



SANDS INVESTMENT GROUP



Dollar General  
303 E Miller Street  
Iowa, LA 70647

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,100 SF Dollar General Located at 303 E Miller Street in Iowa, LA. This Deal Includes a NN Lease With a Full 7 Years Remaining. The Tenant Has Occupied the Space For Over 17 Years and the Landlord Has Kept the Building in Great Condition Which Makes For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$895,000
CAP	7.00%
NOI	\$62,649
PRICE PER SF	\$98.35
GUARANTOR	Dolgencorp, Inc.

## PROPERTY SUMMARY

ADDRESS	303 E Miller Street Iowa, LA 70647
COUNTY	Calcasieu Parish
BUILDING AREA	9,100 SF
LAND AREA	0.73 AC
BUILT	2004





# HIGHLIGHTS

- Brand New 5 Year Lease Extension and a 20 Year Operating History Shows Commitment to the Space
- Phenomenal Owner Who Has Been Proactive With Maintenance
- Strong Corporate Guarantee - NYSE (DG) - With Over \$30 Billion in Revenue For 2021
- Dollar Stores Have Been Deemed Essential Businesses During COVID, Proving Yet Again That They Are a Recession and Pandemic Proof Concept Doing Extremely Well
- Residents Within 3-Miles Are Making an Average Household Income of \$62,764 Per Year
- Located Down the Street From the Iowa High School and Middle School Which Has Roughly 2,000 Students
- Limited Competition With the Next Closest Store Being 3-Miles Away and Only 1 Grocer in Town
- Minutes Away From Lake Charles, LA, Which is Home to the Mardi Gras Museum and the Chennault International Airport





# LEASE SUMMARY

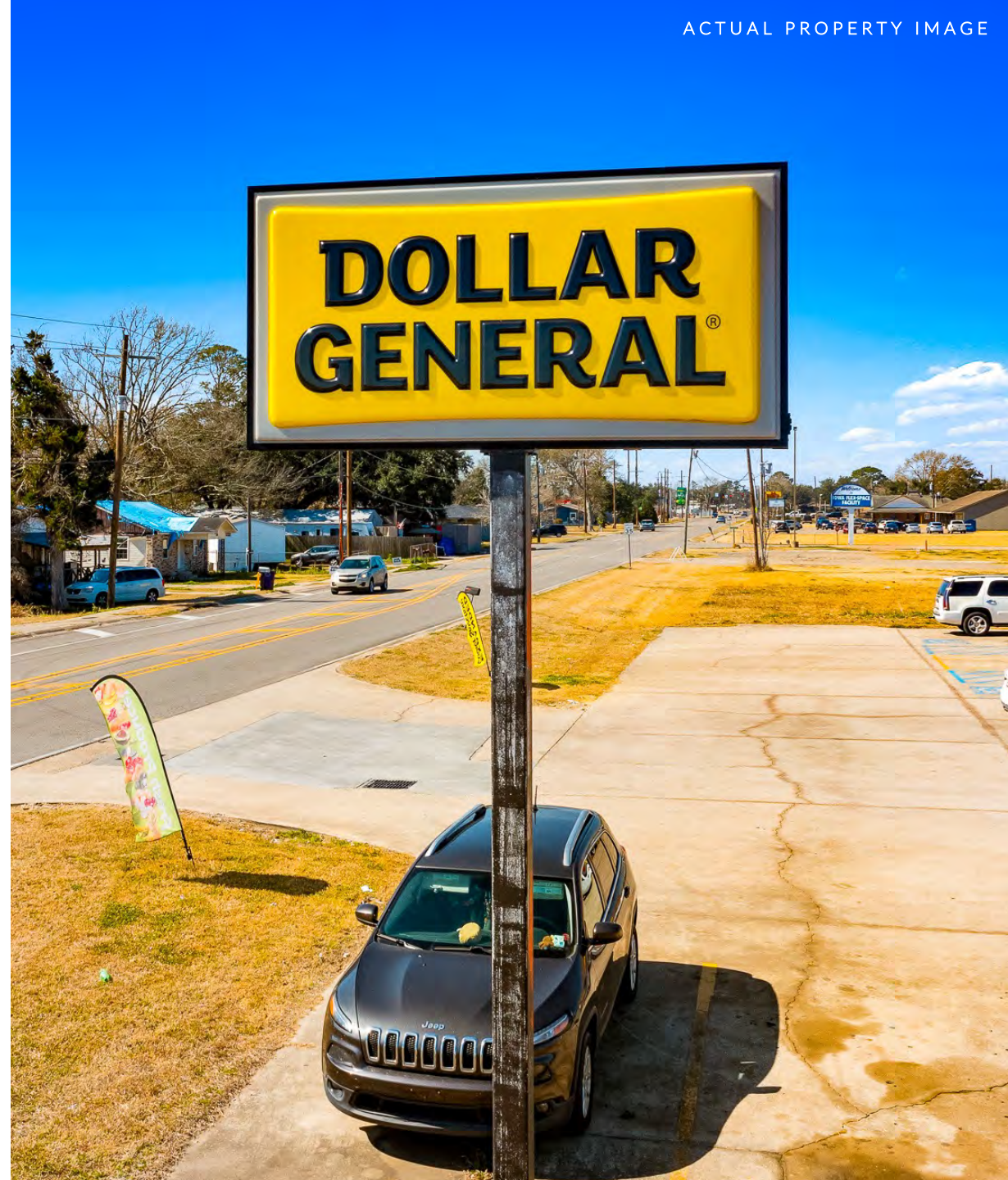
TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	March 1, 2004
LEASE EXPIRATION	March 31, 2029
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Each Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility (Reimbursed)
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Landlord's Responsibility (Above \$750)
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None



