

DOLLAR GENERAL®

116 N MAGNOLIA ST | GRAMERCY, LA 70052



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:

Brett Baumgartner
Associate

DIR: (123) 456-789
MOB: (123) 456-789
brett.baumgartner@matthews.com
LIC# 701324 (TX)

Josh Bishop
Senior Vice President

DIR: (214) 692-2289
MOB: (315) 730-6228
josh.bishop@matthews.com
LIC# 688810 (TX)

Donnie Jarreau
BROKER OF RECORD
LIC# BROK.995704351-CORP (LA)

DOLLAR GENERAL®

116 N MAGNOLIA ST | GRAMERCY, LA 70052

03 INVESTMENT HIGHLIGHTS

04 INVESTMENT SUMMARY

06 TENANT OVERVIEW

09 AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- **Long Term Operating History** - Dollar General has been at this location since 1996 (25+ years) and they have just extended their lease for an additional 5 years, showing their commitment to the location. Dollar General modified their lease structure upon extending. Assuming 100% of the real estate tax burden. There are 5 years remaining on the lease with two, 5-year options.
- **Historically Strong Sales** - Dollar General performs extremely well at this location with store sales exceeding \$2.1M and has a consistent history of paying percentage rent.
- **Larger Sized Building** - Dollar General occupies the entire 16,800 square foot building which is bigger than the standard prototype which accommodates for more refrigeration. The Property is well positioned on an 1.05-acre corner lot with excellent visibility and access off Main St.
- **Ideal Demographic** - Gramercy is located south of US Highway 61 and Interstate 10 - the two major corridors connecting New Orleans to Baton Rouge. With an average household income of \$59,560 which falls right in line with Dollar General's "sweet spot" for tertiary markets.
- **Surrounding Area** - The subject Property is strategically positioned off Main St which is the major thoroughfare in Gramercy. Located right down the street from Lutchter High School with over 1,000 students, and Gramercy Elementary with over 525 students.
- **Attractive Rent Increases** - To hedge against inflation, the lease features a 10% rental increase every 5 years in the option periods.
- **Investment Grade Tenant** - Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic. Dollar General boasts an investment-grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same-store sales growth

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Corporate
LEASE GUARANTOR	NN
ROOF AND STRUCTURE	Landlord Responsible
RENT COMMENCEMENT	3/01/1996
LEASE EXPIRATION DATE	2/28/2026
TERM REMAINING	5 Years
INCREASES	10% Every 5 Years In Options
OPTIONS	Two, 5-Year Options
PERCENTAGE RENT	2% of Gross Sales above \$1,972,000 (Effective March 1, 2021)
LAMAR BILLBOARD	\$400 Per Year



\$816,000
LIST PRICE



7.25%
CAP RATE



\$59,160
ANNUAL RENT



±16,800 SF
GLA



1970
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
Current - 2/28/2026	\$4,930.00	\$59,160.00	\$3.52	7.25%
3/01/2026 - 2/28/2031	\$5,423.00	\$65,076.00	\$3.87	7.97%
3/01/2031 - 2/29/2036	\$5,965.30	\$71,583.60	\$4.26	8.77%

Please contact a Matthews™ Capital Markets agent for financing options:

KEVIN PUDER
(562) 841-1789
kevin.puder@matthews.com



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±17,600

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 17,600 neighborhood general stores in 46 US States, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.





ZAPP'S POTATO CHIPS
DISTRIBUTION CENTER

ST. JAMES PARISH
HOSPITAL

LUTCHER
HIGH SCHOOL

SUBWAY

LOUISIANA
KITCHEN
POPEYES

Auto
Zone

SONIC

McDonald's

ANYTIME
FITNESS
Get to a healthier place.

GRAMERCY
ELEMENTARY

Winn-Dixie

First American
Bank & Trust

GRAMERCY
TOWN HALL

DOLLAR
GENERAL

NEW ZION
CHURCH

S AIRLINE AVE
+ 5,000 VPD

W MAIN ST
+ 7,000 VPD

Valero



POPEYES

AutoZone

FAMILY DOLLAR
ANYTIME FITNESS **Pizza Hut**

Winn-Dixie
McDonald's **SONIC** **Shell**

SUBWAY

SouthStar
URGENT CARE

First American
Bank & Trust

3215 ± 14,000 VPD

3427 ± 5,000 VPD

3213 ± 12,000 VPD

ST JAMES
PARISH HOSPITAL
LARGE ENOUGH TO SERVE, SMALL ENOUGH TO CARE.

VALERO

GRAMERCY ELEMENTARY
EDUCATIONAL INSTITUTION

ST. JAMES PARISH CAREER & TECH CENTER
EDUCATIONAL INSTITUTION

LUTCHER HIGH SCHOOL
EDUCATIONAL INSTITUTION

LUTCHER LIBRARY
PUBLIC LIBRARY

REGIONS

DG
± 7,000 VPD

ROSES

IMPERIAL SUGAR
INDUSTRIAL

VALERO



AREA OVERVIEW

Gramercy is a city located in St. James Parish Louisiana. With a 2020 population of 3,273, it is the 85th largest city in Louisiana and the 5979th largest city in the United States .

