



DOLLAR GENERAL PLUS RELOCATION STORE

26713 HIGHWAY 23 / PORT SULPHUR, LOUISIANA 70083

INVESTMENT OVERVIEW

The subject property is a 2017 construction Dollar General store located on LA Highway 23 in Port Sulphur, LA. This is a rare relocation store that is also a DG PLUS prototype building, at 10,566+/- square feet. This location was developed to serve as a bigger replacement store for the tenant, indicating such strong success in a nearby location that they decided to build this brand new and larger footprint store to accommodate the high level of business volume they experience in the area.

Dollar General is signed to a 15-year NNN lease that will commence in March of 2017. The triple net (NNN) lease provides for Tenant to be responsible for property expenses including CAM, taxes, insurance, roof and HVAC. Three (3), Five (5) year renewal options follow the initial 15-year lease term. Rent is scheduled to increase by 10% at the beginning of each renewal.

Dollar General Corporation has been delivering value to shoppers for more than 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 16,278 stores in 44 states as of January 31, 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.

INVESTMENT HIGHLIGHTS

- **RARE DG PLUS PROTOTYPE STORE | 10,556+/- SQUARE FEET**
- **RARE RELOCATION STORE | INDICATION OF STRONG STORE SALES**
- **11+ YEARS REMAINING ON INITIAL 15-YEAR TERM**
- **TRIPLE NET (NNN) LEASE | NO LANDLORD EXPENSES**
- **INVESTMENT GRADE TENANT | BBB / STABLE ON STANDARD & POORS**
- **PUBLICLY TRADED COMPANY | \$27.8 BILLION ANNUAL REVENUE**



FINANCIAL ANALYSIS

DOLLAR GENERAL PLUS

PROPERTY ADDRESS	26713 Highway 23, Port Sulphur, LA 70083
PRICE	\$1,644,000
CAP RATE	6.65%
PRICE/SF	\$155.59
YEAR BUILT	2017
BUILDING SIZE	10,566+/- SF
LOT SIZE	1.32+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$109,327

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 15	\$109,327	\$9,111	\$10.35	6.65%
Years 16 - 20 (Option 1)	\$120,260	\$10,022	\$11.38	7.32%
Years 21 - 25 (Option 2)	\$132,286	\$11,024	\$12.52	8.05%
Years 26 - 30 (Option 3)	\$145,515	\$12,126	\$13.77	8.85%

TENANT SUMMARY

Tenant Trade Name	Dollar General
Tenant	Corporate
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	Triple Net (NNN)
Roof and Structure	Tenant
Lease Term	15 Years
Lease Commencement Date	March 18th, 2017
Lease Expiration Date	March 31st, 2032
Increases	10% With Each Renewal Option
Renewal Options	3, 5-Year Options
Headquartered	Goodlettsville, TN
Number of Locations	16,000+ Locations
Annual Revenue	\$27.8 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Web Site	www.dollargeneral.com

REGIONAL MAP



Map Data © 2020 Google

\$27.8b

NET SALES in 2019

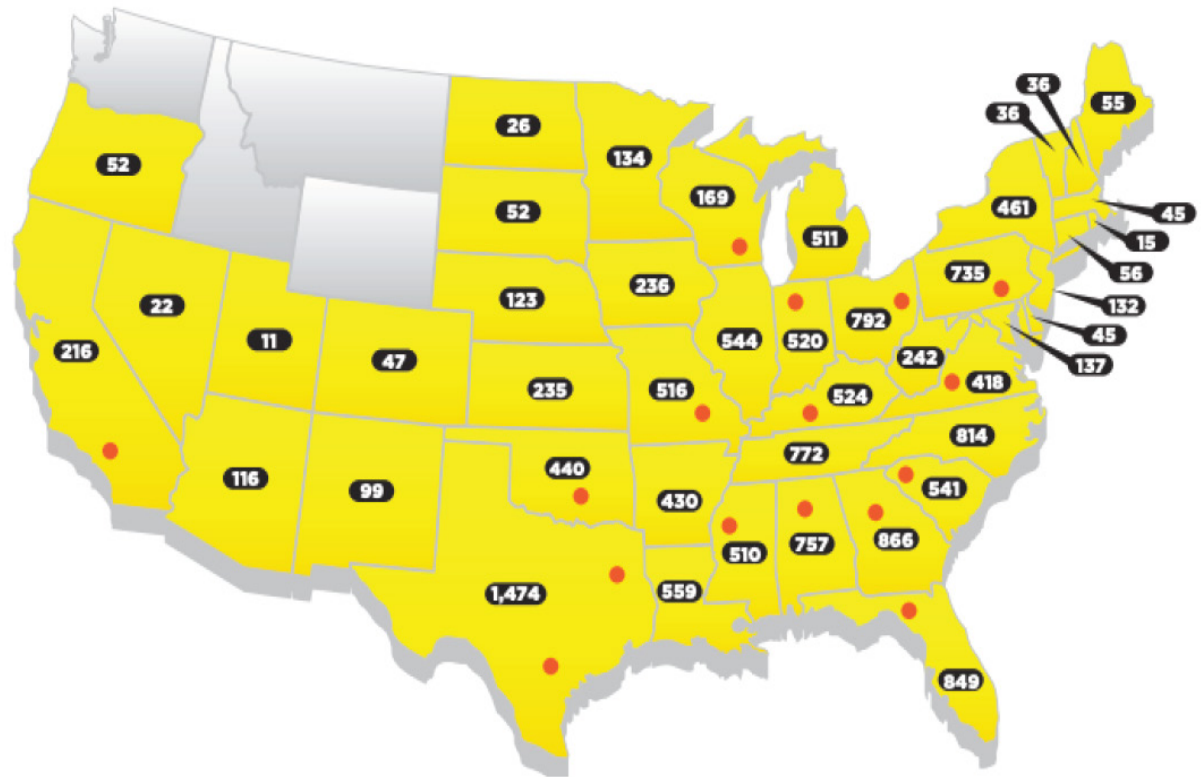
16,000+

STORES in 46 States

119

FORTUNE 500 RANKING

in 2019



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Dollar General operated 16,720 stores in 46 states as of July 31, 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.

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	247	670	1,476
2020 DAYTIME POPULATION	357	724	1,464
2020 EST. AVERAGE HOUSEHOLD INCOME	\$45,564	\$45,635	\$49,062
2020 EST. MEDIAN HOUSEHOLD INCOME	\$20,465	\$25,684	\$35,705
2020 EST. PER CAPITA INCOME	\$9,304	\$15,150	\$16,256

2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.55%	1.42%	1.53%
\$150,000 - \$199,999	3.72%	2.65%	1.55%
\$100,000 - \$149,999	8.67%	8.15%	8.74%
\$75,000 - \$99,999	1.86%	3.99%	4.44%
\$50,000 - \$74,999	12.69%	12.58%	14.58%
\$35,000 - \$49,999	8.67%	10.79%	19.99%
\$25,000 - \$34,999	7.74%	11.22%	11.04%
\$15,000 - \$24,999	19.20%	18.85%	14.84%
\$10,000 - \$14,999	13.31%	10.17%	6.78%
Under \$9,999	22.60%	20.19%	16.50%

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