



TRINITY

REAL ESTATE INVESTMENT SERVICES



FAMILY DOLLAR - 217K+ POPULATION - STRONG STORE SALES

7437 WESTBANK EXPY, NEW ORLEANS, LA 70072

\$2,569,105

6.15% CAP

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Actual Property



NEW ORLEANS, LA

\$2,569,105 | 6.15% CAP

- NN Family Dollar Lease With 5.5+ Years Remaining on Current Term, Still Six Options Remaining
- Tenant Recently Extended Lease Term, Showing Strong Commitment to Location
- Densely Populated Area - 215,000+ 5 Mile Population
- Large Corner Lot With Concrete Parking Lot With 3 Points of Access
- Strong Reported Sales at Location
- Subject Property Does Not Lie in a Flood Zone
- Ideally Situated Along Westbank Expy With Impressive Daily Traffic Counts Over 68,320+ VPD
- New Orleans has an MSA Population Over 1.2M and is the Largest City in the State of Louisiana

EXCLUSIVELY MARKETING BY:

CALE POWERS

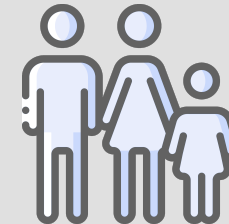
719.331.4944 | cale@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$158,000
Rent Per SF:	\$17.21
Rent Commencement Date:	9/1/2011
Lease Expiration Date:	6/30/2027
Lease Term Remaining:	5.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



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



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

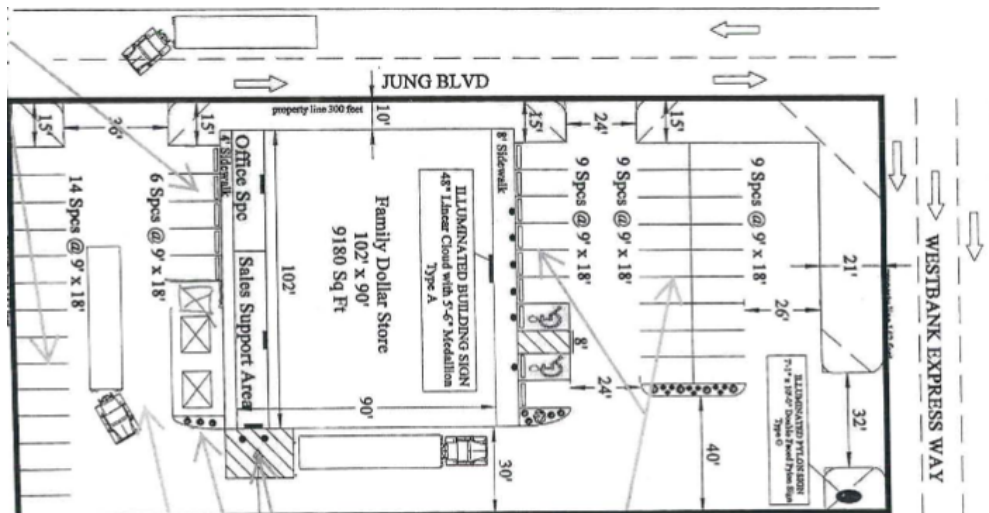
Building Area:	9,180 SF
Land Area:	.99 AC
Year Built:	2011
Guarantor:	Dollar Tree, Inc. (NYSE: DLTR)
Price Per SF:	\$279.86

LEASE ABSTRACT

7437 WESTBANK EXPY | NEW ORLEANS, LA

ANNUALIZED OPERATING DATA

Term		Annual Rent	Rent per SF	Cap Rate
Primary Term	Current - 6/30/2027	\$158,000	\$17.21	6.15%
Six (6), 5 - Year Options 10% Increase	7/1/2027 - 6/30/2032	\$166,625	\$18.15	6.49%
	7/1/2032 - 6/30/2037	\$179,121	\$19.51	6.97%
	7/1/2037 - 6/30/2042	\$192,556	\$20.98	7.50%
	7/1/2042 - 6/30/2047	\$206,998	\$22.55	8.06%
	7/1/2047 - 6/30/2052	\$222,523	\$24.24	8.66%
	7/1/2052 - 6/30/2057	\$239,212	\$26.06	9.31%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Beginning on the rent commencement date, Tenant will reimburse Landlord annually for real estate taxes on the Demised Premises within 45 days after receipt of Landlord's paid receipt for such taxes (excluding and late payment charges or penalties imposed on Landlord).

