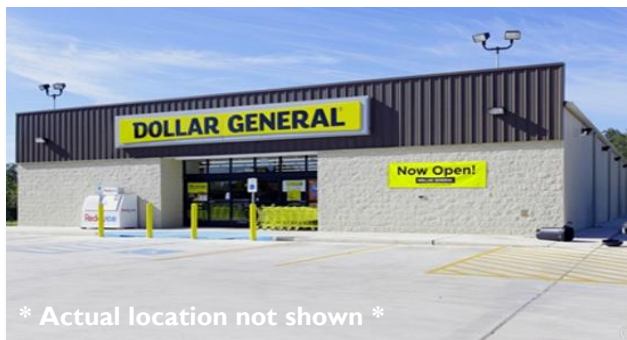


# DOLLAR GENERAL Net-Lease Church Point, LA



- . Population at 3-Mile Radius: 11K+
- . \$48K+ Average HHI at 1-Mile Radius
- . Lease Expiration: December 2035
- . Limited Competition within 10 Miles
- . 75 Miles from Baton Rouge, LA

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



**821 South Main Street - Church Point, LA 70525**

**Building Size:** 16,000 Square Feet

**Land Size:** 1.84 Approx. Acres

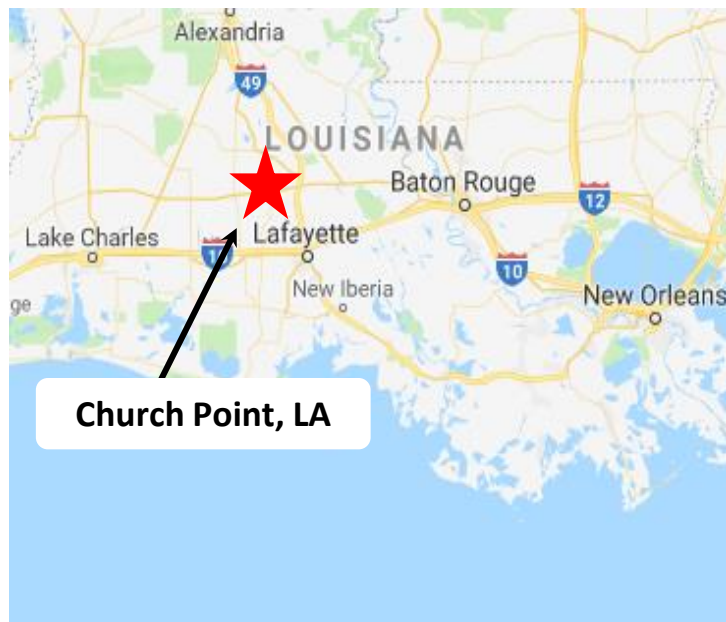
**Parking:** Adequate

**Area Tenants:** Subway, United States Postal Service, NAPA Auto Parts, Liberty Car Wash

## DOLLAR GENERAL — NN Lease

**PURCHASE PRICE: \$1,127,820**

**(CAP RATE 6.65%)**




<b>Current Annual Rent:</b>	\$75,000 (\$4.69 per building SF)
<b>Initial Rent Commencement:</b>	December 18, 2020
<b>Lease Expiration:</b>	December 31, 2035
<b>Initial Lease Term:</b>	15-Year - NN
<b>Renewal Options:</b>	Four (4) / 5 Year Renewals
<b>Rent Increases:</b>	3% in Options

<b>Demographics:</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population:</b>	2,439	7,374	11,871
<b>Median Income:</b>	\$33,944	\$35,083	\$39,565
<b>Average Income:</b>	\$48,971	\$51,728	\$58,720

<b>Tenant Responsibility:</b>	RE Taxes, Insurance, HVAC & Parking Lot Maintenance: \$300 / Mos.
<b>Lessor Responsibility:</b>	Roof, Structure, Major CAM & Parking Lot Maintenance
<b>Lease Guarantor:</b>	Dollar General Corporation NYSE: DG

## CONTACT INFORMATION

**Gregory Fitzgerald**   
(800) 385-6421  
www.tri-oak.com  
gfitz@tri-oak.com

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**DOLLAR GENERAL — NN Lease**

