

OFFERED
FOR SALE

LISTED BY:

Gavin M Kam

Brad F Kam

972.375.3438

NNN Retail Advisors

18208 Preston Road

Suite #D9-278

Dallas, Texas 75252

gavin@nnnretailadvisors.com

brad@nnnretailadvisors.com

Louisiana Broker of Record:

BROK. 995693524-ASA
Christopher Kuebel Dozier

DOLLAR GENERAL

15 YEAR ABSOLUTE NNN LEASE

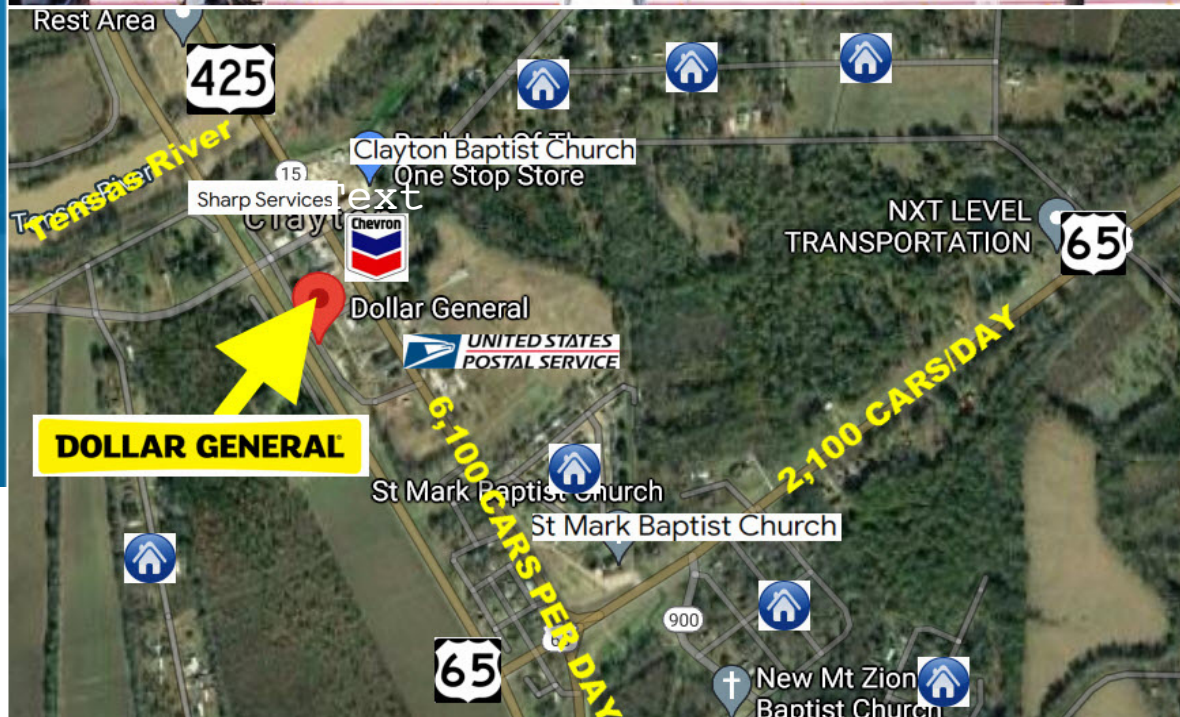
BRAND NEW | OPENED IN JUNE OF 2021

Port of Natchez, Louisiana Area

187 Main Street, Clayton, Louisiana



Representative Photo



CONFIDENTIALITY AGREEMENT CONFIDENTIALITY AND DISCLAIMER STATEMENT

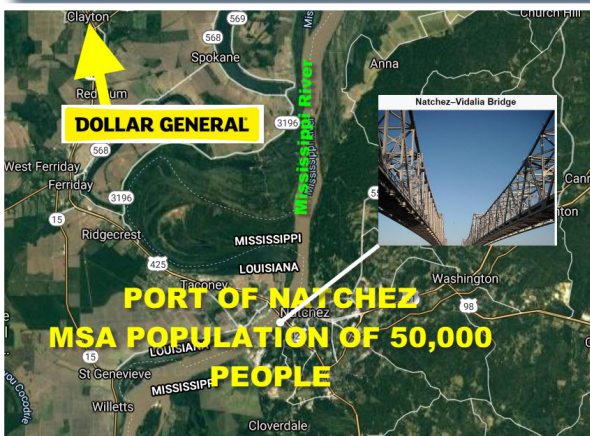
The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

