



Representative Photo

OFFERING MEMORANDUM

FAMILY DOLLAR - SEVEN PROPERTY PORTFOLIO

ARKANSAS, KENTUCKY, LOUISIANA, TEXAS



PRESENTED BY:

BILL BEHR

GAVIN BEHR

Exclusively Offered By:

BILL BEHR

PRINCIPAL /// Fort Worth

DIRECTOR ///

National Net Lease / Sale Leaseback Group

t 817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

SENIOR ASSOCIATE/// Fort Worth

t 817.259.3549

gavin.behr@transwestern.com

Brokers of Record:

Arkansas:

Henry C. Kelley, Jr.
Kelley Commercial Partners
License #: EB00005649

Kentucky:

Bradley Fulkerson
Transwestern Commercial Services, Georgia, LLC
Business KY RE License #: 236901
Broker License #: 74813

Louisiana:

Bryan D. Burns, III
Transwestern Property Company SW GP, LLC
License #: 99564286



National Net Lease | Sale Leaseback Group

777 Main Street | Suite 1500
Fort Worth, TX 76102

www.transwesternnetlease.com

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This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by TW for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. TW has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. A prospective purchaser must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon TW.

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TENANT OVERVIEW

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INVESTMENT OVERVIEW

Transwestern Commercial Services, Fort Worth, LLC is pleased to present for sale a portfolio of seven (7) Family Dollar leased single-tenant, double net leased investment properties in Arkansas, Kentucky, Louisiana and Texas (the "Properties"). The Properties may be purchased individually or as a multi-property portfolio. The leases offer an investor limited landlord responsibilities including the following:

Roof, exterior walls, canopy, gutters, downspouts and all interior and exterior structural portions of the building, foundation, fire sprinkler system, if any, exterior plumbing and electrical lines and parking areas.

Tenant is responsible for landscaping, restriping the parking area, snow plowing, trash removal and repairing parking area lights. Tenant is also responsible for doors and windows unless due to fire or other casualty. Tenant is responsible for all interior, non-structural portions of the building, interior plumbing. Tenant will also maintain the HVAC system except during the last 2 years of the lease term when Tenant will not have to replace any major components. If Tenant chooses not to repair or replace, Landlord shall have no obligation to do so. Tenant to reimburse Landlord for real estate taxes. The La Center, Kentucky lease has a cap on real estate tax pass-throughs at no more than 5% over the previous year (see lease for details).

All the leases have an initial term of ten (10) years. Family Dollar has already committed to their first, five (5) year option period for the Baldwin and Oberlin, Louisiana properties. The offering includes these seven (7) properties:

ADDRESS	CITY, COUNTY (PARISH), STATE	PRICE	CAP RATE	RENT	EXPIRATION	PERCENTAGE RENT CLAUSE
1000 W. Commercial St	Ozark, Franklin, Arkansas	\$940,572	8.75%	\$82,300	06/30/2022	None
2500 E. Denman Ave	Lufkin, Angelina, Texas	\$845,715	8.75%	\$74,000	06/30/2022	None
515 West Court St	Newton, Newton, Texas	\$845,715	8.75%	\$74,000	06/30/2022	None
29 Olive St	LaCenter, Ballard, Kentucky	\$868,571	8.75%	\$76,000*	06/30/2022	3% over \$2,650,000
10729 Veteran Memorial	Pine Prairie, Evangeline, Louisiana	\$878,402	8.45%	\$70,000	06/30/2023	None
910 Main St	Baldwin, St. Mary, Louisiana	\$903,226	7.75%	\$70,000	06/30/2025	3% over \$2,500,000
8702 U.S. Hwy 165	Oberlin, Allen, Louisiana	\$1,029,032	7.75%	\$79,750	06/30/2026	3% over \$2,658,334

*The La Center, Kentucky base rent is \$79,500 per year. However, this lease provides a cap on real estate taxes pass-throughs of no more than 105% over the previous year. The estimated current short-fall in real estate tax reimbursements is approximately \$3,500, resulting in an adjusted NOI of approximately \$76,000.

