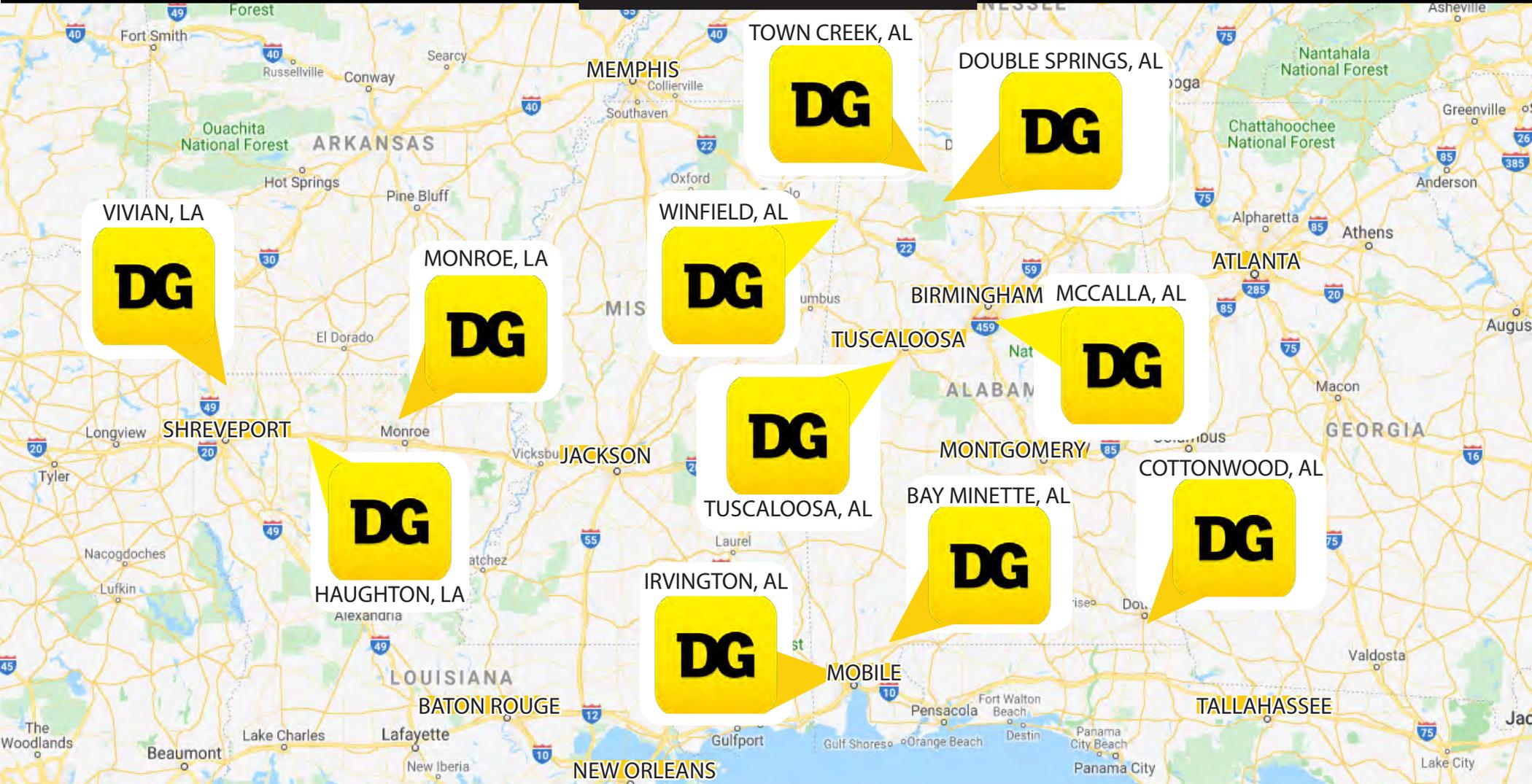


OFFERING
MEMORANDUM



DOLLAR GENERAL PORTFOLIO

Eleven (11) Locations | Available Individually or as a Portfolio
Alabama & Louisiana

Disclaimers and Confidentiality

NON - ENDORSEMENT & DISCLAIMER NOTICE

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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.

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Tenant Overview

Dollar General Corporation (NYSE: DG) has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 15,000+ stores in 44 states as of 2019. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

DollarGeneral's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

Dollar General recently announced partnerships with Western Union and FedEx. [FULL ARTICLE HERE.](#)



15,000+
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$25.6
Billion

SALES VOLUME

STOCK
SYMBOL

NASDAQ:DG

FOUNDED IN

1955

MORE THAN
129,000
EMPLOYEES



BBB

STANDARD & POOR'S
CREDIT RATING

Investment Highlights

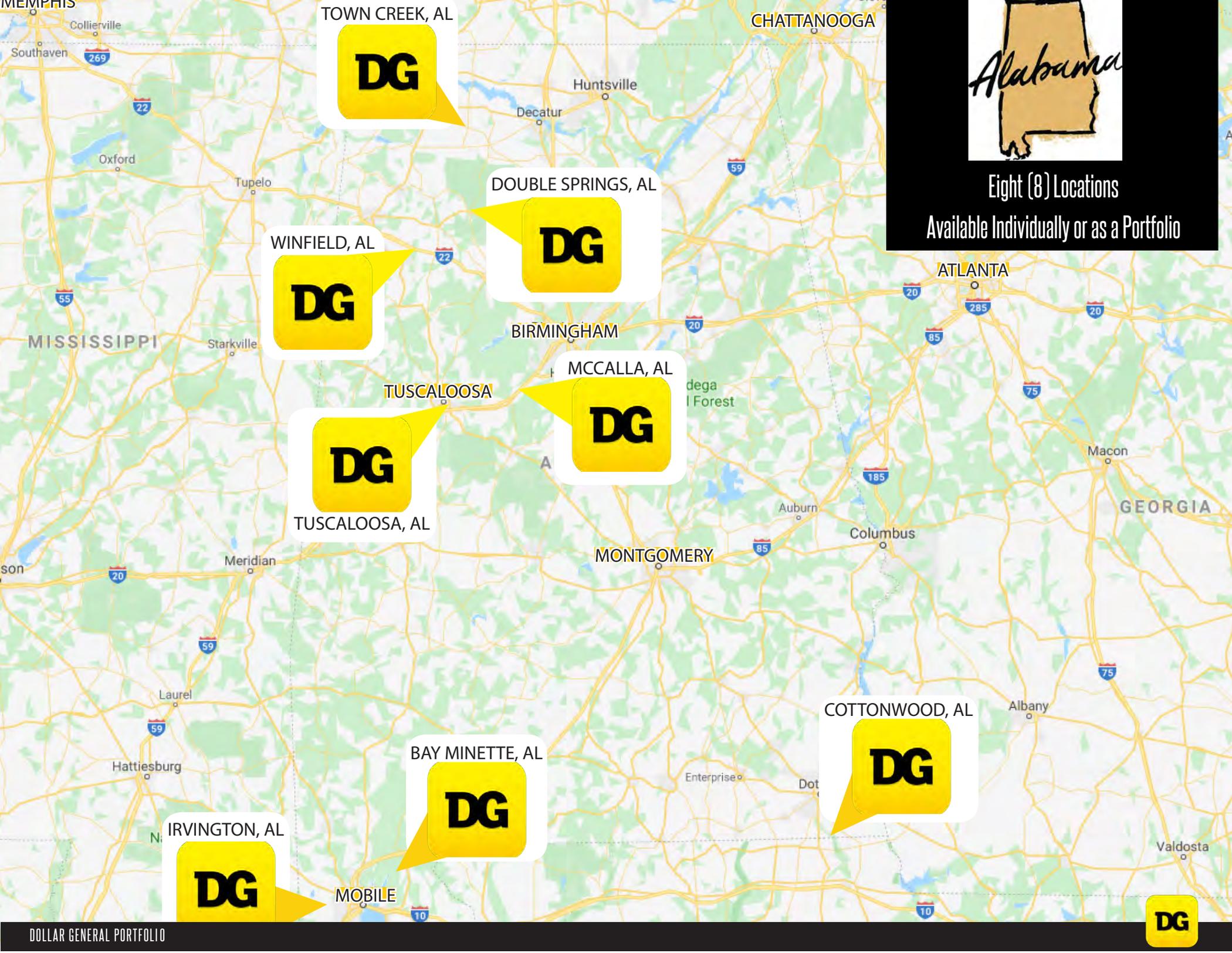
**AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO**

CITY	STATE	CAP	PRICE	NOI	TYPE	STATUS
Bay Minette	AL	7.75%	\$800,000	\$62,130	NN	Available
Cottonwood	AL	7.75%	\$820,000	\$63,660	NN	Available
Town Creek	AL	8.00%	\$570,000	\$45,480	NN	Available
Vivian	LA	8.00%	\$615,000	\$49,145	NN	Available
Tuscaloosa	AL	7.20%	\$1,456,000	\$104,820	NNN	Under LOI
McCalla	AL	8.00%	\$800,000	\$64,152	NN	Under Contract
Winfield Double	AL	8.00%	\$765,000	\$61,116	NN	Under Contract
Springs	AL	9.50%	\$585,000	\$55,380	NN	Under Contract
Irvington	AL	7.75%	\$790,000	\$61,080	NN	Under Contract
Monroe	LA	7.90%	\$765,000	\$60,366	NN	Under Contract
Haughton	LA	8.15%	\$720,000	\$58,782	NN	Under Contract

