



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - LAFAYETTE, LA MSA - LARGE 2+ ACRE PARCEL

703 HWY 93, CARENCRO, LA 70520

\$1,251,160

6.75% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CARENCRO, LA

\$1,251,160 | 6.75% CAP

- Absolute NNN Lease Dollar General With 9.5+ Years Remaining
- Attractive 5 Mile Demographics of 35K+ Residents
- Located 12.8 Miles to Lafayette, LA - Nicknamed "The Hub City" as Fourth Largest City in Louisiana
- Large 2.3 Acre Parcel
- Dollar General is an Investment Grade & Recession Proof Tenant - Stock (NYSE: DG) at or Near 52 Week High as of June 2020

EXCLUSIVELY MARKETING BY:

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CODY CRIST

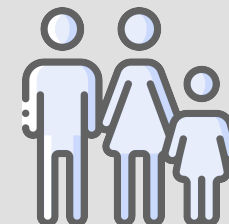
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$84,453
Rent Per SF:	\$9.36
Rent Commencement Date:	3/15/2015
Lease Expiration Date:	3/31/2030
Lease Term Remaining:	9.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	2.32 AC
Year Built:	2015
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$138.62

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	03/15/2015 - 03/31/2030	\$84,453	\$9.36	6.75%
Three (3), 5-Year Options 10% Increase	04/01/2030 - 03/31/2035	\$92,898	\$10.29	7.42%
	04/01/2035 - 03/31/2040	\$102,188	\$11.32	8.17%
	04/01/2040 - 03/31/2045	\$112,407	\$12.45	8.98%



