

OFFERING MEMORANDUM



DOLLAR GENERAL
BATON ROUGE, LOUISIANA



SCHUCHERT
RETAIL GROUP

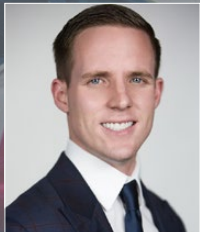


**DOLLAR
GENERAL®**

DOLLAR GENERAL®

LOUISIANA
WELDING SUPPLY
CO.
1701 PLANA RD.

EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 424.363.6507

M 310.971.3892

CA License #01969414



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 424.363.6508

M 310.971.3116

CA License #01973172

BRIAN BROCKMAN - BANG REALTY, INC.
BROKER OF RECORD
LA License #BROK.0995684990-ASA



INVESTMENT SUMMARY



LIST PRICE
\$1,407,314



CAP RATE
7.00%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
6 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
30 SPACES



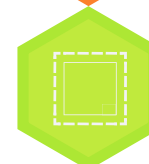
APN
02890674



LOCATION
**1931 PLANK ROAD
BATON ROUGE, LA 70802**



ANNUAL RENT
\$98,512.44



LAND AREA
0.74 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
07/31/2026



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2011



TRAFFIC COUNTS
8,894 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 6 Years Remaining on the Lease
- 2011 Construction Build-to-Suit Dollar General
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

LOUISIANA STATE UNIVERSITY (1860):

- Located Less than 5 Miles from the Subject Property - 9 Minute Drive
- Total Enrollment of 31,761 Students
- Offers 73 Major Fields, Masters Degrees in 72 Fields and Doctoral Degrees in 49 Major Fields
- Ranked #153 Top National University & #72 Top Public School by U.S. News World & Report

EXXON MOBIL REFINERY:

- Located Less than 1.7 Miles from the Subject Property - 5 Minute Drive
- The Fifth-Largest Oil Refinery in the United States and the Thirteen-Largest In the World
- 502,500 Barrel-Per-Day Capacity

PROXIMITY TO MAJOR CITIES:

- Lafayette, Louisiana | 55 Miles – 57 Minute Drive
- New Orleans, Louisiana | 81 Miles – 1 Hour: 27 Minute Drive
- Alexandria, Louisiana | 123 Miles - 1 Hour: 57 Minute Drive
- Lake Charles, Louisiana | 126 Miles – 1 Hour: 57 Minute Drive
- Gulfport, Mississippi | 135 Miles – 2 Hour: 13 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 10,594 Residents
- 3-Mile Population = 71,188 Residents
- 5-Mile Population = 151,380 Residents

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit “BBB” by Standard & Poor’s
- 16,500 Stores in 46 States as of May 1, 2020
- Dollar General Plans to Undertake Some 2,600 Real Estate Projects in 2020, Including 1,000 New Store Openings (Up From 975 in 2019), 1,500 Mature Store Remodels, and 80 Store Relocations
- Ranked #119 on the Fortune 500 List - Up 4 from Last Year (Dollar General has Moved Up the Fortune 500 Ranking for the 10th Consecutive Year)





DOLLAR GENERAL

SITE

Candlewood Suites, Walgreens, Office Depot, OfficeMax, CHASE, SONIC, CIRCLE K, Tuesday Morning, OUTBACK, Walmart, IBERIABANK, Shell, Sport Clips, SUPERCUTS, SALLY BEAUTY, TRADER JOE'S, Mobil, PACIFIC, SMOOTHIE KING, QUINTA, COURTYARD, Exons, LULULEMON, pure barre, Sprint, MATTRESS FIRM, petco, LifeStorage, Red Roof, HOBBY LOBBY, DOLLAR TREE, BARNES & NOBLE, REGIONS, BancorpSouth, Capital One, CAFO, McDonald's, TACO BELL, Chick-fil-A, SUBWAY, Jason's Deli, IHOP, HUTCHINS, Waffle House, Alibon, MIDAS, DoubleTree, Embassy Suites, Hampton Inn, Homewood Suites, Crowne Plaza, Marriott, ME, Stay America, Hilton, Wyndham, Econo Lodge, Sheraton, Days Inn

