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OFFERING MEMORANDUM

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01

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

INVESTMENT SUMMARY

TENANT OVERVIEW

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

\$709,822

ASKING PRICE

ESTABLISHED LOCATION

Tenant has been occupying this space since 2004 (15 years)

Family Dollar exercised an early option to continue renting until 12.31.2024

After this option, they have four (4) additional five (5) year options

MINIMAL LANDLORD RESPONSIBILITIES

Landlord is only responsible for roof and structure

9.0%

CAP RATE

INVESTMENT GRADE TENANT

Family Dollar is owned by Dollar Tree Inc.

Both Dollar Tree and Family Dollar have a rating of "BBB-"

DENSE SURROUNDING DEMOGRAPHICS

There are nearly 50,000 people within the five mile radius of this property



INVESTMENT SUMMARY

Address	2620 Dr Martin Luther King Dr, Shreveport, LA
Lease Type	NN Lease (Roof and Structure), Corporate Lease
Rent	\$66,550.08 Annually
Expenses	\$2,666.08 Annually
NOI	\$63,884
List Price	\$709,822
List Cap Rate	9.0%
Rent Commencement Date	5 Year Option Starting 1/1/2020
Lease Expiration	12/31/2024
Increases	10% Every Option
Options	Four Additional, Five Year Options
Rentable Square Feet	9,180 SF

TENANT OVERVIEW

FAMILY DOLLAR

A leading discount retailer store with locations across North America. In 2015 Dollar Tree Inc. completed its acquisition of Family Dollar Stores Inc, growing its stores to more than 15,000. These stores sell everything from refrigerated food items to home décor merchandise. Family Dollar headquarters are located in Chesapeake, VA.



