



FAMILY DOLLAR[®]

29445 S FROST RD | LIVINGSTON, LA, 70754

OFFERING MEMORANDUM

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



INVESTMENT HIGHLIGHTS

Lease and Location

- Bite sized deal priced at an extremely attractive 7.50% cap rate in today's competitive market
- Excellent visibility and access off Hwy 12, which leads to downtown Baton Rouge
- Livingston is approximately 28-Miles East of Baton Rouge
- Corporately guaranteed lease
- Five, 5-Year renewal periods remaining all of which include attractive 10% rental increases
- Ideally positioned within 5 minutes from Doyle Elementary, Doyle High school, Livingston Parish School, and St. Paul Cathlic School
- Livingston is approximately 28-Miles East of Baton Rouge
- Baton Rouge is the 2nd largest city in Louisiana

Tenant

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts a strong investment grade credit rating of BBB (S&P)

REPRESENTATIVE PHOTO





LIVINGSTON PARISH
FAIRGROUNDS

Exxon

FLORIDA BLVD ± 10,000 VPD

190

LIVINGSTON PARISH
ANIMAL SHELTER

DOWN HOME
CAFE



G & J DRIVE INN

True Value

Henderson
Auctions

LIVINGSTON PARKS
AND RECREATION



DOYLE HIGH SCHOOL
675 STUDENTS

LIVINGSTON PARISH LIBRARY
MAIN BRANCH



DOYLE HIGH SCHOOL
589 STUDENTS



SUBJECT PROPERTY



LAGNIAPPE
NUTRITION

COOKIES CB &
ACCESSORIES



LIVINGSTON PARISH
GOV OFFICES



LIVINGSTON PARISH
PUBLIC WORKS



FINANCIAL OVERVIEW



\$916,373
LIST PRICE



68,728
NOI



7.50
CAP RATE

BUILDING INFO

| | |
|-----------------|---|
| ADDRESS | 29445 S Frost Rd Livingston, LA 70754 |
| YEAR BUILT | 2006 |
| GLA OF BUILDING | ±9,180 SF |
| LOT SIZE | ±0.62 AC |

TENANT SUMMARY

| | |
|-----------------------|------------------------------|
| TENANT NAME | Family Dollar |
| TYPE OF OWNERSHIP | Fee Simple |
| LEASE GUARANTOR | Corporate |
| LEASE TYPE | NN |
| ROOF AND STRUCTURE | Landlord Responsible |
| TERM REMAINING | ±4 Years |
| ORIGINAL LEASE TERM | 15 Years |
| RENT COMMENCEMENT | 6/1/2006 |
| LEASE EXPIRATION DATE | 6/30/2026 |
| INCREASES | 10% Every 5 Years In Options |
| OPTIONS | Five, 5-Year Options |

ANNUALIZED OPERATING DATA

| LEASE COMMENCE | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|---------------------|--------------|--------------|----------|----------|
| CURRENT - 6/30/2026 | \$5,727.34 | \$68,728.08 | \$718 | 7.50% |
| OPTION 1 | \$6,300.00 | \$75,600.00 | \$7.90 | 8.24% |
| OPTION 2 | \$6,930.00 | \$83,160.00 | \$8.69 | 9.07% |
| OPTION 3 | \$7,623.00 | \$91,476.00 | \$9.56 | 9.98% |
| OPTION 4 | \$8,385.25 | \$100,623.00 | \$10.52 | 10.98% |
| OPTION 5 | \$9,223.75 | \$110,685.00 | \$11.57 | 12.07% |

FINANCING INQUIRIES

For financing options reach out to:
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TENANT OVERVIEW

COMPANY NAME
DOLLAR TREE, INC.

OWNERSHIP
PUBLIC

INDUSTRY
DOLLAR STORES

HEADQUARTERS
CHESAPEAKE, VA

NO. OF EMPLOYEES
±60,000

REPRESENTATIVE PHOTO



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 ±15,115 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.