Dollar General Portfolio Map



Available Individually or as a Portfolio



TOWN CREEK, AL
DG

DOUBLE SPRINGS, AL
DG

WINFIELD, AL
DG

TUSCALOOSA, AL
DG

MCCALLA, AL
DG

MONTGOMERY

COTTONWOOD, AL
DG

BAY MINETTE, AL
DG

IRVINGTON, AL
DG

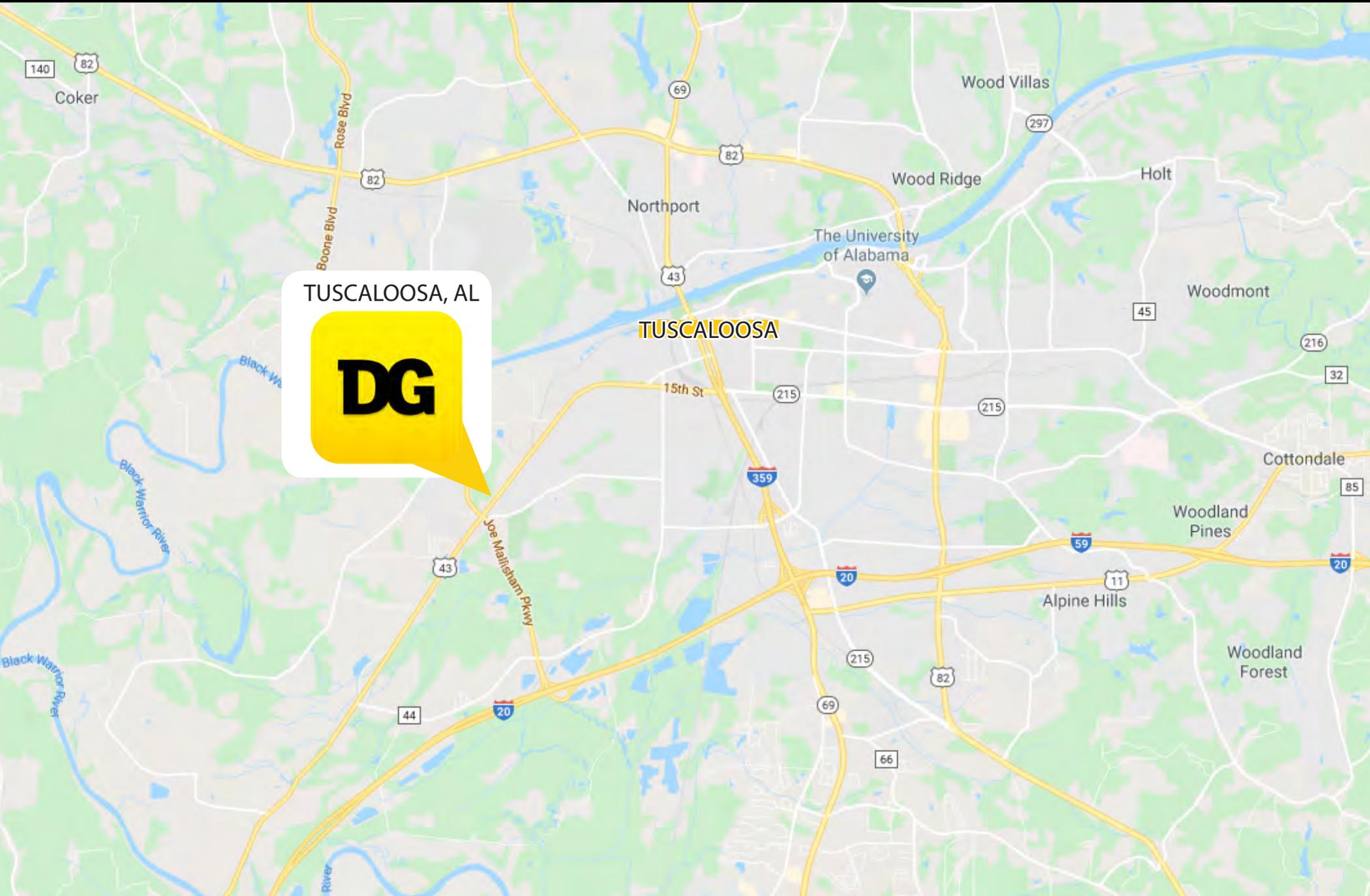


Eight (8) Locations
Available Individually or as a Portfolio



DOLLAR GENERAL

3600 Culver Rd, Tuscaloosa, AL 35401



TUSCALOOSA, AL

DG

DOLLAR GENERAL®

3600 Culver Rd, Tuscaloosa, AL 35401

PRICING		LEASE DETAILS	
NOI	\$104,820	ANNUAL RENT	\$104,820
CAP	7.20%	MAINTENANCE	Tenant Responsible
PRICE	\$1,456,000	TAXES	Tenant Responsible
LEASE DETAILS		INSURANCE	Tenant Responsible
TENANT	Dollar General	NET OPERATING INCOME	\$104,820
GUARANTOR	Dolgencorp, LLC		
RENT COMMENCEMENT	June 29, 2011		
RENT EXPIRATION	June 30, 2026		
TERM REMAINING (YEARS)	6.5 years		
RENT INCREASES	Yes		
RENEWAL OPTIONS	5, 5-year		
ROOF AND STRUCTURE	Tenant Responsible		
PROPERTY SUMMARY			
BUILDING SIZE (SF)	9,204 sq. ft.		
PARCEL SIZE (ACRES)	1.45 Acres		
OWNERSHIP	Fee Simple (Land & Building)		
YEAR BUILT	2011		

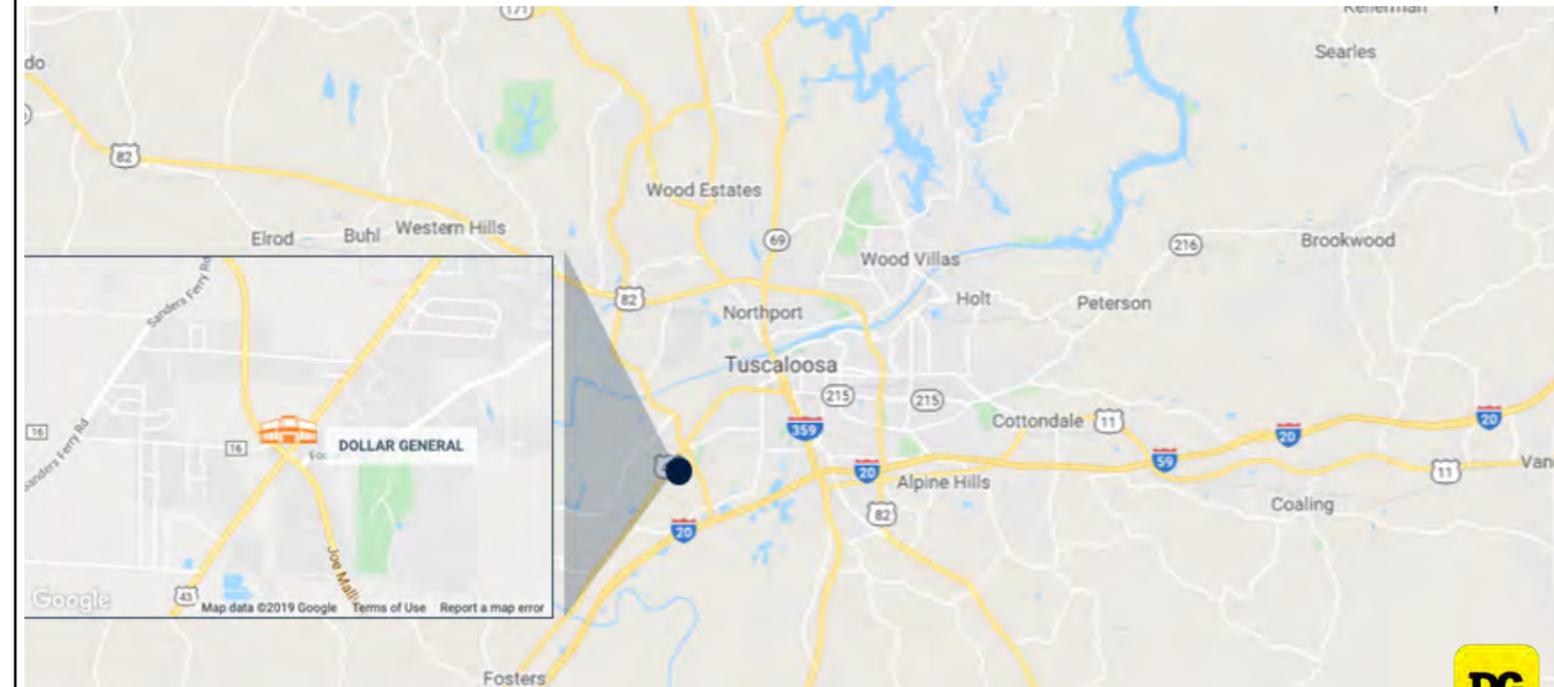
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT – 6/30/2021	\$104,820 (\$11.38 PSF)	\$8,735	
7/1/2021– 6/30/2026	\$107,964	\$8,997	3%
OPTION 1	\$118,760	\$9,896	10%
OPTION 2	\$130,636	\$10,885	10%
OPTION 3	\$143,699	\$11,973	10%
OPTION 4	\$158,068	\$13,170	10%
OPTION 5	\$173,874	\$14,487	10%

Investment Highlights

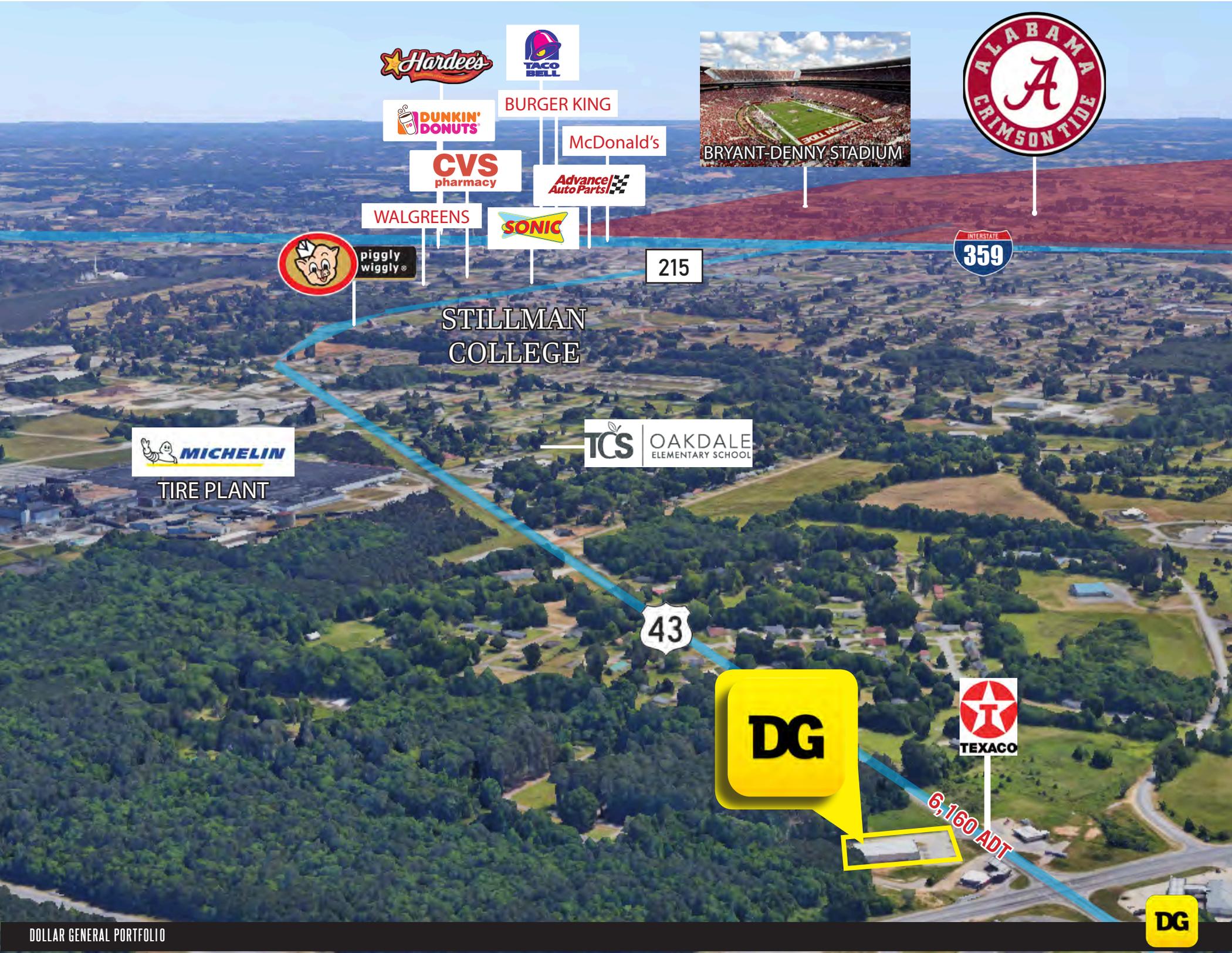
- Absolute NNN Lease - Zero Landlord Responsibilities
- Rare 3% rent increase in primary term (July 2021)
- Investment Grade Tenant (S&P: BBB | NYSE: DG)
- 2011 Build-to-Suit construction
- 10% Rent Increases in each Option Period

Property Highlights

- Tuscaloosa is the fifth largest city in Alabama and home to the University of Alabama with an enrollment of 38,000+ | Tuscaloosa is known as "The City of Champions" due to the continued success of the University's football team
- High visibility location – situated nearby signalized 4-way intersection of Culver Rd & Joe Mallisham Pkwy
- 5-mile daytime population exceeding 120,000
- Less than two miles from the Michelin's BFGoodrich Tire Plant - which recently expanded from 29,000 SF to 92,000 SF and is nearby other manufacturing companies: GAF Materials Corp, Hunt Refining Co, JVC America, Nucor Steel



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BRYANT-DENNY STADIUM



BURGER KING



McDonald's



WALGREENS



piggly wiggly

215



STILLMAN COLLEGE



TIRE PLANT



6,160 ADT



DEMOGRAPHICS | 3600 Culver Rd, Tuscaloosa, AL 35401

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	2,299	13,788	71,846
2018 Estimate	2,240	14,256	70,830
2010 Census	2,265	13,727	66,766
2000 Census	2,188	17,043	61,518

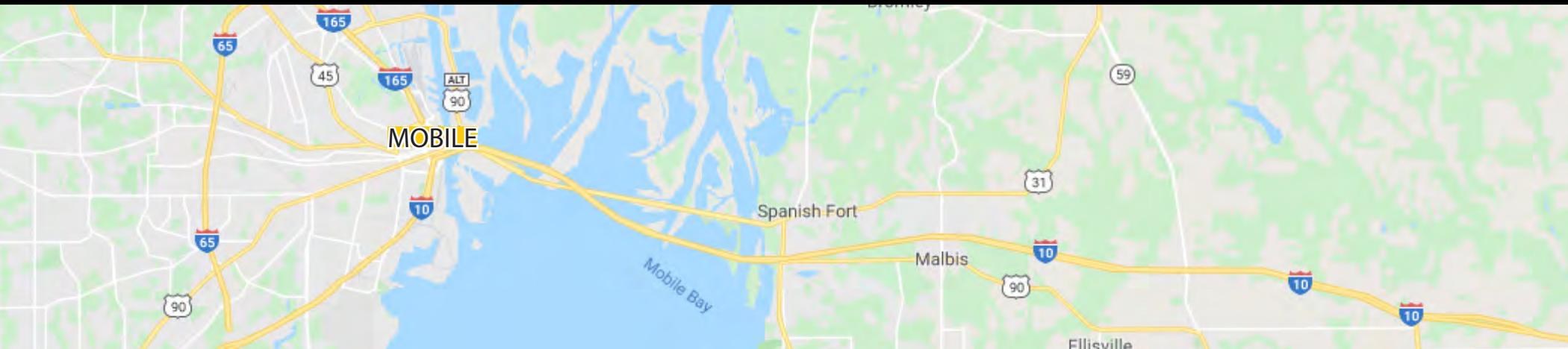
INCOME	1 MILE	5 MILES	10 MILES
Average	\$51,168	\$39,614	\$49,032
Median	\$37,319	\$27,343	\$31,784
Per Capita	\$18,216	\$15,239	\$21,000