Neither Net Realty Advisors nor owner make, and Net Realty Advisors and owner hereby expressly disclaim, any representation, warranty, promise or guarantee, express or implied, concerning the property, including, without limitation, as to the size, square footage or use or development of the property, the financial situation of owner or any tenant or any tenant's intentions to continue occupancy, the income or expenses of the property, the projected future performance of the property, the existence or non-existence (at any given time) of any hazardous materials or substances on, in, under or in the vicinity of the property, the property's compliance with any laws, rules, regulations or orders (federal, state, local, administrative or otherwise) or the property's suitability or fitness for any particular purpose. The information may not be relied upon by any person or entity and under no circumstances shall Net Realty Advisors and/or owner have any liability to any person or entity on account of the information. Owner reserves the right to withdraw the Property from the market at any time, for any reason or no reason at all. The Information is subject to change by Net Realty Advisors and/or Owner at any time and without notice.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

OFFERING SUMMARY

PRICING SUMMARY:



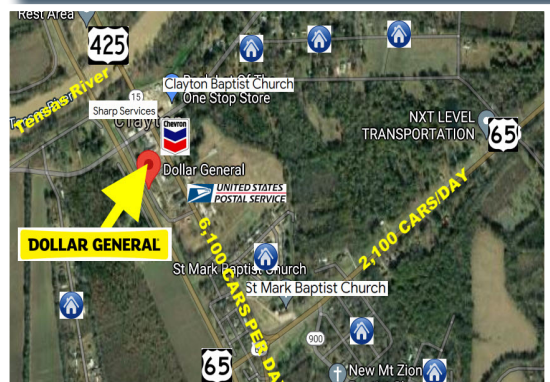
Asking Price:	\$1,534,000
Selling CAP	5.5%
Year Built:	2021
Rent:	\$84,420(\$9.27/psf)
Building Size:	9,100 SF
Lot Size:	1.24Acres

TENANT SUMMARY:

Tenant Name:	Dollar General
Guaranty Type:	Corporate
Lease Type:	Absolute NNN
Lease Term:	15 Years
Options:	3/5 Year Options 10% Increases
Lease Start:	06/09/2021
Lease Term:	06/30/2036

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease , Store opened in June of 2021, Fronts Main Street, Attractive 70 foot building depth and 130 feet of frontage
- Strategically located in Clayton, Louisiana, with close proximity to the Natchez, Mississippi MSA and the Port of Natchez. The port provides direct shipping to ports in 50 countries. The Natchez Micropolitan Statistical Area is a micropolitan area that consists of Adams County, Mississippi and Concordia Parish, Louisiana. The Natchez MSA has a population of approximately 50,000 people.
- Excellent Demographics: The subject property serves a population of 940 people in a 1 mile radius and 1,700 in a 5 mile radius, and 9,500 people in a 10 mile radius. The closest Dollar General is 10 miles away in Ferriday, Louisiana
- The Natchez–Vidalia Bridge are two twin cantilever bridges carrying U.S. Route 84, and 425 across the Mississippi River between Vidalia, Louisiana and Natchez, Mississippi. It is the tallest bridge in Mississippi
- Dollar General: S&P BBB+ Rated, Publicly Trades on New York Stock Exchange as Symbol DG | Market Capitalization Exceeds \$50 Billion





