

Winn-Dixie

📍 70431 LA-21 | Covington, LA 70433

 **Stan Johnson Co.**

Winn
Dixie ✓

CORPORATE GUARANTEE

Winn-Dixie: 5th-Largest Supermarket Chain in U.S. with ± 500 Stores



EXCEPTIONAL STORE SALES

Top 1% of All Winn-Dixie Locations



9+ YEARS REMAINING TERM

6, 5yr options with \$1.00 PSF Increases



I-12 LOCATION WITH 100,000+ VPD

Primary Retail Corridor

70,000+
POPULATION

\$100,000+
AVG. HHI

within 5-mi. radius

The Offering

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Winn-Dixie property located at 70431 LA-21, Covington, LA 70433 (the "property").

There are currently 9+ years remaining on Winn-Dixie's NN lease featuring 6, 5yr options and \$1.00 PSF rental increases in each option. This store is reporting exceptional sales that are in the top 1% of all Winn-Dixie locations. The property is being offered with assumable in-place financing. The current loan matures in November 2027 and offers a cash-on-cash return of 6.28%. See Proforma on page 6 for more details.

\$

\$14,416,000
PRICE

%

6.25%
CAP RATE

\$

\$5,793,524 EQUITY REQUIREMENT



Subject Property

EXCLUSIVELY OFFERED BY:

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