



Representative Photo

# DOLLAR GENERAL OPELOUSAS

10656 HIGHWAY 190, OPELOUSAS, LA 70570



## INVESTMENT OVERVIEW

### INVESTMENT HIGHLIGHTS

- 3.5+ Years Remaining on Initial Lease Term
- Double-Net (NN) Lease | Minimal Management
- Tenant Pays for CAM, Taxes, Insurance and HVAC Expenses
- Rental Increases Every 5 Years Moving Forward
- Investment Grade Tenant | BBB/Stable Rating on S&P
- Companywide Annual Revenue of \$33.7 Billion | 21% Increase from Previous Year

### OPELOUSAS, LA

- Excellent Frontage on US Highway 190
- 11,000+ Vehicles Per Day on US Highway 190
- Strong Demographics for Dollar General | 13,000+ Five-Mile Population
- Home to Evangeline Race Track and Casino
- Ranked #6 Thoroughbred Racetrack in North America in 2009



## FINANCIAL ANALYSIS

### DOLLAR GENERAL

PROPERTY ADDRESS	10656 Highway 190, Opelousas, LA 70570
PRICE	\$1,020,000
CAP RATE	8.00%
PRICE/SF	\$112.09
YEAR BUILT	2009
BUILDING SIZE	9,100
LOT SIZE	1.10+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$81,576

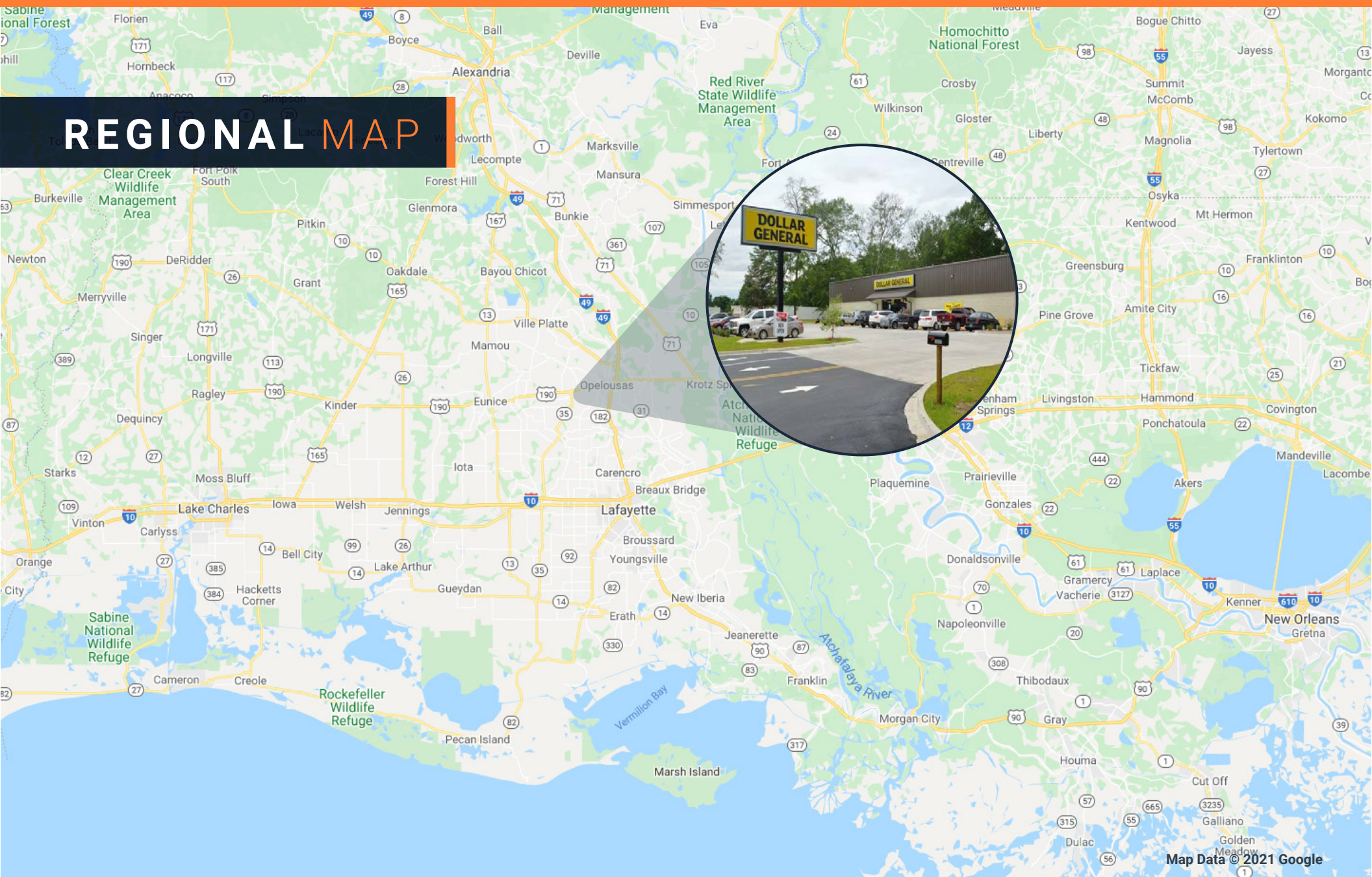
YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
12/1/19 - 11/30/24	\$81,576	\$6,798	\$8.96	8.00%
12/1/24 - 11/30/29 (Option 1)	\$89,734	\$7,478	\$9.86	8.80%
12/1/29 - 11/30/34 (Option 2)	\$98,707	\$8,226	\$10.85	9.68%
12/1/34 - 11/30/39 (Option 3)	\$108,578	\$9,048	\$11.93	10.64%

### TENANT SUMMARY

Tenant Trade Name	Dollar General
Tenant	Corporate
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	Double-Net (NN)
Roof and Structure	Landlord
Lease Term	15 Years
Lease Commencement Date	November 9th, 2009
Lease Expiration Date	November 30th, 2024
Increases	10% Each Renewal Option
Renewal Options	3, 5-Year Options
Headquartered	Goodlettsville, TN
Number of Locations	17,000+ Locations
Annual Revenue	\$33.7 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Web Site	www.dollargeneral.com



REGIONAL MAP



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**\$33.7B**

NET SALES  
in 2020

**17,000+**

STORES  
in 46 States

**112**

FORTUNE 500 RANKING  
in 2020



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 17,177 stores in 46 states as of January 29, 2021. 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.



NEARBY BUSINESSES



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## AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	939	3,832	13,870
2020 DAYTIME POPULATION	1,015	2,380	7,645
2020 EST. AVERAGE HOUSEHOLD INCOME	\$42,627	\$46,131	\$43,952
2020 EST. MEDIAN HOUSEHOLD INCOME	\$30,791	\$34,036	\$28,367
2020 EST. PER CAPITA INCOME	\$17,315	\$17,882	\$16,250

2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	0.20%	0.92%	1.32%
\$150,000 - \$199,999	0.73%	1.84%	1.33%
\$100,000 - \$149,999	13.22%	9.65%	7.45%
\$75,000 - \$99,999	5.49%	6.51%	5.94%
\$50,000 - \$74,999	10.88%	13.66%	13.07%
\$35,000 - \$49,999	15.97%	16.35%	14.02%
\$25,000 - \$34,999	12.43%	10.46%	10.60%
\$15,000 - \$24,999	10.71%	12.75%	15.61%
\$10,000 - \$14,999	5.55%	10.13%	11.18%
Under \$9,999	24.83%	17.72%	19.47%

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