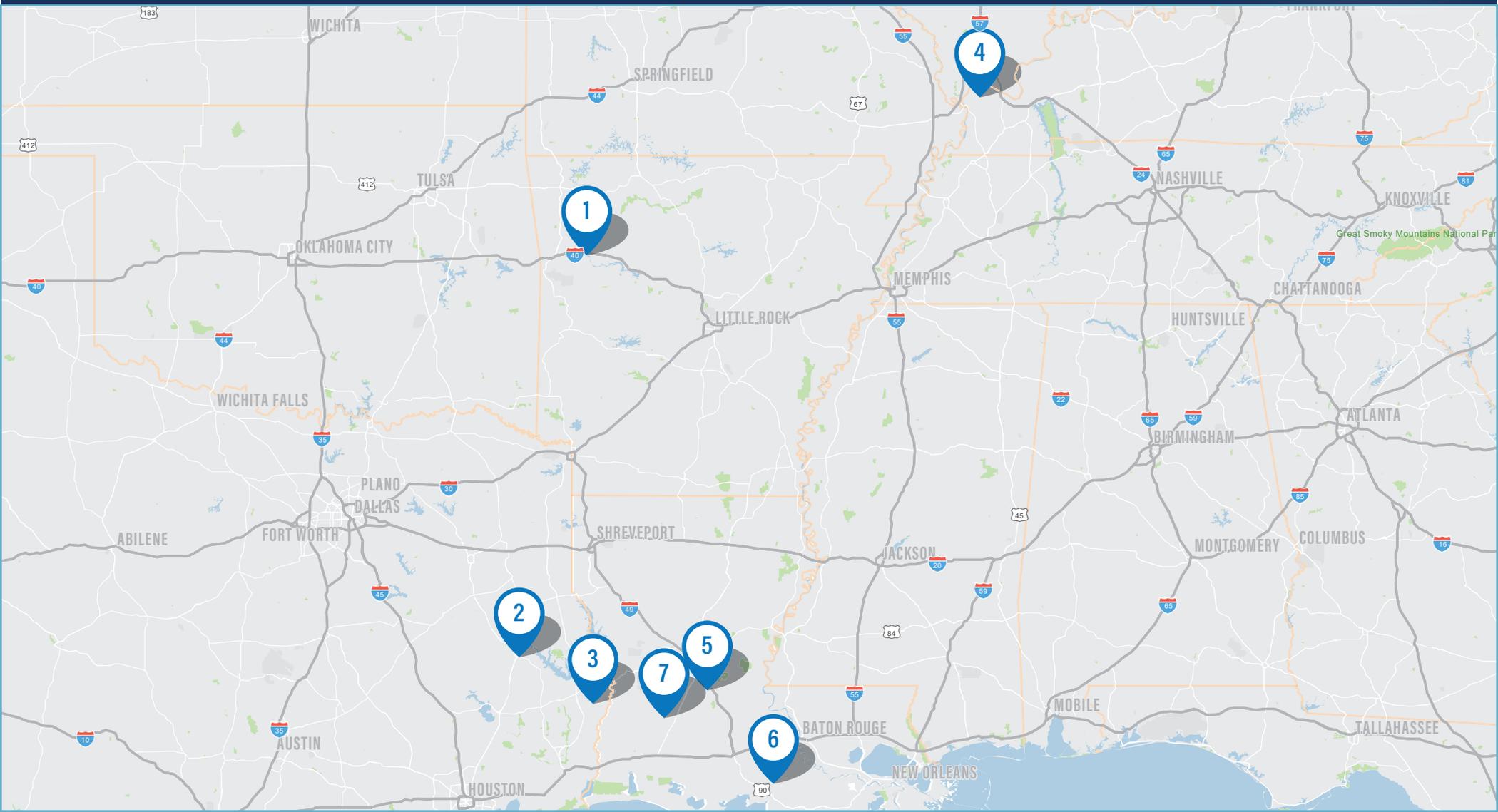
All the leases include renewal options which are automatically extended one period at a time for six (6) successive periods of five (5) years each unless Tenant gives written notice to Landlord cancelling the next extended term at least ninety (90) days before the extended term is scheduled to begin. Each successive five (5) year lease extension shall be subject to an annual rent increase of 10% each.

Property Highlights

- Family Dollar corporate lease guaranty
- All properties constructed between 2010 and 2012
- Baldwin and Oberlin leases already in first option period
- Baldwin will be remodeled to new "H2" Family Dollar prototype at Tenant's expense
- Very rare six (6), 5-year "automatic" lease extensions (unless Tenant provides 90-day written notice of termination)
- Low price points with six of the seven properties with an asking price of less than \$1,000,000, providing ideal investment opportunities for 1031 and other investors

FAMILY DOLLAR | OVERVIEW MAP

- | | | | |
|--------------------------|--------------|---------------------------|------------------|
| 1. 1000 W. Commercial St | Ozark, AR | 5. 10729 Veteran Memorial | Pine Prairie, LA |
| 2. 2500 E. Denman Ave | Lufkin, TX | 6. 910 Main St | Balwin, LA |
| 3. 515 West Court St | Newton, TX | 7. 8702 U.S. Hwy 165 | Oberlin, LA |
| 4. 29 Olive St | LaCenter, KY | | |



FAMILY DOLLAR | OZARK, AR

EXECUTIVE SUMMARY

PRICE

\$940,572

CAP

8.75%

NOI

\$82,300



Actual Google Property Photo – Ozark, Arkansas

TENANT	FAMILY DOLLAR STORES OF ARKANSAS, INC. (CORPORATE GUARANTY)
PROPERTY ADDRESS	1008 W. COMMERCIAL STREET, OZARK, ARKANSAS 72949
COUNTY	FRANKLIN
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPIRATION	06/30/2022
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	NONE
BUILDING SIZE	+/- 8,000 SF
LOT SIZE	+/- 0.93 ACRES
YEAR BUILT	2012

