



FAMILY DOLLAR[®]

28534 LA-23 | PORT SULPHUR, LA, 70083

OFFERING MEMORANDUM

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REAL ESTATE INVESTMENT SERVICES



INVESTMENT HIGHLIGHTS

Lease and Location

- Bite sized deal priced at an extremely attractive 9% cap rate
- Excellent visibility and access off Highway 23, which leads to downtown New Orleans.
- Corporately guaranteed lease
- Five, 5-Year renewal periods remaining all of which include attractive 10% rental increases
- Long operating history – Family Dollar has successfully operated at this location since 2006
- Strategically located within 1 mile from South Plaquemines Elementary School, Port Sulphur High School, and the YMCA.
- The subject property is located approximately 50 miles south of New Orleans
- New Orleans is the 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



NEW ORLEANS

± 48.4 MILES AWAY

23

ENGLISH TURN GOLF & COUNTRY CLUB

BELLE CHASSE



SHELL BEACH



JEAN LAFITTE NATIONAL HISTORICAL PARK AND PRESERVE, BARATARIA PRESERVE



BELLE CHASSE MIDDLE
773 STUDENTS

23



PHOENIX HIGH
198 STUDENTS

LAFITTE

ALLIANCE

PHOENIX

DAVANT

POINT A
LA HACIENDA



23



SOUTH PLAQUEMINES
ELEMENTARY
195 STUDENTS

SUBJECT PROPERTY



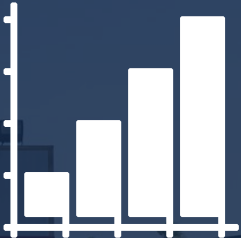
FINANCIAL OVERVIEW



\$550,000
LIST PRICE



\$49,500
NOI



9.00%
CAP RATE

BUILDING INFO

ADDRESS	28534 LA-23
YEAR BUILT	2008
GLA OF BUILDING	±7,489 SF
LOT SIZE	±1.00 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	±1 Years
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT	6/1/2006
LEASE EXPIRATION DATE	6/30/2023
INCREASES	10% Every 5 Years
OPTIONS	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
CURRENT - 6/30/2023	\$4,125.00	\$49,500.00	\$6.06	9.00%
OPTION 1	\$4,537.50	\$54,450.00	\$7.27	9.90%
OPTION 2	\$4,991.25	\$59,895.00	\$7.99	10.89%
OPTION 3	\$5,490.34	\$65,884.08	\$8.79	11.97%
OPTION 4	\$6,039.34	\$72,472.08	\$9.67	13.17%
OPTION 5	\$6,643.25	\$79,719.00	\$10.64	14.49%

FINANCING INQUIRIES

For financing options reach out to:
 Patrick Flanagan
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 +1 (214) 550-0277