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	823	5,116	29,469
2018 Estimate	794	5,233	28,479
2010 Census	777	4,867	25,788
2000 Census	733	5,269	24,078



DOLLAR GENERAL

101 Old Daphne Rd, Bay Minette, AL 36507



DOLLAR GENERAL®

101 Old Daphne Rd, Bay Minette, AL 36507

PRICING

NOI	\$62,130
CAP	7.75%
PRICE	\$800,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	August 1, 2008
RENT EXPIRATION	July 31, 2028
TERM REMAINING (YEARS)	8.6 years
RENT INCREASES	In Options
RENEWAL OPTIONS	5, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,100 sq. ft.
PARCEL SIZE (ACRES)	1.09 Acres
OWNERSHIP	Fee Simple (Land and Building)
YEAR BUILT	2008

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 7/31/2028	\$62,400 (\$6.86 PSF)	\$5,200	
OPTION 1	\$66,000	\$5,500	5.7%
OPTION 2	\$72,600	\$6,050	10%
OPTION 3	\$79,860	\$6,655	10%
OPTION 4	\$87,840	\$7,320	10%
OPTION 5	\$96,636	\$8,053	10%

LEASE DETAILS

ANNUAL RENT	\$62,400
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Reimbursed by Lessee
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$2,730
NET OPERATING INCOME*	\$62,130

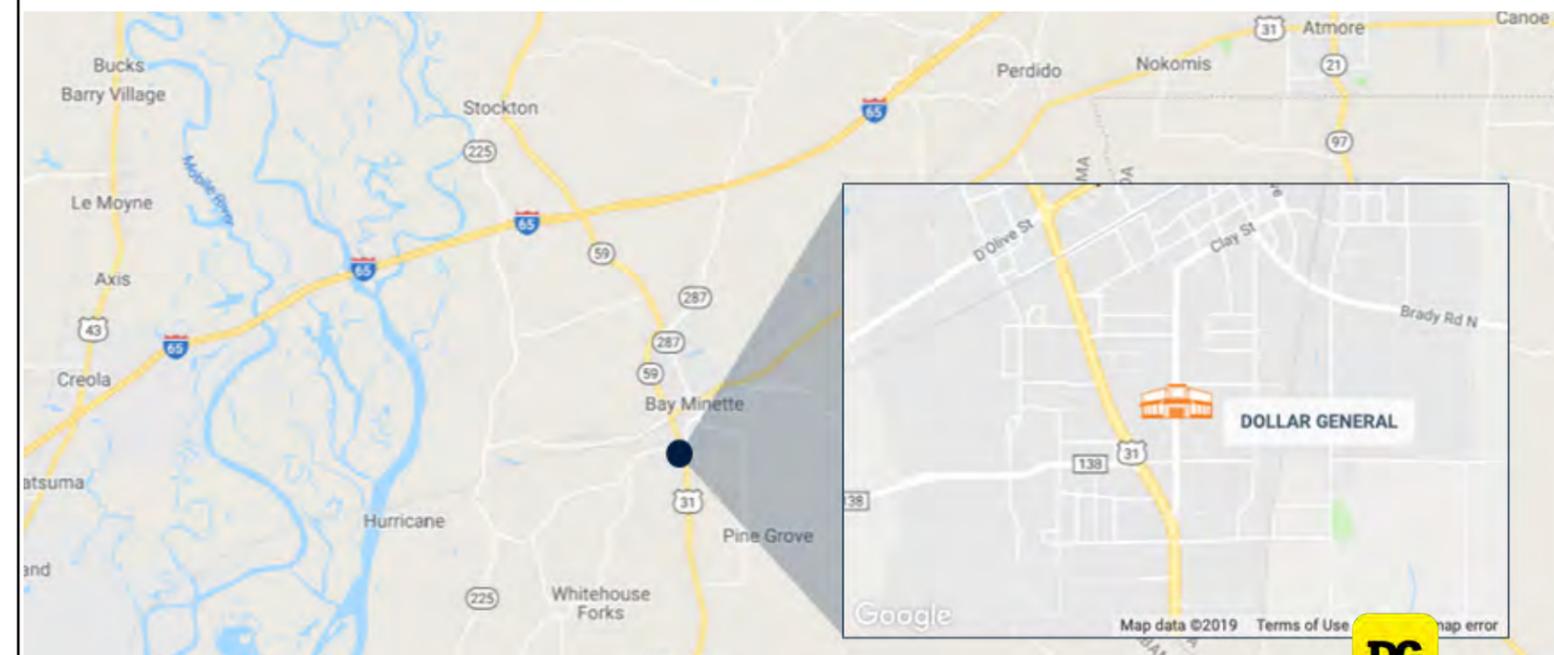
*Estimated

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through July 2028
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,100+ SF prototype with Brick Facade frontage
- Over 8 years remaining on current term

Property Highlights

- Excellent visibility from Highway 59 - average VPD exceeds 18,000
- 14,000+ residents in 5-mile radius with projected growth
- 3 miles south of the Bay Minette Plaza Shopping Center with national tenants including: CVS, Subway, McDonald's, Sonic Drive-In, Waffle House, Piggly Wiggly, Hardee's, O'Reilly Auto Parts and more
- Immediate neighbors include retail, manufacturing, college, and distribution tenants: Chuck Stevens Chevrolet, Elite Logistix (250,000 SF distribution facility), DentalEZ's manufacturing facility, Mobile Lumber & Millwork Plant and Coastal Alabama Community College
- 30 miles from Mobile, Alabama - the third most populous city in Alabama, with a population of 190,265



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Lease Abstract | 101 Old Daphne Rd, Bay Minette, AL 36507

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises and which were incurred during the actual year of Tenant's tenancy, being a tax period beginning with the date Tenant accepts possession of the Demised Premises through the termination or expiration date of the Lease.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for insurance premiums paid by Landlord for the Demised Premises.

UTILITIES

Tenant shall reimburse Landlord for any utilities charged to the Landlord for the Demised Premises following the Tenant's possession date upon receipt of an invoice from Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$227.50 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 101 Old Daphne Rd, Bay Minette, AL 36507

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	3,900	14,828	23,040
2018 Estimate	3,920	14,669	22,585
2010 Census	3,571	13,164	19,398
2000 Census	3,797	13,135	19,295

INCOME	1 MILE	5 MILES	10 MILES
Average	\$50,028	\$62,270	\$64,785
Median	\$36,355	\$46,151	\$49,753
Per Capita	\$17,107	\$22,337	\$23,993

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	1,281	5,217	8,445
2018 Estimate	1,273	5,109	8,186
2010 Census	1,179	4,639	7,301
2000 Census	1,279	4,627	7,008



DOLLAR GENERAL

165 Hood St, Cottonwood, AL 36320



DOLLAR GENERAL®

165 Hood St, Cottonwood, AL 36320

PRICING		LEASE DETAILS	
NOI	\$63,660	ANNUAL RENT	\$61,200
CAP	7.75%	EXPENSES	
PRICE	\$820,000	REPAIRS*	\$3,000
LEASE DETAILS		UTILITIES	Lessee Responsible
TENANT	Dollar General	TAXES	Reimbursed by Lessee
GUARANTOR	Dolgencorp, LLC	INSURANCE	Lessee Responsible
RENT COMMENCEMENT	October 24, 2007	ANNUAL PARKING LOT REIMBURSEMENT	\$5,460
RENT EXPIRATION	April 30, 2028	NET OPERATING INCOME*	\$63,660
TERM REMAINING (YEARS)	8.5 years	*Estimated	
RENT INCREASES	In Options		
RENEWAL OPTIONS	5, 5-year		
ROOF AND STRUCTURE	Landlord Responsible (NN)		
PROPERTY SUMMARY			
BUILDING SIZE (SF)	9,100 sq. ft.		
PARCEL SIZE (ACRES)	0.83 Acres		
OWNERSHIP	Fee Simple (Land & Building)		
YEAR BUILT	2008		
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 4/30/2028	\$61,200 (\$6.73 PSF)	\$5,100	
OPTION 1	\$67,200	\$5,600	10%
OPTION 2	\$74,040	\$6,170	10%
OPTION 3	\$81,456	\$6,788	10%
OPTION 4	\$89,580	\$7,465	10%
OPTION 5	\$98,556	\$8,213	10%

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through July 2028
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,100+ SF prototype with Brick Facade frontage
- Minimal competition, only one Dollar General within 10-mile radius
- Over 8 years remaining on current term

Property Highlights

- Located along major thoroughfare Cottonwood Road, providing excellent visibility with 2,100+ vehicles passing by daily
- 14 miles south of Dothan, Alabama which is the county seat of Houston County and the seventh largest city in Alabama, with a population of 65,496
- Located 7 miles from the Florida-Alabama border
- Excellent visibility from Alabama State Route 53
- Situated across from Chevron, Los Amigos Mexican Restaurant and United States Post Office



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Lease Abstract | 165 Hood St, Cottonwood, AL 36320

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises and which were incurred during the actual year of Tenant's tenancy, being a tax period beginning with the date Tenant accepts possession of the Demised Premises through the termination or expiration date of the Lease.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall, at its sole cost and expense, pay the Insurance Provider directly for Lessor's Liability Insurance and Property Insurance (excluding applicable deductible amounts, which shall be the sole responsibility of Landlord).

UTILITIES

Tenant shall be responsible for the payment.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$455 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$1,000.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$1,000.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 165 Hood St, Cottonwood, AL 36320

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	880	4,580	21,117
2018 Estimate	821	4,318	20,116
2010 Census	778	4,119	19,230
2000 Census	658	3,537	17,108

INCOME	1 MILE	5 MILES	10 MILES
Average	\$46,486	\$49,694	\$53,497
Median	\$35,476	\$38,683	\$41,453
Per Capita	\$19,399	\$20,445	\$20,512

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	372	1,880	7,921
2018 Estimate	342	1,749	7,445
2010 Census	326	1,678	7,137
2000 Census	269	1,401	6,187

DOLLAR GENERAL®

9210 Irvington Blb Hwy, Irvington, AL 36544

PRICING

NOI	\$61,080
CAP	7.75%
PRICE	\$790,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	February 3, 2005
RENT EXPIRATION	September 30, 2026
TERM REMAINING (YEARS)	6.8 years
RENT INCREASES	In Options
RENEWAL OPTIONS	5, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	1.33 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2006

LEASE DETAILS

ANNUAL RENT	\$61,800
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$2,280
NET OPERATING INCOME*	\$61,080