Insurance: Beginning on the rent commencement date, Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry by subparagraph (a) of this Paragraph.

PARKING LOT

PAID BY LANDLORD/TENANT

Landlord will keep the parking, service and access areas (and other exterior areas, if any) maintained and in a good state of repair and properly lighted; provided however, that Landlord will not be responsible for the removal of snow, ice, trash, weeds, and debris. Tenant will be responsible for maintaining the landscaped area of the Demised Premises, including mowing and removing trash and debris from the landscaped areas, and maintaining the parking area, including restriping, snow plowing, removing trash and debris from the parking area and repairing parking area lights.

HVAC

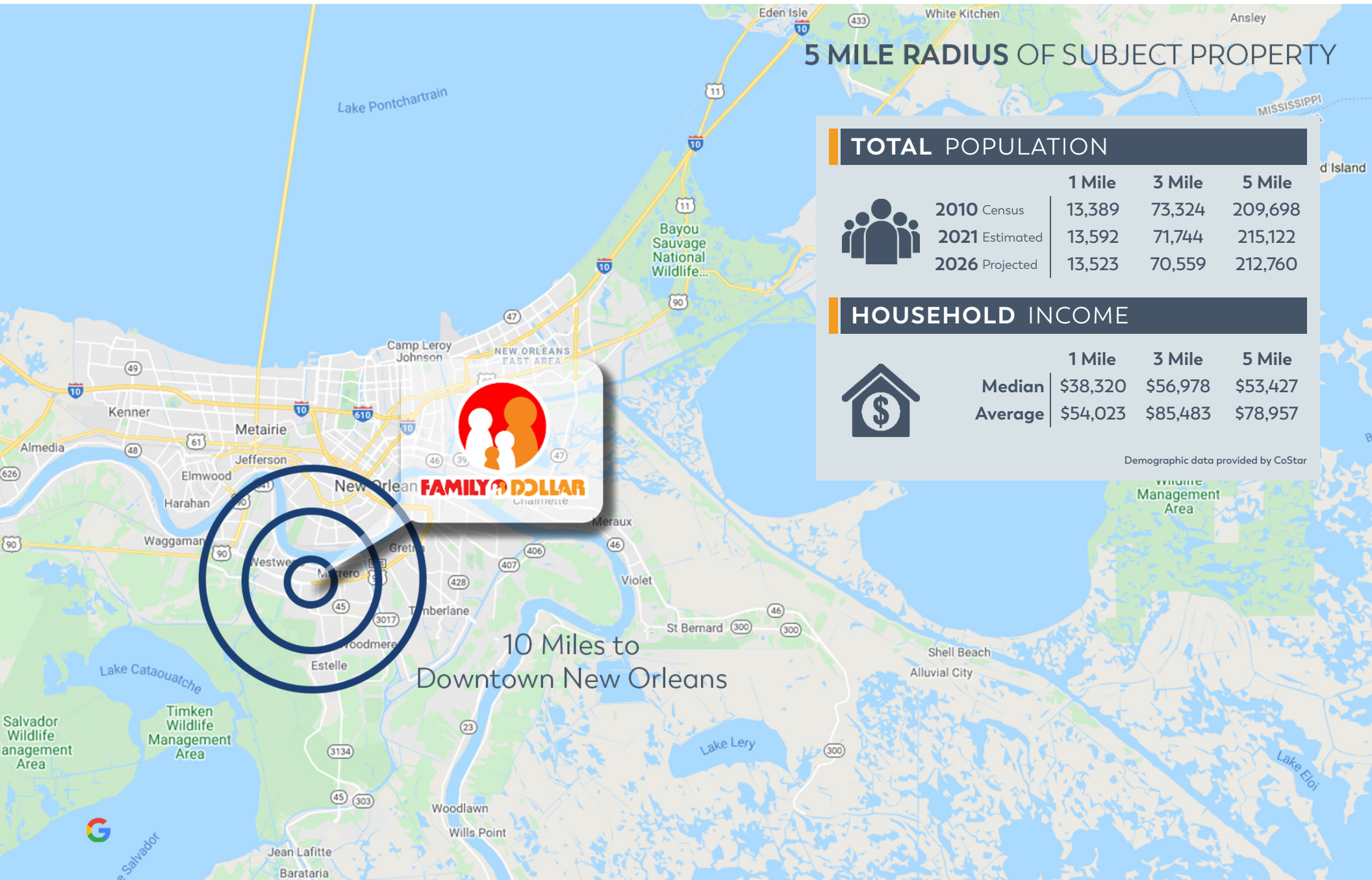
PAID BY TENANT

Tenant will also maintain and repair the heating and air conditioning systems, except during the last two years of the lease term, Tenant will not be obligated to replace any major components of the heating and air conditioning systems, including but not limited to any compressor, condenser, coils, controls, motor or heat exchanger.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the Demised Premises, including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	13,389	73,324	209,698
2021 Estimated	13,592	71,744	215,122
2026 Projected	13,523	70,559	212,760

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$38,320	\$56,978	\$53,427
Average	\$54,023	\$85,483	\$78,957