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

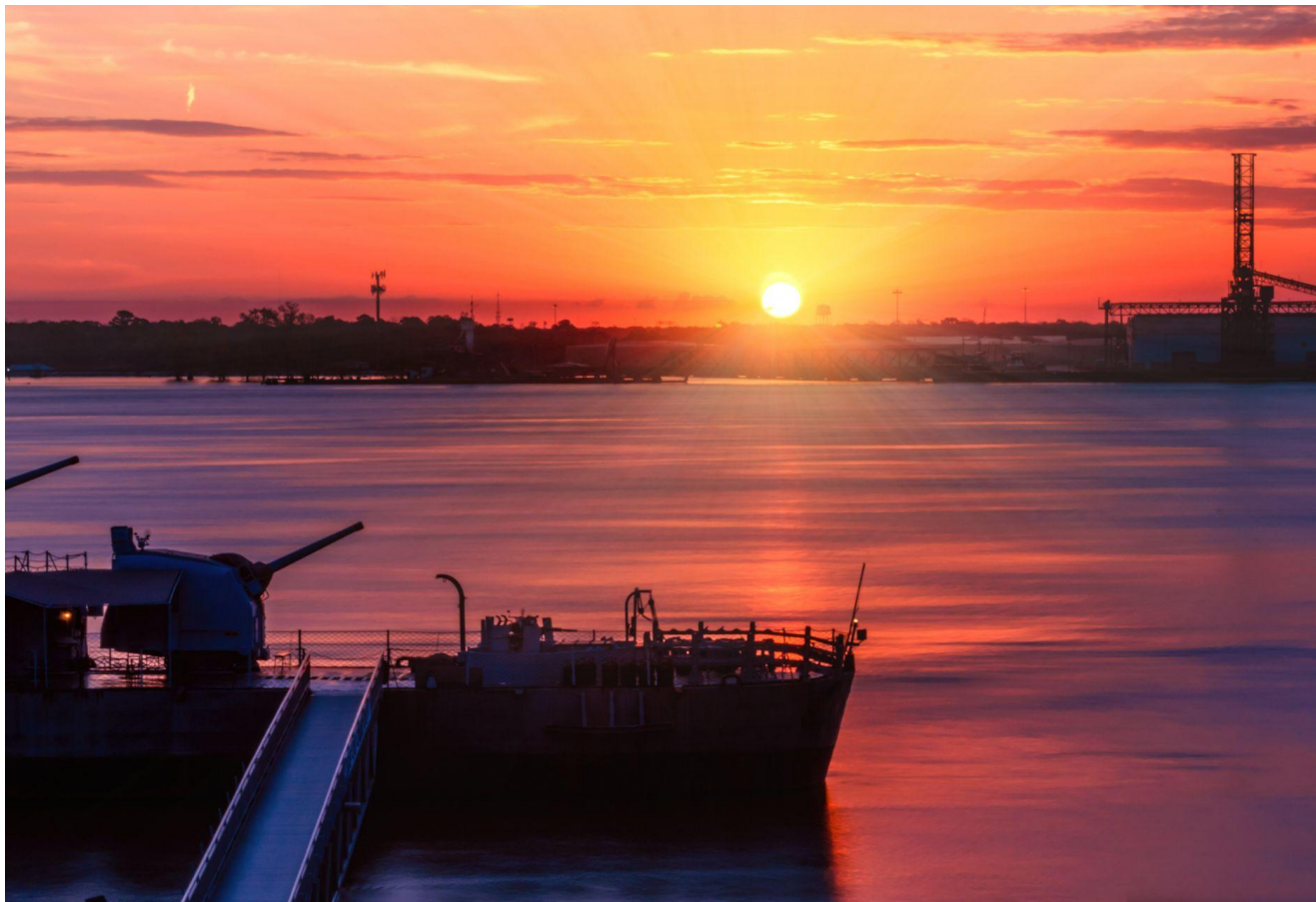
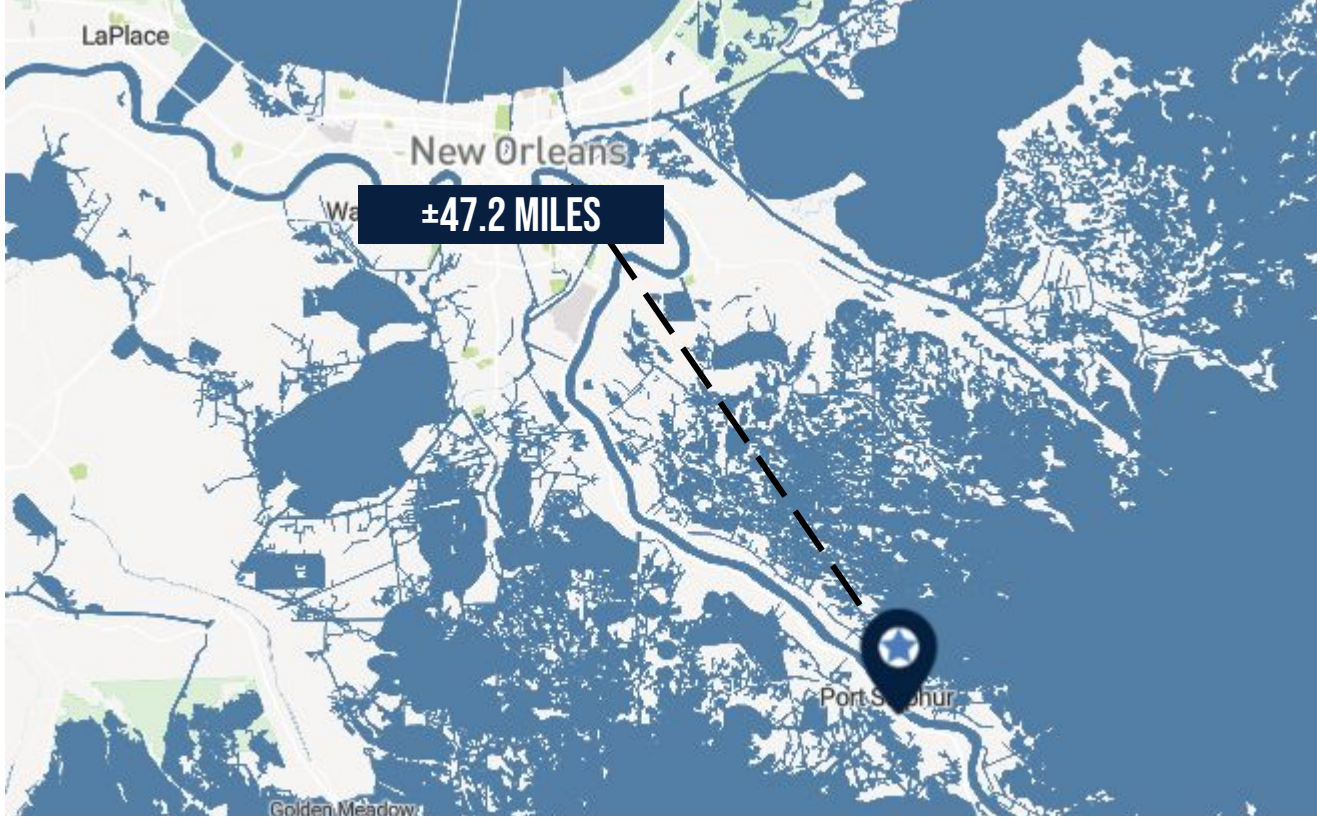
AREA OVERVIEW

