



DOLLAR GENERAL

9425 Maurice Ave • Maurice, LA 70555

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DOLLAR GENERAL
Maurice, LA
ACT ID ZAB0250391

LA Broker of Record
Chris Shaheen
LA Lic #BROK.0095692662-ACT

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,140,000
Net Operating Income	\$87,255
Capitalization Rate – Current	7.65%
Price / SF	\$126.47
Rent / SF	\$9.68
Lease Type	NN
Gross Leasable Area	9,014 SF
Year Built / Renovated	2009
Lot Size	1 acre(s)

FINANCING

Loan Amount	\$798,000
Loan Type	Financed - New Loan
Loan to Value	70.00%
Down Payment	30% / \$342,000
Interest Rate / Amortization	4% / 25 Years
Annual Loan Payment	\$50,546
Net Cash Flow After Debt Service	10.73% / \$36,710
Cash on Cash Return	10.73%
Total Return	16.28% / \$55,681

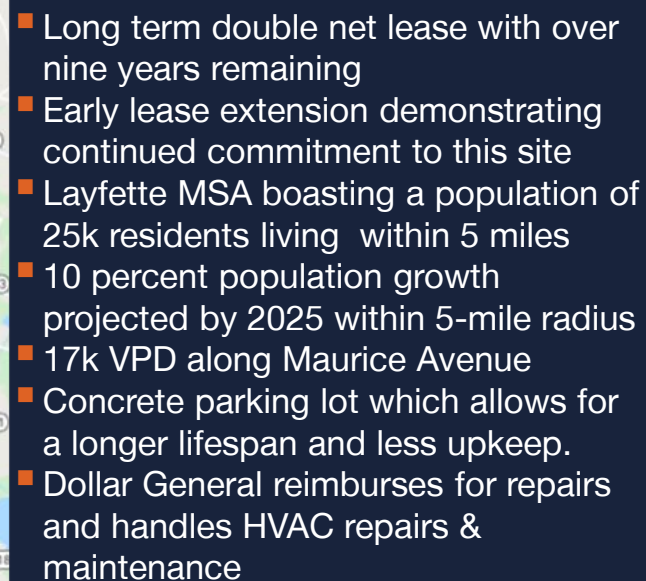
MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Team MGT & Consulting LLC	230
Schlumberger Technology Corp	220
W-Industries of Louisiana	179
Pioneer Energy Services	175
North Vermillion High School	111
Heritage Manor of Abbeville	105
Key Energy Services Inc	100
Ridge Elementary School	78
Judice Middle School	75
Hampton Toyota	71
Bosco Fabrication	65
Excaliber Support Services	58

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	1,273	7,904	27,727
2010 Census Pop	1,109	7,073	24,137
2019 Estimate HH	501	2,932	10,224
2010 Census HH	439	2,620	8,846
Median HH Income	\$58,586	\$61,990	\$70,446
Per Capita Income	\$28,744	\$30,208	\$36,922
Average HH Income	\$73,011	\$81,437	\$100,101

* # of Employees based on 5 mile radius



CLOSE PROXIMITY TO:



Major Highway



Schools



Airport



Port

Created on September 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	1,394	8,516	30,315
■ 2019 Estimate			
Total Population	1,273	7,904	27,727
■ 2010 Census			
Total Population	1,109	7,073	24,137
■ 2000 Census			
Total Population	802	5,291	18,607
■ Current Daytime Population			
2019 Estimate	1,032	4,970	18,199
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	551	3,174	11,273
■ 2019 Estimate			
Total Households	501	2,932	10,224
Average (Mean) Household Size	2.74	2.76	2.73
■ 2010 Census			
Total Households	439	2,620	8,846
■ 2000 Census			
Total Households	309	1,900	6,480
■ Occupied Units			
2024 Projection	551	3,174	11,273
2019 Estimate	545	3,147	10,798
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$150,000 or More	4.56%	8.70%	15.82%
\$100,000 - \$149,000	15.62%	14.18%	17.18%
\$75,000 - \$99,999	14.39%	14.21%	13.44%
\$50,000 - \$74,999	25.44%	23.96%	20.24%
\$35,000 - \$49,999	13.69%	12.54%	10.97%
Under \$35,000	26.31%	26.39%	22.34%
Average Household Income	\$73,011	\$81,437	\$100,101
Median Household Income	\$58,586	\$61,990	\$70,446
Per Capita Income	\$28,744	\$30,208	\$36,922