# INCOME & EXPENSES

INCOME	Up to March 2024	April 2024 to March 2029
Base Rent	\$51,521	\$61,096
CAM Reimbursements	\$2,253	\$2,253
% Sales Earned	\$9,575	\$0
<b>EFFECTIVE GROSS INCOME</b>	<b>\$63,349</b>	<b>\$63,349</b>
EXPENSES		
Landscaping	(\$500)	(\$500)
Miscellaneous	(\$200)	(\$200)
<b>TOTAL EXPENSES</b>	<b>(\$700)</b>	<b>(\$700)</b>
<b>NET OPERATING INCOME</b>	<b>\$62,649</b>	<b>\$62,649</b>

% Sales Earned and Total Expenses Are Based on a 3-Year Average and Estimated For 2022









**DOLLAR  
GENERAL**

LAFAYETTE









Vic's Truck &  
Trailer repair



V F Factory Outlet Dr

**DOLLAR  
GENERAL**



EMillerSt





Walmart Supercenter CATO  
TrueValue SHOE DEPT.

BURGER KING Arby's

SUBWAY

AutoZone DOLLAR GENERAL  
Super 8 BURGER KING Church's CHICKEN O'Reilly AUTO PARTS  
TACO BELL 6 Comfort SUITES BW | Best Western Hotels & Resorts Kentucky Fried Chicken

McDonald's SONIC

TEXACO

E 4th St

ANYTIME FITNESS

DOLLAR GENERAL

O'Reilly AUTO PARTS AutoZone  
DOLLAR GENERAL TrueValue  
Super 8 SONIC BW Best Western PLUS

FAMILY DOLLAR DOLLAR GENERAL  
Advance Auto Parts U-HAUL  
Checkers Exxon

CITITRENDS IHOP  
s cricket  
NORTHERN TOOL + EQUIPMENT 7 ELEVEN 6

THE HOME DEPOT Office DEPOT OfficeMax  
Party City

Walmart Supercenter LOWE'S  
OLD NAVY Conn's  
Academy SPORTS+OUTDOORS  
CINEMARK Michaels  
BOOT BARN SHOE CARNIVAL





# IOWA | CALCASIEU PARISH | LOUISIANA

Iowa is a town in Calcasieu Parish, Louisiana, United States. Iowa is located along the eastern edge of Calcasieu Parish. The eastern border of the town is the Jefferson Davis Parish line. According to the United States Census Bureau, the town of Iowa has a total area of 3.17 square miles. U.S. Route 90 passes through the center of town as 4th Street, and Interstate 10 passes along the northern edge, with access from exits 43 and 44. The southern terminus of U.S. Route 165 is at US 90 on the eastern town border. Lake Charles is 13 miles to the west via Highways 90 or 10, and Lafayette is 63 miles to the east. US 165 leads 85 miles northeast to Alexandria. The Town of Iowa had a population of 3,655 as of July 1, 2021.

Today, oil continues to be a vital part of the town's economy, as are farming and cattle. The largest industries in Iowa, LA are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Agriculture, Forestry, Fishing & Hunting, & Mining, and Finance & Insurance. Due to its close proximity to Lake Charles, Iowa can benefit from its economy. Lake Charles enjoys a diverse industry portfolio that continues to strengthen and build upon the city's historic economic base. Lake Charles is a resilient community, with an economic base that has been dominated by petrochemical manufacturing and refining. Southwest Louisiana has diversified its economy with aerospace, aviation, shipping, education, gaming, tourism, and more recently, the liquefied natural gas industry, all of which provide much stability for Lake Charles. The town serves as the major educational center for the southwest portion of Louisiana. Major employers in the city include Calcasieu Parish School System, Lake Charles Memorial Health System, Westlake Chemical Corporation, Turner Industries Group and Golden Nugget among the top.