PORT SULPHUR, LA

Port Sulphur is in Plaquemines Parish. Port Sulphur was originally a typical company town, with its residents and civic life closely tied to the Freeport Sulphur Company. As the company divested itself of much of the town property and governance, it became more of a regular town with private individual land ownership. Living in Port Sulphur offers residents a suburban rural mix feel and most residents own their homes. Residents of Port Sulphur tend to lean liberal. The public schools in Port Sulphur are above average.

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Five-Year Projection	783	1,334	2,134
Current Year Estimate	856	1,423	2,230
Growth Current Year-Five Year	-1.7%	-1.3%	-0.9%
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
Five-Year Projection	262	462	772
Current Year Estimate	287	493	807
Growth Current Year-Five Year	-1.7%	-1.3%	-0.9%
INCOME	3 MILE	5 MILE	10 MILE
Average Household Income	\$37,423	\$40,905	\$41,704





#2 CITY IN THE UNITED STATES

Travel + leisure's world's best awards

#4 POPULAR DESTINATION IN THE U.S.

Tripadvisor traveler choice awards

NEW ORLEANS, LA

New Orleans is located along the Mississippi River in the southeastern region of Louisiana. No other city in America keeps its history as vital and accessible as New Orleans. House after house, street after street indeed entire neighborhoods, exude a rich sense of place, and serve as touchstones for fascinating history and complex culture.

With a city population of over 390,000 residents, it is the largest city in Louisiana, one of the country's most important ports, a major tourist resort, and a medical, industrial, and educational center.

New Orleans is world-renowned for its distinct music, Creole cuisine, unique dialects, and its annual celebrations and festivals, most notably Mardi Gras when more than a million people throng the streets. The historic heart of the city is the French Quarter, known for its French and Spanish Creole architecture and vibrant nightlife along Bourbon Street. The city has been described as the "most unique" in the United States, owing in large part to its cross-cultural and multilingual heritage.