Firestone, CHASE, CITGO, Exxon, THE SOCIETY OF ST. VINCENT DE PAUL, Cane's, Smoothie King, Washington, Courtyard, Starbucks, SUBWAY, IHG, AUTOGRAPH COLLECTION HOTELS, IBERIABANK, REGIONS, McDonald's, Chevron, USANYTIME FITNESS, SONIC

PAPA JOHN'S, AutoZone, FAMILY DOLLAR, CVS pharmacy, BURGER KING, Jack in the Box, Popeyes, metro, THE SOCIETY OF ST. VINCENT DE PAUL, Gulf, Advance Auto Parts, Chevron

Chevron, KANGAROO, Lowe's, O'Reilly, DOLLAR TREE, FAMILY DOLLAR, CVS pharmacy, PETSMART, CHASE, OLD NAVY, McDonald's, SONIC, Jack in the Box, Taco Bell, Kentucky Fried Chicken, HAVERTY'S, TEXACO, CIRCLE K, Academy, SUBWAY, POCARAB, Dillard's, BIG LOTS, REGIONS, Shell, Cane's, Bath & Body Works, AutoZone, DOLLAR GENERAL, cricket, Quick Lane, NTB, Exxon, BU, Best Western, RaceTrac, U-Haul, PODS, Best, Aaron's, metro, K & L AMERICAN FURNITURE, MATTRESS, TAKE 5, TIRE CHOICE, SHOE SHOW, Conns, Firestone, SHOE CARNIVAL

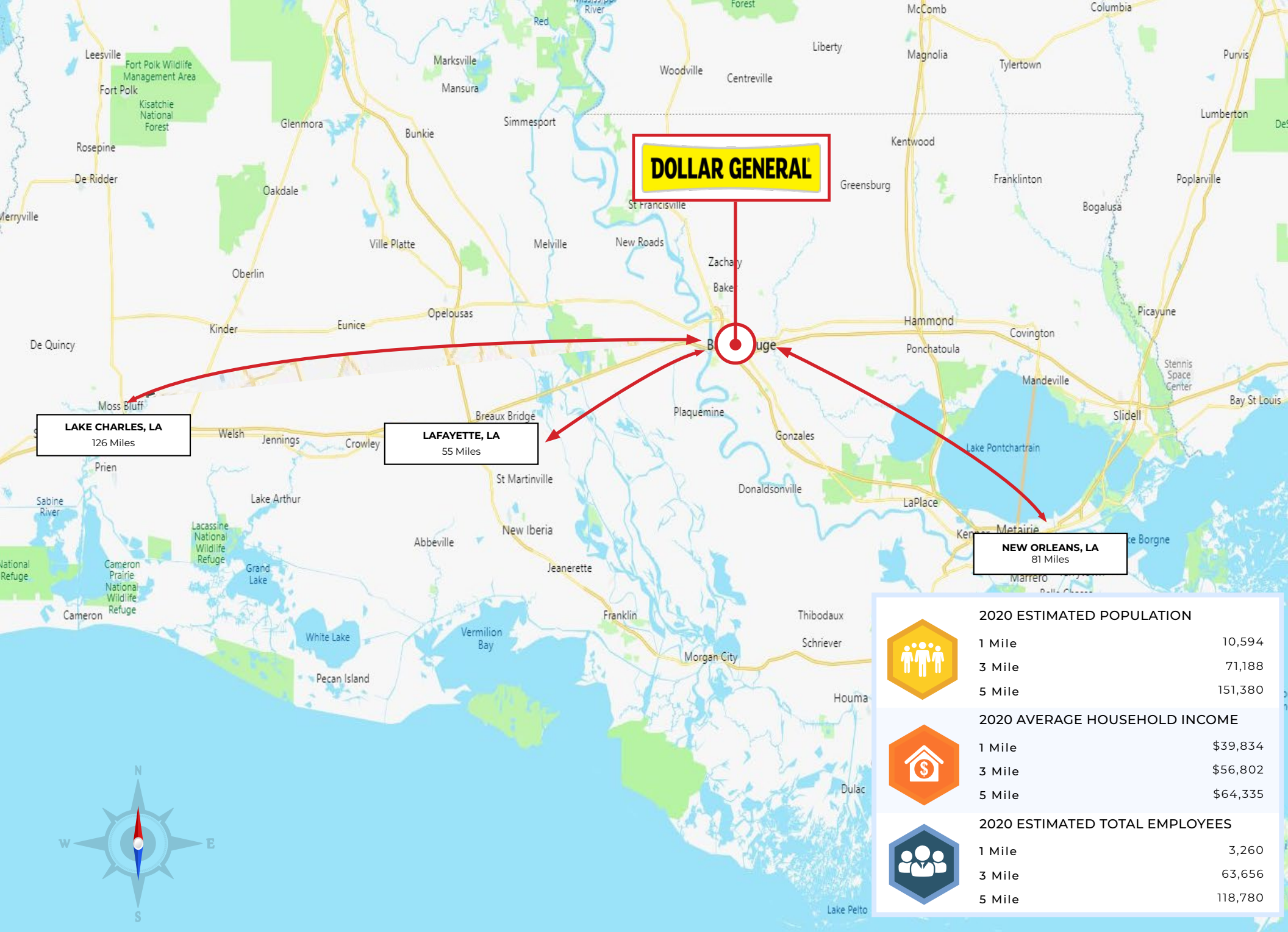
NAPA AUTO, Walgreens, REGIONS, CHASE, verizon, TALBOTS, LOFT, WHITE HOUSE, BLACK MARKET, LANE BRYANT, chico's, JILL PLACE, CIRCLE K, USANYTIME FITNESS, COLD STONE, CARRABEAS, PF CHANGS, DONUTS, FLEMING'S, FIVE GUYS, QDOBA, BANANA REPUBLIC, ZOE'S KITCHEN, Starbucks, yogurtland, Seta's, ChangeTheory, Residence Inn, ULTA, KIRKLAND'S, Jockey, ATHLETA, FAMILY DOLLAR, Capital One, IBERIABANK, Chevron