15,115+
LOCATIONS



\$23B
2019 REVENUE



1959
FOUNDED

AREA OVERVIEW

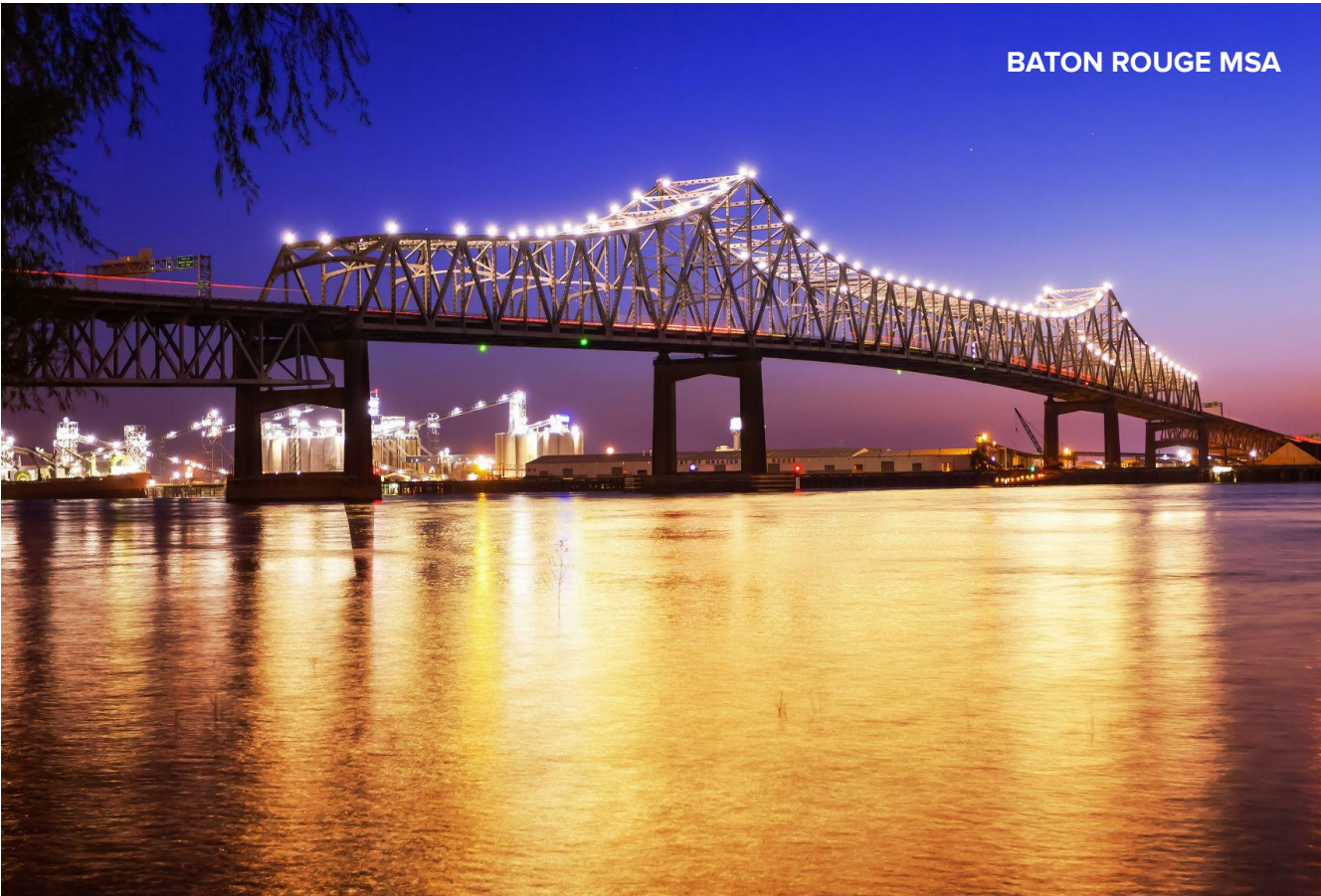
LIVINGSTON, LA

The town of Livingston is a cozy and quiet one in Louisiana, as it's just over three square miles. Many of the people who live here commute to work in neighboring towns and cities; specifically, those who enjoy a simple home life. However, the small-town atmosphere combined with outdoor entertainment and dining, makes this city a great place to live.

Aside from the typical dining options like fast-food chains, the locals really prefer the independently owned eateries such as Wayne's Real BBQ off Route 63. Its hole-in-the-wall ambiance coupled with out-of-this-world brisket makes this place really stand out from the pack.