*Estimated

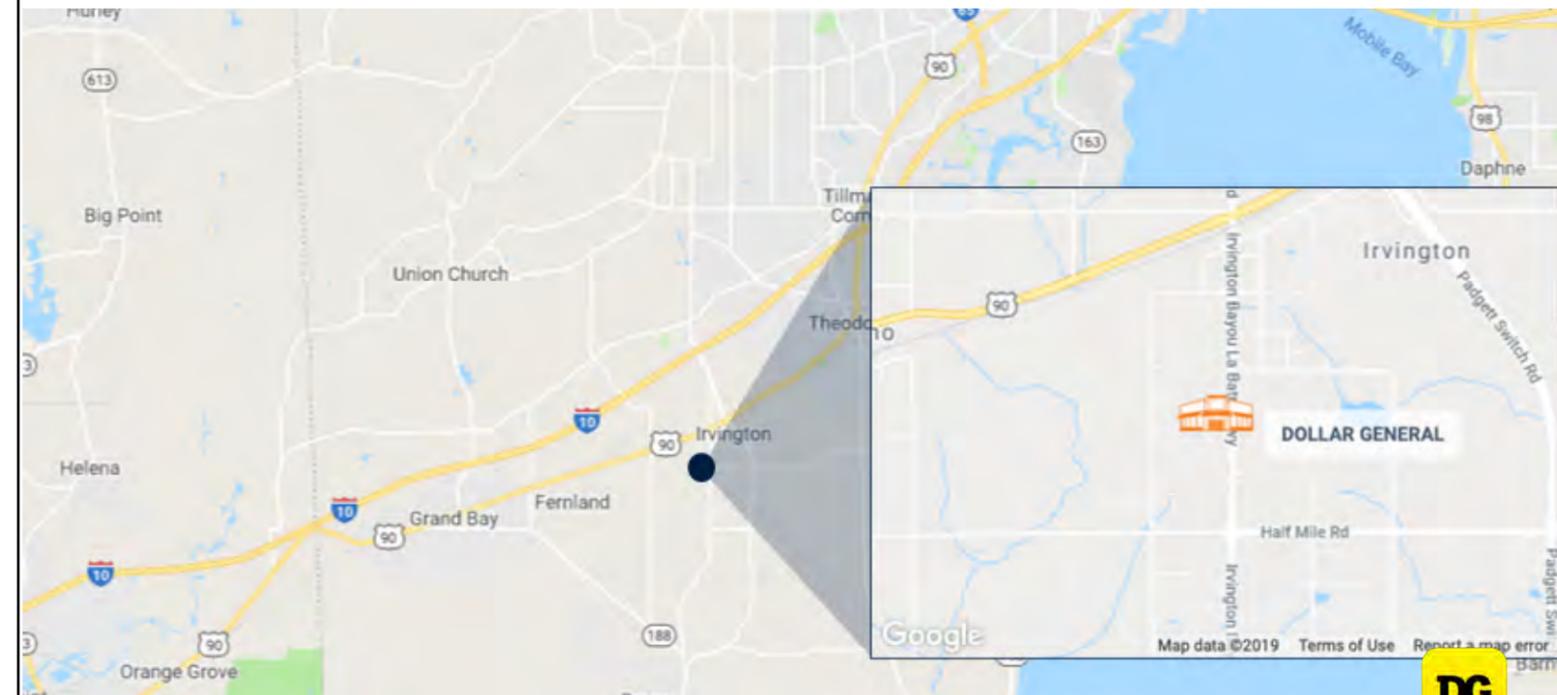
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 9/30/26	\$61,800 (\$6.73 PSF)	\$5,100	
OPTION 1	\$67,980	\$5,665	10%
OPTION 2	\$74,772	\$6,231	10%
OPTION 3	\$82,248	\$6,854	10%
OPTION 4	\$90,480	\$7,540	10%
OPTION 5	\$99,528	\$8,294	10%

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through September 2026
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype with Brick Facade frontage
- Minimal competition, no other Dollar General's within 5-mile radius

Property Highlights

- Population within a ten-mile radius exceeds 100,000
- Located just South of US-90 – average VPD exceeds 17,900
- 1.5 miles from the Mobile International Speedway which is home to a number of rising and current NASCAR drivers and hosts multiple races per year, making it one of the most popular tracks in the South
- Neighboring national tenants include Chevron, Family Dollar and United States Post Office
- Nearby Great Southern Wood Preserving's plant - one of the largest lumber suppliers in the country
- 20 miles south of Mobile, Alabama - the third most populous city in Alabama, with a population of 190,265



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Lease Abstract | 9210 Irvington Blb Hwy, Irvington, AL 36544

TAXES

Tenant shall reimburse Landlord for general real estate taxes (excluding special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall, at its sole cost and expense, pay the Insurance Provider directly for Lessor's Liability Insurance and Property Insurance (excluding applicable deductible amounts, which shall be the sole responsibility of Landlord).

UTILITIES

Tenant will be responsible for the payment. Tenant will reimburse Landlord for any utilities charged to Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$190 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence.

Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 9210 Irvington Blb Hwy, Irvington, AL 36544

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	1,298	29,563	101,406
2018 Estimate	1,280	29,379	99,997
2010 Census	1,215	28,848	97,115
2000 Census	1,052	24,077	84,536

INCOME	1 MILE	5 MILES	10 MILES
Average	\$53,347	\$58,738	\$71,565
Median	\$42,402	\$38,683	\$41,453
Per Capita	\$18,503	\$20,960	\$26,591

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	458	10,677	38,066
2018 Estimate	444	10,476	37,095
2010 Census	420	10,216	35,696
2000 Census	367	8,254	30,436

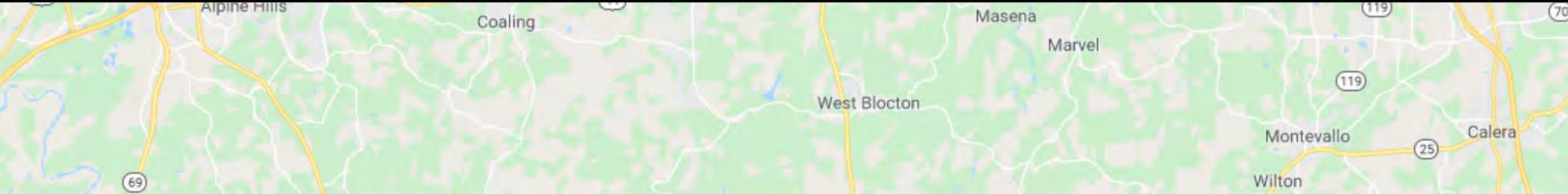


MCCALLA, AL



DOLLAR GENERAL

22583 AL - 216, McCalla, AL 35111



DOLLAR GENERAL®

22583 AL - 216, McCalla, AL 35111

PRICING

NOI	\$64,152
CAP	8.0%
PRICE	\$800,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgenercorp, LLC
RENT COMMENCEMENT	December 1, 2004
RENT EXPIRATION	August 31, 2025
TERM REMAINING (YEARS)	5.8 years
RENT INCREASES	In Options
RENEWAL OPTIONS	5, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	1.59 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

LEASE DETAILS

ANNUAL RENT	\$63,096
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$4,056
NET OPERATING INCOME*	\$64,152

*Estimated

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 8/31/25	\$63,096 (\$6.99 PSF)	\$5,258	
OPTION 1	\$69,408	\$5,784	10%
OPTION 2	\$74,616	\$6,218	7.5%
OPTION 3	\$80,208	\$6,684	7.5%
OPTION 4	\$86,220	\$7,185	7.5%
OPTION 5	\$92,688	\$7,724	7.5%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

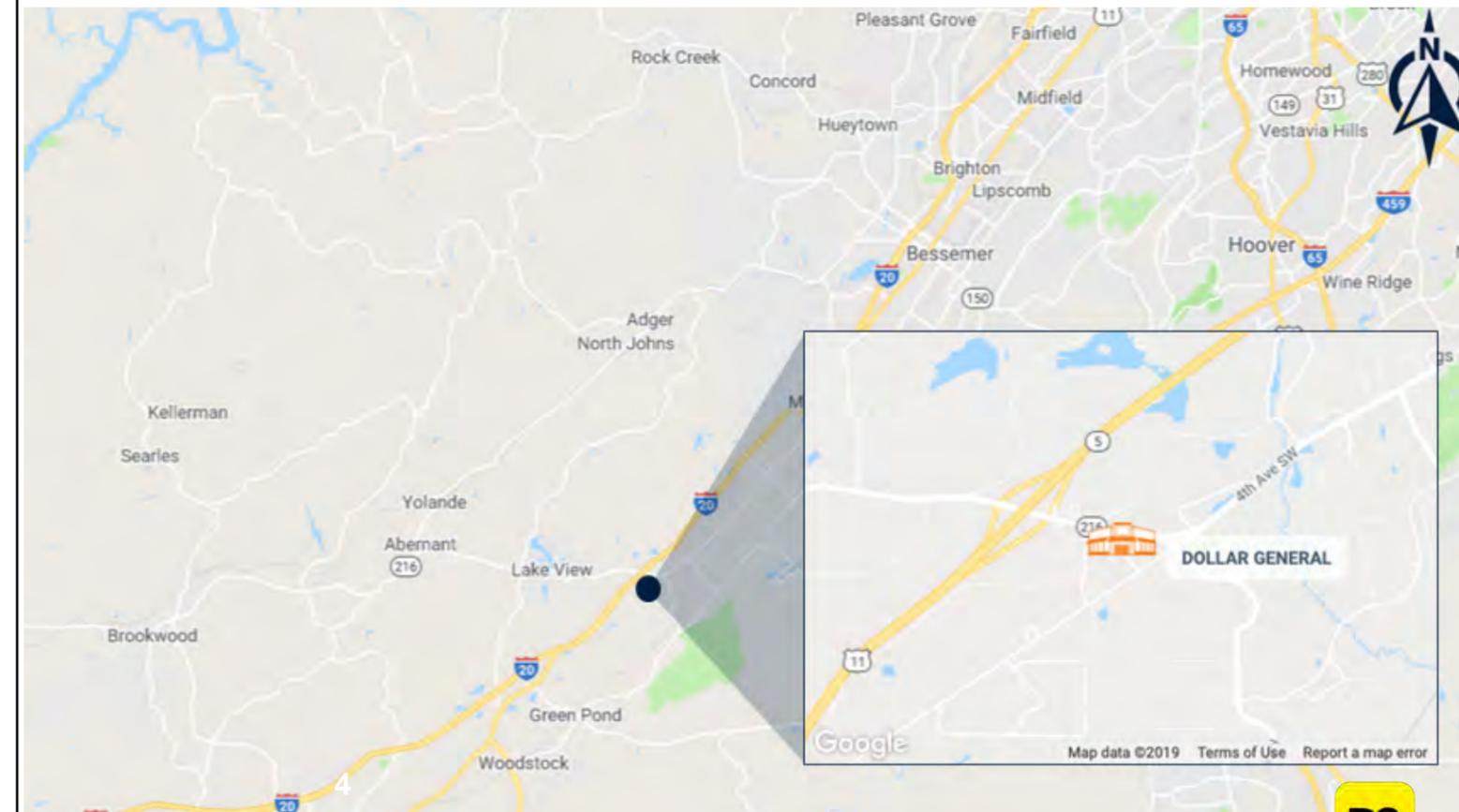
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Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through August 2025
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype with Brick Facade frontage
- 15,000+ residents in a 5-mile radius with projected growth

Property Highlights

- Excellent visibility from Interstate 20 - average VPD exceeds 62,900
- Adjacent to multiple housing communities and the Lakeview Fire and Police stations
- Nearby national tenants include: Popeye's Louisiana Kitchen, Iron Skillet, McDonald's and Burger King
- Located between Tuscaloosa, Alabama which has a population of 100,287 and Birmingham, Alabama which has a population of 210,710
- Large 1.59 acre parcel



Lease Abstract | 22583 AL - 216, McCalla, AL 35111

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for insurance premiums paid by Landlord for the Demised Premises.

UTILITIES

Tenant will be responsible for the payment. Tenant will reimburse Landlord for any utilities charged to Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$338 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$1,000.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$1,000.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 22583 AL - 216, McCalla, AL 35111

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	646	16,904	51,970
2018 Estimate	592	15,398	47,669
2010 Census	562	14,795	45,885
2000 Census	436	11,115	38,236

INCOME	1 MILE	5 MILES	10 MILES
Average	\$82,577	\$58,738	\$78,082
Median	\$69,336	\$38,683	\$64,324
Per Capita	\$44,461	\$31,059	\$29,402

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	350	6,356	19,739
2018 Estimate	317	5,721	17,909
2010 Census	297	5,430	17,168
2000 Census	223	3,966	14,015



DG
TOWN CREEK, AL

DOLLAR GENERAL

8964 AL - 101, Town Creek, AL 35672



DOLLAR GENERAL®

8964 AL - 101, Town Creek, AL 35672

PRICING

NOI	\$45,480
CAP	8.0%
PRICE	\$570,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	February 25, 2005
RENT EXPIRATION	August 31, 2025
TERM REMAINING (YEARS)	5.7 years
RENT INCREASES	In Options
RENEWAL OPTIONS	4, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	0.88 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

RENT SCHEDULE

	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 8/31/25	\$46,200 (\$5.13 PSF)	\$3,850	
OPTION 1	\$50,820	\$4,235	10%
OPTION 2	\$55,896	\$4,658	10%
OPTION 3	\$61,488	\$5,124	10%
OPTION 4	\$67,620	\$5,635	10%

LEASE DETAILS

ANNUAL RENT	\$46,200
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$2,280
NET OPERATING INCOME*	\$45,480

*Estimated

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through August 2025
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype with Brick Facade frontage
- Minimal competition, no Dollar General's within 7-mile radius

Property Highlights

- Excellent visibility from Highway 101 and Highway 157 – average VPD exceeds 8,800
- Located one off the signalized intersection of Hwy 101 and Hwy 157
- Town Creek is located in the Decatur MSA, with a population of 150,000 | Decatur is historically known as the hub for travelers between Nashville and Mobile
- 23 miles from the University of North Alabama (7,650 students)



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Lease Abstract | 8964 AL - 101, Town Creek, AL 35672

TAXES

Tenant shall reimburse Landlord for general real estate taxes (excluding special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for insurance premiums paid by Landlord for the Demised Premises.