Demographic data provided by CoStar

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



RETAIL MAP

7437 WESTBANK EXPY | NEW ORLEANS, LA



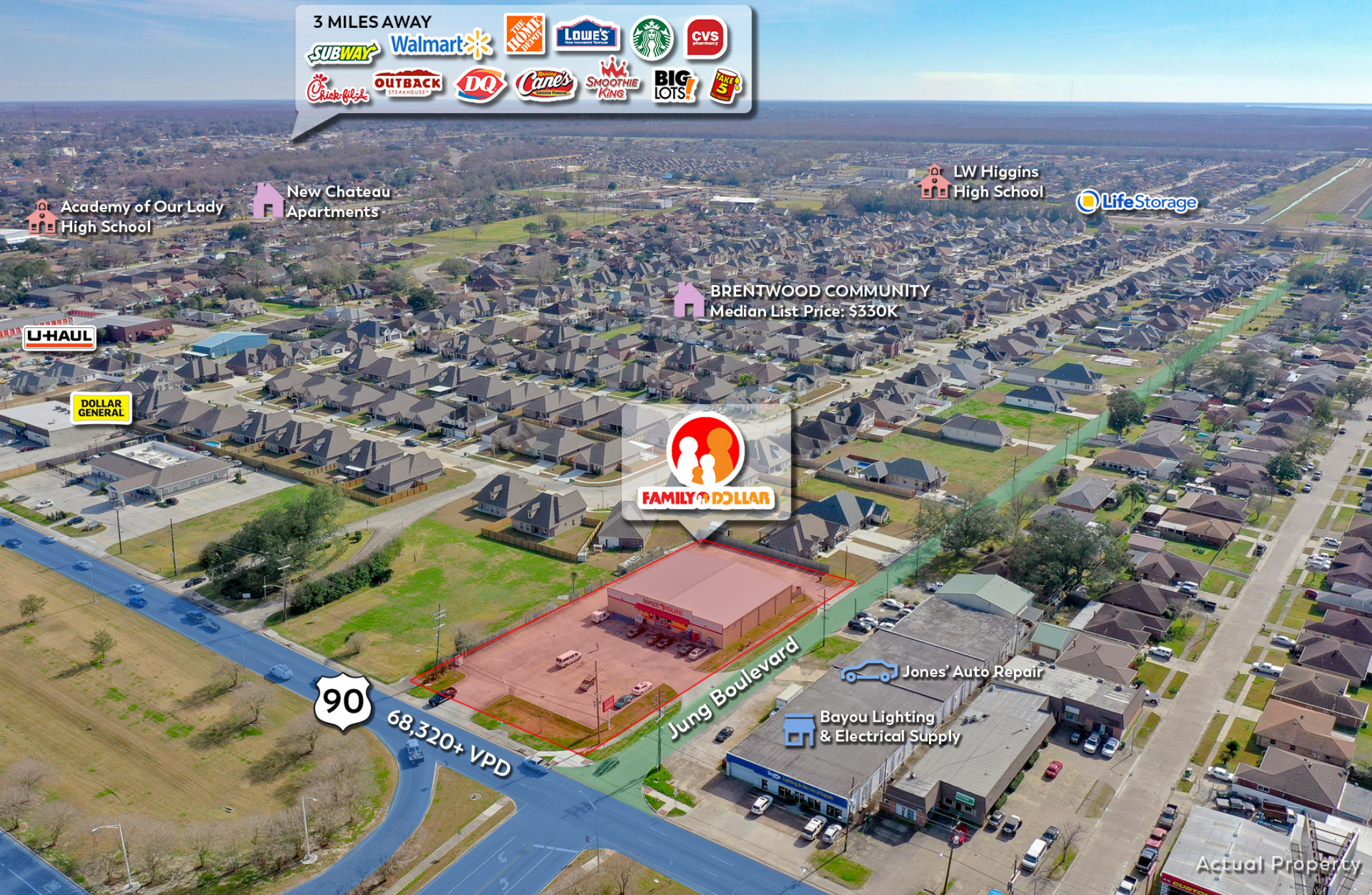
