



DOLLAR GENERAL (HOUMA) GRAY, LA

3410 BAYOU BLUE ROAD / GRAY, LOUISIANA 70359

INVESTMENT OVERVIEW

The subject property is a 2015 construction Dollar General store located on LA-316 in Gray (Houma), LA. This location is ideally positioned on LA-316 for easy access to the 29,000+ residents living within a 5-mile radius.

Dollar General is signed to a 15-year NNN lease that commenced in April of 2015. 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

- **TRIPLE NET (NNN) LEASE | NO LANDLORD EXPENSES**
- **2015 CONSTRUCTION | 9+ YEARS REMAINING ON INITIAL TERM**
- **5-MILE POPULATION OF 29,000+ | OVER 20% INCREASE SINCE 2000**
- **INVESTMENT GRADE TENANT | BBB / STABLE ON STANDARD & POORS**
- **PUBLICLY TRADED COMPANY | \$27.8 BILLION ANNUAL REVENUE**



FINANCIAL ANALYSIS

FAMILY DOLLAR

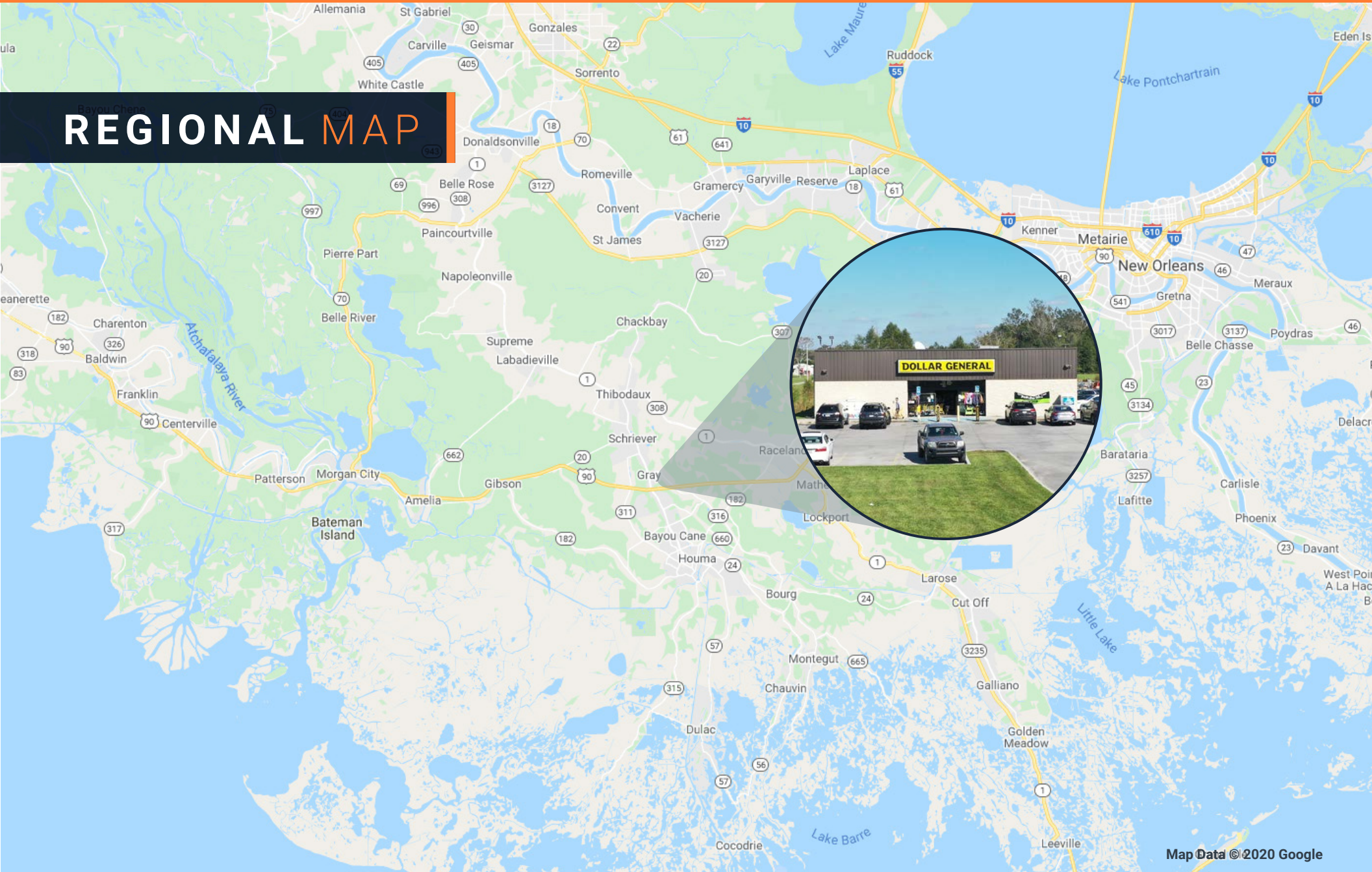
PROPERTY ADDRESS	3410 Bayou Blue Rd, Gray, LA 70359
PRICE	\$1,433,000
CAP RATE	6.75%
PRICE/SF	\$158.76
YEAR BUILT	2015
BUILDING SIZE	9,026+/- SF
LOT SIZE	1.90+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$96,733

