

DOWNTOWN NEW ORLEANS
10 MILES AWAY



TRINITY



DOLLAR TREE - NEW ORLEANS, LA - W/RENTAL INCREASE \$2,056,000
6721 WESTBANK EXPRESSWAY, NEW ORELANS, LA 70072 7.0% CAP

Actual Property

TRINITYREIS.COM



NEW ORLEANS, LA

\$2,056,000 | 7.0% CAP

- NN Dollar Tree With 6+ Years Remaining - Limited Landlord Responsibilities
- Tenant Executed First Option Early - 3.7% Rental Increase to Commence August 2022 - Strong Indicator of High Performing Store
- 7.27% Cap Rate with Upcoming Rental Increase (If Purchased at List Price)
- Located 10 Miles From Downtown New Orleans, the Most Populous City in LA - World-Renowned for it's Unique Culture & Mardi Gras Celebration
- Very Strong Demographics With a Population of 230K+ in 5 Mile Radius
- Great Visibility Along US-90 (68,320+ VPD) & Easily Accessible With 3 Points of Entry into Large Concrete Parking Lot
- Surrounded by Several Major Tenants Including: Popeyes, AutoZone, O'Reilly, McDonalds, Wendy's, CVS Pharmacy & More
- Located Near Five Schools Within 1 Mile, Creating Additional Customer Traffic to Area

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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CODY CRIST

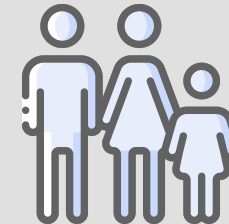
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$143,920
Rent Per SF:	\$12.85
Rent Commencement Date:	7/1/2012
Lease Expiration Date:	7/30/2027
Lease Term Remaining:	6+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



Dollar Tree is the Largest and Most Successful Single-Price-Point Retailer in North America



As a Fortune 200 Company and an "Essential Business", Dollar Tree Continues to Thrive and Expand

PROPERTY DETAILS:

Building Area:	11,200 SF
Land Area:	1.04 AC
Year Built:	2012
Guarantor:	Dollar Tree Inc (NYSE:DLTR)
Price Per SF:	\$183.57

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Current Term	07/01/2012 - 07/31/2022	\$143,920	\$12.85	7.00%
Early Option Extension	08/01/2022 - 07/31/2027	\$149,520	\$13.35	7.27%
Two (2), 5-Year 3.7%, & 3.6% Increases	08/01/2027 - 07/31/2032	\$155,120	\$13.85	7.54%
	08/01/2032 - 07/31/2037	\$160,720	\$14.35	7.82%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: During the Lease Term and any renewals thereof, Landlord will provide Tenant with tax bill and Tenant shall pay to the taxing authorities all Real Estate Taxes before delinquent.

Insurance: During the Lease Term and any renewals thereof, Landlord will provide Tenant with the Property Insurance invoice and Tenant shall pay to the Landlord before delinquent.

PARKING LOT

PAID BY **TENANT**

"Premises Maintenance" shall mean the repair and maintenance of parking areas, roadways, pedestrian sidewalks, loading docks, delivery areas, landscaped areas, service courts, open and closed courts and malls, fire corridors, meeting areas, public restrooms, and all other areas or improvements of the Premises. Unless otherwise provided in this Lease, Tenant shall be responsible for Premises Maintenance.

ROOF & STRUCTURE

PAID BY **LANDLORD**

From and after the Turnover Date, the Landlord shall keep the foundations, roof, floor slab, and structural portions of the outer walls of the Building in good repair.

HVAC

PAID BY **TENANT**

The HVAC System is owned by and is the property of the Tenant. During the Lease Term, Tenant shall, at its sole cost and expense, maintain, repair and replace the HVAC System as needed.

NEW ORLEANS

New Orleans, the most populous city in Louisiana, straddles the Mississippi River and is home to one of the largest and busiest ports in the world. It is a center of the maritime industry and is well known for its distinct French Creole architecture. New Orleans welcomes 18M+ visitors each year with festivals and celebrations, most notably Mardi Gras. The tourism industry generates \$8.7B for the region annually.

\$75.4 Billion
2020 Gross Metro Product



1.2 Million
2020 Total MSA Population



\$51,140
2020 Median Household Income



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	14,375	83,791	220,978
2020 Estimated	14,200	82,611	230,505
2025 Projected	14,124	81,807	230,085

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$33,665	\$50,904	\$45,671
Average	\$48,525	\$77,250	\$69,669

