



814 RUE DU BELIER | LAFAYETTE, LA 70506

OFFERING MEMORANDUM



INTERACTIVE OM

EXCLUSIVELY LISTED BY

DONNIE JARREAU

Broker of Record

BROK.995704351-CORP (LA)

TABLE OF CONTENTS

3

4

6

8

11

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- **Corporate Guarantee** – Family Dollar/Dollar Tree has over 16,000 locations
- **NN Lease** – Minimal Landlord responsibilities
- **Options to Extend** – Family Dollar has Six, 5-year options to extend the lease with 5% rental increases
- **Lafayette, LA** – Being the 4th largest city in Louisiana, Lafayette is a diverse city with several universities
- **Upgraded Construction** – Built in 2019, this building is superior construction to other Dollar Stores in the market
- **Strong Demographics** – 109,000+ people in a 5-mile population is far above the national dollar store average population
- **Dense Retail Area** – Subject property is within a 1-mile radius of a Wal-Mart, Sam's Club, Walgreens, and Albertsons

TENANT

- **Essential Retailer** – Family Dollar has proven to be one of the most profitable companies throughout the COVID pandemic
- **Expanding Concept** – Family Dollar was acquired by Dollar Tree in 2015 and the new joint company has been rapidly expanding their footprint
- **Investment Grade Credit** – Family Dollar boasts a credit rating of BBB- (S&P)





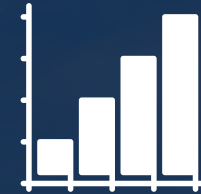
\$1,262,222

LIST PRICE



\$85,200

NOI



6.75%

CAP RATE

BUILDING INFO

Address	814 Rue Du Belier Lafayette, LA 70506
GLA	±8,320 SF
Cap Rate	6.75%
Year Built	2019
Lot Size	±1.32 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	11/29/2019
Lease Expiration Date	3/31/2030
Term Remaining on Lease	±8 Years
Increase	5% in options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
11/29/2019 - 3/31/2030	\$7,100.00	\$85,199.99	6.75%
Option 1	\$7,446.67	\$89,360.00	7.08%
Option 2	\$7,793.33	\$93,520.00	7.41%
Option 3	\$8,140.00	\$97,680.00	7.74%
Option 4	\$8,486.67	\$101,840.00	8.07%
Option 5	\$8,833.33	\$106,000.00	8.40%
Option 6	\$9,180.00	\$110,160.00	8.73%

FINANCING INQUIRIES

For financing options reach out to:

Price Butcher
price.butcher@matthews.com
+1 (615) 216-6223



PRAIRIE ELEMENTARY
603 STUDENTS



LE BARN ROUGE
WEDDIGN VENUE



SUBJECT PROPERTY

RUE DU BELIER ± 10,000 VPD



+ ACADIANA HIGH
1,733 BEDS

+ OCHSNER LAFAYETTE GENERAL
334 BEDS



PRairie ELEMENTARY
603 STUDENTS



W CONGRESS ST ± 14,000 VPD



SUBJECT PROPERTY

RUE DU BELIER ± 10,000 VPD

LE BARN ROUGE WEDDIGN VENUE

AREA OVERVIEW

LAFAYETTE, LA

The Lafayette Metropolitan Area, located along the Vermillion River, is Louisiana's third-largest metropolitan area with a population of 478,384. The Acadiana region of Louisiana, containing Lafayette, is the largest population and economic corridor between Houston, TX, and New Orleans. Originally established as Vermilionville in the 1820s, Lafayette developed as an agricultural community. Since the discovery of oil in the area in the 1940s, the city and parish have had the highest number of workers in the oil and natural gas industry in Louisiana.

With the establishment of the University of Louisiana Lafayette campus and the continued diversification of its economy, the city and metro area have experienced population growth and were nicknamed "The Hub City." The city's growth has made it a center for technology, healthcare and social services, aerospace, banking, and retail. Notable corporations with headquarters or a large presence in the metropolitan area include Amazon, Brookshire Grocery Company, CGI, JP Morgan Chase, Ochsner Health System, Petroleum Helicopters International, and Rouses Markets.

PROPERTY DEMOGRAPHICS

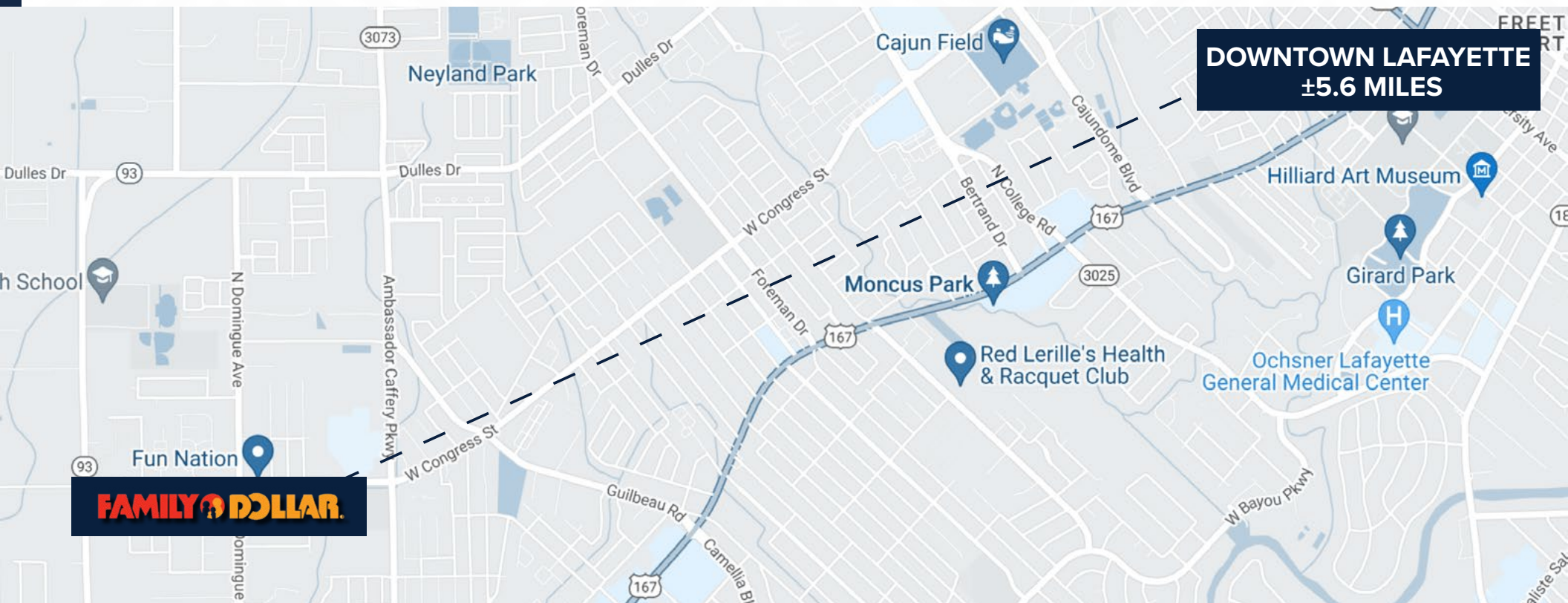
DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2027 Projection	5,474	51,349	110,655
2022 Estimate	5,460	51,132	109,367
Growth 2022-2027	0.26%	0.42%	1.18%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	2,212	22,371	47,881
2022 Estimate	2,156	21,761	46,227
Growth 2022-2027	2.64%	2.81%	3.58%
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$78,001	\$80,822	\$86,768



UNIVERSITY OF LOUISIANA AT LAFAYETTE

Founded in 1898 and the second largest university in Louisiana, the University of Louisiana at Lafayette has an enrollment of over 16,000 students. The school offers bachelor's, master's, and doctoral degrees in a wide range from the humanities to hard sciences, and they are among the nation's leaders in areas such as computer science, environmental biology, and nursing. They are also among the top 180 universities in the United States in R&D expenditures.

The University of Louisiana at Lafayette's mascot is the Louisiana Ragin' Cajuns and their athletes compete in the NCAA Sun Belt Conference. Their sports include football, baseball, softball, cross country, basketball, track and field, golf, tennis, volleyball, and soccer.





NEW ORLEANS KAYAK SWAMP TOURS

Explore the stunning beauty of the swamps and the New Orleans plantation tours like the Whitney Plantation tour with a knowledgeable eco-guide on a combo tour.

BAYOU TECHE BREWING

Bayou Teche Brewing crafts beer that pair with Acadiana's Cajun and Creole cuisine and lifestyle. Our beer can be found in bottles and on tap in stores and restaurants around Acadiana. On site tap room and tours.



FESTIVAL INTERNATIONAL DE LOUISIANE

Festival International de Louisiane is a non-profit organization that produces the largest international music and arts festival in the United States with a special emphasis on the connection between Acadiana and the Francophone world with an estimated economic impact of 49 million annually. With over 300,000 festival goers every year, the annual festival features musical performances by artists from over 20 countries along with workshops, exhibits, visual art, theater and other forms of performance arts. The 5-day festival is held in April transforming downtown Lafayette, Louisiana into an entertainment mecca.

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$26.3B

2021 REVENUE



1959

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **814 Rue Du Belier, Lafayette, LA 70506** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Group, Inc.. The material and information in the Offering Memorandum is unverified. Matthews Retail Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Retail Group, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group, Inc..

Owner and Matthews Retail Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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BROKER OF RECORD

Donnie Jarreau

Lic No. BROK.995704351-CORP (LA)