



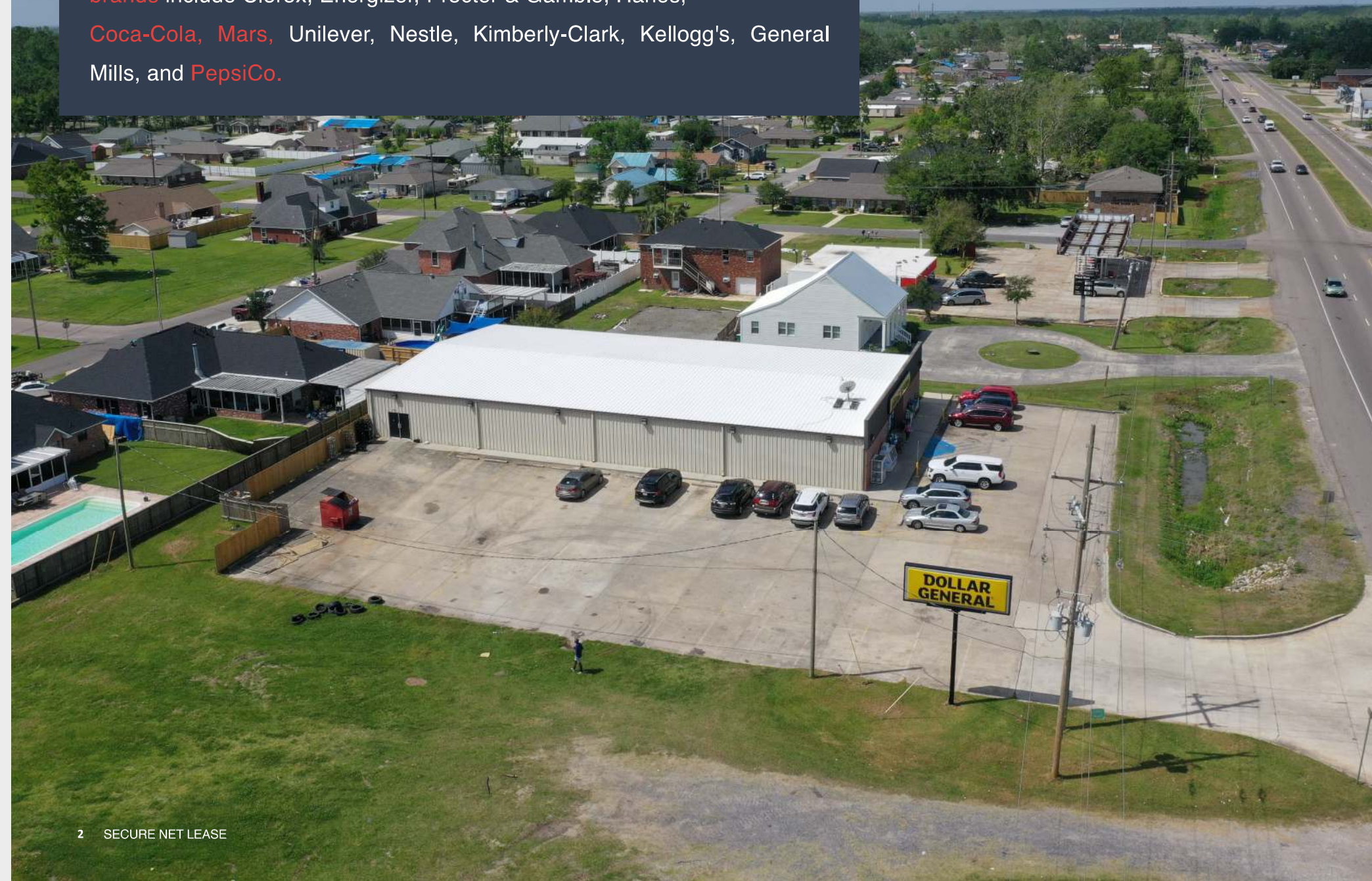
Dollar General

\$1,099,519 | 6.65% CAP

14841 Highway 90, Paradis, LA 70080

- ✓ Strong Corporate Guarantee From Dollar General
- ✓ DG Has Reached Out About Extending The Lease Early (CONTACT BROKER FOR DETAILS)
- ✓ Dollar General Has Been On Site Since 2005 And Exercised Previous Options Proving Commitment To The Site
- ✓ Remodeled in 2021
- ✓ 27 Miles From Downtown New Orleans