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



FAMILY DOLLAR | OZARK, AR

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Average household income of \$45,455 within 5-miles of the property
- Located at 'Main and Main' in primary trade area
- Close proximity to Arkansas Tech University - Ozark Campus, Ozark Upper Elementary School and Elgin B. Milton Elementary School

AERIAL



Arkansas River

FAMILY DOLLAR | LUFKIN, TX

EXECUTIVE SUMMARY

PRICE
\$845,715

CAP
8.75%

NOI
\$74,000



Actual Google Property Photo – Lufkin, Texas

TENANT	FAMILY DOLLAR STORES OF TEXAS, LLC. (CORPORATE GUARANTY)
PROPERTY ADDRESS	2500 E. DENMAN AVE, LUFKIN, TEXAS 75901
COUNTY	ANGELINA
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPIRATION	06/30/2022
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	NO
BUILDING SIZE	+/- 8,000 SF
LOT SIZE	+/- 1.918 ACRES
YEAR BUILT	2012

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



Population	3 Mile	5 Mile	10 Mile
2021	21,844	43,269	73,740

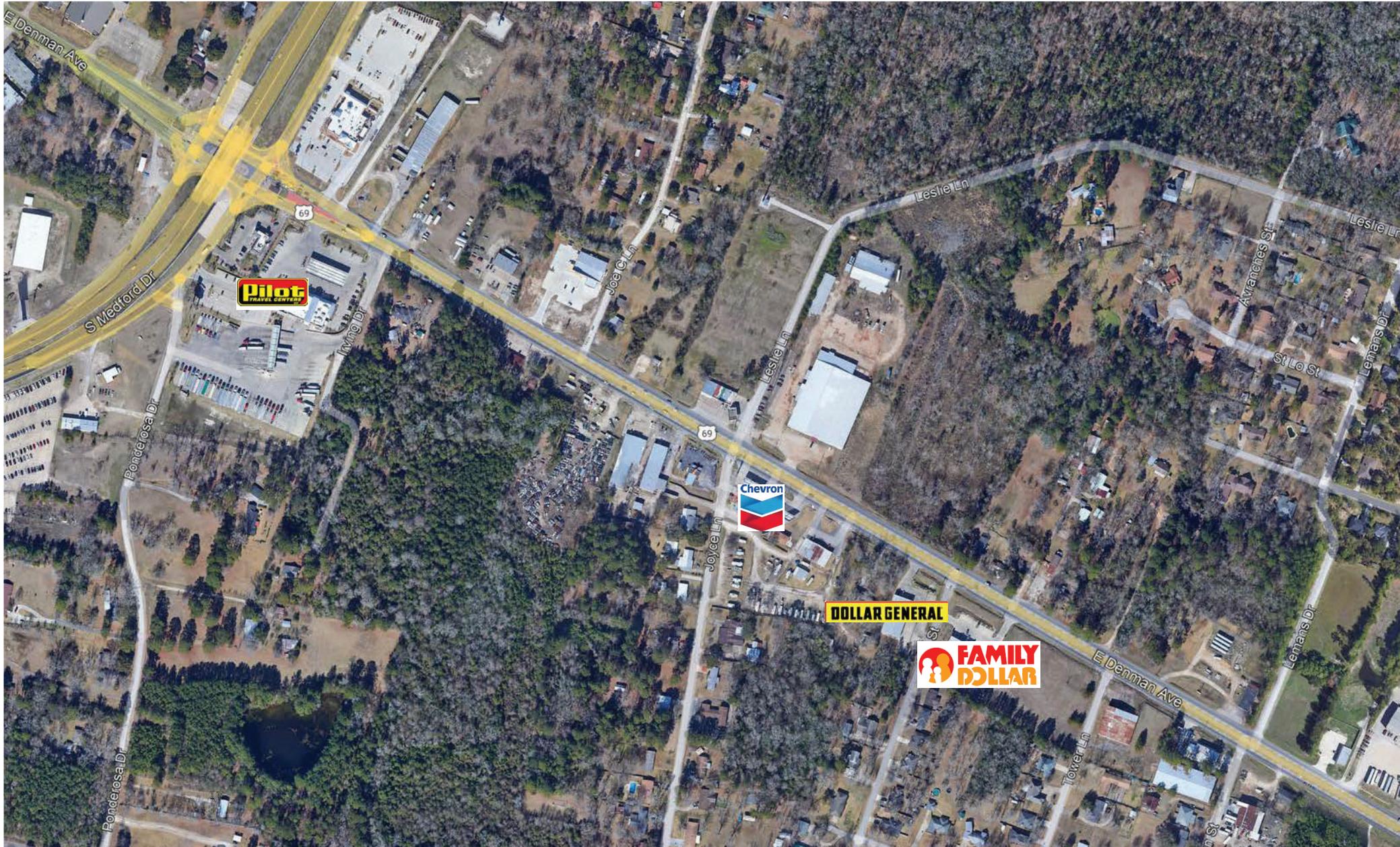
FAMILY DOLLAR | LUFKIN, TX

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Average household income of \$66,316 within 5-miles of the property
- Close proximity to Lufkin High School and Angelina College
- Quick access to Highway 287
- Income tax free state