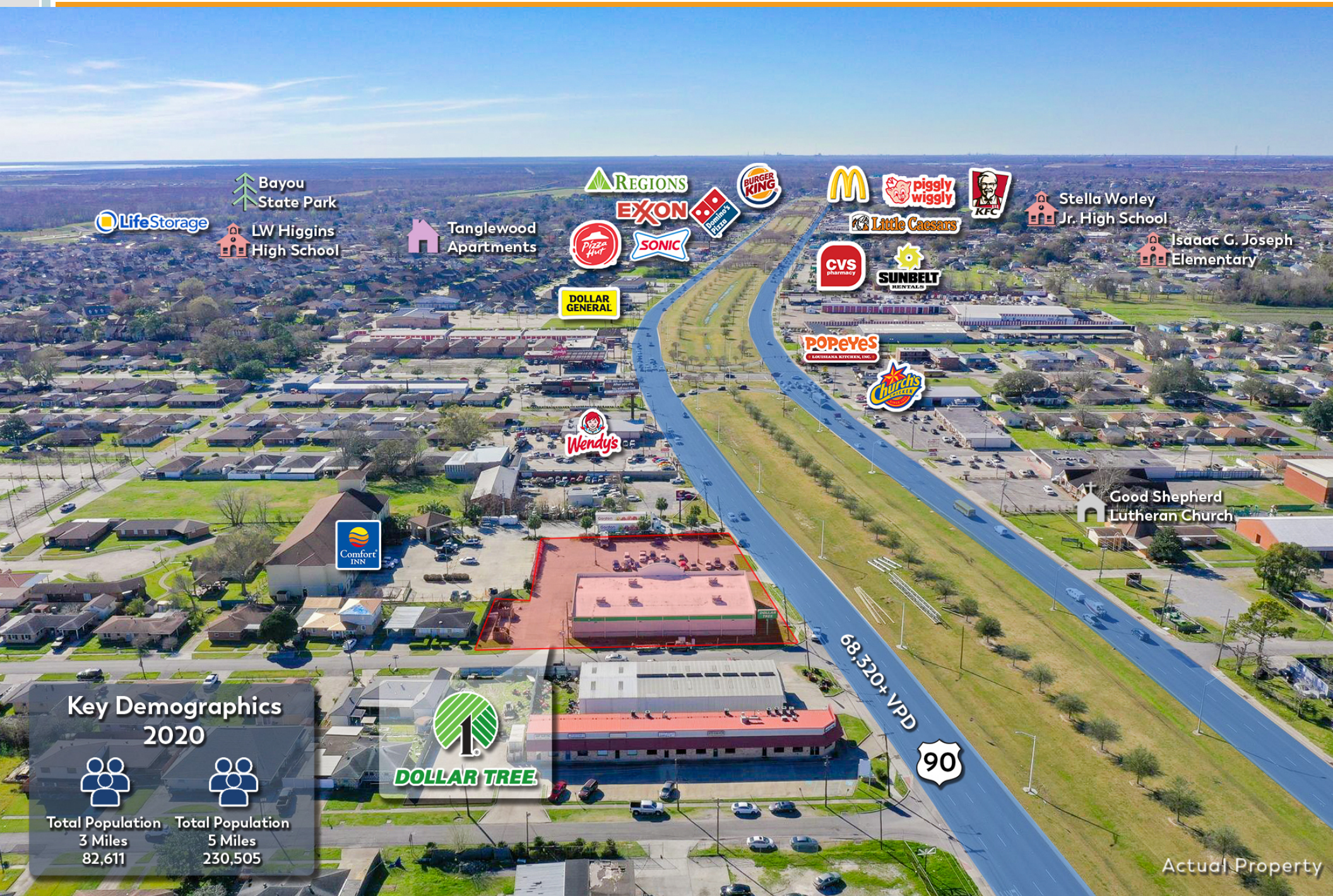
Demographic data provided by CoStar



9.9 Miles to
Downtown New Orleans







Key Demographics 2020



Total Population
3 Miles
82,611



Total Population
5 Miles
230,505



DOLLAR TREE

Actual Property

DOWNTOWN NEW ORLEANS
10 MILES AWAY





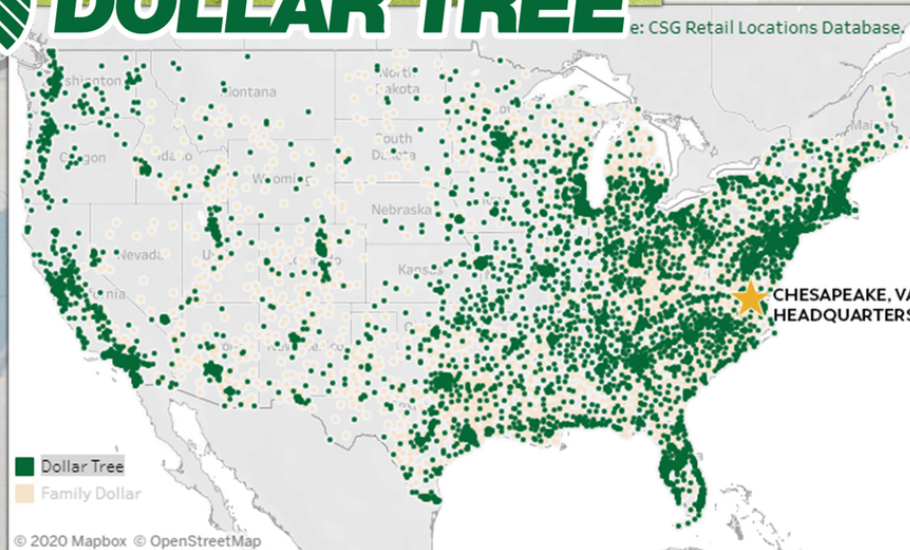
TENANT OVERVIEW

6721 WESTBANK EXPRESSWAY | NEW ORLEANS, LA



DOLLAR TREE

Source: CSG Retail Locations Database.



34 Years
of Success



**Publicly
Traded Co.**
NYSE: DLTR



BBB-
S&P Rated



\$22B
Market Cap



15,100+
Locations

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Actual Property



REAL ESTATE INVESTMENT SERVICES

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