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL PARADIS, LA



CONTACT FOR DETAILS

Todd Lewis
Vice President
(415) 360-8007

tlewis@securenetlease.com

LA Broker of Record: Joe Mann
License #: BROK.995700860

\$1,099,519

6.65% CAP

NOI

\$73,118

Building Area

±9,014 SF

Land Area

±1.11 AC

Year Built / Renovated

2004/2021

Lease Type

NN+

Occupancy

100%



Strong Corporate Guarantee From Dollar General I Remodeled in 2021



Dollar General Has Reached Out About Extending The Lease Early (CONTACT BROKER FOR DETAILS) I Dollar General Has Been On Site Since 2005 And Exercised Previous Options Proving Commitment To The Site



Dollar General is the country's largest small-box discount retailer and has achieved 27 consecutive years of same store sales growth - sales increased 9.2% in fiscal year 2018 to \$25.6 Billion.



Amazon resistant retailer experiencing explosive growth, Dollar General plans to open roughly 1,110 stores in 2022 after opening approximately 1,050 stores in 2021.



Subject Property is located 30-miles west of New Orleans, Louisiana. The region has a long history of nurturing trade, energy, and manufacturing industries. And today, the Greater New Orleans region is one of the fastest growing technology hubs in the country.



The Greater New Orleans region is comprised of the 10 parishes found in Southeast Louisiana. In this region, you can find a vibrant business community filled with successful companies and skilled workers that live in our diverse collection of neighborhoods.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL PARADIS, LA

Dollar General

Lessee: Dollar General

Guarantor: Dollar General

REVENUE

\$27.8 B

CREDIT RATING

BBB

LOCATIONS

16,000+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation 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, clothing for the family, housewares and seasonal items at **low everyday prices in convenient neighborhood** locations. Dollar General operates **more than 16,000 stores in 46 states** as of March 2020. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL PARADIS, LA

Dollar General to Accelerate Opening Pace

JON SPRINGER, DECEMBER 04, 2020 (WINSIGHT GROCERY BUSINESS)

The Goodlettsville, Tenn.-based retailer, which already operates nearly 17,000 store locations in the U.S., expects to open 1,000 new stores, remodel another 1,670 units and relocate 110 stores by the end of the current fiscal year on Jan. 29.

The fiscal 2021 plan rate equates to more than 20 new stores every week, or as many new real estate projects in a year as a chain supermarket like Publix operates overall. Including the pace at which it renovates or locates stores, it averages a mind-boggling eight real estate projects every day of the year.

With store sizes generally ranging between a compact 7,300 and 15,000 square feet, with many units opening in existing buildings and with a number of locations in rural communities, Dollar General stores are relatively inexpensive to build.

Dollar General, the discount retailer that's flourished during the pandemic, will accelerate an already galloping pace of new store openings in 2021, planning 1,050 new locations next year along with 1,750 store renovations and 100 store relocations.

The company's capital expenditure budget for the current year is expected to come in at \$1 billion to \$1.1 billion.

Speaking in a conference call reviewing its third-quarter financials this week, Jeffery Owen, Dollar General's chief financial officer, said the company's 2021 real estate plans include adding fresh produce to about 600 stores—in addition to 1,000 that already have such an offering. About half of its new units—and 75% of its remodels—will open under its "Traditional Plus" format, which include 34 cooler doors vs. 22 for the traditional model, bringing the Dollar General still further into competition with food retailers.

EXPLORE ARTICLE



How Dollar General is Bucking the Trend

GREG PETRO, OCTOBER 04, 2019 (FORBES)

The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0% in the second quarter of this year.

This dark horse discount chain has been quietly chugging along for decades and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

But it's more than lower prices that have enabled Dollar General to thrive, particularly with Amazon (NYSE: AMZN) offering low prices and fast shipping. The retailer has taken a number of steps to remain top-of-mind and insert itself into consumers' shopping habits. I've highlighted some of the best practices that Dollar General has been employing to quietly innovate in the face of behemoths like Amazon and Walmart (NYSE: WMT) in ways that go beyond just cheap prices. Dollar General's approach speaks to its unique niche and business strategy, which aligns with the most important sales lesson of all: know your customer.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL PARADIS, LA

Initial Lease Term

Rent Commencement	February 1, 2005
Lease Expiration (Without Extension)	January 31, 2025
Lease Expiration (With Extension)	January 31, 2030 **Contact Broker For Details
Lease Type	NN+
Rent Increases	10% In Options
Annual Rent	\$68,208.00
CAM	\$6,060.00
Expenses	\$1,150.00
NOI	\$73,118.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



DOLLAR GENERAL
SUBJECT PROPERTY
14841 HWY. 90

LA 631

90

R.J. VIAL
ELEMENTARY SCHOOL
(266 STUDENTS)
J.B. MARTIN
MIDDLE SCHOOL
(875 STUDENTS)

Bent's RV

HIGHWAY 90
±31,845 VPD

RaceTrac

TACO BELL

OLD SPANISH TRAIL
±3,344 VPD

Exxon

Waffle House

Ihop
BURGER KING

JAKES

The Arc
St. Charles

Domino's

NAPA

AutoZone
Allstate
Waste in good hands.

