

# NET LEASE INVESTMENT OFFERING

## DOLLAR GENERAL



Marksville DG in May, 2019  
Actual Photo!

**4374 Highway 1, Marksville, LA 71351**

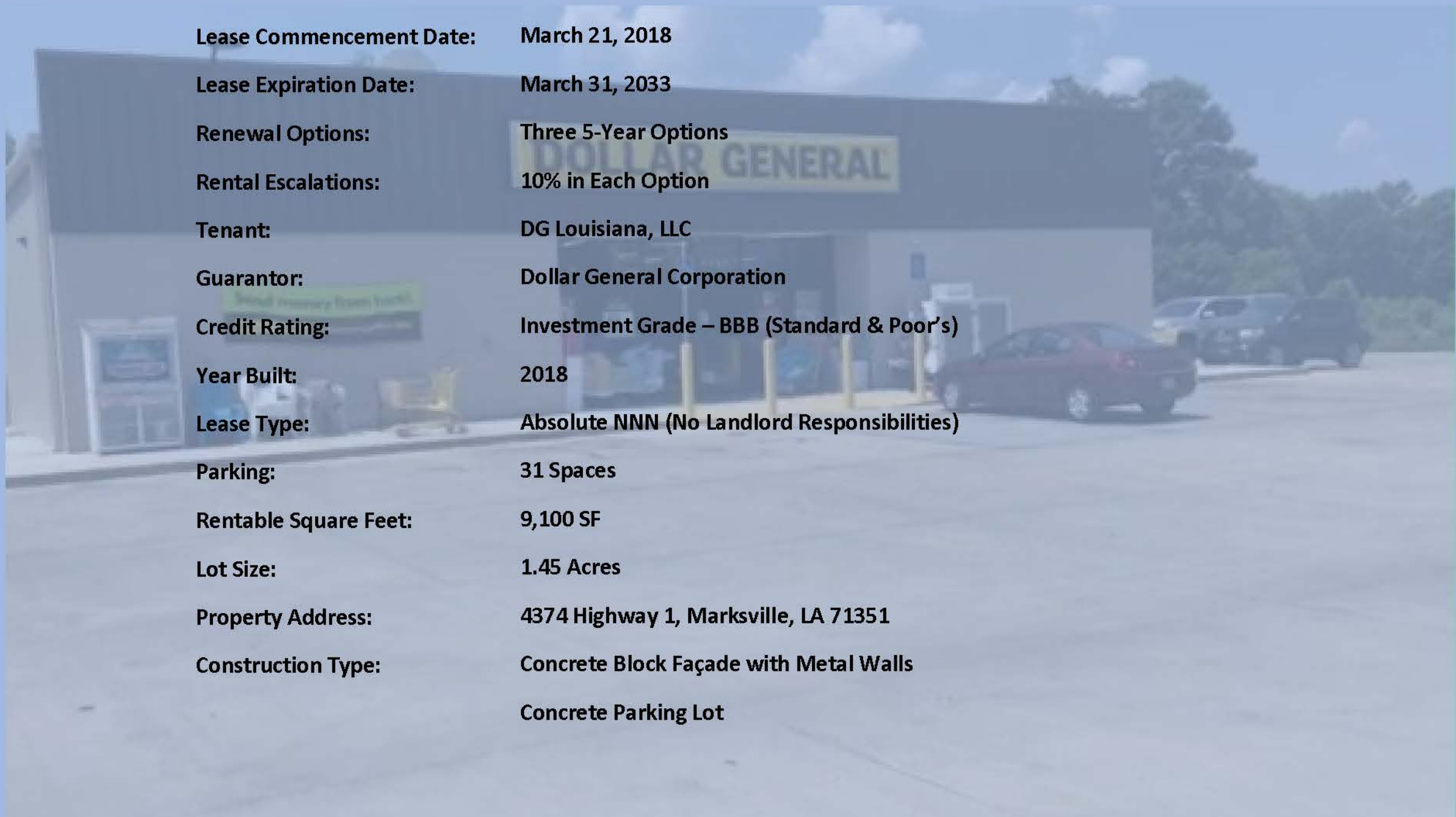
MIKE McCANN



## Property Overview



Price:	\$1,249,000.00	
Cap Rate:	6.75%	
Rent Schedule:	NOI	Escalation Date
	\$84,486	current through 4-30-2033
	\$92,935	5/1/2033 (5-year option 1)
	\$102,228	5/1/2038 (5-year option 2)
	\$112,451	5/1/2043 (5-year option 3)
Lease Commencement Date:	March 21, 2018	
Lease Expiration Date:	March 31, 2033	
Renewal Options:	Three 5-Year Options	
Rental Escalations:	10% in Each Option	
Tenant:	DG Louisiana, LLC	
Guarantor:	Dollar General Corporation	
Credit Rating:	Investment Grade – BBB (Standard & Poor's)	
Year Built:	2018	
Lease Type:	Absolute NNN (No Landlord Responsibilities)	
Parking:	31 Spaces	
Rentable Square Feet:	9,100 SF	
Lot Size:	1.45 Acres	
Property Address:	4374 Highway 1, Marksville, LA 71351	
Construction Type:	Concrete Block Façade with Metal Walls	
	Concrete Parking Lot	









## Executive Summary:

Mach1 Realty is excited to offer For Sale, from our own Investment Portfolio, a single tenant net leased Dollar General property located in Marksville, Louisiana. There are thirteen years remaining on the Dollar General lease which expires April 30, 2033. The lease features 10% rental escalations in each of the three 5-year renewal option periods.

The building, constructed new in 2018, features a 9,100 square foot property that is strategically located along Highway 1, the main Highway in the parish. This building has great visibility and will be in a great location outside the flood zones for generations to come! Dollar General serves as the perfect convenience shopping store for residents in the area with very little competition. This property is located close to multiple residential communities, local businesses and schools.

Marksville, LA is known throughout the region for it's Paragon Casino, Grand Cote National Refuge, Spring Bayou State Wildlife Management Area, and many other wildlife preserves. The town is over 200 years old with an incredible history.

Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. They "strive to make shopping hassle-free and affordable with more than 15,000 convenient, easy-to-shop stores in 44 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands." *Dollar General*

"Dollar General (NYSE: DG) is a Fortune 200 company with more than 15,000 retail locations in 44 states, 15 distribution centers and 130,000 employees that embody our mission of Serving Others each and every day." *Dollar General*

This DG location is a winner and will be a profit center for decades for the passive investor who wants a solid NNN lease in place. If you want income on your money in a hands off fashion, this may be the answer you are looking for! What a legacy to leave your family or portfolio for the next 14 years or more!

We also have access to dozens of other NNN Buildings across the USA that are in the development stage, recently completed, and even some who will transition out of old buildings in the next few years. **Contact us for more information.**

For More Information: [Mike McCann Mach1Realty](#) 308-627-3700 text or call E-Mail: [mike@mikemccann.com](mailto:mike@mikemccann.com)