08 M	2019 Est. Apparel	
\$12.84 M	\$33.69 M	\$106.61 M	\$514.64 M	2019 Est. Entertainment	
\$34.98 M	\$93.25 M	\$295 M	\$1.44 B	2019 Est. Food, Beverages, Tobacco	
\$8 M	\$21 M	\$66.34 M	\$319.87 M	2019 Est. Furnishings, Equipment	
\$21 M	\$55.98 M	\$176.75 M	\$861.35 M	2019 Est. Health Care, Insurance	
\$73.17 M	\$195.65 M	\$623.66 M	\$3.03 B	2019 Est. Household Operations, Shelter,	
\$4.29 M	\$11.35 M	\$36.11 M	\$174.46 M	2019 Est. Miscellaneous Expenses	
\$3.05 M	\$8.08 M	\$25.64 M	\$124.12 M	2019 Est. Personal Care	