PAPA JOHN'S
UNITED STATES
POSTAL SERVICE

True Value
Advance
Auto Parts

verizon
HIBBETT
SPORTS
CATO

Walmart
Supercenter

Wendy's

O'Reilly AUTO PARTS
POST YOUR PARTS PRICE

Walgreens

Shell

LA 3127

310

±34,255 VPD

LA 52

POPEYES
LOUISIANA KITCHEN

MURPHY
USA

LA 306

±3,950 VPD

MAGNOLIA RIDGE ROAD
±2,057 VPD

LA 633

UNITED STATES
POSTAL SERVICE

Shell

VALERO

McDonald's

SITE OVERVIEW

DOLLAR GENERAL PARADIS, LA



Year Built/ Renovated | 2004/2021



Building Area | $\pm 9,014$ SF



Land Area | ± 1.11 AC

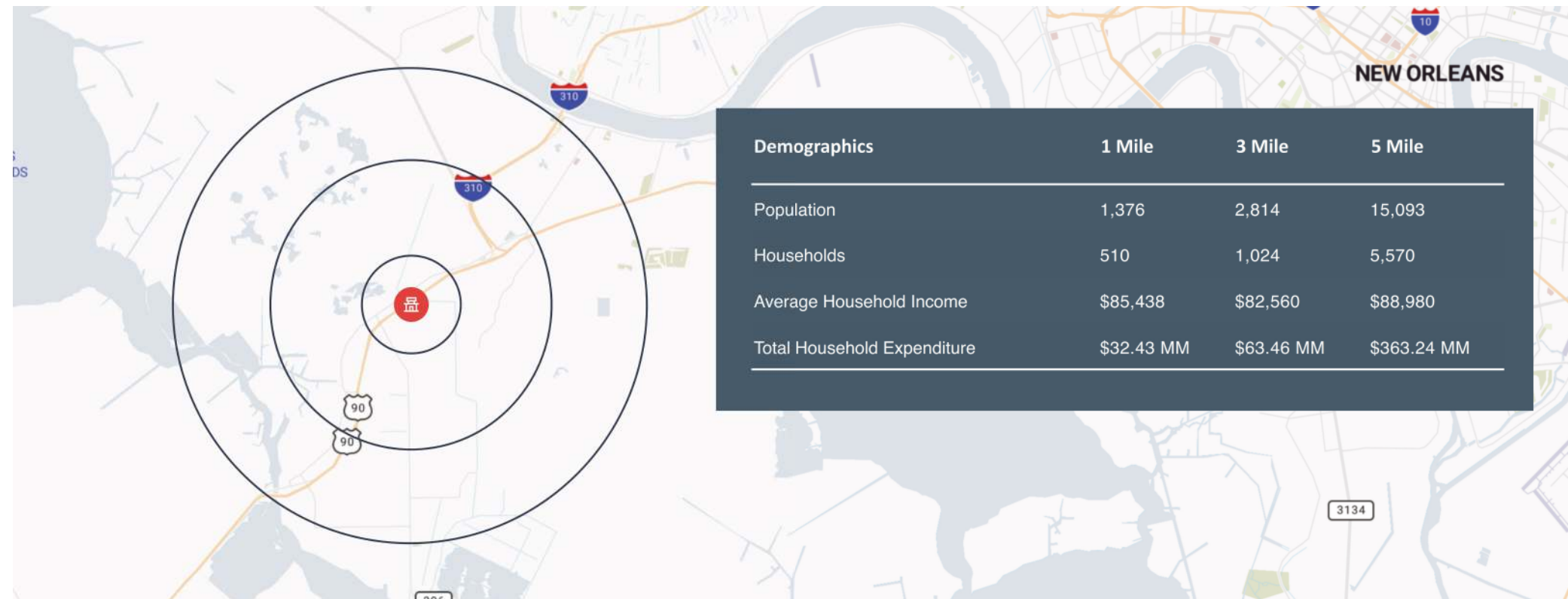
NEIGHBORING RETAILERS

- Walmart Supercenter
- AutoZone Auto Parts
- Shell
- Taco Bell
- Walgreens
- O'Reilly Auto Parts
- Valero
- CATO
- Hibbett Sports
- Wendy's