AERIAL



FAMILY DOLLAR | NEWTON, TX

EXECUTIVE SUMMARY

PRICE
\$845,715

CAP
8.75%

NOI
\$74,000



Actual Google Property Photo – Newton, Texas

TENANT	FAMILY DOLLAR STORES OF TEXAS, LLC (CORPORATE GUARANTY)
PROPERTY ADDRESS	515 WEST COURT ST, NEWTON, TEXAS 75966
COUNTY	NEWTON
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPIRATION	06/30/2022
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	NO
BUILDING SIZE	+/- 8,000 SF
LOT SIZE	+/- 0.74 ACRES
YEAR BUILT	2012

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



FAMILY DOLLAR | NEWTON, TX

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Average household income of \$56,478 within 5-miles of the property
- Ideally situated at the intersection of Highway 190 and Highway 87
- Property adjacent to Brookshire Brothers grocery store
- Income tax free state



AERIAL



FAMILY DOLLAR | LA CENTER, KY

EXECUTIVE SUMMARY

PRICE
\$868,571

CAP
8.75%

NOI
\$76,000*



Actual Google Property Photo – La Center, Kentucky

TENANT	FAMILY DOLLAR STORES OF KENTUCKY, LTD. (CORPORATE GUARANTY)
PROPERTY ADDRESS	29 OLIVE STREET, LA CENTER, KENTUCKY 42056
COUNTY	BALLARD
LEASE STRUCTURE	DOUBLE NET**
LEASE EXPIRATION	06/30/2022
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	THREE (3%) PERCENT OF GROSS SALES IN EXCESS OF \$2,650,000
BUILDING SIZE	+/- 8,000 SF
LOT SIZE	+/- 1.07 ACRES
YEAR BUILT	2012

*ACTUAL BASE RENT IS \$79,500 PER YEAR. HOWEVER, TENANT HAS A CAP ON REAL ESTATE TAX PASS-THROUGHS OF NO MORE THAN 105% OVER THE PREVIOUS YEAR RESULTING IN A REDUCTION IN OWNER'S TRUE NET OPERATING INCOME. CURRENT SHORT-FALL IS APPROXIMATELY \$3,500 PER YEAR.

**LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS OVER \$2,000 PER YEAR. TENANT RESPONSIBLE FOR FIRST \$2,000 IN PARKING LOT REPAIRS, LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



Population	3 Mile	5 Mile	10 Mile
2021	1,713	3,623	11,241

FAMILY DOLLAR | LA CENTER, KY

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Percentage rent equal to 3% of gross sales in excess of \$2,650,000.
- Average household income of \$67,907 within 5-miles of the property
- Located along primary La Center trade corridor
- Property fronts Highway 60
- Adjacent to local restaurants and clothing stores



AERIAL



FAMILY DOLLAR | PINE PRAIRIE, LA

EXECUTIVE SUMMARY

PRICE
\$828,402

CAP
8.45%

NOI
\$70,000



Actual Google Property Photo – Pine Prairie, Louisiana

TENANT	FAMILY DOLLAR STORES OF LOUISIANA, LLC (CORPORATE GUARANTY)
PROPERTY ADDRESS	10729 VETERAN MEMORIAL, PINE PRAIRIE, LOUISIANA 70576
COUNTY	EVANGELINE
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPRIATION	06/30/2023
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	NO
BUILDING SIZE	+/- 8,000 SF
LOT SIZE	+/- 0.69 ACRES
YEAR BUILT	2013

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).