CIRCLE K, the, Shell, Little Caesars, Pizza Hut, FAMILY DOLLAR, CVS pharmacy, BURGER KING, Jack in the Box, TACO BELL, Chevron, W, SMOOTHIE KING, SUBWAY, FIVE GUYS, Cane's, yogurtland, CHASE, STAYBRIDGE SUITES, Best, SONIC, metro, EXON, Starbucks, Tanora, KANGAROO, VALERO, Chick-fil-A, AT&T

True Value, Shell, AutoZone, O'Reilly, CIRCLE K, SUBWAY, Exxon, ACE, McDonald's, BURGER KING, LifeStorage, DOLLAR GENERAL, Roses, Little Caesars, CVS pharmacy, Walgreens, CHASE, Pizza Hut, FAMILY DOLLAR, GREAT STEAK, SONIC, Jack in the Box, SALLY BEAUTY, Starbucks

NAPA, FAMILY DOLLAR, Church's, Walgreens, Pizza Hut, AutoZone, Chevron, O'Reilly, Shell

DOLLAR TREE, DOLLAR GENERAL, CAFO, BURGER KING, TEXACO, SMOOTHIE KING, SUBWAY, WAFFLE HOUSE, Walmart, RaceTrac, HIBBETT, Exon, SUNOCO, Starbucks, verizon



AREA OVERVIEW



BATON ROUGE, LOUISIANA

Baton Rouge French for “Red Stick”, French: Bâton-Rouge is the capital of the U.S. state of Louisiana and its second-largest city. It forms the parish seat of East Baton Rouge Parish and is located on the eastern bank of the Mississippi River.

As the Capital city, Baton Rouge is the political hub for Louisiana, and is the second-largest city in the state after New Orleans, with an estimated population of 228,590 in 2015. The metropolitan area surrounding the city, known as Greater Baton Rouge, is also the second-largest in Louisiana, with a population of 830,480 people as of 2015. The urban area has around 594,309 inhabitants.

Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. The Port of Greater Baton Rouge is the tenth largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships. Baton Rouge enjoys a strong economy that has helped the city be ranked as one of the “Top 10 Places for Young Adults” in 2010 by Portfolio Magazine and one of the top 20 cities in North America for economic strength by Brookings. In 2009, the city was ranked as the 9th best place in the country to start a new business by CNN. Lamar Advertising Company has its headquarters in Baton Rouge.