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| Five-Year Projection | 2,002 | 5,932 | 10,213 |
| Current Year Estimate | 1,952 | 5,663 | 9,670 |
| 2010 Census | 1,301 | 4,360 | 8,330 |
| Growth Current Year-Five-Year | 2.58% | 4.75% | 5.62% |
| Growth 2010-Current Year | 50.05% | 29.89% | 16.08% |
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
| Five-Year Projection | 722 | 2,189 | 3,849 |
| Current Year Estimate | 663 | 1,968 | 3,437 |
| 2010 Census | 440 | 1,488 | 2,891 |
| Growth Current Year-Five-Year | 8.91% | 11.23% | 12.00% |
| Growth 2010-Current Year | 50.65% | 32.3% | 18.87% |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| Average Household Income | \$74,727 | \$73,368 | \$73,085 |





BATON ROUGE, LA

Situated on the Mississippi River, Baton Rouge represents the best of Louisiana's vibrant culture. The state capital, Baton Rouge is a thriving city that is home to both LSU and Southern University and numerous businesses and industrial facilities.

Known for its unique food and its lively music, Red Stick has something for everyone - including a local government that cares. Baton Rouge is Louisiana's Capital City and the hub of all things Louisiana. Baton Rouge is centrally located just an hour from both New Orleans and Lafayette. Baton Rouge is the perfect city to explore all of the cultures Louisiana has to offer. Baton Rouge houses over 300 years of history that can be tasted in delectable food, seen throughout the distinct architecture, and learned through unique culture.

ECONOMY

Baton Rouge enjoys a strong economy. Over the last year, Baton Rouge has seen a 1.3% increase in the job market. Over the next decade, Baton Rouge will see a 24.4% job growth. Companies such as The Shaw Group, Turner Industries, Community Coffee, Celtic Media Centre, and Pixel Dash Studios are all headquartered in Baton Rouge.

MAJOR EMPLOYERS

ExxonMobil

**THE SHAW
GROUP**

JACOBS®



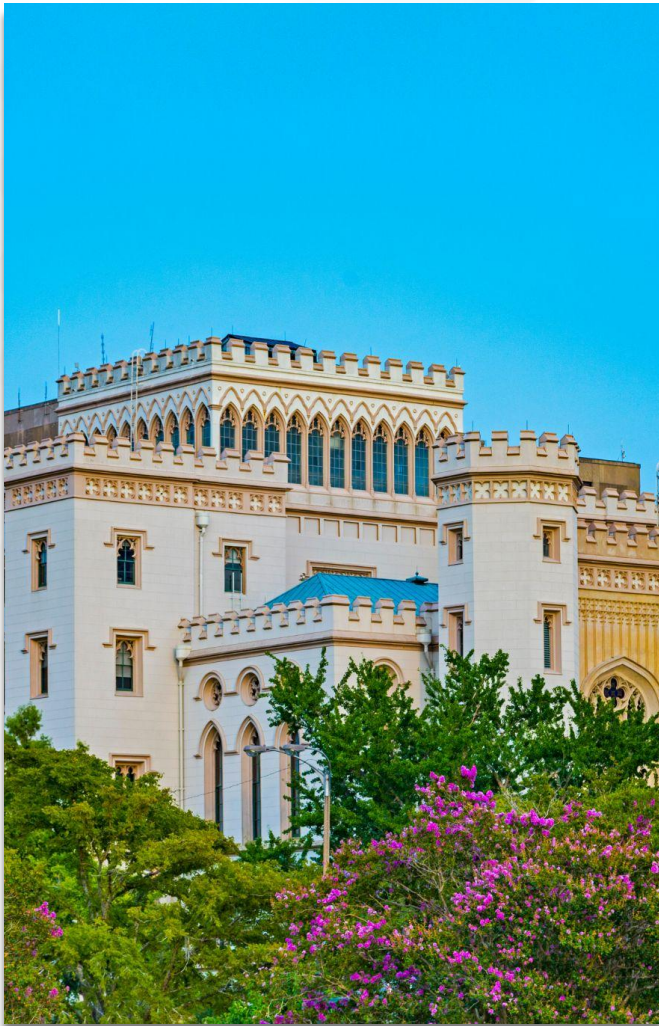
LSU

**TURNER
INDUSTRIES**

TOURISM

The tourism industry in Baton Rouge represents \$1 billion in economic impact annually. Over 11.3 million visitors come to Baton Rouge each year to explore historical sites, catch college sports games, or attend annual festivals and events. Visitors spend over \$958 million annually while in Baton Rouge.