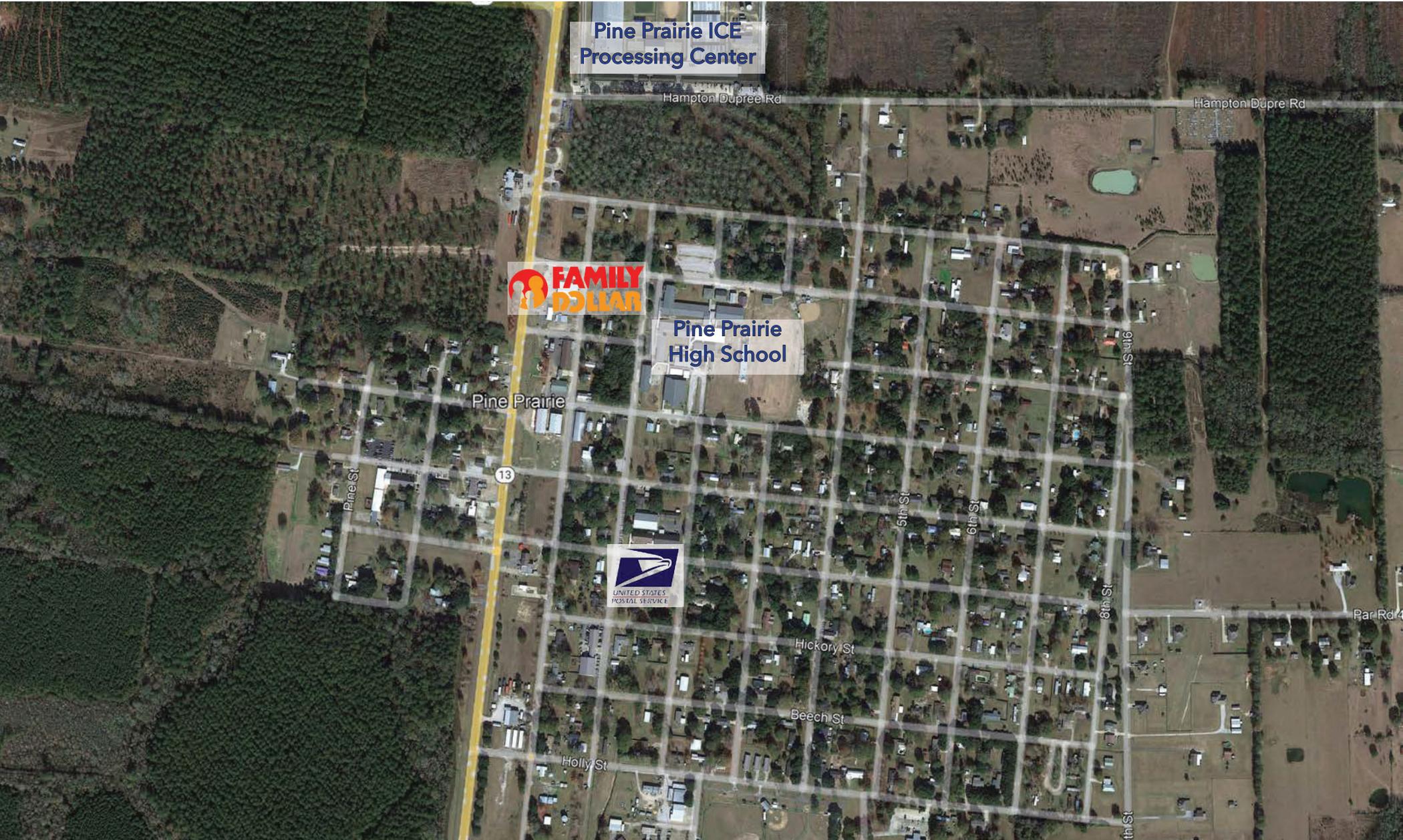


FAMILY DOLLAR | PINE PRAIRIE, LA

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Average household income of \$70,986 within 5-miles of the property
- Located along the main Pine Prairie trade corridor
- Property adjacent to Pine Prairie High School and Pine Prairie Public Library
- In close proximity to all Pine Prairie public services

AERIAL



FAMILY DOLLAR | BALDWIN, LA

EXECUTIVE SUMMARY

PRICE
\$903,226

CAP
7.75%

NOI
\$70,000*



Actual Google Property Photo – Baldwin, Louisiana

TENANT	FAMILY DOLLAR STORES OF LOUISIANA, INC. (CORPORATE GUARANTY)
PROPERTY ADDRESS	910 MAIN STREET, BALDWIN, LOUISIANA 70514
COUNTY	ST. MARY
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPRIATION	06/30/2025
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	THREE (3%) PERCENT OF GROSS SALES IN EXCESS OF \$2,500,000
BUILDING SIZE	+/- 8,050 SF
LOT SIZE	+/- 0.95 ACRES
YEAR BUILT	2010
NOTE	DURING THE CURRENT TERM, FAMILY DOLLAR INTENDS TO PERFORM "H2 RENOVATIONS" TO THIS STORE. SEE LEASE EXTENSIONS FOR DETAILS