UTILITIES

Tenant will be responsible for the payment. Tenant will reimburse Landlord for any utilities charged to Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$190 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

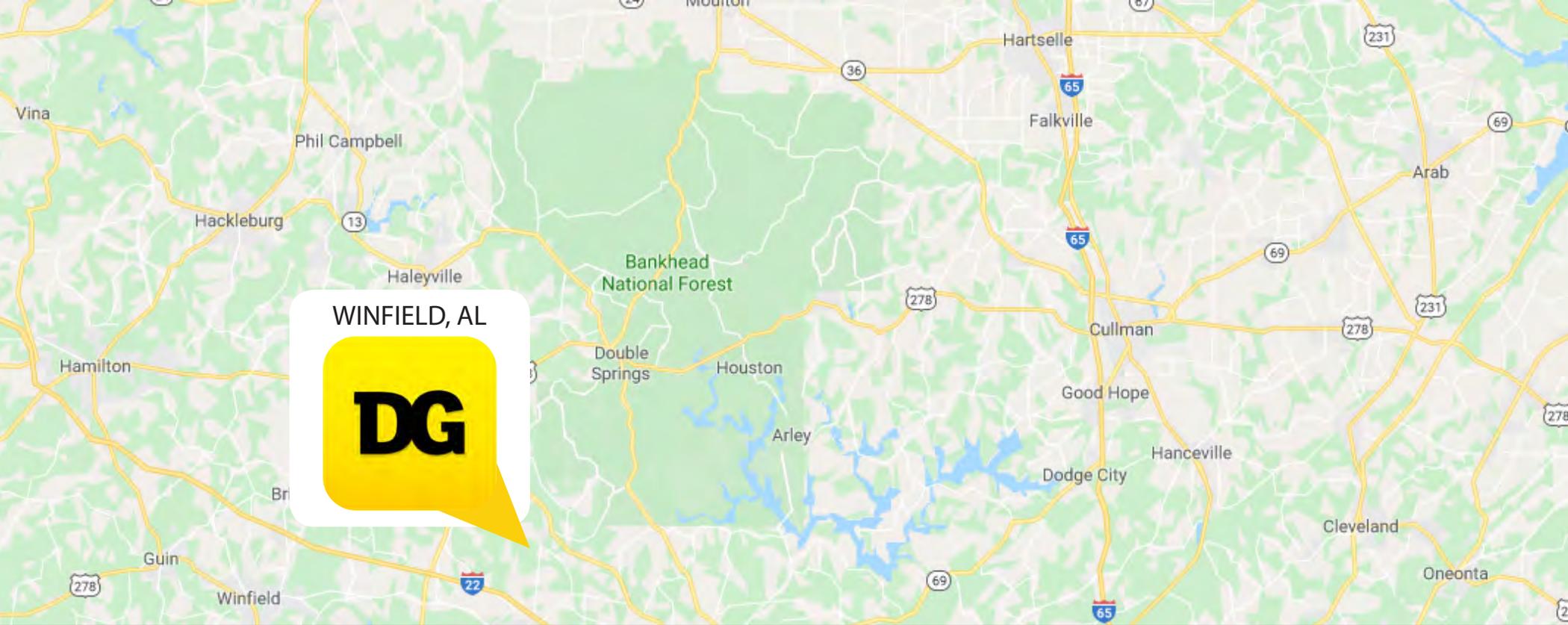
*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 8964 AL - 101, Town Creek, AL 35672

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	964	3,022	14,352
2018 Estimate	1,025	3,150	14,584
2010 Census	1,015	3,133	14,560
2000 Census	1,146	3,419	15,350

INCOME	1 MILE	5 MILES	10 MILES
Average	\$46,873	\$47,770	\$53,808
Median	\$33,659	\$33,572	\$40,849
Per Capita	\$17,976	\$18,467	\$22,036

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	373	1,177	5,927
2018 Estimate	393	1,218	5,971
2010 Census	392	1,220	6,015
2000 Census	446	1,324	6,163



DOLLAR GENERAL

2610 US Hwy 43, Winfield, AL 35594



DOLLAR GENERAL®

2610 US Hwy 43, Winfield, AL 35594

PRICING

NOI	\$61,116
CAP	8.0%
PRICE	\$765,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	February 25, 2005
RENT EXPIRATION	August 31, 2025
TERM REMAINING (YEARS)	5.7 years
RENT INCREASES	In Options
RENEWAL OPTIONS	4, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	0.90 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

RENT SCHEDULE

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 8/31/25	\$61,716 (\$6.85 PSF)	\$5,143	
OPTION 1	\$67,860	\$5,655	10%
OPTION 2	\$74,664	\$6,222	10%
OPTION 3	\$82,140	\$6,845	10%
OPTION 4	\$90,360	\$7,530	10%

LEASE DETAILS

ANNUAL RENT	\$61,716
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$2,400
NET OPERATING INCOME*	\$61,116

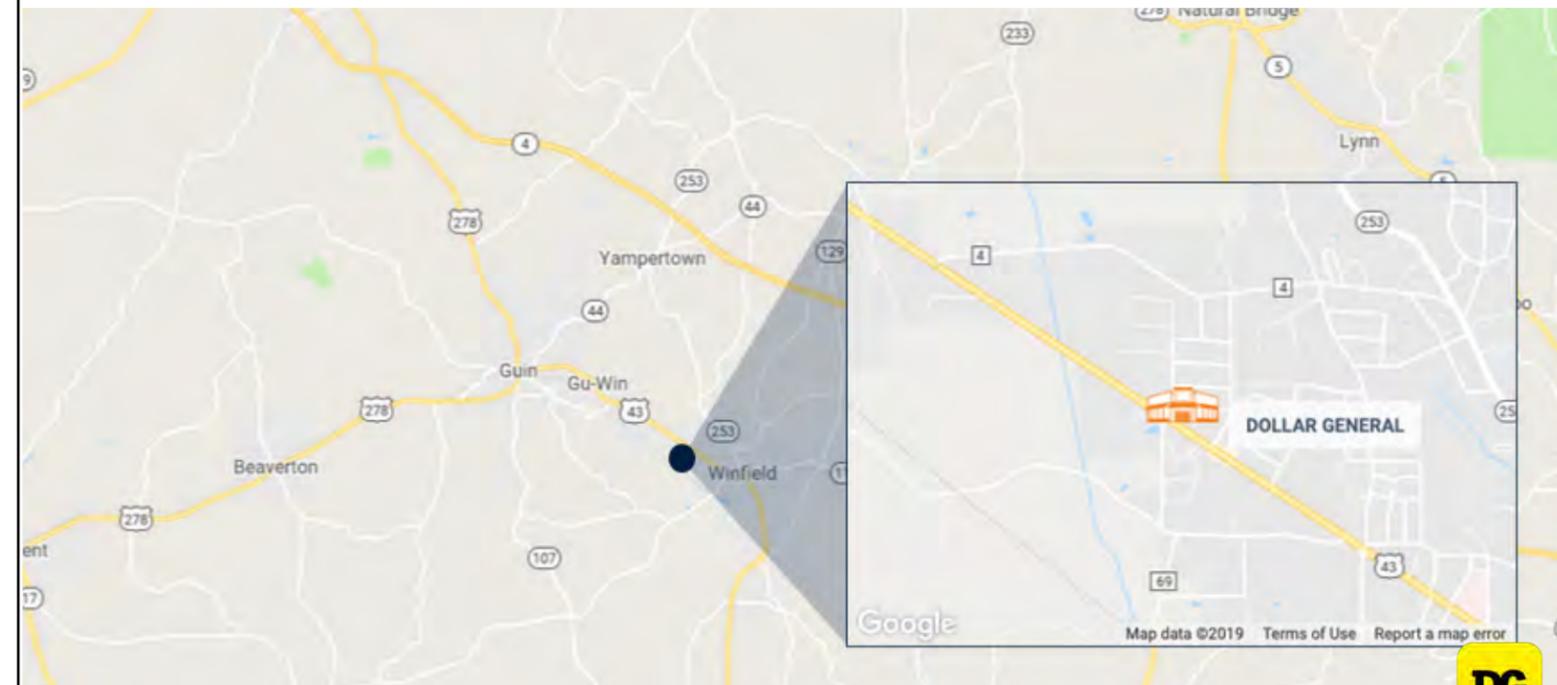
*Estimated

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through August 2025
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype
- Minimal competition, no Dollar General's within 8-mile radius)

Property Highlights

- Located within a dense retail corridor along Highway 43
- Excellent visibility from Highway 43 – average VPD exceeds 8,600
- Nearby national tenants include: Walmart Supercenter, AutoZone Auto Parts, Sonic Drive-In, Little Caesars Pizza, Taco Bell, McDonald's, Pizza Hut and Subway
- Located one mile from Winfield High School (406 students), Winfield Middle School (364 students) and Winfield Elementary School (506 students)
- Situated nearby multiple residential communities



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Lease Abstract | 2610 US Hwy 43, Winfield, AL 35594

TAXES

Tenant shall reimburse Landlord for general real estate taxes (excluding special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for insurance premiums paid by Landlord for the Demised Premises.

UTILITIES

Tenant will be responsible for the payment. Tenant will reimburse Landlord for any utilities charged to Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$200 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 2610 US Hwy 43, Winfield, AL 35594

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	1,185	8,307	13,415
2018 Estimate	1,165	8,330	13,568
2010 Census	1,188	8,616	14,030
2000 Census	1,146	8,678	14,427

INCOME	1 MILE	5 MILES	10 MILES
Average	\$57,541	\$58,279	\$55,335
Median	\$37,555	\$42,513	\$41,138
Per Capita	\$27,352	\$24,546	\$23,484

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	567	3,510	5,707
2018 Estimate	554	3,482	5,714
2010 Census	563	3,592	5,887
2000 Census	529	3,535	5,939



DOLLAR GENERAL

26222 Hwy 195, Double Springs, AL 35553



DOLLAR GENERAL®

26222 Hwy 195, Double Springs, AL 35553

PRICING

NOI	\$55,380
CAP	9.50%
PRICE	585,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	December 29, 2004
RENT EXPIRATION	September 30, 2020
TERM REMAINING (YEARS)	10 months
RENT INCREASES	In Options
RENEWAL OPTIONS	4, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	0.62 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

RENT SCHEDULE

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT - 9/30/20	\$56,100 (\$6.22 PSF)	\$4,675	
OPTION 2	\$60,312	\$5,026	7.5%
OPTION 3	\$64,836	\$5,403	7.5%
OPTION 4	\$69,696	\$5,808	7.5%
OPTION 5	\$74,916	\$6,243	7.5%

LEASE DETAILS

ANNUAL RENT	\$56,100
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$2,280
NET OPERATING INCOME*	\$55,380