**Aerial View of Site**

**PURCHASE PRICE: \$1,127,820**  
**(CAP RATE 6.65%)**



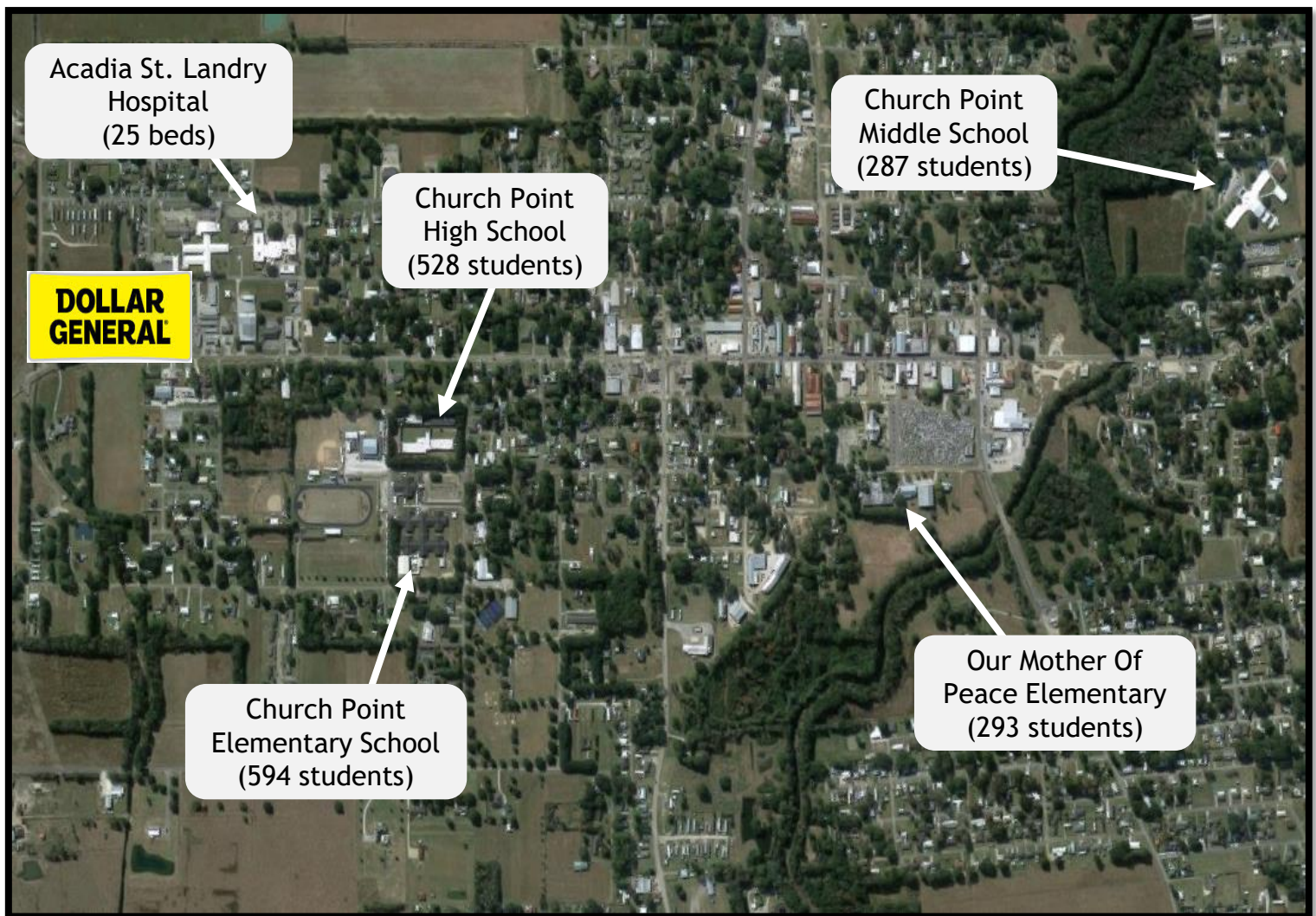
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## Aerial View with Traffic Generators