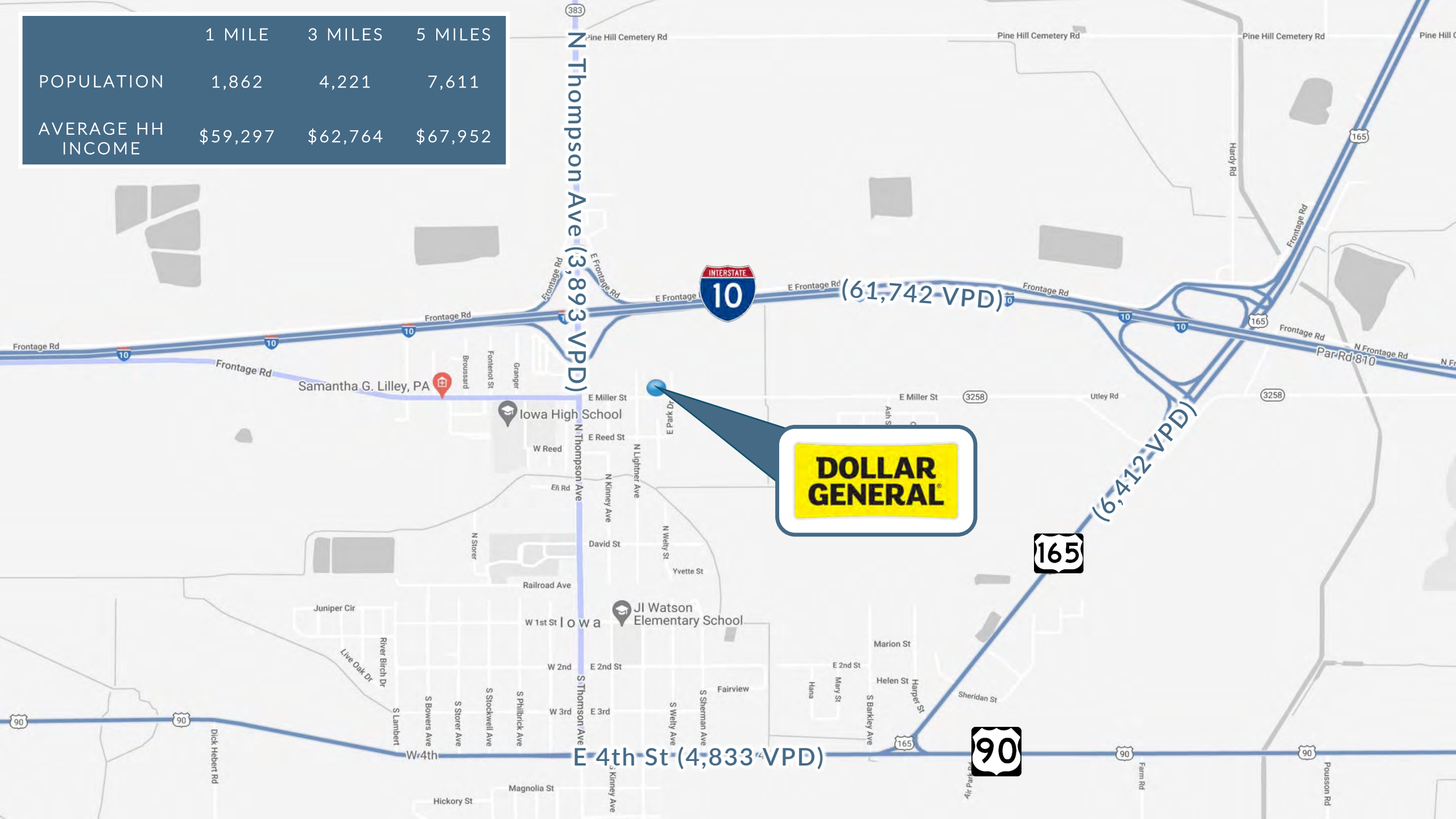
Nearby Lake Charles offer various attractions. The city is known as "The festival capital of Louisiana" due to hosting more that one hundred festivals and carnivals. Lake Charles is known for gambling, rhythm and blues music and excellent cuisine. The downtown area provides numerous opportunities for dining and enjoying live music and is well known for having a thriving nightlife. Lake Charles is a prominent region for hunting and fishing and features the Creole Nature Trail All-American Road. Riverboat casinos and horse racing are available. Attractions include Central School Arts and Humanities Center, Imperial Calcasieu Museum, The Children's Museum of Lake Charles, Mardi Gras Museum, Lake Charles Civic Center, Margaret Place and Shell Beach Drive and DeQuincy Railroad Museum & City Park. The Contraband Days festival features Cajun food, activities for families, music and is one of the biggest festivals in the state. The Mardi Gras is also a prominent event.



LAKE CHARLES, LA



	1 MILE	3 MILES	5 MILES
POPULATION	1,862	4,221	7,611
AVERAGE HH INCOME	\$59,297	\$62,764	\$67,952





A large blue and yellow Dollar General sign is visible in the background, partially obscured by the text overlay.

# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operated 17,915 stores in 46 states as of October 29, 2021. During the year, we completed 2,780 real estate projects, including the opening of our 17,000th store and the launch of our new pop shelf concept, while also delivering the 31st consecutive year of same-store sales growth. In addition, the Company is reiterating its plans to execute 2,900 real estate projects in fiscal year 2021, including 1,050 new store openings, 1,750 store remodels, and 100 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
17,915



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](https://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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