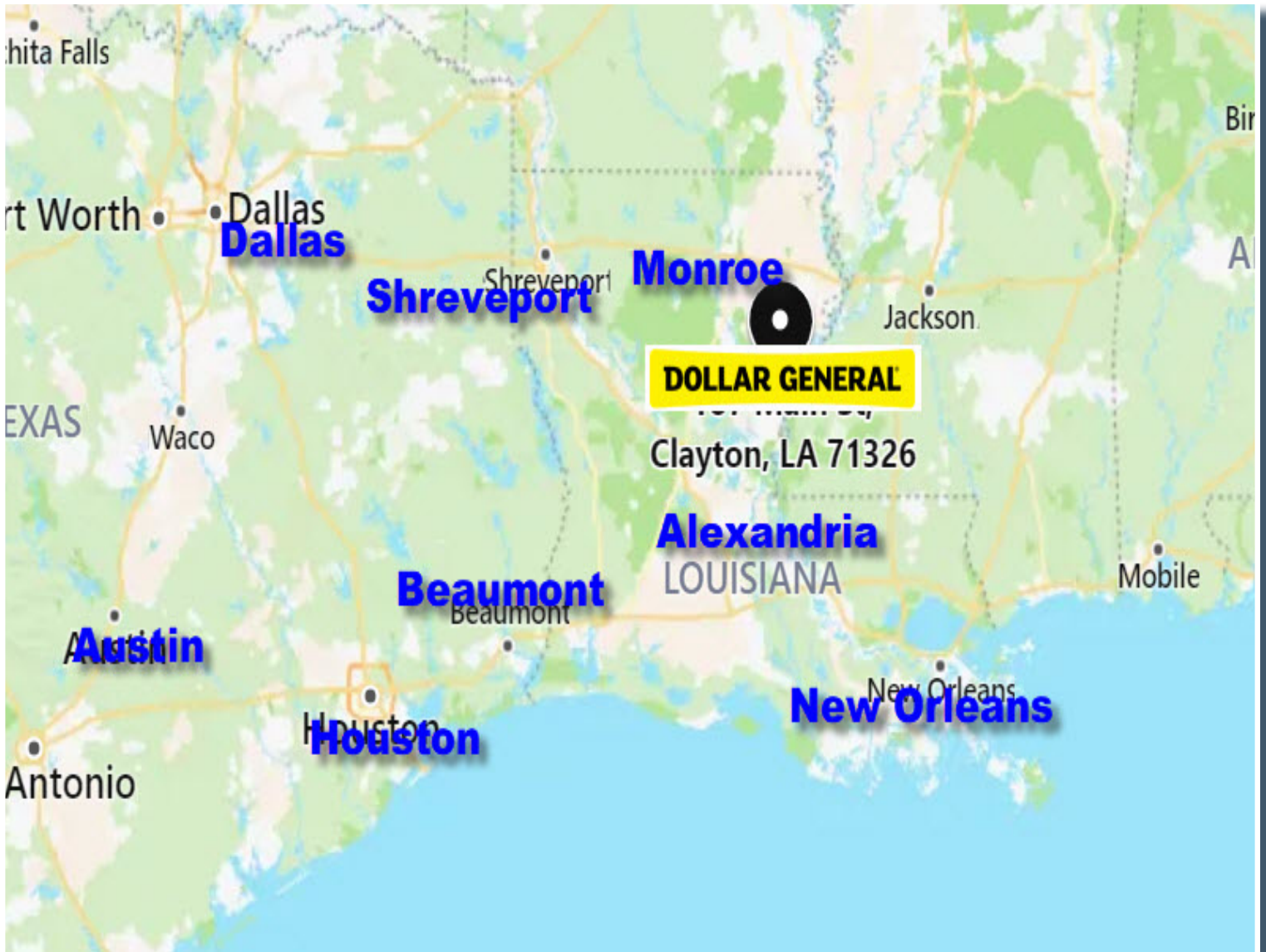
NET REALTY
ADVISORS

NET LEASED PROPERTY SPECIALISTS

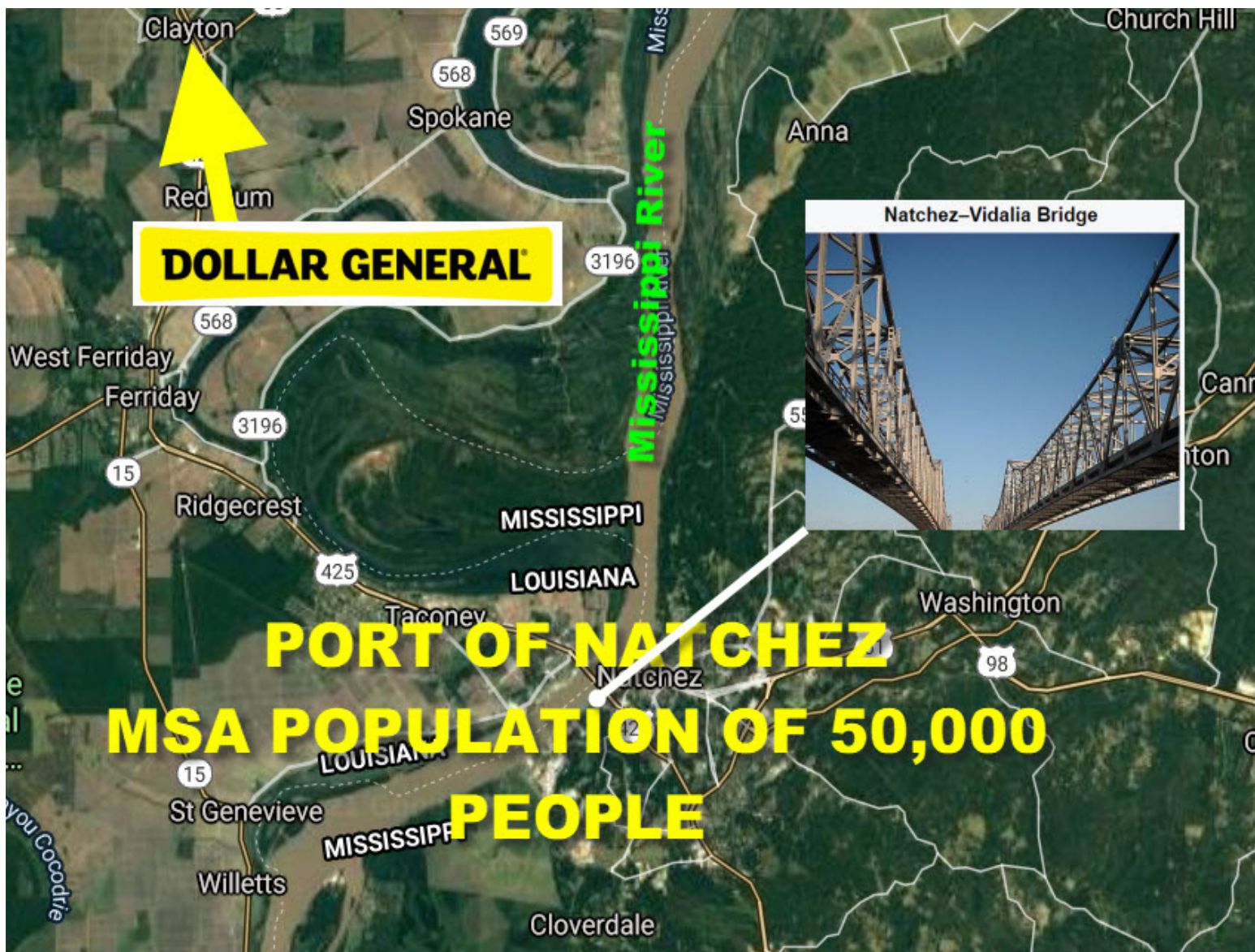
Dollar General
CLAYTON, LOUISIANA

800.727.3147

PROPERTY MAP



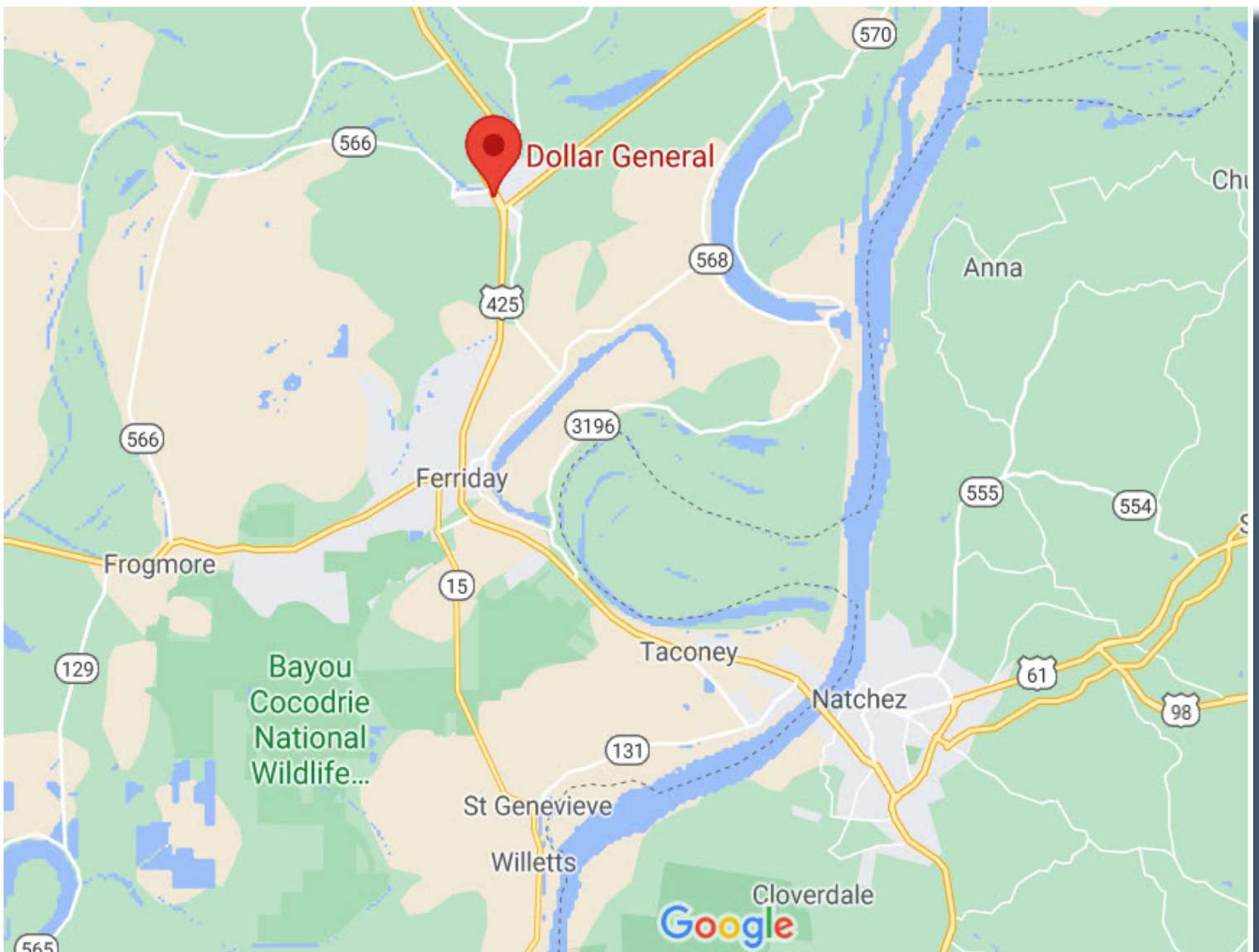
PROPERTY MAP



PROPERTY MAP



PROPERTY MAP