Actual Property

RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

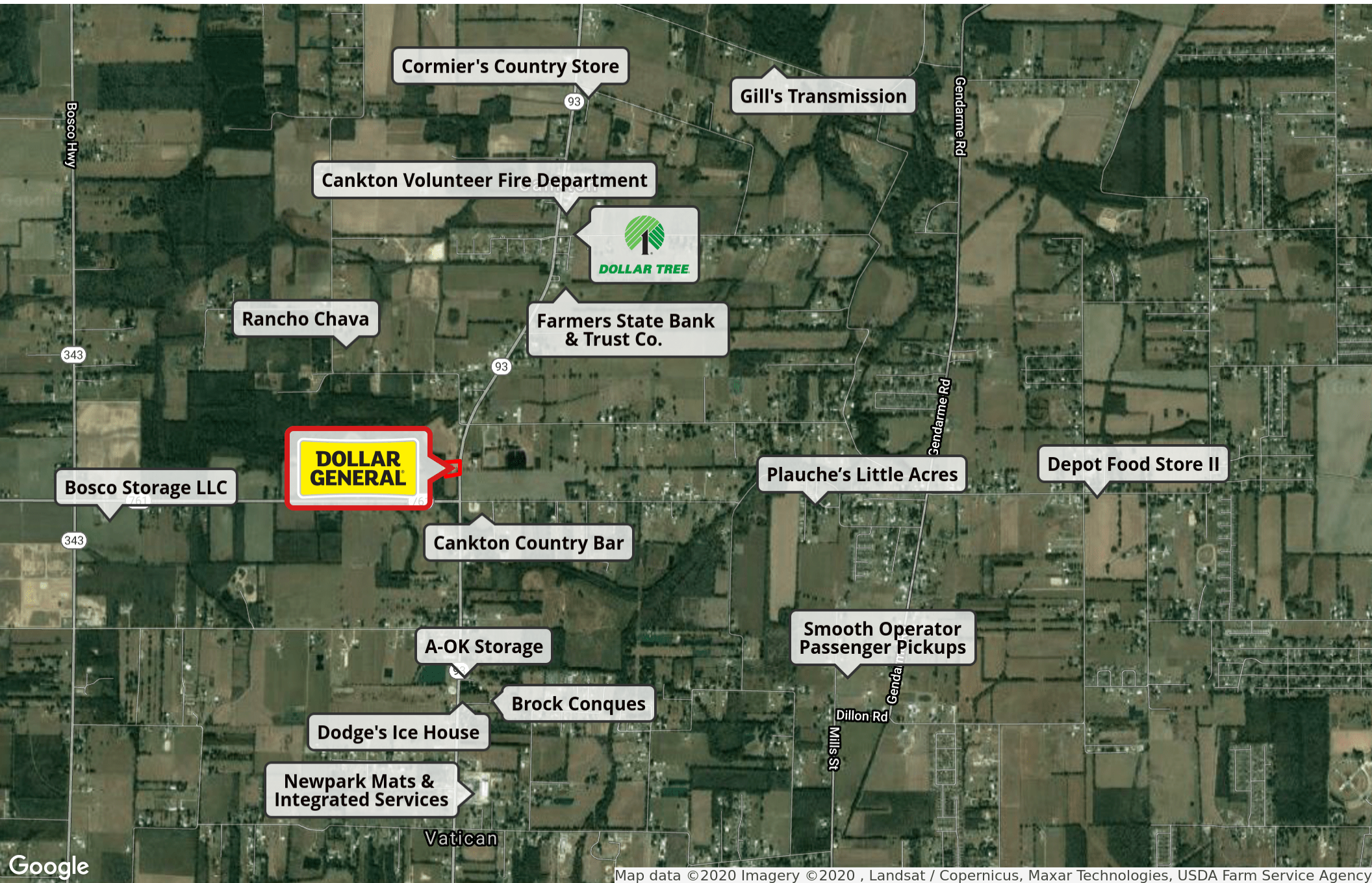


	1 Mile	3 Mile	5 Mile
2010 Census	1,309	10,680	33,132
2020 Estimated	1,254	10,827	35,068
2025 Projected	1,248	10,876	35,491



	1 Mile	3 Mile	5 Mile
Median	\$59,895	\$59,908	\$54,506
Average	\$70,767	\$70,357	\$66,739

Demographic data provided by CoStar



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

Key Demographics 5 Miles



Total Population
2020
35,068



Projected Growth
2020 - 2035
5.84%

 Newpark Integrated
Construction Co.