### **DOLLAR GENERAL — NN Lease**

**PURCHASE PRICE: \$1,127,820**  
**(CAP RATE 6.65%)**



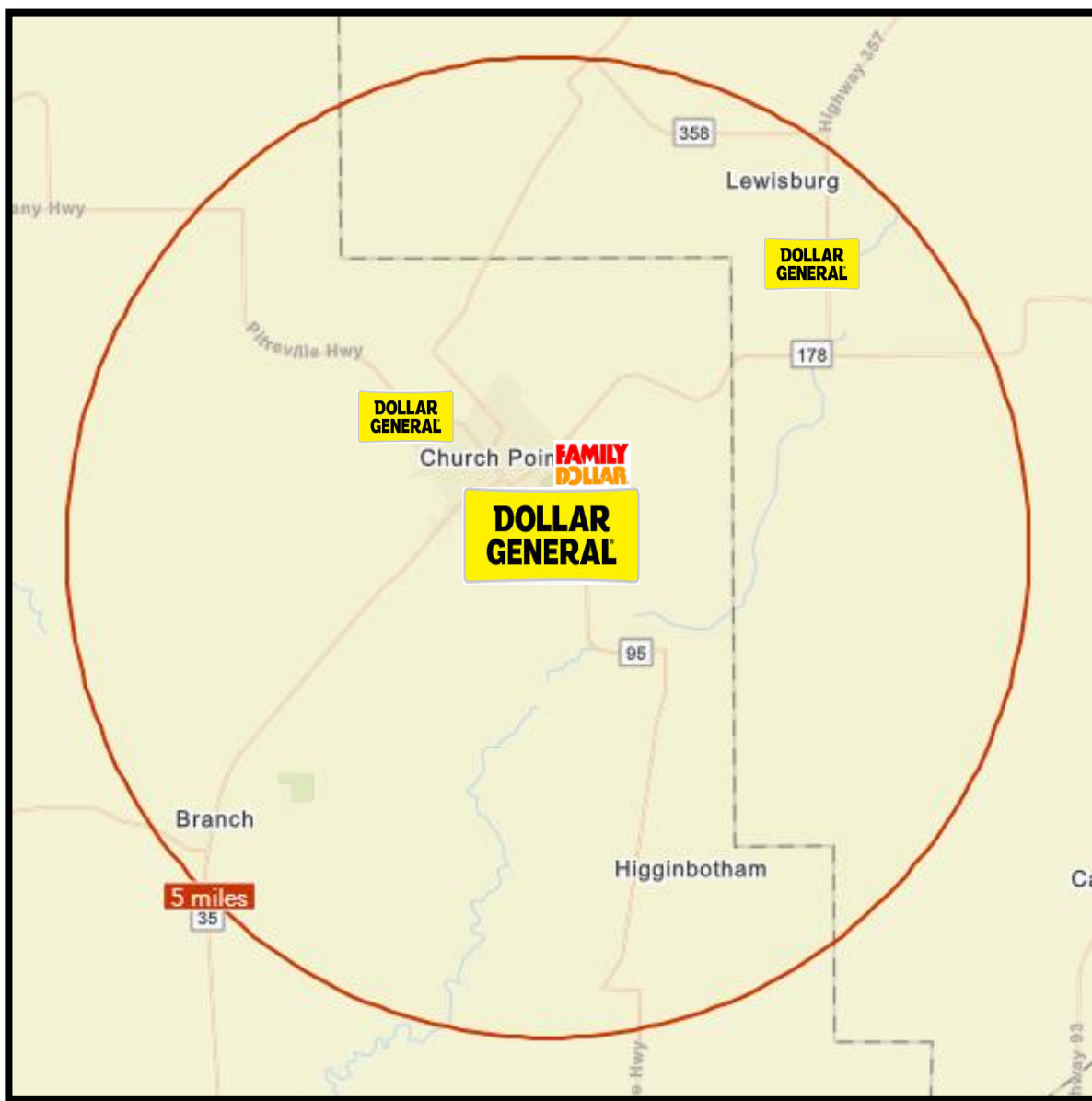
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## Discount Retailers Within 5-Mile Radius

### DOLLAR GENERAL — NN Lease

**PURCHASE PRICE: \$1,127,820**  
(CAP RATE 6.65%)

Red: 5 Mile Radius



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## DOLLAR GENERAL — *NN Lease*