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



Population	3 Mile	5 Mile	10 Mile
2021	4,252	13,772	23,312

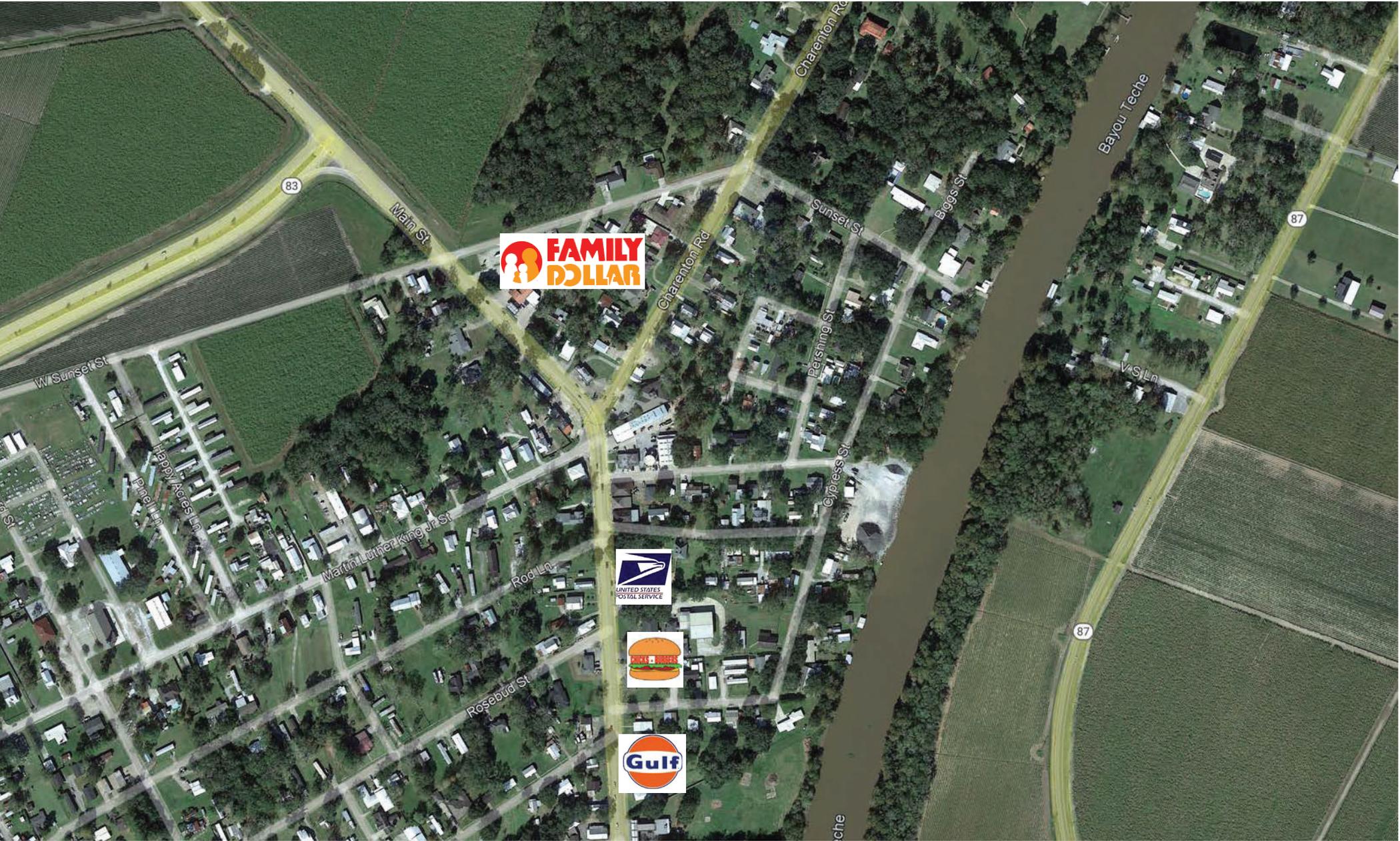
FAMILY DOLLAR | BALDWIN, LA

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Percentage rent equal to 3% of gross sales in excess of \$2,650,000.
- Average household income of \$54,434 within 5-miles of the property
- Property fronts Highway 60
- Tenant intends to remodel store to new "H2" prototype during this extension term



AERIAL



FAMILY DOLLAR | OBERLIN, LA

EXECUTIVE SUMMARY

PRICE
\$1,029,032

CAP
7.75%

NOI
\$79,750



Actual Google Property Photo – Oberlin, Louisiana

TENANT	FAMILY DOLLAR STORES OF LOUISIANA, INC. (CORPORATE GUARANTY)
PROPERTY ADDRESS	8702 U.S. HIGHWAY 165, OBERLIN, LOUISIANA 70655
COUNTY	ALLEN
LEASE STRUCTURE	DOUBLE NET*
LEASE EXPIRATION	06/30/2026
RENEWAL OPTIONS	SIX (6), FIVE (5)-YEAR OPTIONS WHICH AUTOMATICALLY RENEW PER OPTION PERIOD UNLESS TENANT PROVIDES WRITTEN NOTICE ON OR BEFORE NINETY (90) DAYS PRIOR TO EXPIRATION.
RENT INCREASES	TEN (10%) PERCENT EACH OPTION PERIOD
PERCENTAGE RENT	THREE (3%) PERCENT OF GROSS SALES IN EXCESS OF \$2,658,334
BUILDING SIZE	+/- 7,643 SF
LOT SIZE	+/- 0.95 ACRES
YEAR BUILT	2011

*LANDLORD RESPONSIBLE FOR ROOF, WALLS, STRUCTURE, FOUNDATION. EXTERIOR PLUMBING AND ELECTRICAL LINES, PARKING AREAS. TENANT RESPONSIBLE FOR LANDSCAPING, RESTRIPIING OF PARKING AREAS, SNOW PLOWING, TRASH REMOVAL AND REPAIRING PARKING AREA LIGHTS, DOORS, WINDOWS, INTERIOR NON-STRUCTURAL PORTIONS OF THE BUILDING, INTERIOR PLUMBING AND MAINTAINING AND REPLACING HVAC SYSTEM (EXCEPT TENANT SHALL NOT BE RESPONSIBLE FOR REPLACING MAJOR COMPONENTS OF THE HVAC SYSTEM DURING THE LAST 2 YEARS OF THE LEASE. IF TENANT CHOOSES NOT TO REPLACE MAJOR COMPONENTS OF HVAC SYSTEM DURING THE LAST 2 YEARS, NONETHELESS LANDLORD SHALL NOT BE RESPONSIBLE EITHER). TENANT TO REIMBURSE LANDLORD FOR REAL ESTATE TAXES AND INSURANCE (SEE LEASE FOR DETAILS).