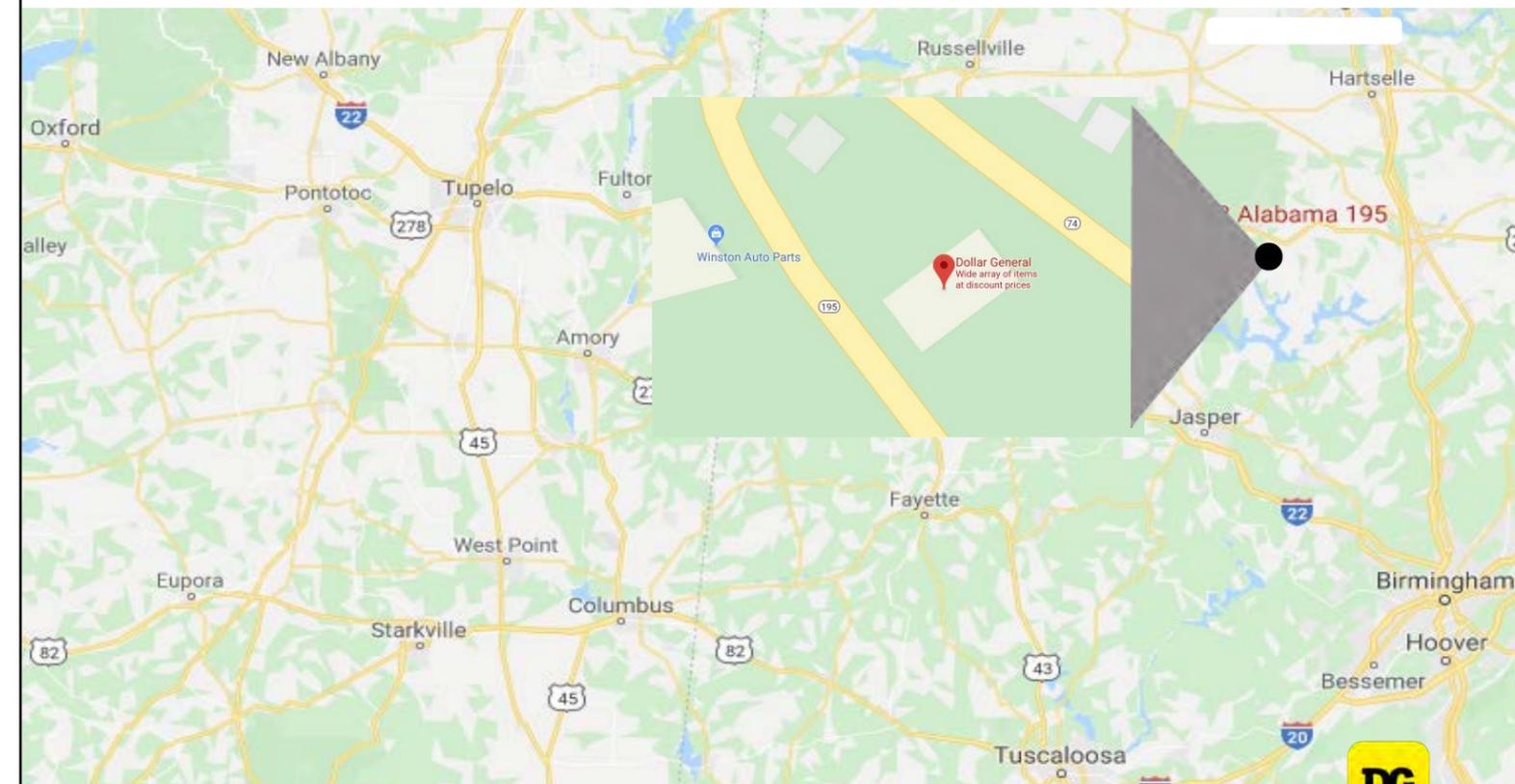
*Estimated

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype with partial Brick Facade frontage
- Tenant executed 1st, 5-year Option early, with rent increase

Property Highlights

- Located at a major 4-way intersection of State Routes 195, 33 and Highway 278
- Situated nearby national tenants including Jack's, Marathon, Subway, Chevron
- Excellent visibility from State Route 195 and Highway 278 - average VPD exceeds 3,600
- One mile from Winston County High School (285 students)
- Located 55 miles outside of Birmingham, Alabama with a population of 210,710



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Lease Abstract | 26222 Hwy 195, Double Springs, AL 35553

TAXES

Tenant shall reimburse Landlord for general real estate taxes (excluding special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for insurance premiums paid by Landlord for the Demised Premises.

UTILITIES

Tenant will be responsible for the payment. Tenant will reimburse Landlord for any utilities charged to Landlord.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$190 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 26222 Hwy 195, Double Springs, AL 35553

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	542	3,477	7,581
2018 Estimate	539	3,455	7,576
2010 Census	569	3,620	7,887
2000 Census	566	3,666	8,320

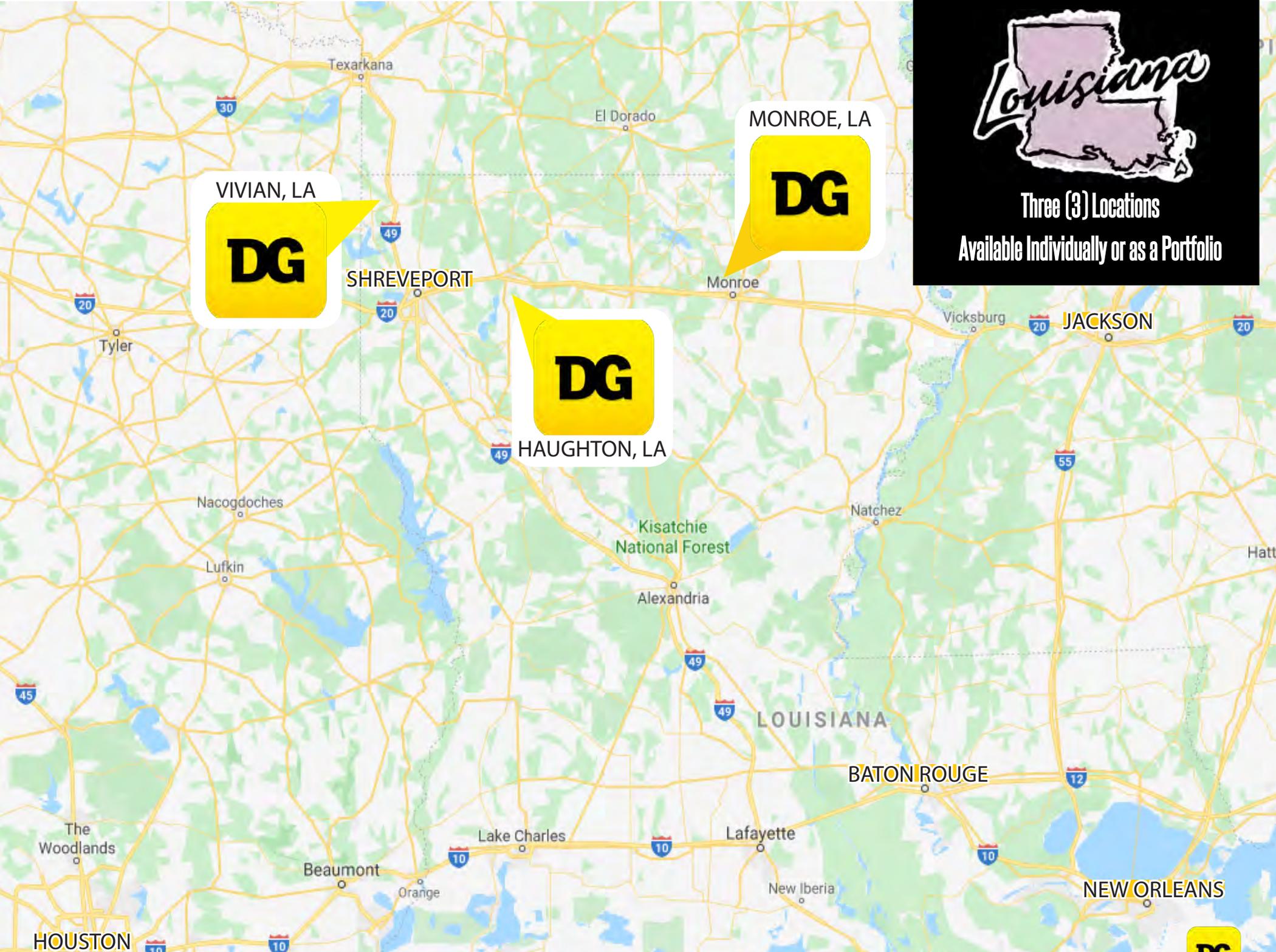
INCOME	1 MILE	5 MILES	10 MILES
Average	\$45,163	\$45,697	\$47,368
Median	\$36,970	\$38,683	\$38,598
Per Capita	\$19,434	\$18,180	\$19,306

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	223	1,353	3,072
2018 Estimate	220	1,334	3,046
2010 Census	230	1,389	3,151
2000 Census	226	1,386	3,257



Three (3) Locations

Available Individually or as a Portfolio



VIVIAN, LA

DG

MONROE, LA

DG

SHREVEPORT

DG

HAUGHTON, LA

HOUSTON

DOLLAR GENERAL PORTFOLIO





DOLLAR GENERAL

430 S Pine St, Vivian, LA 71082



DOLLAR GENERAL®

430 S Pine St, Vivian, LA 71082

PRICING

NOI	\$49,145
CAP	8.0%
PRICE	\$615,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	July 1, 2005
RENT EXPIRATION	June 30, 2025
TERM REMAINING (YEARS)	5.5 years
RENT INCREASES	In Options
RENEWAL OPTIONS	4, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	1.16 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT – 6/30/25	\$48,180 (\$5.35 PSF)	\$4,015	
OPTION 1	\$52,992	\$4,416	10%
OPTION 2	\$58,296	\$4,858	10%
OPTION 3	\$64,128	\$5,344	10%
OPTION 4	\$70,536	\$5,878	10%

LEASE DETAILS

ANNUAL RENT	\$48,180*
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$4,362
NET OPERATING INCOME*	\$49,542

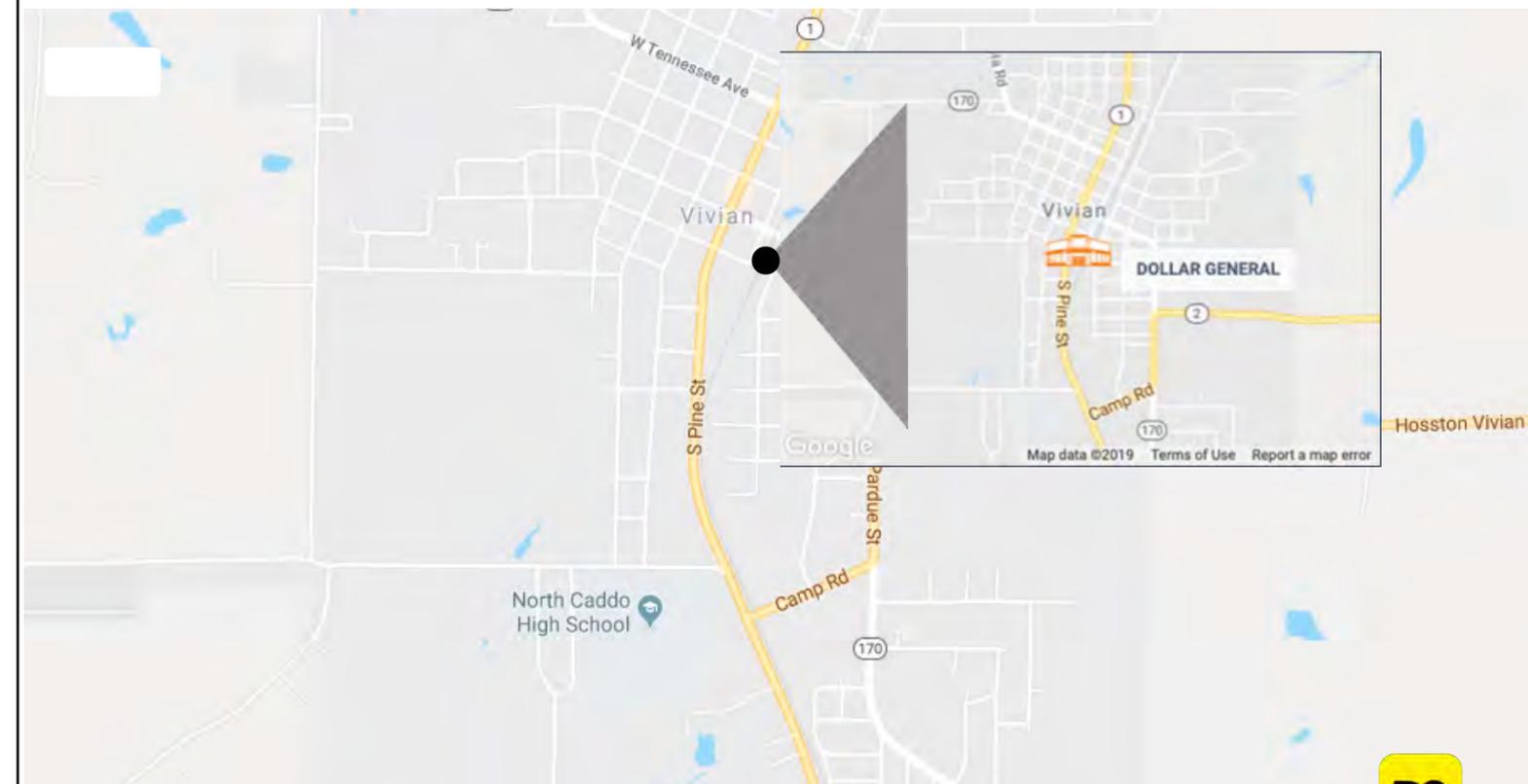
*Estimated

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through June 2025
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000 SF prototype with Brick Facade frontage
- Minimal competition, no Dollar General's within 7-mile radius

Property Highlights

- Located within a dense retail corridor along Pine Street
- Excellent visibility from Pine Street - average VPD exceeds 7,700
- Adjacent to multiple housing communities and the Louisiana Army National Guard which has 9,500 members stationed at 67 armories in 63 communities throughout Louisiana
- Nearby national tenants include: Supervalu, Champs Chicken, Pizza Hut, Subway, Sonic Drive-In and Walmart



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Lease Abstract | 430 S Pine St, Vivian, LA 71082

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises and which were incurred during the actual year of Tenant's tenancy, being a tax period beginning with the date Tenant accepts possession of the Demised Premises through the termination or expiration date of the Lease.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for a proportionate share of Landlord's insurance premiums for the Shopping Center premises.