 Mire's Grocery &
Services Station



A-OK Storage



Crankton
Country Bar

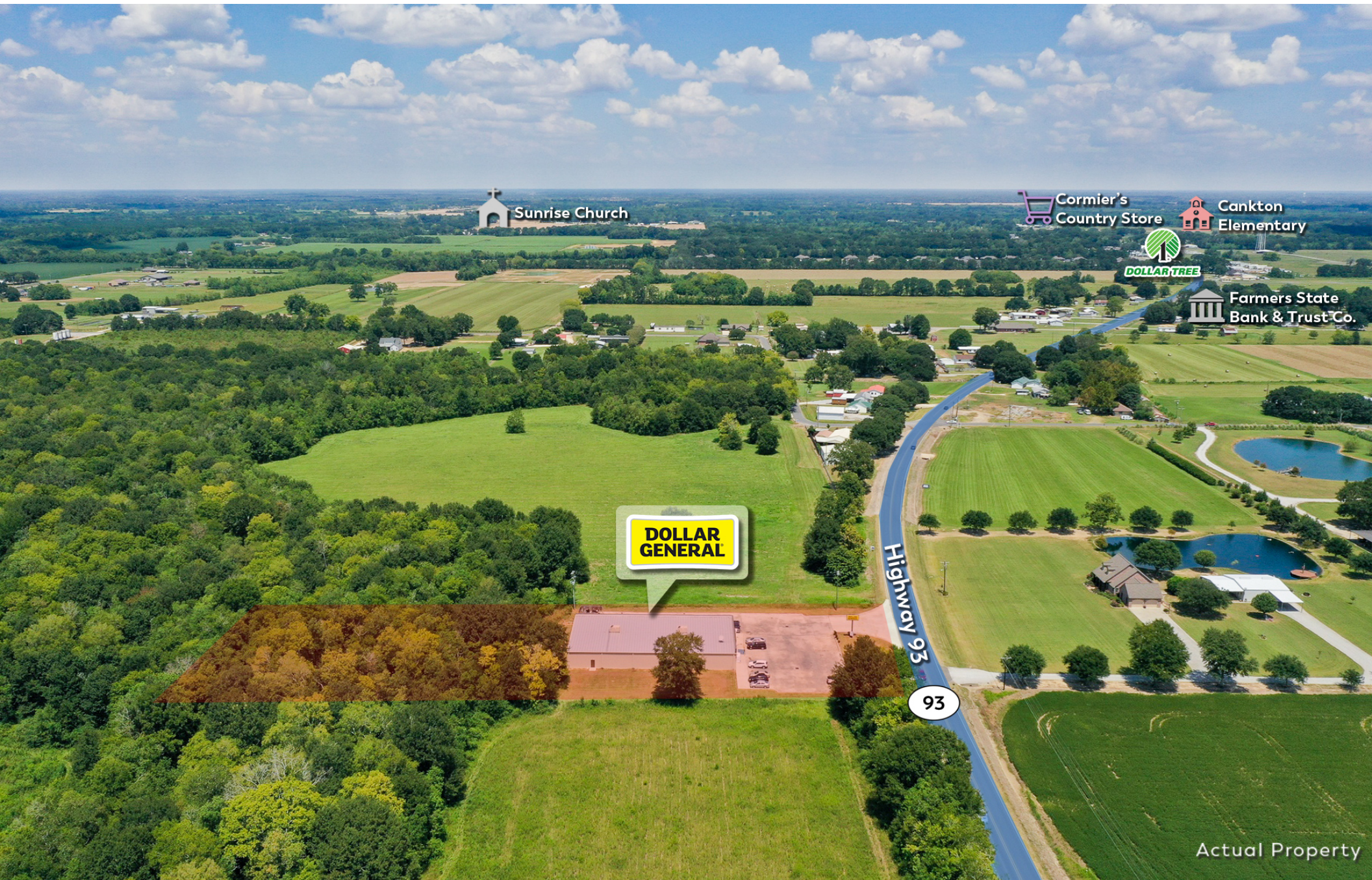
**DOLLAR
GENERAL**

2.31 Acres

Highway 93

93

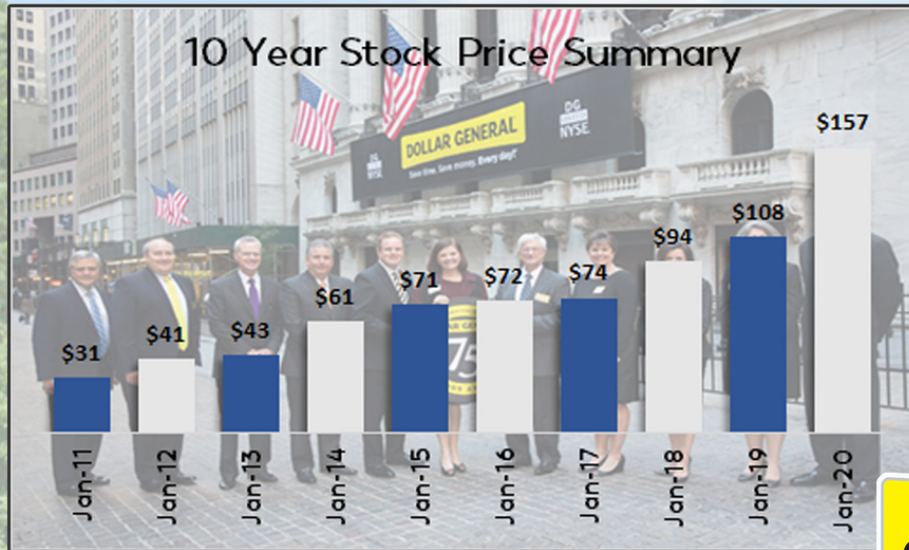
Actual Property





Actual Property





80 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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