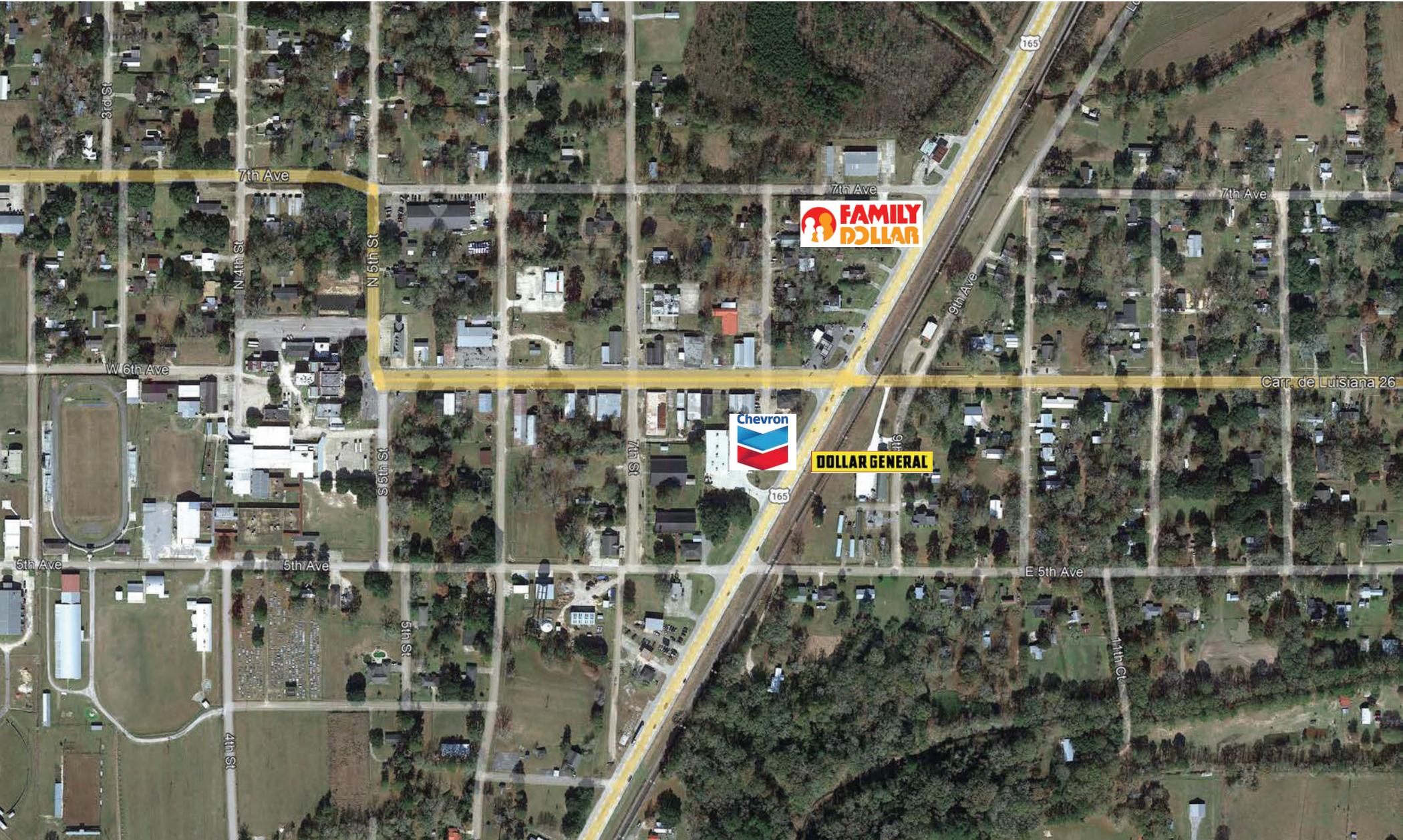
FAMILY DOLLAR | OBERLIN, LA

PROPERTY OVERVIEW

- NN Lease with minimal Landlord responsibilities*
- Corporate lease guarantee (Family Dollar S&P Credit Rating: "BBB")
- Percentage rent equal to 3% of gross sales in excess of \$2,650,000.
- Average household income of \$53,500 within 5-miles of the property
- Located in primary trade area next to city hall, local churches and restaurants



AERIAL





Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 7,931 stores nationwide. In July 2015, Family Dollar Stores, Inc. was acquired by publicly traded Dollar Tree, Inc. resulting in a newly combined company with estimated fiscal 2020 sales exceeding \$25.51 billion annually and more than 158000 stores in 48 states and five Canadian provinces.

