



7315 Westbank Expressway
New Orleans MSA (Marrero), Louisiana 70072
15 Year NNN Lease, 8.5 years remaining

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Financial Overview

Summary	
Price	2,495,800.00
Building size	9,100 SF
Tenant	Corporate Store with Corporate Guarantee
Price /SF	\$274.26/SF
CAP Rate	5.12% (increase to 7.49% - in Option 4)
NOI	\$127,830 (10% Increases each option)
Year Built	2015
Lot Size	1.16 +/- Acres
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Expiration	1/31/2030 (8.5 years remains)
Options to Extend	Four, 5 year Options 10% Increases each.
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None
Credit Rating	BBB/Stable
Net sales	\$33.75 Billion

7315 Westbank Expressway,
Marrero LA 70072



Term	Annual Rent	Cap Rate
Year 1- Year 15	\$127,830	5.12%
Option 1	\$140,613	5.63%
Option 2	\$154,674	6.19%
Option 3	\$170,141	6.81%
Option 4	\$187,155	7.49%

Demographic Report

Rapid Population growth of 46% in 10 yrs.

population	1 mile	3-miles	5-miles
Population 2010	14,089	77,496	213,701
Population 2014	14,103	79,986	233,734
Population 2020	16,500	144,370	311,664

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Tenant Overview

- ✓ New Orleans MSA
- ✓ Close Proximity to Tulane University with enrollment of 14,472,
- ✓ Surrounded by 3 Public Schools with over 17,000 students
- ✓ In the vicinity of West Jefferson Medical Centers with 419 Beds and a \$13.5 Billion Economic Impact
- ✓ Home to Naval Air Station Joint Reserve Base New Orleans with a Population of 10,000
- ✓ Triple NNN, Zero Landlord Responsibilities
- ✓ Corporate Guaranteed Lease
- ✓ Publicly Traded Company (NYSE), with a Stable BBB Standard & Poor Rating
- ✓ High Dense Population of 144,370 within a 3-Mile Radius, with Rapid Growth Rate of 33.3% Since 2014
- ✓ Positioned on U.S 90 (Westbank Expressway) with **over 66,032 VPD**
- ✓ 15 year lease with 8.5 years remaining



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Ownership	Public
Tenant	Corporate Store
Net Worth	\$51.82 Billion
Net Sales	\$33.75 Billion
Credit Rating	Standard & Poor's BBB
Stock Symbol	NYSE: DG
Number of locations	17,683
Headquartered	Goodlettsville, Tennessee
Website	www.dollargeneral.com

LOCAL MAP: Position on Busy Rt. 90, Close Proximity to Major Hospitals, Schools, densely populated area



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Regional Map: Positioned on Route 90, VPD 66,032, with a population of 311,664 in a 5 mile Radius



Close proximity to Tulane University, medical centers, and several public schools with high student enrollment in New Orleans MSA of

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Investment Overview, New Market expansions

- ✓ Investment Highlights
- ✓ New Orleans MSA
- ✓ No Landlord Responsibilities
- ✓ Publicly Trade Company on NYSE
- ✓ Highly Populated Business Region
- ✓ New Market Expansions

Private Fleet



Fresh Market

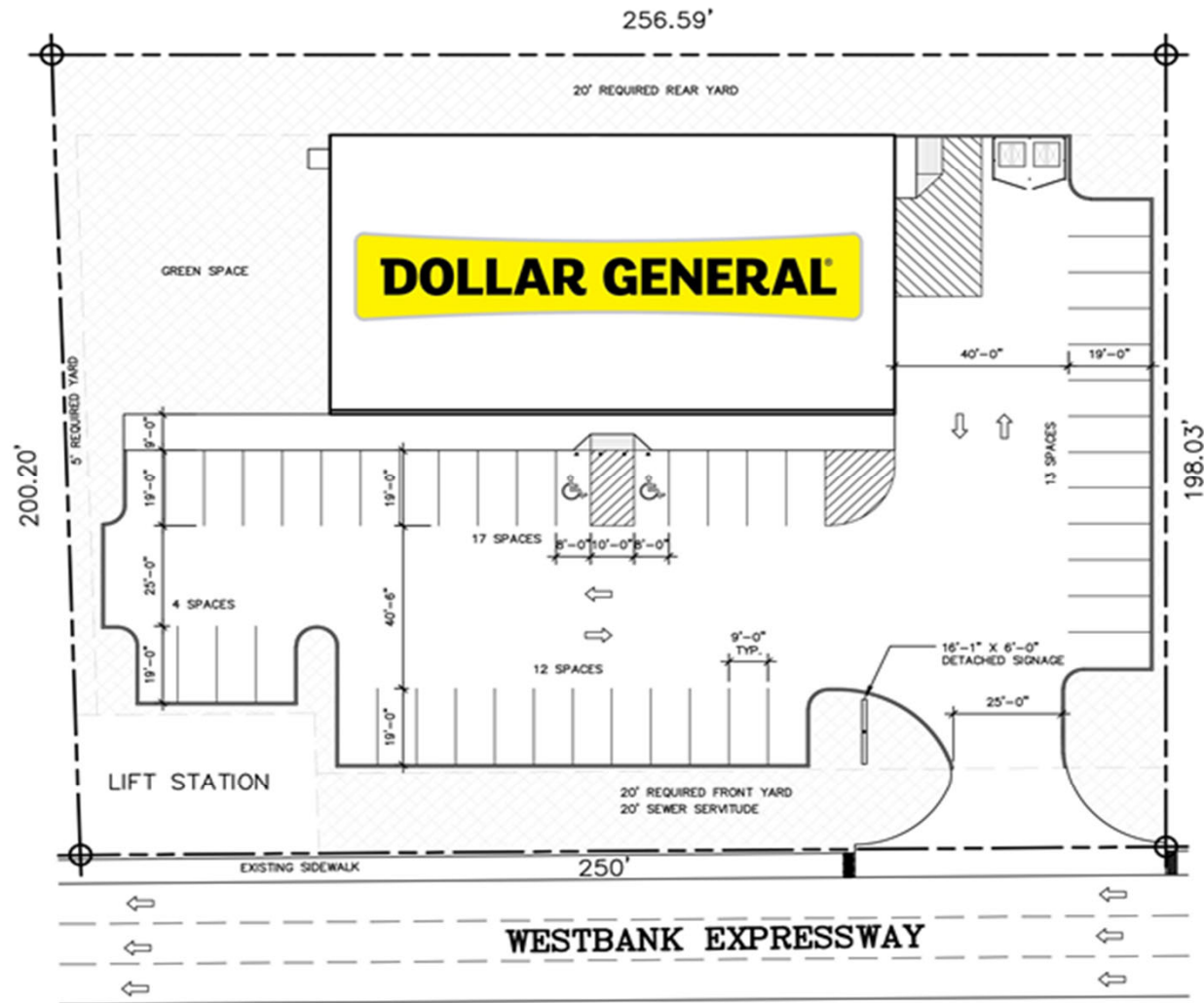


pOp Shelf



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Site Plan





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