Gramercy is currently declining at a rate of -0.12% annually and its population has decreased by -9.41% since the most recent census, which recorded a population of 3,613 in 2010. Gramercy reached its highest population of 3,479 in 2010. Spanning over 2 miles, Gramercy has a population density of 1,626 people per square mile.

The average household income in Gramercy is \$69,627 with a poverty rate of 17.66%. The median rental costs in recent years comes to \$961 per month, and the median house value is \$142,000. The median age in Gramercy is 38.1 years, 41.2 years for males, and 34.3 years for females.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,188	8,919	15,584
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,983	3,426	5,885
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$71,094	\$74,072	\$78,920

NEW ORLEANS, LA

New Orleans is located along the Mississippi River in the southeastern region of Louisiana. No other city in America keeps its history as vital and accessible as New Orleans. House after house, street after street, indeed entire neighborhoods, exude a rich sense of place, and serve as touchstones for fascinating history and complex culture.

With a city population of over 390,000 residents, it is the largest city in Louisiana, one of the country's most important ports, a major tourist resort, and a medical, industrial, and educational center.

New Orleans is world-renowned for its distinct music, Creole cuisine, unique dialects, and its annual celebrations and festivals, most notably Mardi Gras when more than a million people throng the streets. The historic heart of the city is the French Quarter, known for its French and Spanish Creole architecture and vibrant nightlife along Bourbon Street. The city has been described as the “most unique” in the United States, owing in large part to its cross-cultural and multilingual heritage.



#2 FOR INFRASTRUCTURE THAT SUPPORTS ECONOMIC DEVELOPMENT
– Louisiana Site Selection



#2 CITY IN THE UNITED STATES
– Travel + Leisure's World's Best Awards



#4 POPULAR DESTINATION IN THE U.S.
– TripAdvisor Traveler's Choice Awards



#4 IN BEST LARGE CITY
– Condé Nast Traveler's Readers' Choice Awards

NEW ORLEANS CULTURE

New Orleans has long attracted visitors from around the world to experience its unique history, music, food, and culture. Considered by most to be the birthplace of jazz, New Orleans has a musical culture unlike any other city in America. World-class music can be found at bars, restaurants, music venues, and on city corners throughout Greater New Orleans.

ARTS & CULTURE

- #2 Best City for Culture in the U.S.
- Top 10 Museum in the World (WWII)
- Top 15 Most Vibrant Art Community in the U.S.

MUSIC

- #5 Best Music City in the World
- 497 Live Music Venues
- Top 10 Music Venue in the Country (Tipitina's)

EVENTS & FESTIVALS

- 130 Festivals per Year
- #4 "Most Fun" City
- 2 Top Ten Festivals in the World (Jazz Fest & Essence Fest)

FOOD & DRINK

- 1,216 Restaurants
- Top 10 Food City in the World
- #3 Best City for Nightlife



NEW ORLEANS SAINTS
(National Football League)



NEW ORLEANS PELICANS
(National Basketball Association)



NEW ORLEANS JESTERS
(National Premier Soccer League)

BOURBON STREET

Located less than a mile away from Delaneaux and widely known for its iconic bars, delicious restaurants, and lively nightlife, Bourbon Street is the life of the party and the most popular street in New Orleans. Located at the heart of the French Quarter and extending for 13 blocks, Bourbon Street offers several points of interest. Balconies in Bourbon Street are adorned by neon lights and colorful beads and lively jazz music can be heard throughout the street. Bourbon Street is constantly celebrating as it has become the prime destination for bachelorette and bachelor parties, birthdays, and many more celebrations. Popular festivals such as the Southern Decadence Festival and Mardi Gras attract millions of locals and tourists to Bourbon Street to participate in the festivities.



POINTS OF INTEREST

THE ROYAL SONESTA HOTEL



GALATOIRE'S RESTAURANT



JEAN LAFITTE'S BLACKSMITH SHOP



FRITZEL'S EUROPEAN JAZZ CLUB



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **116 N Magnolia St. Gramercy, Louisiana, 70052** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Matthews Real Estate Investment Services. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

DOLLAR GENERAL®

116 N MAGNOLIA ST | GRAMERCY, LA 70052

EXCLUSIVELY LISTED BY:

JOSH BISHOP

Senior Vice President

DIR: (214) 692-2289

MOB: (315) 730-6228

josh.bishop@matthews.com

LIC# 688810 (TX)

BRETT BAUMGARTNER

Associate

DIR: (214) 692-2135

MOB: (281) 757-2709

brett.baumgartner@matthews.com

LIC# 701324 (TX)

Donnie Jarreau

BROKER OF RECORD

LIC# BROK.995704351-CORP (LA)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES