



Representative Photo

DOLLAR GENERAL

WOODWORTH, LA (ALEXANDRIA MSA)

an exclusive absolute net lease offering

Marcus & Millichap

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or norecord of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PRICING INFORMATION

Offering Price	\$1,927,040
Cap Rate	5.00%
Price/SF	\$181
Current NOI	\$96,352

PROPERTY DETAILS

Address	9413 US-165, Woodworth, LA 71485
Tenant	Dollar General
Lease Type	Absolute Net
Lot Size	1.55 Acres
Year Built	2021
Gross Leasable Area	10,640 SF



Representative Photo

INVESTMENT HIGHLIGHTS

- 2021 Construction Dollar General with nearly 14 years of base term remaining on an absolute net lease - zero landlord responsibility
- Supporting demographics and extremely limited retail competition make this an ideal Dollar General location as a one-stop shop for local consumers' groceries and household goods
- Strong retail visibility: located along Woodworth's main thoroughfare, Highway 165, which sees traffic volume of over 8,000 vehicles per day
- 35,000 residents within a 10-mile radius with an average household income of nearly \$87,000

LEASE SUMMARY



LEASE ABSTRACT

Tenant	Dollar General
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Original Lease Term	15 Years
Lease Expiration	4/30/2036
Renewal Options	3 5-Year
Rent Increases	10% at Options
Term Remaining on Lease	13.7 Years

RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current (Years 1-15)	\$96,352	\$8,029	\$9.06
Option 1 (Years 16-20)	\$105,987	\$8,832	\$9.96
Option 2 (Years 21-25)	\$116,586	\$9,715	\$10.96
Option 3 (Years 26-30)	\$128,244	\$10,687	\$12.05

TENANT PROFILE

TENANT OVERVIEW

Company	Dollar General
Founded	1939
Ownership	Private
Locations	18,000
Trade Symbol	DG (NYSE)
Total Revenue	\$34.2 Billion in 2021
Headquarters	Goodlettsville, TN
Website	www.dollargeneral.com