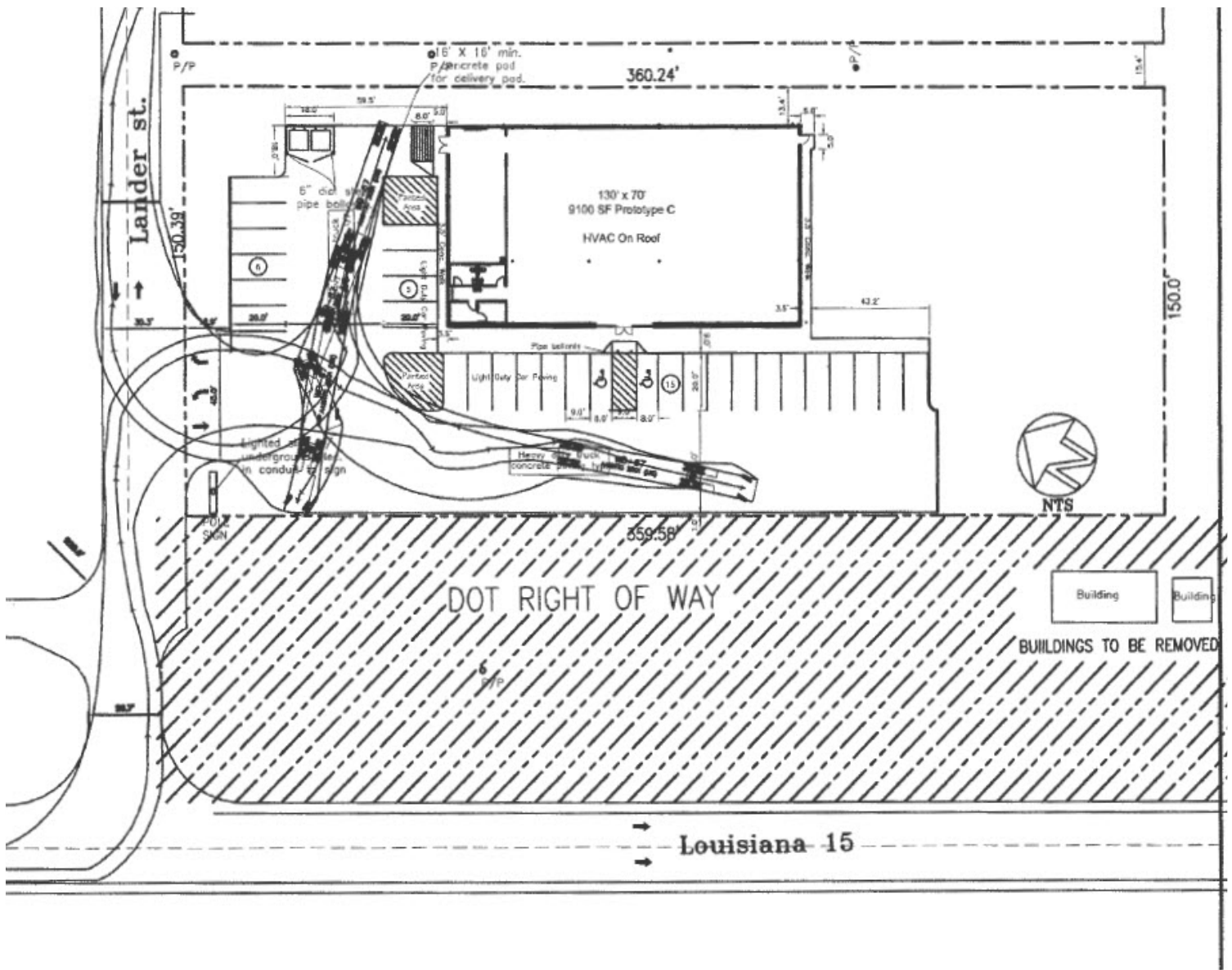
NET REALTY
ADVISORS

NET LEASED PROPERTY SPECIALISTS

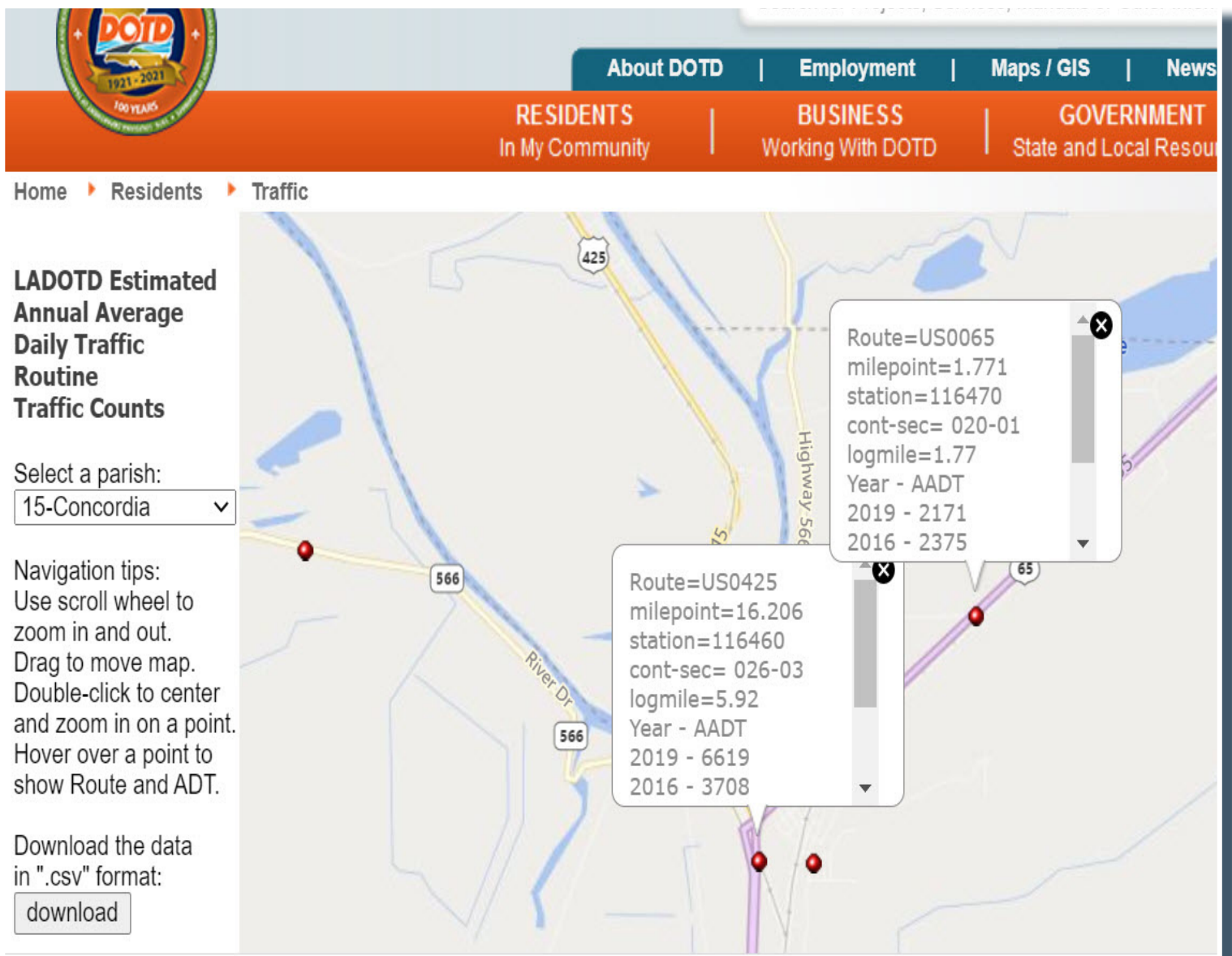
Dollar General
FERRIDAY, LOUISIANA

800.727.3147

SITE PLAN



TRAFFIC COUNT MAP



;

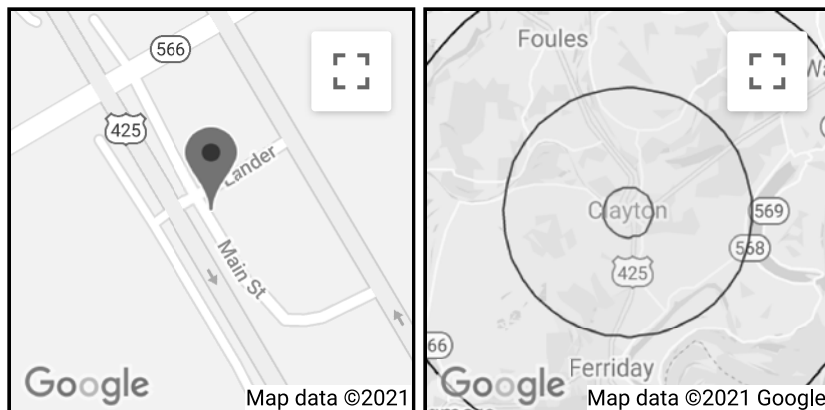


EASI Updated Site Selection Reports & Analysis Summary Report

Address: 187 Main Street, Clayton, Louisiana

Latitude: 31° : 43' : 14"

Longitude: -91° : 32' : 35"



Description	1 Miles	5 Miles	10 Miles
DEMOGRAPHIC OVERVIEW			
Population	940	1,702	9,557
Households	368	739	3,742
Total Household Income (\$)	16,132,601	64,383,101	216,031,421
Median Household Income (\$)	26,207	47,750	33,806
Median Age	39.2	50.9	42.2
POPULATION BY RACE			
White Population	249	913	3,679
Black Population	663	735	5,632
Asian, Pacific Islander Population	0	6	21
American Indian and Alaska Native Population	0	0	39
Other Race Alone Population	0	3	20
Two or More Races Population	28	45	166
POPULATION BY ETHNICITY			
Hispanic Population	8	16	73
White Non-Hispanic	248	911	3,658
BLOCK GROUP COUNT	1	2	9

Footnotes:

© 2020 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2020 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date