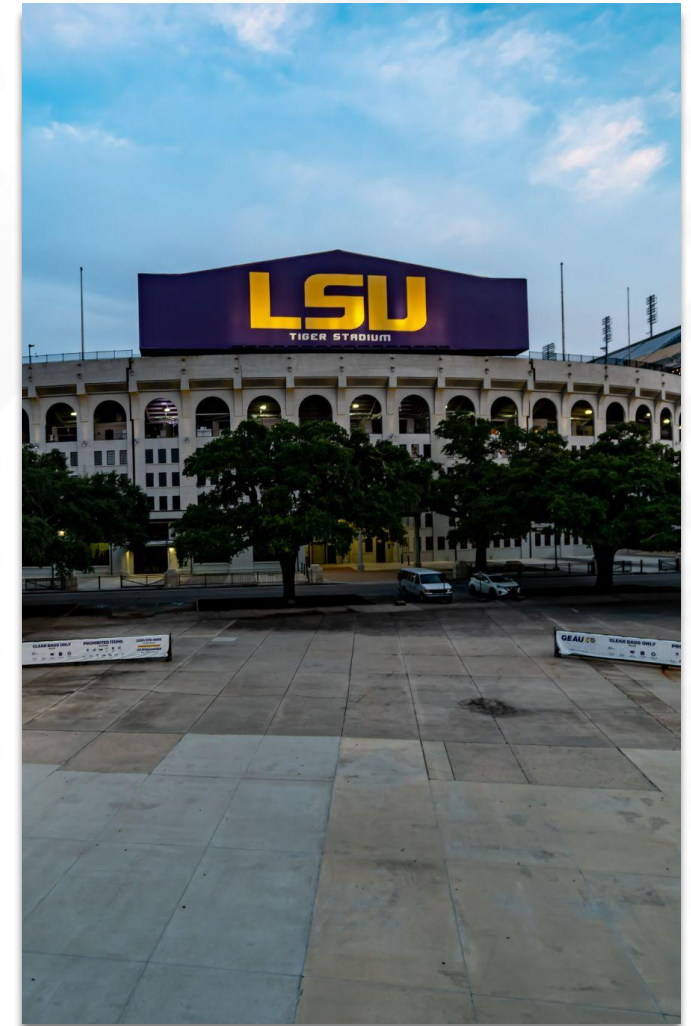


OLD LOUISIANA STATE PARK

The Old State Capitol offers a look into Louisiana's rich culture. The National Historic Landmark stands high on a bluff overlooking the Mississippi River. It houses the Old State Capitol Museum of Political History that contains several state of the art exhibits. The "Castle on the River" is the recipient of distinguished awards for architecture and exhibit design. Atop the cast iron staircase offers a view of the stained glass cathedral dome in the unique blend of Gothic and Victorian architecture.

BATON ROUGE ZOO

The Baton Rouge Zoo is the perfect place for family friendly fun all year long. The zoo is home to animals from around the world including tigers, black rhinos, flamingos, alligators and giraffes. The Baton Rouge Zoo also takes strides in the conversation and protection of animals by participating in 30 international Species Survival Plans for critically endangered species. The zoo also hosts a number of events throughout the year including the Zoo Lights and Brew at the Zoo, among others.



LSU TIGER STADIUM

LSU sports and particularly the football program have a huge economic impact in Baton Rouge. An LSU football game is a huge attraction. Tiger Stadium has become the fifth largest stadium in the nation and packs nearly 100,000 fans. LSU home football games are events talked about year round and happenings in Tiger Stadium are passed down from generation to generation. Poll after poll has proclaimed Tiger Stadium as one of the greatest sites anywhere for a football game - college or professional.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **29445 S Frost Rd, Livingston, LA, 70754** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, 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. and conduct their own due diligence.

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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.

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