**PURCHASE PRICE: \$1,127,820**  
**(CAP RATE 6.65%)**

Church Point

5,642

6,819

**DOLLAR GENERAL**

5,943

1 mile

## Retail Investment Brokerage

tri-oak.com

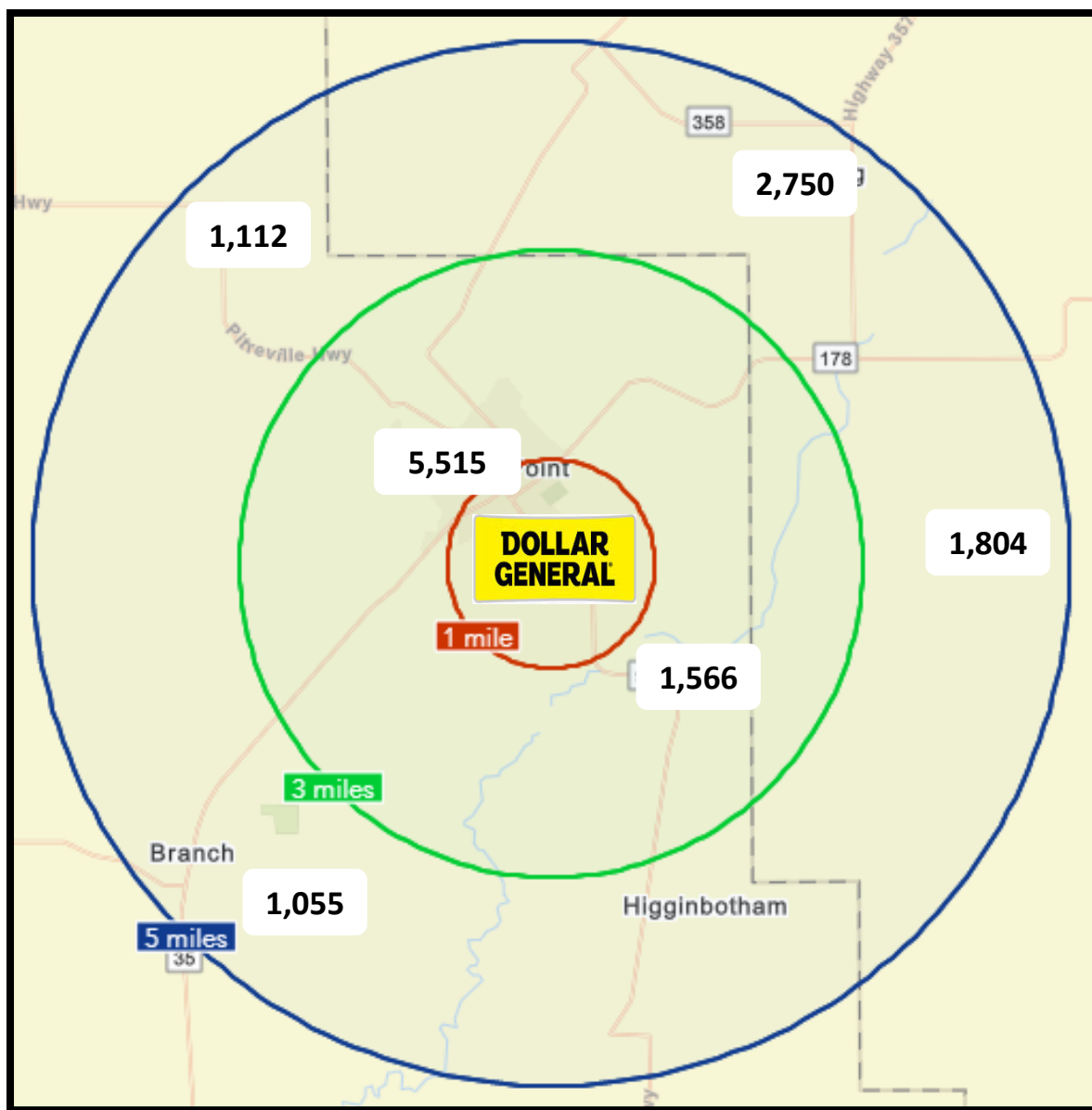
## DOLLAR GENERAL — NN Lease

### Traffic Counts

Data from: 2010

**PURCHASE PRICE: \$1,127,820**  
(CAP RATE 6.65%)

**Red: 1 Mile Radius**  
**Green: 3 Mile Radius**  
**Blue: 5 Mile Radius**



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## DOLLAR GENERAL®



### Corporate information

**Corporate Office**  
100 Mission Ridge  
Goodlettsville, TN 37072  
(615) 855-4000

Sector: **Consumer Defensive**  
Industry: **Discount Stores**  
Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>  
<https://finance.yahoo.com/quote/DG?p=DG>

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# DOLLAR GENERAL

## Company Profile

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 **16,368 stores** in 45 states as of February 28, 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. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

### Dollar General Corporation (DG)

NYSE - NYSE Delayed Price. Currency in USD

☆ Add to watchlist

Visitors trend 2W ↓ 10W ↑ 9M ↑

**202.83** **+1.33 (+0.66%)** **202.83** **0.00 (0.00%)**

At close: 4:04PM EST

After hours: 4:41PM EST

Summary Company Outlook  Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	<b>201.50</b>	Market Cap	<b>49.694B</b>
Open	<b>199.03</b>	Beta (5Y Monthly)	<b>0.56</b>
Bid	<b>202.72 x 900</b>	PE Ratio (TTM)	<b>20.08</b>
Ask	<b>202.77 x 800</b>	EPS (TTM)	<b>10.10</b>
Day's Range	<b>198.50 - 203.05</b>	Earnings Date	<b>Mar 10, 2021 - Mar 15, 2021</b>
52 Week Range	<b>125.00 - 225.25</b>	Forward Dividend & Yield	<b>1.44 (0.71%)</b>
Volume	<b>1,553,087</b>	Ex-Dividend Date	<b>Jan 04, 2021</b>
Avg. Volume	<b>2,139,460</b>	1y Target Est	<b>239.88</b>



As of: 02/18/2021 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>  
<https://finance.yahoo.com/quote/DG?p=DG>

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