Louisiana State University and Agricultural and Mechanical College, generally known as Louisiana State University or LSU, is a public, coeducational university that is the flagship campus of the Louisiana State University System. Enrollment stands at over 31,000 students, with 1,300 full-time faculty members. Southern University and A&M College is part of the only historically black land grant uni-versity system in the United States. Southern became a land-grant school in 1890, and an Agricultural and Mechanical department was established. The university is the largest HBCU in Louisiana. Virginia College opened in October 2010 and offers students training in areas like Cosmetology, Business, Health and Medical Billing. Our Lady of the Lake College is an independent Catholic institution also in the Baton Rouge medical district that has programs in nursing, health sciences, humanities, behavioral sciences, and arts and sciences. It has an associated hospital, Our Lady of the Lake Regional Medical Center. Tulane University is also opening a satellite medical school at Baton Rouge General's Mid City Campus in 2011.

Located 10 minutes north of downtown near Baker, the Baton Rouge Metropolitan Airport connects the area with the four major airline hubs serving the southern United States. Commercial carriers include American eagle, United Airlines, and Delta Air Lines. Nonstop service is available to Atlanta, Dallas-Ft. Worth, Houston, and Charlotte.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	10,594	71,188	151,380
2025 Projected Population	10,781	71,412	150,015
2010 Population	11,502	77,581	159,946
Annual Growth Rate: 2020 to 2025	0.35%	-	-0.18%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,059	30,455	62,917
2025 Households	4,231	31,128	63,440
2010 Households	4,160	31,043	62,271
Annual Growth Rate: 2020 to 2025	0.85%	0.44%	0.17%
Average Household Size	2.54	2.30	2.26



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$39,834	\$56,802	\$64,335
Median Household Income	\$28,978	\$40,261	\$45,435
Per Capita Income	\$15,525	\$24,454	\$27,172



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	4,059	30,455	62,917
2020 Owner-Occupied Units	1,863	13,191	28,621
2020 Renter Occupied Housing Units	2,196	17,263	34,296

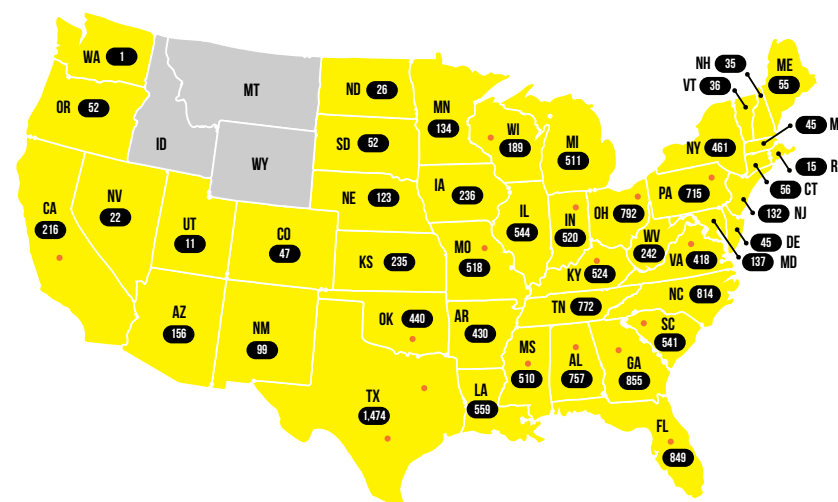


PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	294	5,448	10,832
2020 Employees	3,260	63,656	118,780

DOLLAR GENERAL®

Dollar General Corporation has been delivering value to shoppers for 80 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,500 stores in 46 states as of May 1, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1931 Plank Road, Baton Rouge, LA 70802 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



**EXCLUSIVELY
LISTED BY:**

JIM SCHUCHERT
Co-Founder & Managing Partner

jim@schuchert.com
D 424.363.6507
M 310.971.3892
CA License #01969414

JOE SCHUCHERT
Co-Founder & Managing Partner

joe@schuchert.com
D 424.363.6508
M 310.971.3116
CA License #01973172

BRIAN BROCKMAN
Bang Realty, Inc.

Broker of Record
LA License #BROK.0995684990-ASA