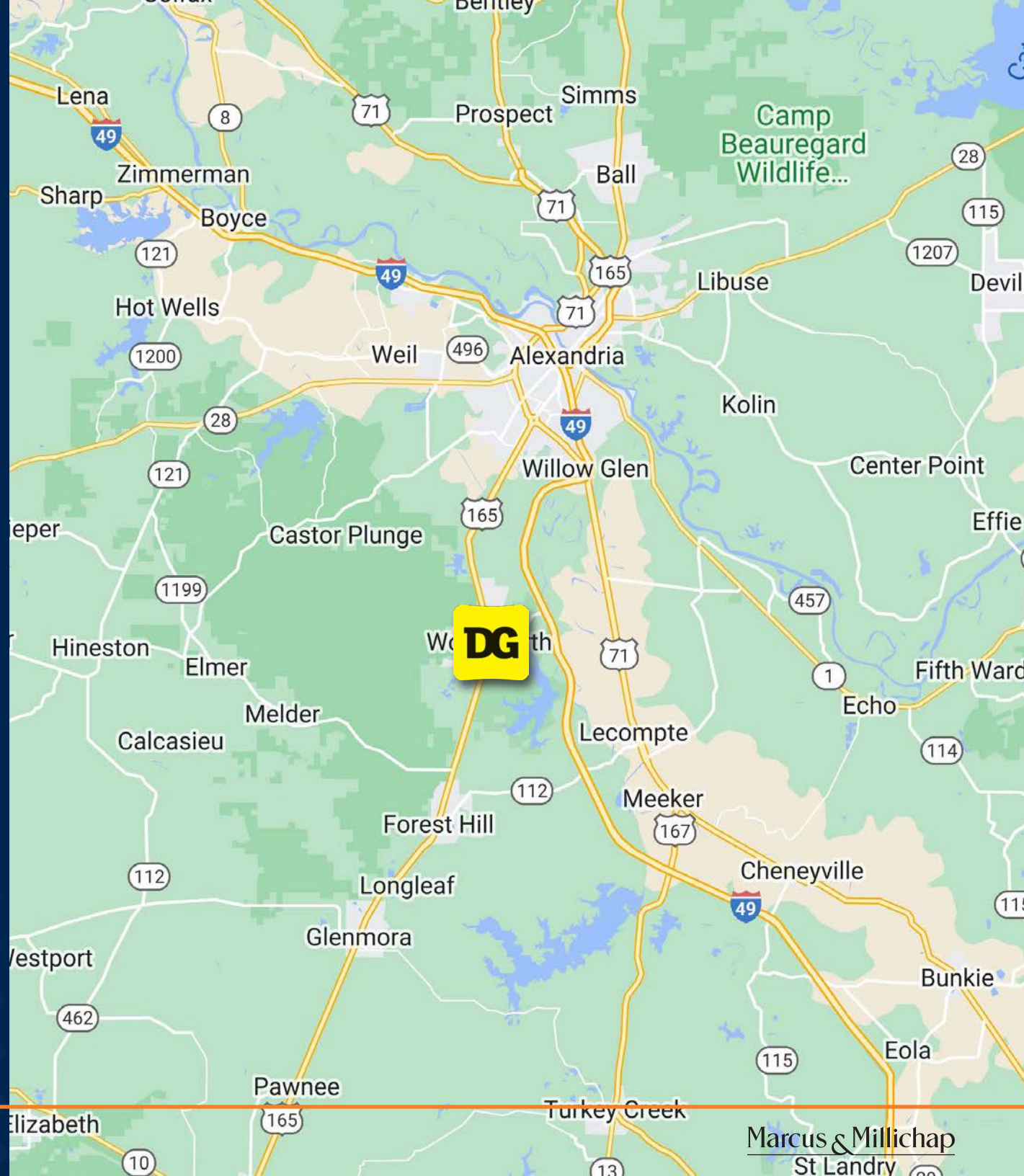
TENANT HIGHLIGHTS

- Dollar General is the nation's largest discount retailer by sales
- DG reported a 1.4% Y-O-Y increase in net sales to \$34.2 Billion in 2021
- Ranked #106 on the Fortune 500

Dollar General is a discount retail chain that operates 18,356 stores in 47 states as of April 29, 2022. The company offers affordably priced items in a variety of categories that include food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items. The company focuses on providing customer's household necessities and sources items from popular brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo, as well as private brands.

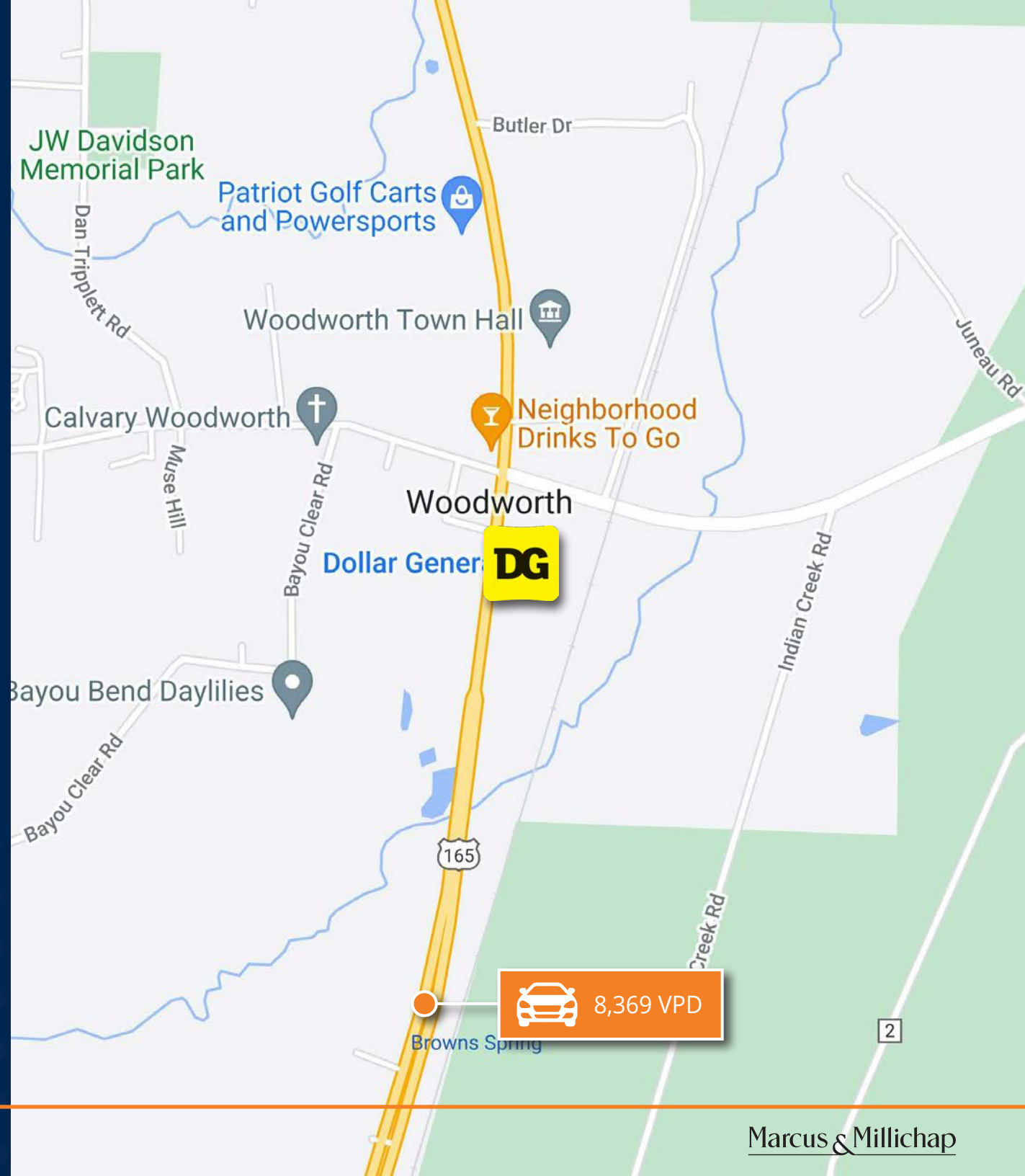
REGIONAL MAP

The subject property is located in Woodworth, Louisiana, a town considered to be booming as a bedroom community for the nearby city of Alexandria, which is 15 miles northeast. Woodworth is part of the Alexandria MSA (population: 153,000+).



LOCAL MAP

Dollar General is located along US Highway 165, the main thoroughfare in Woodworth which sees traffic counts of over 8,000 vehicles per day. Extremely limited retail competition in the area makes this Dollar General local consumers' one-stop shop for groceries and household goods.



LOCAL DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
2026 Projection	1,519	3,305	35,104
2021 Estimate	1,473	3,161	34,366
2010 Census	1,430	3,009	34,521
2000 Census	1,450	2,763	31,750

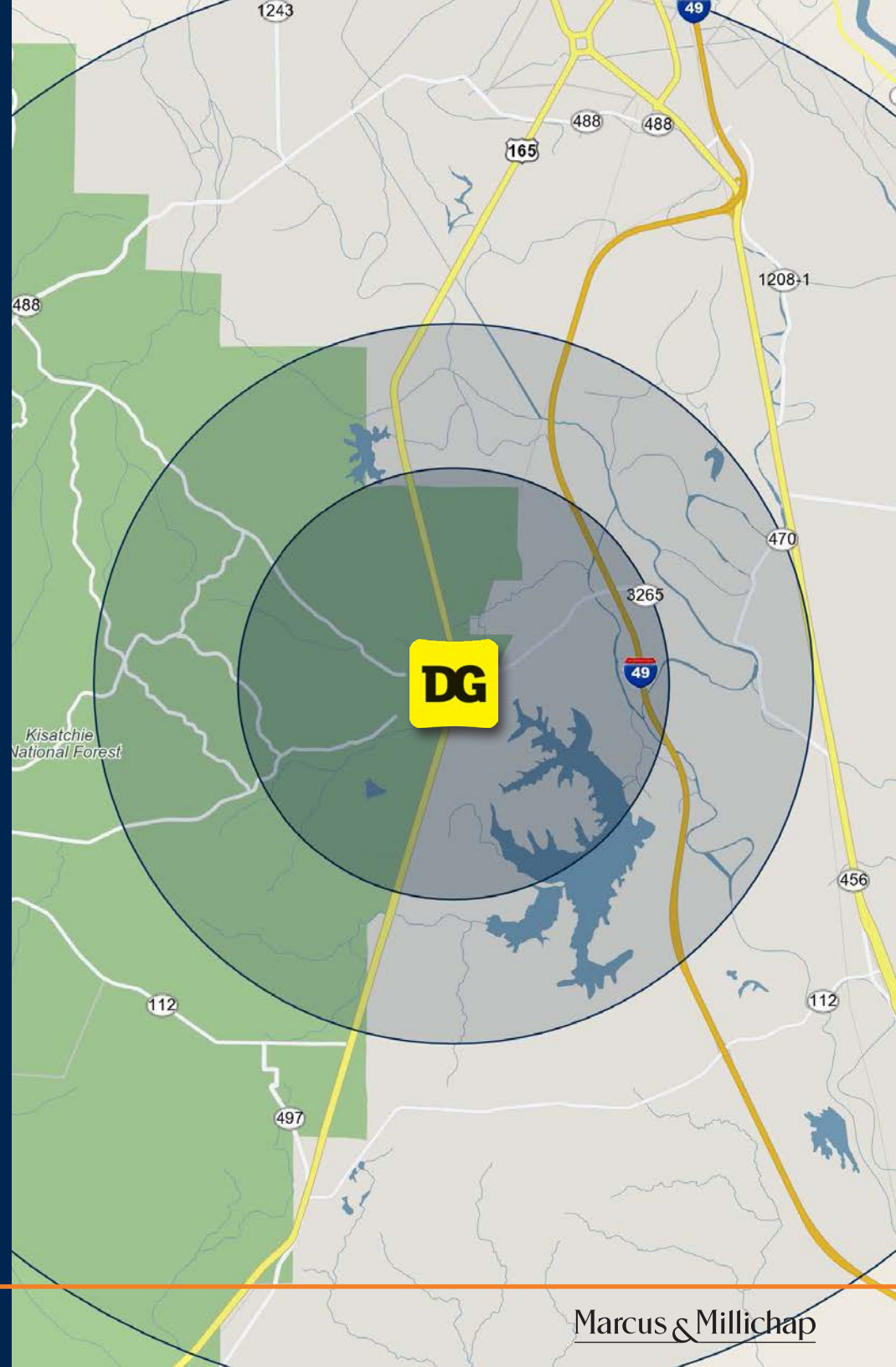
HOUSEHOLD INCOME			
Average	\$93,443	\$92,785	\$86,390
Median	\$72,399	\$71,841	\$62,727
Per Capita	\$37,825	\$36,755	\$34,423

HOUSEHOLDS			
2026 Projection	626	1,325	14,007
2021 Estimate	596	1,252	13,622
2010 Census	573	1,181	13,606
2000 Census	522	1,017	12,232

HOUSING			
Median Home Value	\$225,007	\$191,515	\$164,970

EMPLOYMENT			
2021 Daytime Population	942	2,330	40,969
2021 Unemployment	4.46%	4.05%	4.38%
Avg Minutes Traveled	26	25	21

EDUCATIONAL ATTAINMENT			
High School Graduate (12)	32.00%	34.49%	32.87%
Some College (13-15)	23.83%	23.48%	23.03%
Associate Degree Only	5.92%	6.12%	6.50%
Bachelor's Degree Only	17.74%	15.89%	16.77%
Graduate Degree	11.85%	9.65%	8.99%



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Broker of Record:

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