



OFFERING MEMORANDUM

Actual Property

DOLLAR GENERAL - NEW ORLEANS MSA - ABSOLUTE NNN

30364 HWY 190, LACOMBE, LA 70445

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**DOLLAR
GENERAL**

LACOMBE, LA

\$1,911,290 | 5.35% CAP

- New Orleans MSA Dollar General With Over 12.5 Years Remaining on Current Term
- 2020 Build With Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Larger 10,566 Square Foot Prototype to Accommodate Higher Projected Sales
- Strong Local Demographics - 20,000+ Residents Within 5 Miles of Subject Property
- Located on Lacombe's Main Thoroughfare, Hwy 190, With Daily Traffic Counts of Nearly 10K Vehicles
- Limited Local Retail Competition - Closest Dollar Store is 3.3 Miles Away
- Subject Property is Located in the New Orleans MSA With 1.5M+ Residents

EXCLUSIVELY MARKETING BY:

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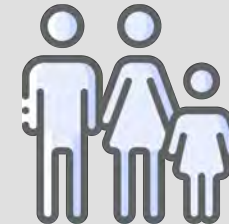
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$102,254
Rent Per SF:	\$9.68
Rent Commencement Date:	1/1/2020
Lease Expiration Date:	1/31/2035
Lease Term Remaining:	12.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Store



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	2.92 AC
Year Built:	2020
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$180.89

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	1/1/2020-1/31/2035	\$102,254	\$9.68	5.35%
Three (3), 5-Year Options 10% Increase	2/1/2035-1/31/2040	\$112,479	\$10.65	5.88%
	2/1/2040-1/31/2045	\$123,727	\$11.71	6.47%
	2/1/2045-1/31/2050	\$136,100	\$12.88	7.12%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

ROOF & STRUCTURE

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

HVAC & PARKING LOT

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

		1 Mile	3 Mile	5 Mile
	2010 Census	1,710	7,628	20,680
	2021 Estimated	1,842	8,312	22,431
	2026 Projected	1,921	8,708	23,439

POPULATION GROWTH

		1 Mile	3 Mile	5 Mile
	2010 - 2021	7.72%	8.97%	8.47%
	2021 - 2026	4.29%	4.76%	4.49%

HOUSEHOLD INCOME

		1 Mile	3 Mile	5 Mile
	Median	\$62,192	\$59,336	\$58,600
	Average	\$94,391	\$83,539	\$75,650

Demographic data provided by CoStar

NEW ORLEANS

New Orleans, also known as “The Big Easy” is the most populous city in Louisiana. It 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.

\$9.1 Billion
2021 Tourism Expenditure

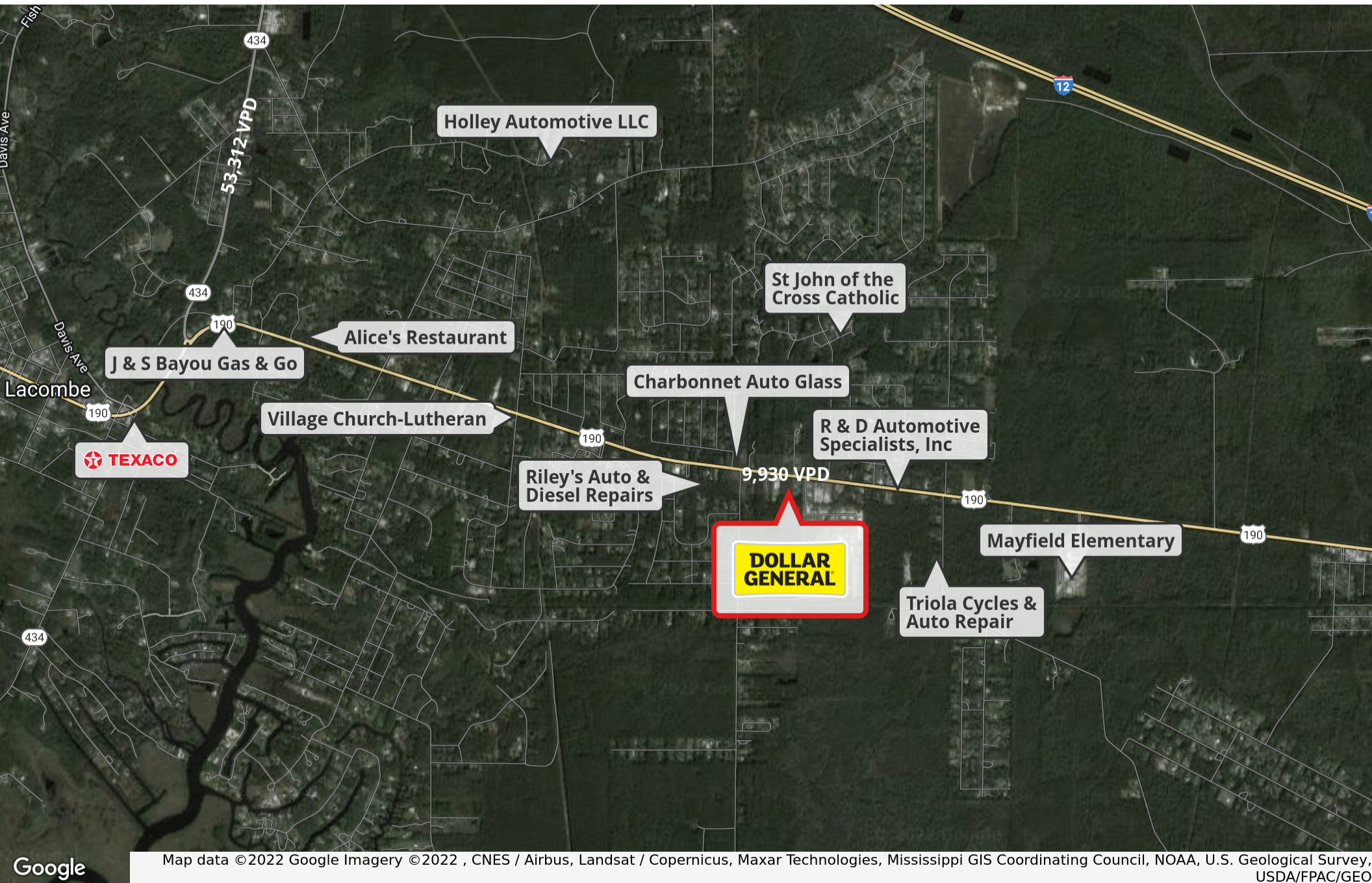


1 Million
2022 Total MSA Population



\$56,995
2022 Median Household Income





St. John of the Cross
Catholic Church

One Stop Markets
& Liquor Store

R & D Automotive
Specialists Shop

Mayfield
Elementary

Highway 190
Flea Market

Triola Cycles &
Auto Repair Shop

JimStone Co.
Stone Supplier



**DOLLAR
GENERAL**

9,930 VPD
190



Key Demographics 5 Miles



Total Population
2021
22,431



Projected Growth
2021 - 2026
4.49%



Village Lutheran
Church

Saint Tammany
Fire Department

Riley's Auto &
Diesel Repairs

Used Car
Auto Dealer

**DOLLAR
GENERAL**

190

9,930 VPD

JimStone Co.
Stone Supplier

Actual Property



Actual Property



Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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Actual Property



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