LOCATION OVERVIEW

DOLLAR GENERAL PARADIS, LA



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. St. Charles Parish Public Schools (1,723)
2. Shell Norco Manufacturing Complex (1,200)
3. Dow St. Charles (991)
4. Entergy, Waterford 3 (800)
5. Bayer (703)
6. Valero St. Charles (602)
7. St. Charles Parish Government (630)
8. St. Charles Parish Sheriff's Office (381)
9. Southern Glazer's Wine & Spirits (328)
10. St. Charles Parish Hospital (437)
11. Winn-Dixie (275)
12. Randa (211)
13. Occidental Chemical Corporation (196)
14. Walmart (155)
15. International Matex Tank Terminals (165)


LOCATION OVERVIEW

DOLLAR GENERAL PARADIS, LA

Paradis

Louisiana

 1,586
Population

 \$63,790
Median Household Income



#1 Major market of the
Year

#1

#6 Most Family-Friendly
City in America

#6

Paradis is a census-designated place (CDP) in St. Charles Parish, Louisiana, United States; part of the New Orleans-Metairie Metropolitan area.

The Greater New Orleans region is comprised of the 10 parishes found in Southeast Louisiana.

A recent rise in business activity in Greater New Orleans, especially in the technology sector, has made the region one of the most sought-after locations for relocation.

The heartbeat of Greater New Orleans is an economic engine built 300 years ago.

In this region, you can find a vibrant business community filled with successful companies and skilled workers that live in our diverse collection of neighborhoods. Today, it is a popular destination for companies looking for a culturally rich market that attracts a strong workforce, and offers low operating costs to reduce the financial burden of growth. The region has a long history of nurturing trade, energy, and manufacturing industries. And today, the Greater New Orleans region is one of the fastest growing technology hubs in the country. Here to support companies that want to take advantage of low business costs and generous incentives, and to assist existing companies with growth strategies.

IN THE NEWS

DOLLAR GENERAL PARADIS, LA

Greater New Orleans Inc. Partnering with World Trade Center New Orleans

RICH COLLINS, MARCH 8, 2022 (BIZ NEW ORLEANS)

The boards of the World Trade Center New Orleans (WTCNO) and Greater New Orleans Inc. (GNO Inc.) have approved an operational partnership that means the WTCNO will move its operations from Canal Place into GNO Inc.'s Energy Centre offices later this spring.

Our combined organizations will be **more robust and impactful** than before – and at the **same time more efficient**. I would like to offer my gratitude to the many committed board members of both organizations who worked to make this **organizational vision** a reality.”

“The formation of ‘The World Trade Center at Greater New Orleans Inc.’ is a strong signal to the world that Greater New Orleans and Louisiana are doubling down on international trade,” said Michael Hecht, GNO Inc. president and CEO, in a press release.

Founded more than **75 years ago**, WTCNO is one of more than 300 World Trade Center organizations across the globe. It has hosted many dignitaries and heads of state over the years as part of its mission to promote diplomacy and free trade. GNO Inc., meanwhile, has received multiple **economic development** awards as it focuses on attracting companies, jobs and wealth — and creating a better environment for business investment.

“The operational partnership between our **two organizations** is a game changer and a win-win-win,” said Paul Aucoin, president and chairman of the WTCNO. “I applaud both boards for their **determination and selflessness** to make the right decision in the right direction for our respective organizations.”

GNO Inc. plans to support and enhance WTCNO programs, including business development, **business missions**, trade policy, trade committees and promotions.

EXPLORE ARTICLE



At Annual Meeting, GNO Inc.'s Michael Hecht Says It's Time to 'Change the Game'

RICH COLLINS, MARCH 18, 2022 (BIZ NEW ORLEANS)

The region's most visible business booster delivered the message at a jam-packed “state of the region” luncheon on March 17 at the New Orleans Hyatt Regency Hotel.

Approximately **1,200 attendees** dined on duck confit while listening to speeches, watching a flashy video and even taking in a silly SNL-style skit designed to highlight 2021 economic development wins and lay out **GNO Inc.'s priorities** for the coming year. Adding to the spectacle, WWL Radio set up a live broadcast from the event. In addition to Hecht, the **organization's outgoing chair** Gay Le Breton and incoming chair Richard Cortizas both took a turn at the podium.

Michael Hecht, president and CEO of Greater New Orleans Inc., says he wants to “change the game” in regard to economic development in southeast Louisiana.

Hecht said 2021 was the “**year of exiting gracefully**” thanks to sales of Lucid, Sonpro Solar, Levelset and other regional startups whose combined price tag adds up to about **\$2.5 billion**. He estimated that, once the transactions are complete, **\$1 billion** of that will be pumped back into the New Orleans economy to “keep the flywheel turning.”