ECONOMY

New Orleans has a diverse economy with the main sectors being energy, advanced manufacturing, international trade, healthcare, and tourism. Home to internationally- known universities, hospitals, and a Bioinnovation Center, the city is also one of the country's top meeting and convention destinations. The busy harbor, besides adding to the city's cosmopolitan atmosphere, is the foundation of the metropolitan economy, influencing many aspects of urban life. Tourism still remains to be one of the top revenue generators and contributes almost 43% of the city's sales taxes paid by visitors. Tourism largely led the post-Katrina economic recovery and brings in an average of \$9 billion per year.

New Orleans is a major grain port both in the United States and worldwide; other exports include raw and processed agricultural products, fabricated metals, chemicals, textiles, oils, petroleum and petroleum products, tobacco, and paperboard. There has been substantial growth in bulk exports since the early 1980s, which has made New Orleans the lighter aboard ship (LASH) cargo and Seabee barge capital of the world. Grain, coal, and animal feed make up a major portion of the LASH and Seabee trade. In international commerce, about 5,000 oceangoing vessels dock at New Orleans annually, and more than 40 nations have consular offices in the city.



HIGHER EDUCATION

Tulane University is a private educational institution located right in the heart of New Orleans. Currently, over 14,000 students attend the university. Tulane is made up of 9 schools including the School of Architecture, A.B. Freeman School of Business, School of Liberal Arts, School of Professional Advancement, School of Public Health & Tropical Medicine, School of Science & Engineering, School of Law, School of Medicine, and School of Social Work. Tulane University contributes around \$3.14 billion to the Louisiana economy each year and is responsible for supporting over 19,000 jobs statewide.

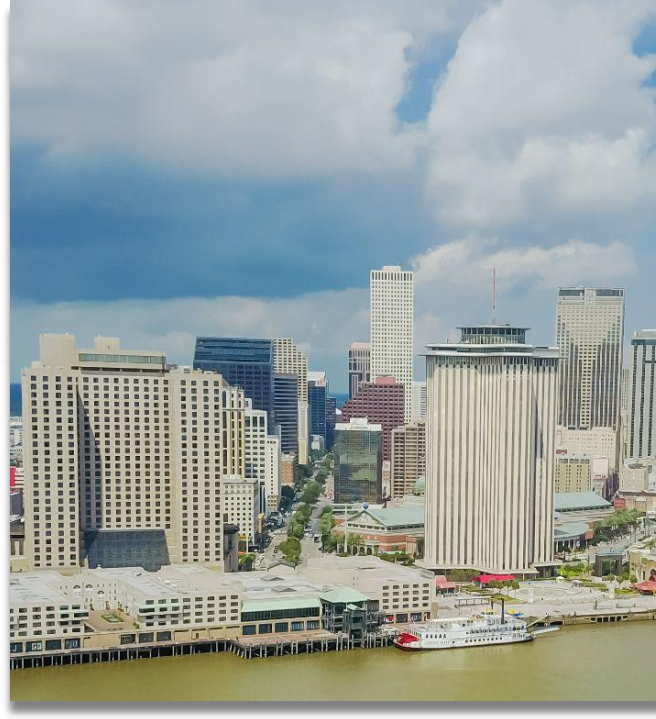
ATTRACTIONS



CANAL STREET

Canal Street is the parade, shopping, and theater mecca of New Orleans.

Canal Street has been hosting parades since the mid-1800s. It is a major parade route for the annual Mardi Gras parade and the location of the Christmas parade.



CENTRAL BUSINESS DISTRICT/DOWNTOWN

Widely known as Downtown, the Central Business District is located right next to the Mid-City neighborhood. It is known for its innovative workers, inventive restaurants, upscale shopping, and a variety of tourist attractions.



BAYOU BOOGALOO

Bayou Boogaloo is an annual event that occurs late in May. Located on the shores of Bayou St. John in Mid-City, locals and tourists can enjoy a variety of cuisines, lively music, and arts and crafts. Guests can also go boating, kayaking, and lounging around inflatable water crafts during the festival. A percentage of the proceeds are donated to local charities.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **28534 LA-23 | Port Sulphur, LA, 70083** ("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.

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

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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.

Matthews Real Estate Investment Services 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 Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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. Real Estate Investment Services 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.

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