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$67,996	\$67,722	\$72,041
■ Consumer Expenditure Top 10 Categories			
Housing	\$17,619	\$17,576	\$18,522
Transportation	\$13,007	\$12,832	\$13,711
Shelter	\$9,505	\$9,427	\$9,842
Food	\$7,104	\$7,009	\$7,504
Personal Insurance and Pensions	\$5,978	\$5,916	\$6,481
Health Care	\$5,486	\$5,509	\$5,993
Utilities	\$4,100	\$4,114	\$4,318
Entertainment	\$2,654	\$2,753	\$2,973
Household Furnishings and Equipment	\$1,576	\$1,597	\$1,734
Apparel	\$1,549	\$1,560	\$1,712
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	1,273	7,904	27,727
Under 20	29.06%	29.07%	27.86%
20 to 34 Years	22.00%	20.96%	19.83%
35 to 39 Years	7.37%	7.82%	7.57%
40 to 49 Years	11.61%	12.78%	13.25%
50 to 64 Years	18.89%	18.28%	19.95%
Age 65+	11.10%	11.09%	11.53%
Median Age	34.27	34.98	36.50
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	821	5,156	18,579
Elementary (0-8)	4.07%	3.40%	3.06%
Some High School (9-11)	7.93%	9.32%	7.93%
High School Graduate (12)	37.35%	37.02%	31.37%
Some College (13-15)	17.82%	19.05%	19.92%
Associate Degree Only	14.32%	10.01%	7.06%
Bachelors Degree Only	13.84%	15.53%	21.64%
Graduate Degree	4.20%	4.90%	8.27%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 7,904. The population has changed by 49.39% since 2000. It is estimated that the population in your area will be 8,516.00 five years from now, which represents a change of 7.74% from the current year. The current population is 49.76% male and 50.24% female. The median age of the population in your area is 34.98, compare this to the US average which is 38.08. The population density in your area is 279.72 people per square mile.



Households

There are currently 2,932 households in your selected geography. The number of households has changed by 54.32% since 2000. It is estimated that the number of households in your area will be 3,174 five years from now, which represents a change of 8.25% from the current year. The average household size in your area is 2.76 persons.



Income

In 2019, the median household income for your selected geography is \$61,990, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 63.72% since 2000. It is estimated that the median household income in your area will be \$68,189 five years from now, which represents a change of 10.00% from the current year.

The current year per capita income in your area is \$30,208, compare this to the US average, which is \$33,623. The current year average household income in your area is \$81,437, compare this to the US average which is \$87,636.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 81.69% White, 12.60% Black, 0.00% Native American and 1.87% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 4.12% of the current year population in your selected area. Compare this to the US average of 18.17%.



Housing

The median housing value in your area was \$165,430 in 2019, compare this to the US average of \$212,058. In 2000, there were 1,610 owner occupied housing units in your area and there were 289 renter occupied housing units in your area. The median rent at the time was \$315.



Employment

In 2019, there are 1,861 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.64% of employees are employed in white-collar occupations in this geography, and 42.06% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.62%. In 2000, the average time traveled to work was 27.00 minutes.

9425 Maurice Ave, Maurice, LA 70555



PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	9425 Maurice Ave Maurice, LA 70555
Price	\$1,140,000
Capitalization Rate	7.65%
Price/SF	\$126.47

PROPERTY DESCRIPTION	
Year Built / Renovated	2009
Gross Leasable Area	9,014 SF
Zoning	Commerical
Type of Ownership	Fee Simple
Lot Size	1.00 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	In Options
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	10/1/2009
Lease Expiration	10/31/2029
Lease Term	20
Term Remaining on Lease (Years)	9.2
Renewal Options	3 - 5 year options
Landlord Responsibility	Roof/Structure/Parking lot
Tenant Responsibility	Taxes/Insurance/CAM
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION	
INCOME	
Base Rental Income	\$87,255
Operating Expense Reimbursement	\$3,600
Gross Income	\$90,855
Operating Expenses	\$3,600
Net Operating Income	\$87,255

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE ¹
Current	\$87,255	\$7,271	\$9.68	7.65%
Option 1	\$95,981	\$7,998	\$10.65	8.42%
Option 2	\$105,579	\$8,798	\$11.71	9.26%
Option 3	\$116,137	\$9,678	\$12.88	10.19%

OPERATING EXPENSES	
CAM	\$3,600
Total Expenses	\$3,600
Total Expenses/SF	\$0.40

1: Assumes Total Expenses remain constant. Please see agent for details.

NOTES

- Dollar General pays \$300/month towards common area maintenance
- Landlord is responsible for roof/structure and parking lot replacement
- Dollar General reimburses for real estate taxes
- Insurance is covered through Dollar General National Insurance Program