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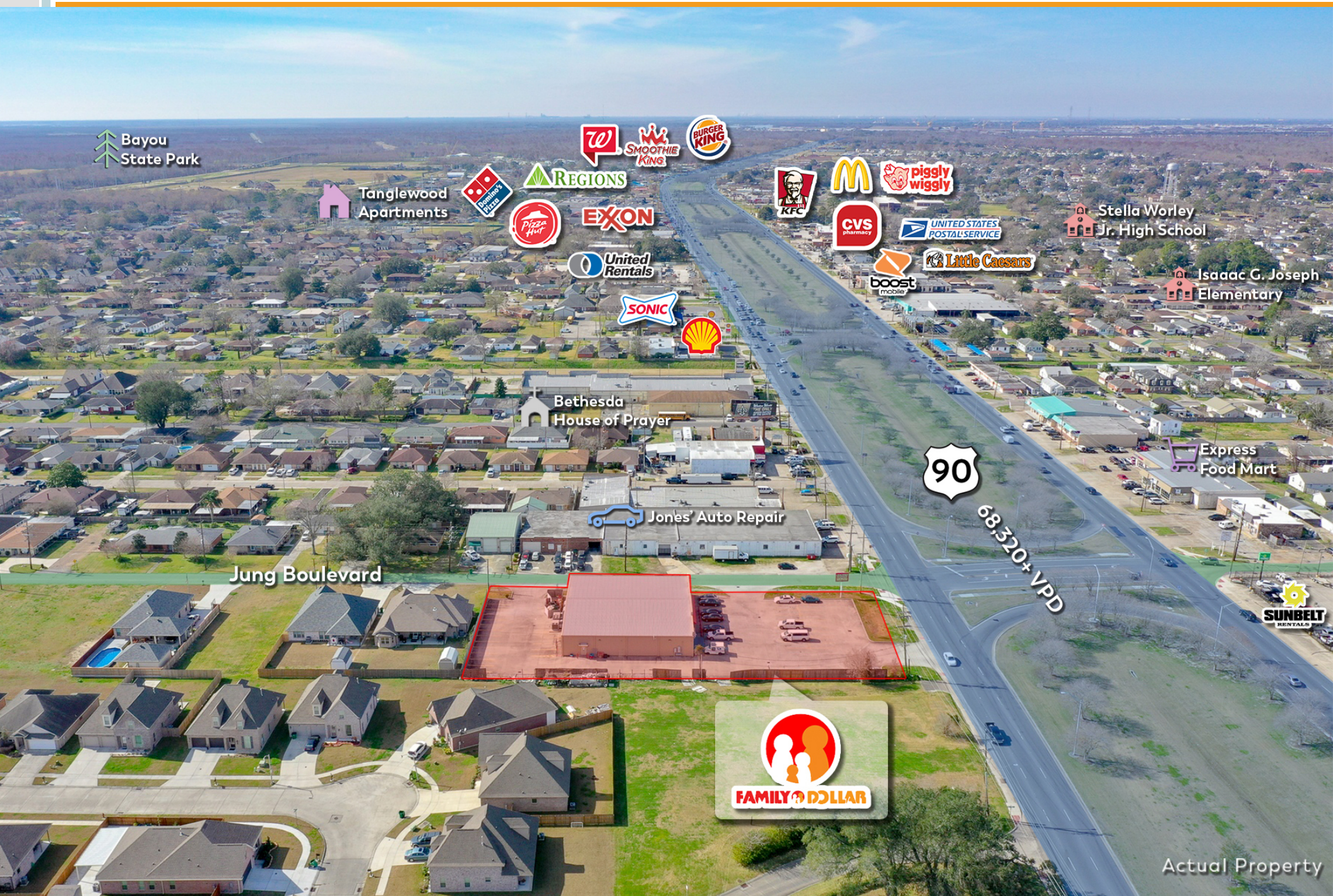
Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, NOAA, U.S. Geological Survey, USDA Farm Service Agency