UTILITIES

Tenant shall pay for all utilities used by it in the Demised Premises during the term of this lease and any renewal periods.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$363.50 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

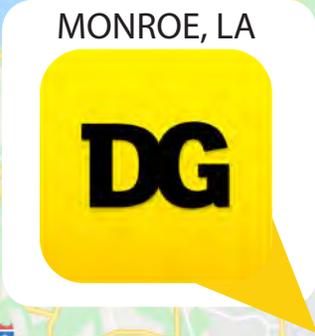
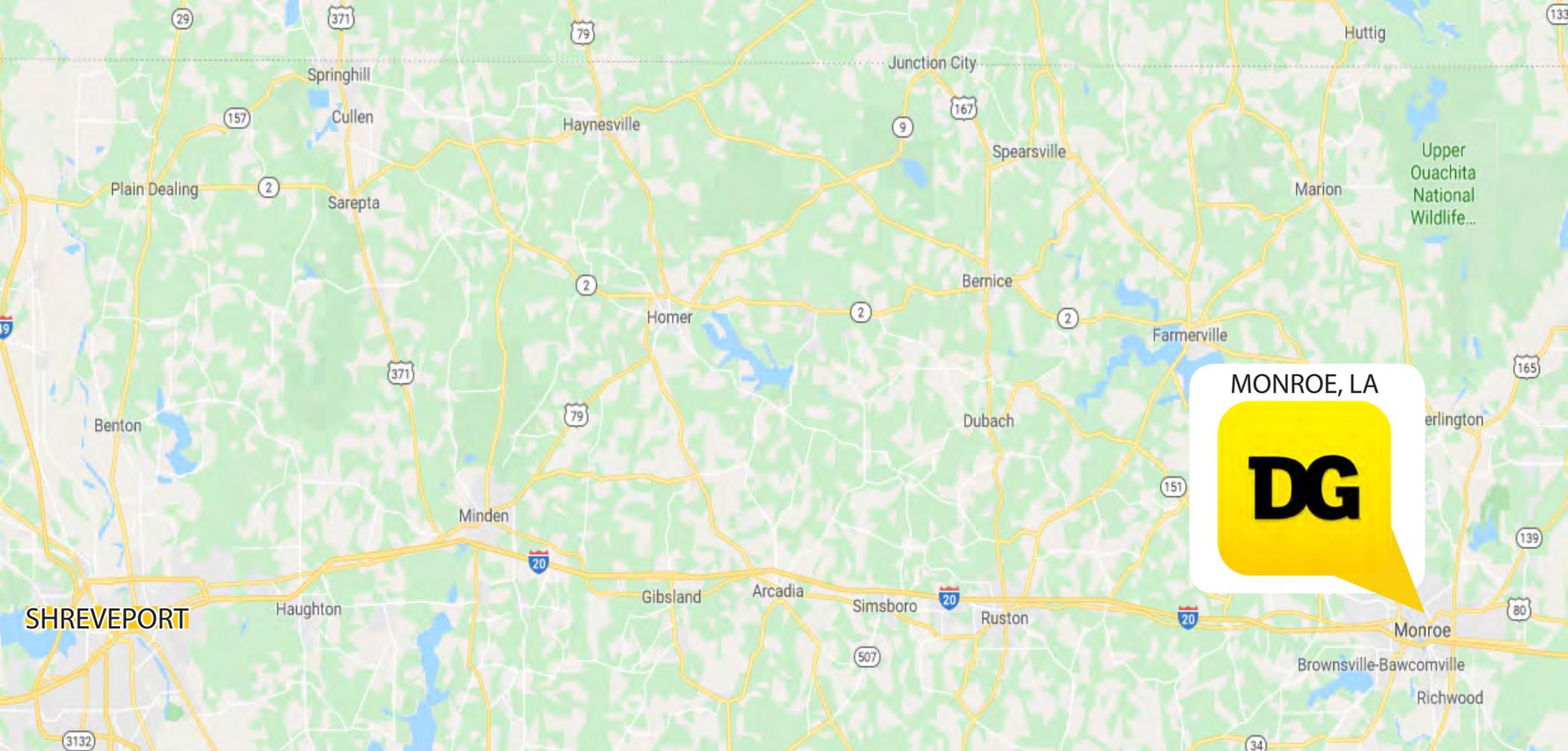
*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 430 S Pine St Vivian, LA 71082

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	2,708	4,894	9,946
2018 Estimate	2,811	4,970	10,179
2010 Census	2,853	5,020	10,244
2000 Census	3,179	5,138	11,086

INCOME	1 MILE	5 MILES	10 MILES
Average	\$39,450	\$44,415	\$47,993
Median	\$23,761	\$26,881	\$430,493
Per Capita	\$15,480	\$17,793	\$19,403

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	1,078	1,984	4,059
2018 Estimate	1,103	1,991	4,115
2010 Census	1,144	2,046	4,179
2000 Census	1,185	2,003	4,342



DOLLAR GENERAL

1382 LA - 139, Monroe, LA 71203



DOLLAR GENERAL®

1382 LA - 139, Monroe, LA 71203

PRICING

NOI	\$60,366
CAP	7.90%
PRICE	\$765,000

LEASE DETAILS

TENANT	Dollar General
GUARANTOR	Dolgencorp, LLC
RENT COMMENCEMENT	February 14, 2005
RENT EXPIRATION	September 30, 2025
TERM REMAINING (YEARS)	5.8 years
RENT INCREASES	In Options
RENEWAL OPTIONS	3, 5-year
ROOF AND STRUCTURE	Landlord Responsible (NN)

PROPERTY SUMMARY

BUILDING SIZE (SF)	9,014 sq. ft.
PARCEL SIZE (ACRES)	1.74 Acres
OWNERSHIP	Fee Simple (Land & Building)
YEAR BUILT	2005

LEASE DETAILS

ANNUAL RENT	\$59,400
EXPENSES	
REPAIRS*	\$3,000
UTILITIES	Lessee Responsible
TAXES	Reimbursed by Lessee
INSURANCE	Reimbursed by Lessee
ANNUAL PARKING LOT REIMBURSEMENT	\$3,966
NET OPERATING INCOME*	\$60,366

*Estimated

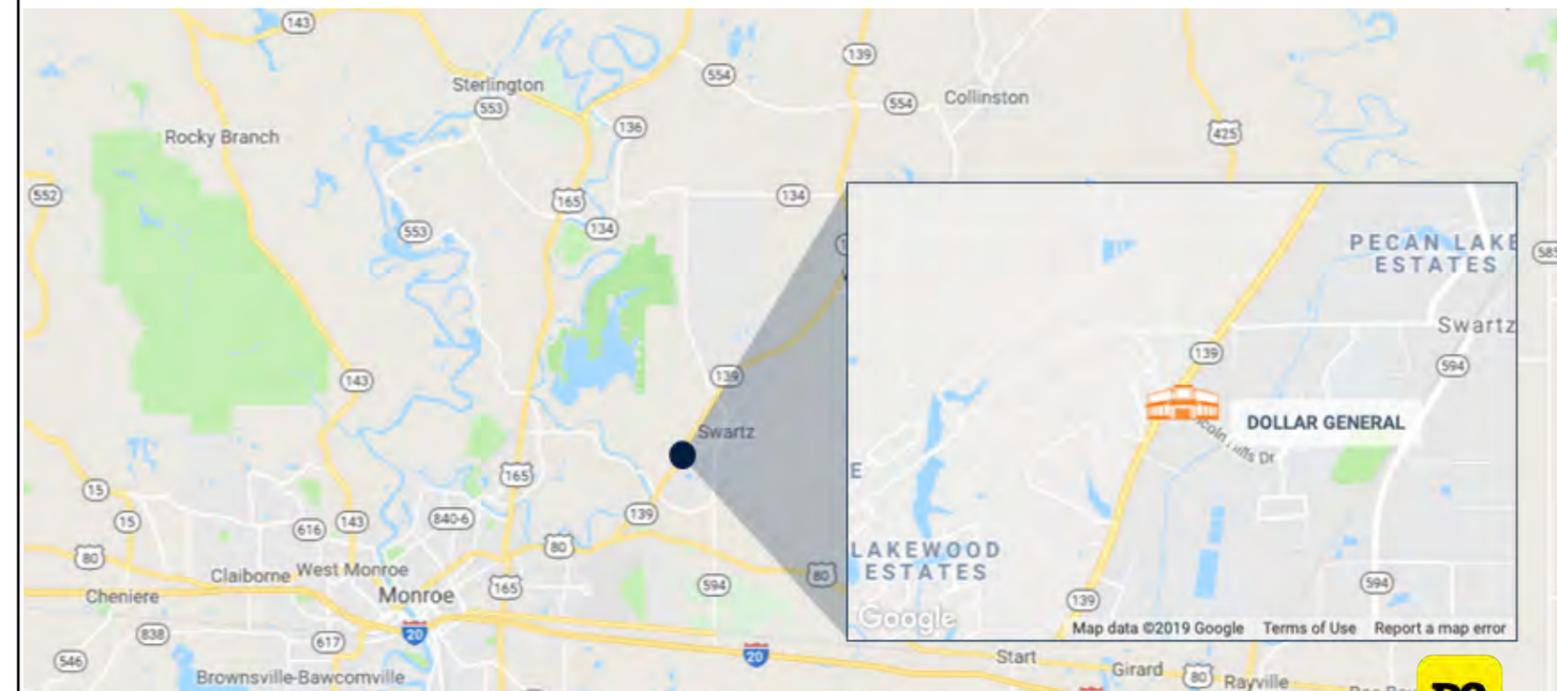
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
Current – 9/30/20	\$59,400 (\$6.59 PSF)	\$4,950	
10/1/20 – 9/30/25	\$65,340	\$5,445	10%
OPTION 1	\$71,880	\$5,990	10%
OPTION 2	\$79,056	\$6,588	10%
OPTION 3	\$86,964	\$7,247	10%

Investment Highlights

- 10% rent increase in October 2020
- Population within a ten-mile radius exceeds 100,000
- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Long-term historical occupancy at subject location
- Built-to-Suit construction: 9,000+ SF prototype with Brick Facade frontage
- Large 1.74 acre parcel

Property Highlights

- Excellent visibility from Highway 139 - average VPD exceeds 13,350
- Population within a ten-mile radius exceeds 100,000
- Located 9 miles outside of Downtown Monroe which is home to the Monroe Downtown Rivermarket which hosts multiple events a year, attracting both tourists and locals
- 5.5 miles from University of Louisiana Monroe (8,854 students)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0940099)

Lease Abstract | 1382 LA - 139, Monroe, LA 71203

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for a proportionate share of Landlord's insurance premiums for the Shopping Center premises.

UTILITIES

Tenant shall pay for all utilities used by it in the Demised Premises during the term of this Lease and any renewal periods thereof.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$330.50 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 1382 LA - 139, Monroe, LA 71203

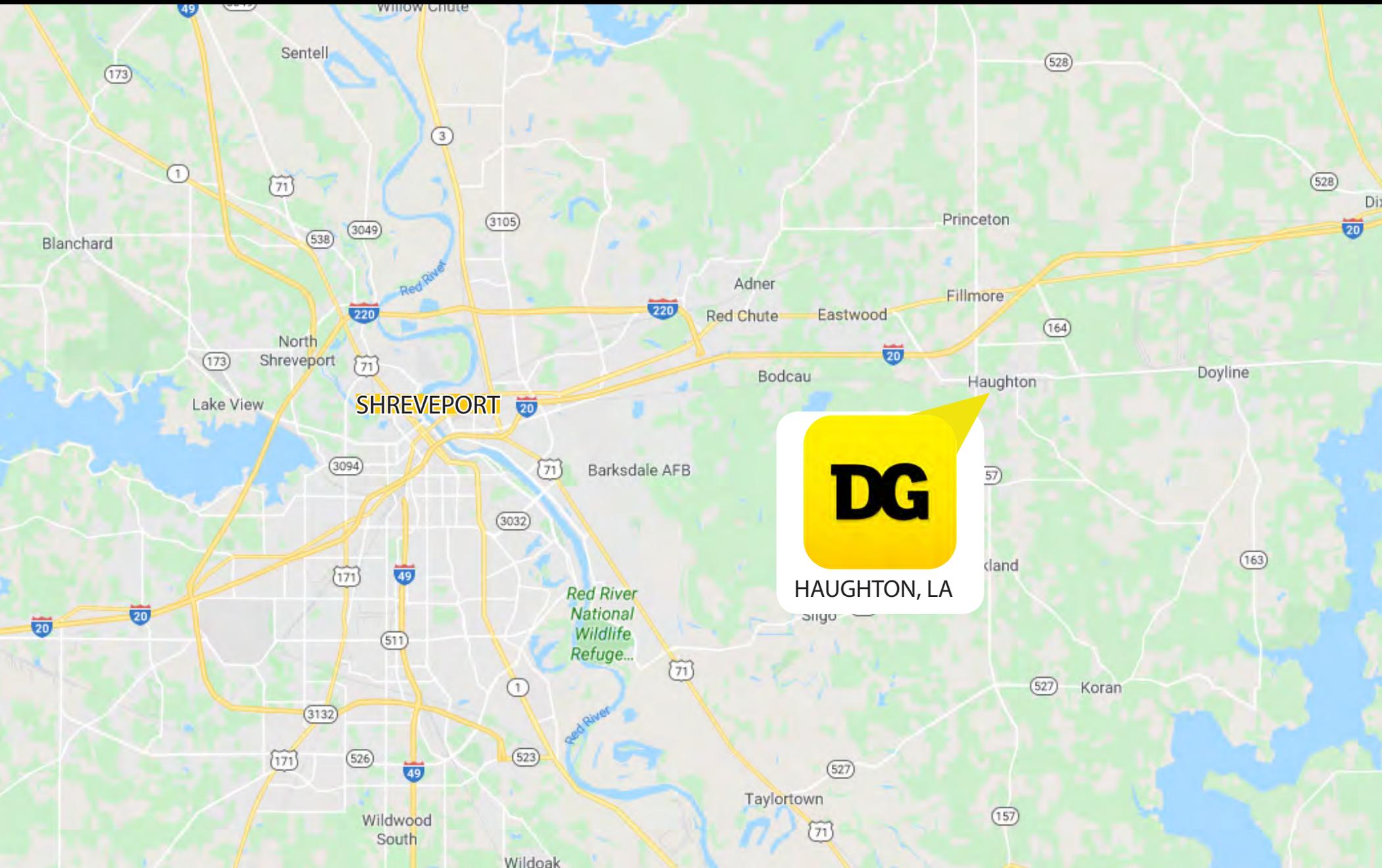
POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	1,921	30,647	104,524
2018 Estimate	1,872	29,797	104,088
2010 Census	1,774	29,163	101,654
2000 Census	1,613	27,567	100,282

INCOME	1 MILE	5 MILES	10 MILES
Average	\$79,873	\$62,732	\$59,778
Median	\$61,597	\$45,206	\$37,264
Per Capita	\$32,281	\$24,873	\$23,659

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	790	12,024	40,906
2018 Estimate	756	11,546	40,272
2010 Census	705	11,199	38,957
2000 Census	616	10,238	37,982

DOLLAR GENERAL

120 S Elm St, Haughton, LA 71037



DOLLAR GENERAL®

120 S Elm St, Haughton, LA 71037

PRICING		LEASE DETAILS	
NOI	\$58,782	ANNUAL RENT	\$57,420
CAP	8.15%	EXPENSES	
PRICE	\$720,000	REPAIRS*	\$3,000
LEASE DETAILS		UTILITIES	Lessee Responsible
TENANT	Dollar General	TAXES	Reimbursed by Lessee
GUARANTOR	Dolgencorp, LLC	INSURANCE	Reimbursed by Lessee
RENT COMMENCEMENT	May 24, 2005	ANNUAL PARKING LOT REIMBURSEMENT	\$4,362
RENT EXPIRATION	September 30, 2025	NET OPERATING INCOME*	\$58,782
TERM REMAINING (YEARS)	5.8 years	*Estimated	
RENT INCREASES	In Options		
RENEWAL OPTIONS	4, 5-year		
ROOF AND STRUCTURE	Landlord Responsible (NN)		
PROPERTY SUMMARY			
BUILDING SIZE (SF)	9,014 sq. ft.		
PARCEL SIZE (ACRES)	0.62 Acres		
OWNERSHIP	Fee Simple (Land & Building)		
YEAR BUILT	2005		

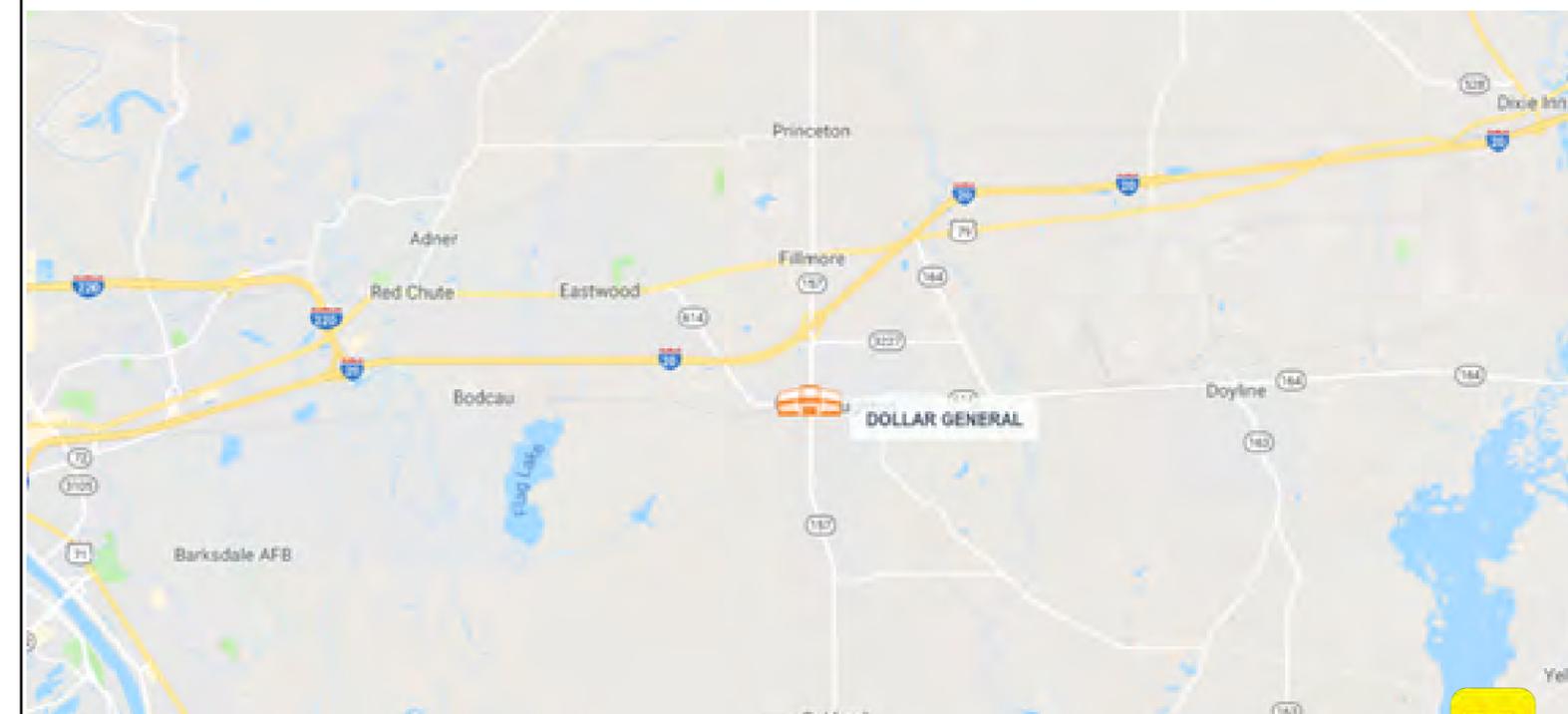
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
CURRENT -9/30/25	\$57,420 (\$6.37 PSF)	\$4,785	
OPTION 1	\$63,156	\$5,263	10%
OPTION 2	\$69,468	\$5,789	10%
OPTION 3	\$76,416	\$6,368	10%
OPTION 4	\$84,072	\$7,006	10%

Investment Highlights

- Investment Trade Tenant (NYSE: DG | S&P: BBB)
- Tenant recently extended lease term through September 2025
- Long-term historical occupancy at subject location
- Build-to-Suit construction: 9,000+ SF prototype with Brick Facade frontage

Property Highlights

- Located on the corner of two major thoroughfares: Elm Street and W McKinley Avenue - average VPD exceeds 9,200
- 65,000+ residents in 5-mile radius with expected growth
- Nearby national tenants include: Pizza Hut, Arby's, Waffle House and Sonic Drive-In
- Located 16 miles outside of Shreveport, Louisiana, the third most populous city in the state, with a population of just over 192,000
- Near Barksdale Air Force Base where more than 15,000 active-duty and Air Force Reserve members serve



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Lease Abstract | 120 S. Elm St, Haughton, LA 71037

TAXES

Tenant shall reimburse Landlord for general real estate taxes (including special assessments) paid by Landlord for the Demised Premises.

INSURANCE

Landlord agrees to carry comprehensive general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance. Landlord agrees to maintain fire, casualty and extended coverage insurance. Tenant shall, at its sole cost, carry and maintain general liability. Tenant shall reimburse Landlord for a proportionate share of Landlord's insurance premiums for the Shopping Center premises.

UTILITIES

Tenant shall pay for all utilities used by it in the Demised Premises during the term of this Lease and any renewal periods thereof.

REPAIRS & MAINTENANCE

Tenant agree to pay Landlord \$363.56 dollars per month as Tenant's sole contribution to Landlord for its cost of care and maintenance of the parking lot. Tenant shall maintain the interior of the building during terms of Lease. Landlord shall maintain at its cost and expense all necessary maintenance, repair and replacement to the exterior of the premises including all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior lines and pipes and all other structural portions of the building.

FIXTURES & EQUIPMENT

Landlord shall at all times furnish heating, lighting, plumbing, and air conditioning equipment and shall be responsible for the cost of all major repairs and replacement of all such equipment. Major Repairs – costing more than \$750.00 per occurrence. Tenant shall be responsible for the entire cost of minor repairs and routine maintenance. Minor repairs – costing less than \$750.00 per occurrence.

*Buyer is responsible for verifying during due diligence.

DEMOGRAPHICS | 120 S Elm St, Haughton, LA 71037

POPULATION	1 MILE	5 MILES	10 MILES
2023 Projection	1,872	15,848	69,106
2018 Estimate	1,829	14,906	65,631
2010 Census	1,633	13,519	58,397
2000 Census	1,529	11,836	48,904

INCOME	1 MILE	5 MILES	10 MILES
Average	\$39,450	\$44,415	\$47,993
Median	\$23,761	\$26,881	\$430,493
Per Capita	\$15,480	\$17,793	\$19,403

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2023 Projection	749	5,969	25,735
2018 Estimate	723	5,588	24,196
2010 Census	643	5,051	21,579
2000 Census	572	4,116	17,287

Dollar General Portfolio Map



Available Individually or as a Portfolio

EXCLUSIVELY PRESENTED BY:

DOLLAR GENERAL

ANDREW KLONTZ

INVESTMENT ASSOCIATE
San Francisco, CA

Direct: (415) 625-2182 // Fax: (415) 963-3010
Andrew.Klontz@marcusmillichap.com
License: CA 01815949

RYAN WILMER

FIRST VICE PRESIDENT INVESTMENTS
San Francisco, CA

Direct: (415) 625-2162 // Fax: (415) 963-3010
Ryan.Wilmer@marcusmillichap.com
License: CA 01815949

Eddie Greenhalgh

Alabama Broker of Record | Lic.# 00008-8298

Chris Shaheen

Louisiana Broker of Record | Lic.# BROK.0095692662-ACT