While celebrating recent successes, Hecht also urged the attendees to think bigger — and to support changes that will unleash the southeast Louisiana economy.

“**Things can change**,” Hecht told the audience. “We do not have to accept the past as prologue, accept the past as inevitable. ... And we know that we can be **world class** as a region as a state. We cannot accept mediocrity, right?”

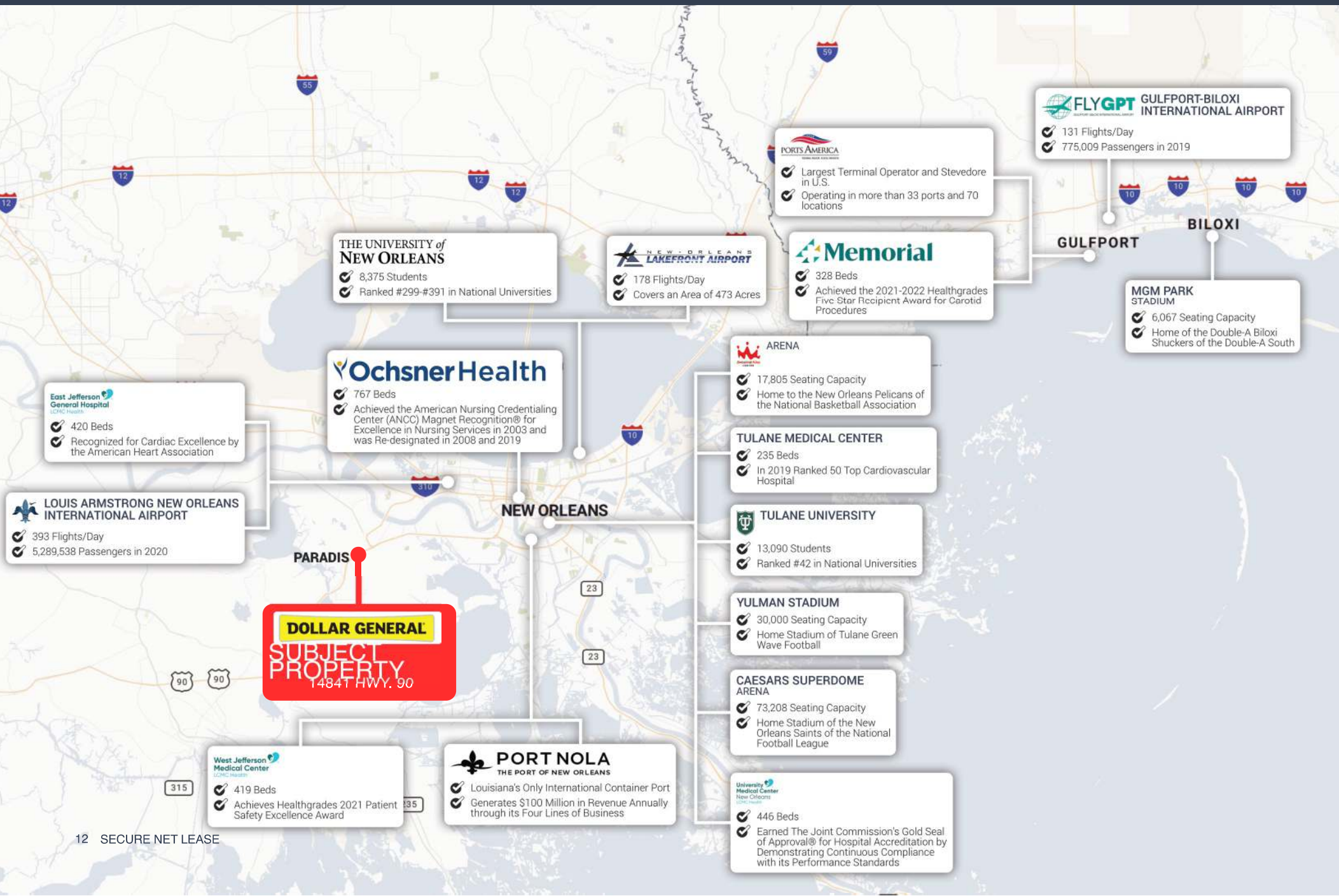
Hecht said the pandemic and unrest in Europe have created an **opportunity** for south Louisiana ports and logistics companies to bring in **more business**.

EXPLORE ARTICLE



NEW ORLEANS-METAIRIE MSA

DOLLAR GENERAL PARADIS, LA



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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