FAMILY DOLLAR

S&P: BBB-

FAMILY DOLLAR
CREDIT RATING

\$22.25B

REVENUE

145,000

EMPLOYEES

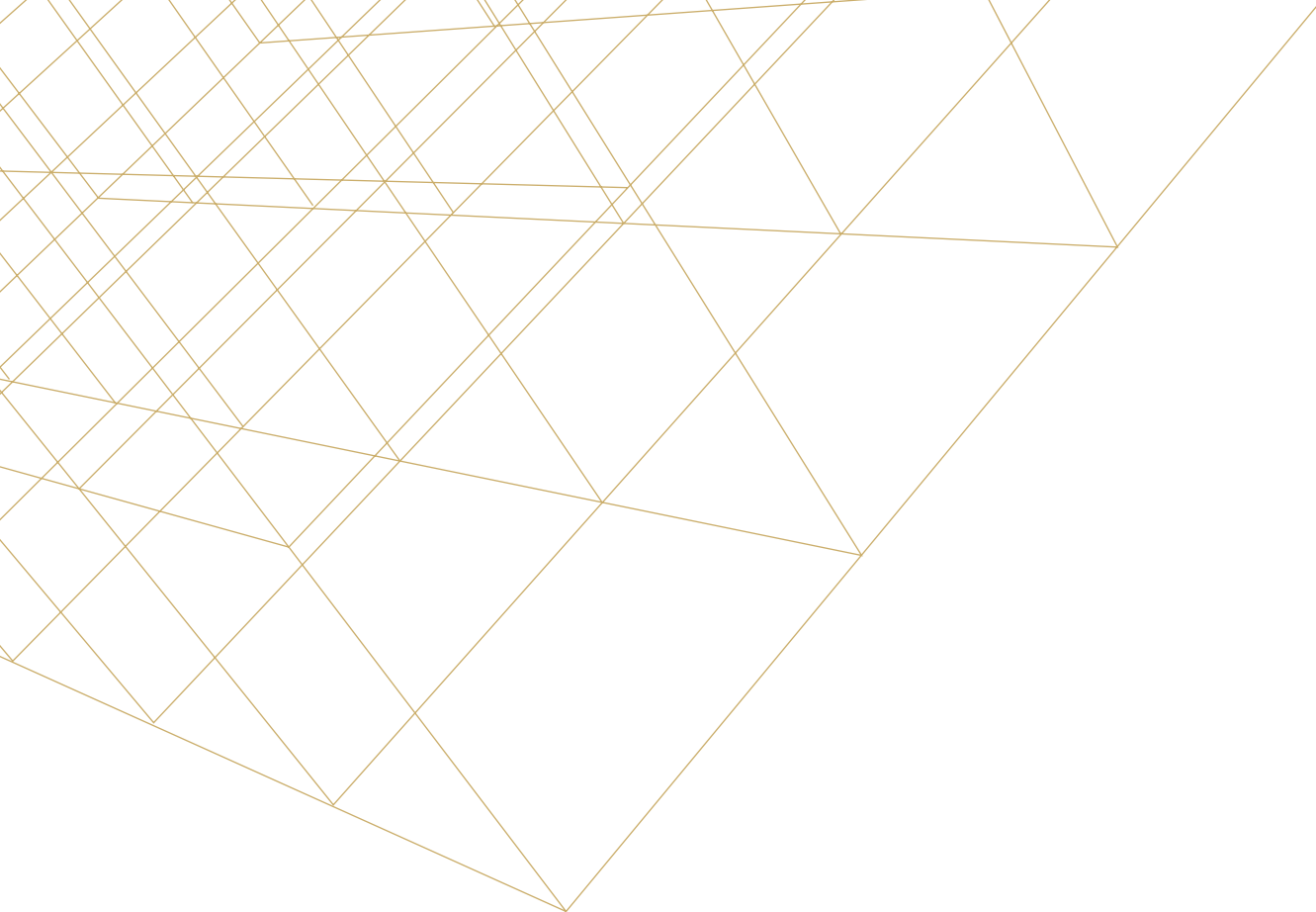
8,600 SF

AVERAGE STORE SIZE

\$1.90B

EBITDA





02

FINANCIALS

RENT ROLL



FINANCIALS

RENT ROLL

Tenant Info		Lease Terms		Current Rent		Rent Increases (In Options)				Options	Other
Tenant Name	SF	Commencement Date	Expiration Date	Annual Base Rent	Rent / SF / Year	Option	Date	Annually	% Increases		Lease Type
Family Dollar	9,180	1/1/2020	12/31/2024	\$66,550.08	\$7.25	Option 2 (Current Option)	1/1/20-12/31/24	\$66,550.08	10%	Four (5) Year Options	NN (Roof and Structure)
						Option 3	1/1/25-12/31/29	\$73,205.08	10%		
						Option 4	1/1/30-12/31/34	\$80,525.04	10%		
						Option 5	1/1/35-12/31/39	\$88,577.04	10%		
						Option 6	1/1/40-12.31/44	\$97,434.00	10%		
Total	9,180			\$66,550.08							



03

LOCATION OVERVIEW

SHREVEPORT, LA

AERIAL

LOCATION MAP

LOCATION OVERVIEW

SHREVEPORT, LA

Shreveport is the third most populous city in Louisiana. Located in Northwest Louisiana, Shreveport has more than 190,000 residence as of 2018. With a dense and growing population, this Family Dollar as nearly 50,000 people in the five mile radius.

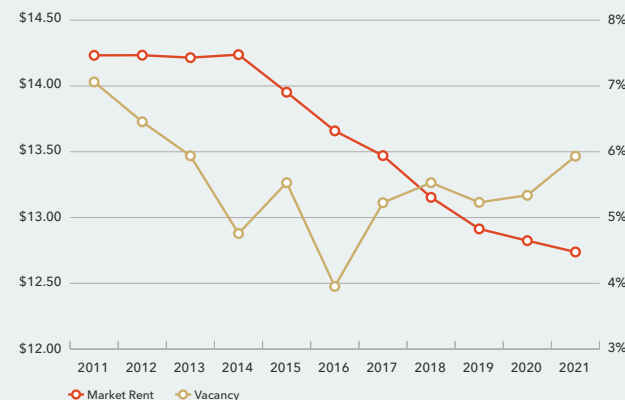


PHOTO BY SHREVEPORT-BOSSIER CONVENTION AND TOURIST BUREAU

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	4,249	16,288	49,524
2019 Households	1,594	5,357	19,184
Average Household Income	\$31,604	\$35,966	\$41,559

MARKET RENT VS. VACANCY



RETAIL MARKET STATISTICS

2,340

NO. OF BUILDINGS

29M SF

TOTAL INVENTORY

-277,000 SF

YTD NET ABSORPTION

2.34M SF

2014-2019 NET DELIVERIES

5.8%

TOTAL VACANCY

\$14.16

2018 MARKET RENT



STATE FAIR OF LOUISIANA

SHREVEPORT REGIONAL AIRPORT

SHREVENPORT BLANCHARD HWY

**DOWNTOWN
SHREVEPORT**

Marriot, Regal Louisiana
Boardwalk and IMAX,
Boomtown Casino,
Shreveport Aquarium
Diamond Jacks Casino and
Hotel, Lucky Palace,
Sci-Port Discovery Center