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 15	\$96,733	\$8,061	\$10.72	6.75%
Years 16 - 20 (Option 1)	\$106,407	\$8,867	\$11.79	7.43%
Years 21 - 25 (Option 2)	\$117,048	\$9,754	\$12.97	8.17%
Years 26 - 30 (Option 3)	\$128,752	\$10,729	\$14.26	8.98%

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	April 1st, 2015
Lease Expiration Date	March 31st, 2030
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

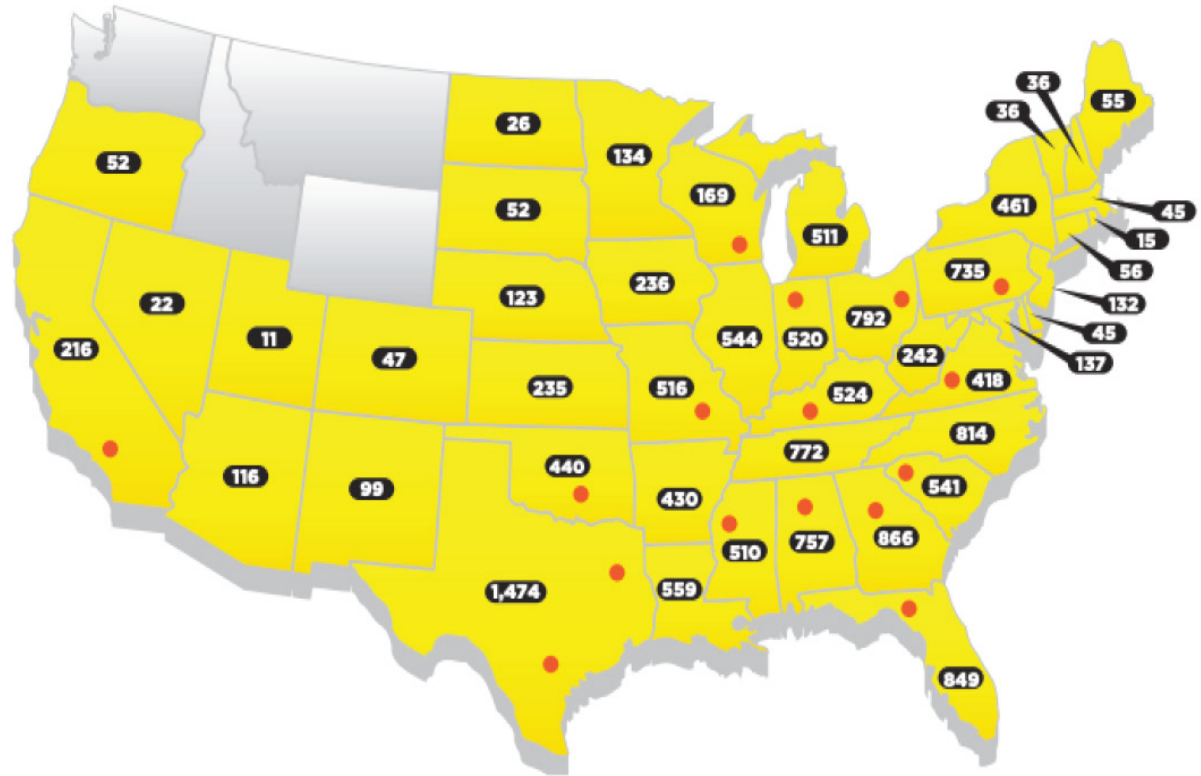
NET SALES
in 2019

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	3,316	11,733	29,275
2020 DAYTIME POPULATION	1,871	9,621	22,460
2020 EST. AVERAGE HOUSEHOLD INCOME	\$63,693	\$65,983	\$71,024
2020 EST. MEDIAN HOUSEHOLD INCOME	\$44,000	\$48,515	\$54,921
2020 EST. PER CAPITA INCOME	\$21,292	\$22,723	\$25,030

2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.49%	3.06%	3.29%
\$150,000 - \$199,999	4.49%	3.95%	4.81%
\$100,000 - \$149,999	11.28%	11.38%	12.50%
\$75,000 - \$99,999	13.58%	14.50%	15.43%
\$50,000 - \$74,999	15.18%	16.16%	17.34%
\$35,000 - \$49,999	12.25%	11.97%	12.47%
\$25,000 - \$34,999	9.65%	9.14%	8.86%
\$15,000 - \$24,999	15.83%	15.05%	12.78%
\$10,000 - \$14,999	7.45%	6.95%	6.06%
Under \$9,999	7.77%	7.84%	6.45%

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