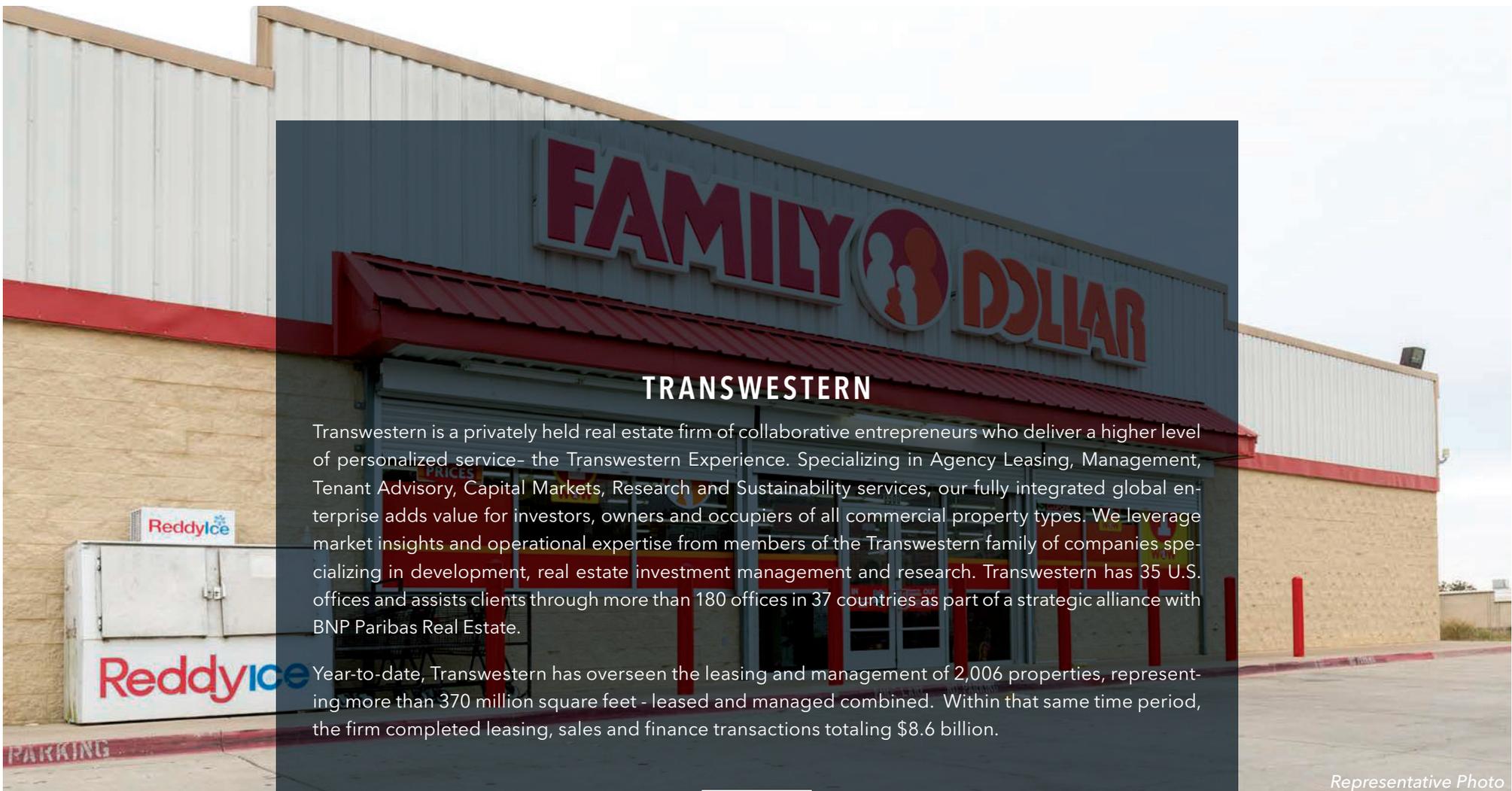
One of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they’ll find great values on the namebrands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, free-standing buildings or located in shopping centers convenient to the Company’s customer base.



Representative Photo

Number of Family Dollar & Dollar Tree Locations	Approximately 15,865
Corporate Headquarters:	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Estimated Fiscal 2020 Sales:	\$25.51B
Ticker:	NASDAQ: “DLTR”
S&P:	“BBB-”



Representative Photo

TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service- the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

National Net Lease / Sale Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Senior Associate

817.259.3549

gavin.behr@transwestern.com

BROKERS OF RECORD:

ARKANSAS

HENRY C. KELLEY, JR

Kelley Commercial Partners

License #: EB00005649

KENTUCKY

BRADLEY FULKERSON

Transwestern Commercial Services Georgia, LLC

Business KY RE License: 236901

Broker KY License #: 74813

LOUISIANA

BRYAN D. BURNS, III

Transwestern Property Company SW GP, LLC

License #: 99564286