LOUISIANA TECHNICAL SCHOOL

NORTHSIDE ELEMENTARY SCHOOL


SUBJECT PROPERTY

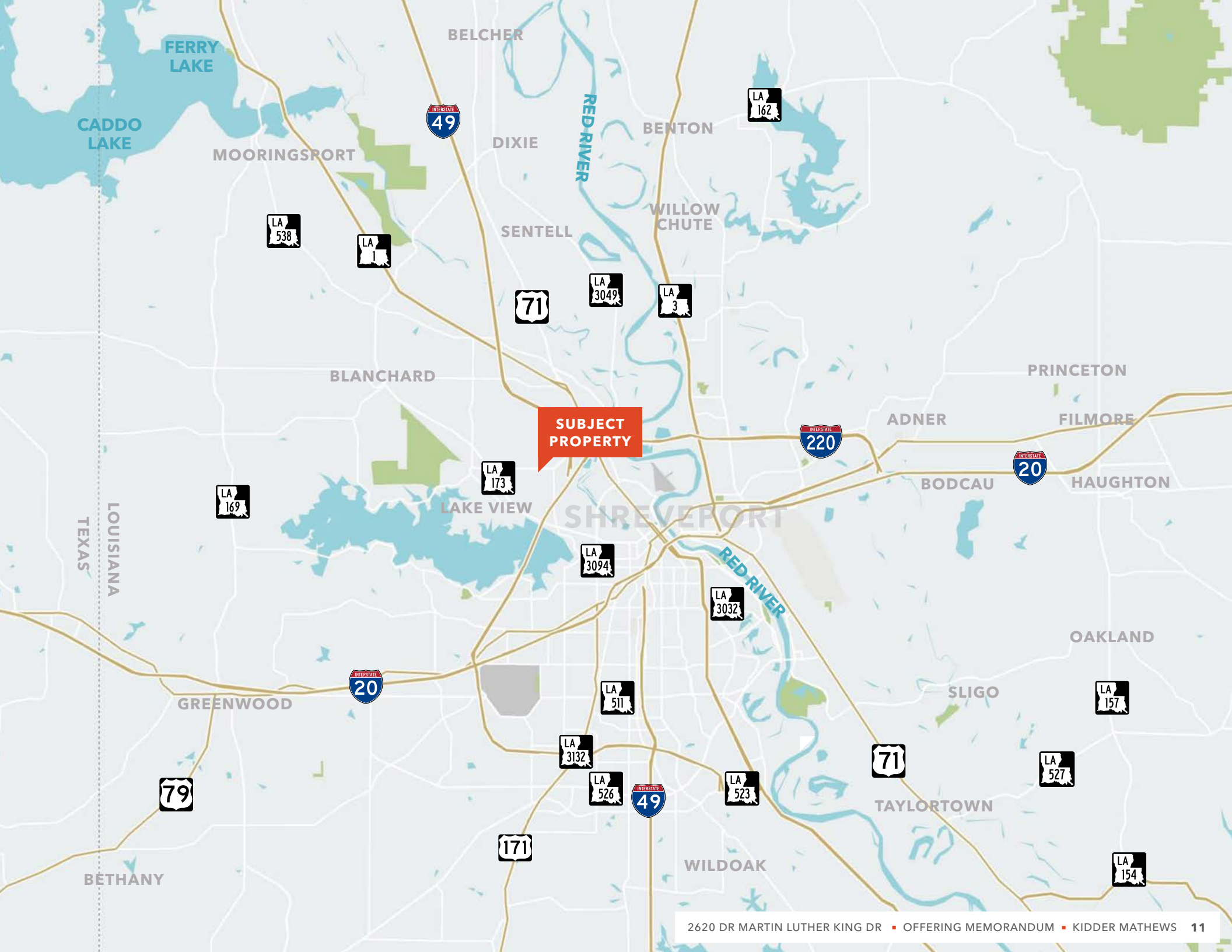


CROSS LAKE



NLAKESHORE DRT

 Downtown Shreveport 6.5 Miles



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