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TRINITY







BRENTWOOD COMMUNITY
Median List Price: \$330K



Jung Blvd.

Key Demographics 2021



Total Population
3 Miles
71,744



Total Population
5 Miles
215,122

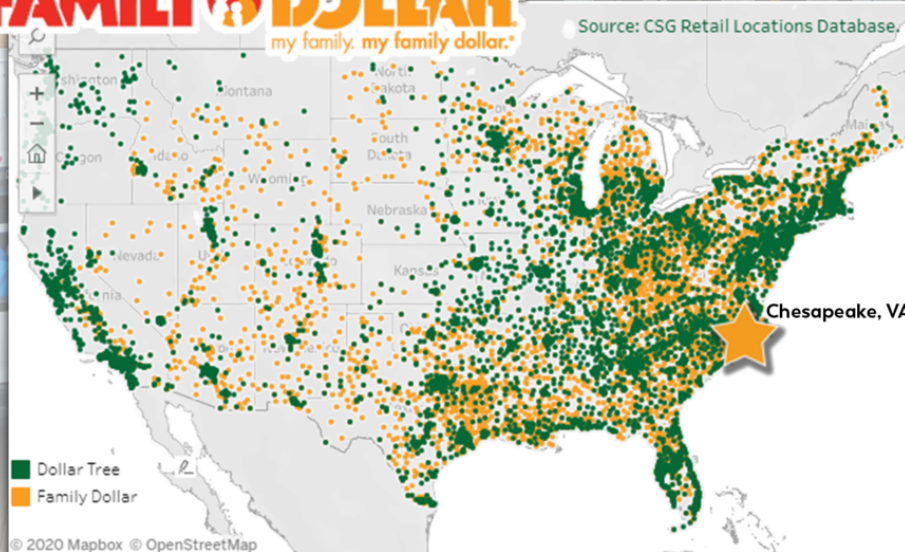
Actual Property



Actual Property

TENANT OVERVIEW

7437 WESTBANK EXPY | NEW ORLEANS, LA



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations

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Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETED BY

CALE POWERS

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BROKER OF RECORD

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Actual Property