

OFFERING MEMORANDUM



Dollar General in Coshatta, LA

1020 CUT-OFF RD, COUSHATTA, LA 71019

ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from InCommercial Property Group and should not be made available to any other person or entity without the written consent of InCommercial Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. InCommercial Property Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, InCommercial Property Group has not verified, and will not verify, any of the information contained herein, nor has InCommercial Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. InCommercial Property Group and/or its affiliates have an ownership interest in this property.

© 2021 InCommercial Property Group. All rights reserved.

NON-ENDORSEMENT NOTICE

InCommercial Property Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of InCommercial Property Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of InCommercial Property Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT INCOMMERCIAL BROKER FOR MORE DETAILS.**

Exclusively Listed By

RUSS KIMZEY

Vice President, Brokerage
(469) 964-3047
rkimzey@incommercialre.com

BRIAN BROCKMAN *(License # 701472)*

Broker of Record | Bang Realty
(513) 898-1551
brian@bangrealty.com

LUKE SAUER

Managing Broker
(425) 283-2183
lsauer@incommercialre.com

WWW.INCOMMERCIALRE.COM

ESTD. 2010

Commercial
Property Group



CHICAGO, IL

Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Dollar General located in Coushatta, Louisiana, along Cut-Off Rd. The 9,014 SF subject property is being offered for \$775,500 at a 7.27% cap rate and has a NN lease structure. Dollar General's current lease runs through Dec. 31 2023 and has five, 5-year options remaining. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 9,014 SF building
- 0.99 Acre lot
- Year Built: 2004
- Lease Structure: NN
- Lease Expiration Date: 12/31/2023
- Renewal Options: Five, 5-year options remaining
- Corporate Guarantee: Dollar General Corporation

\$775,500

PRICE

\$56,400

NOI

7.27%

CAP RATE



ESTD. 2010

ynCommercial
Property Group



CHICAGO, IL



SUBJECT
SITE

CUT-OFF RD

4,599(VPD)



 **InCommercial**

Property Group



CHICAGO, IL

ESTD. 2010



Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





WWW.INCOMMERCIALRE.COM

ESTD. 2010

inCommercial

Property Group



CHICAGO, IL