



LESS THAN 1 MILE FROM PROVENCAL ELEMENTARY & JUNIOR HIGH SCHOOL (490 STUDENTS)

DOLLAR GENERAL

1823 LA-117
Provencal, LA 71469

Strong Investment Tenant: With a remarkable history spanning 83 years, Dollar General has established itself as a prominent player in the marketplace. The company boasts a substantial net worth exceeding \$54.4 billion, a testament to its financial success and market position.

Absolute-Net Lease (Zero Landlord Responsibilities): There are 12 years remaining on the current lease, accompanied by 10% increases during each of the four successive 5-year options. This structure provides additional benefits over the contractual period.

Limited Competition: Dollar General plays a pivotal role as the primary source of goods for the Immediate population. Next closest Dollar General is nearly 2 miles away.

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DOLLAR GENERAL

Provençal Elementary &
Junior High School
490 Students

 **UNITED STATES
POSTAL SERVICE®**


Pine Street

 **TEXACO**

DEMOGRAPHICS

	5 Mile	10 Mile	15 Mile
2023 Est. Population:	1,638	6,448	34,634
Households:	661	2,607	13,585
Household Income:	\$65,149	\$77,315	\$67,210

REGIONAL MAP

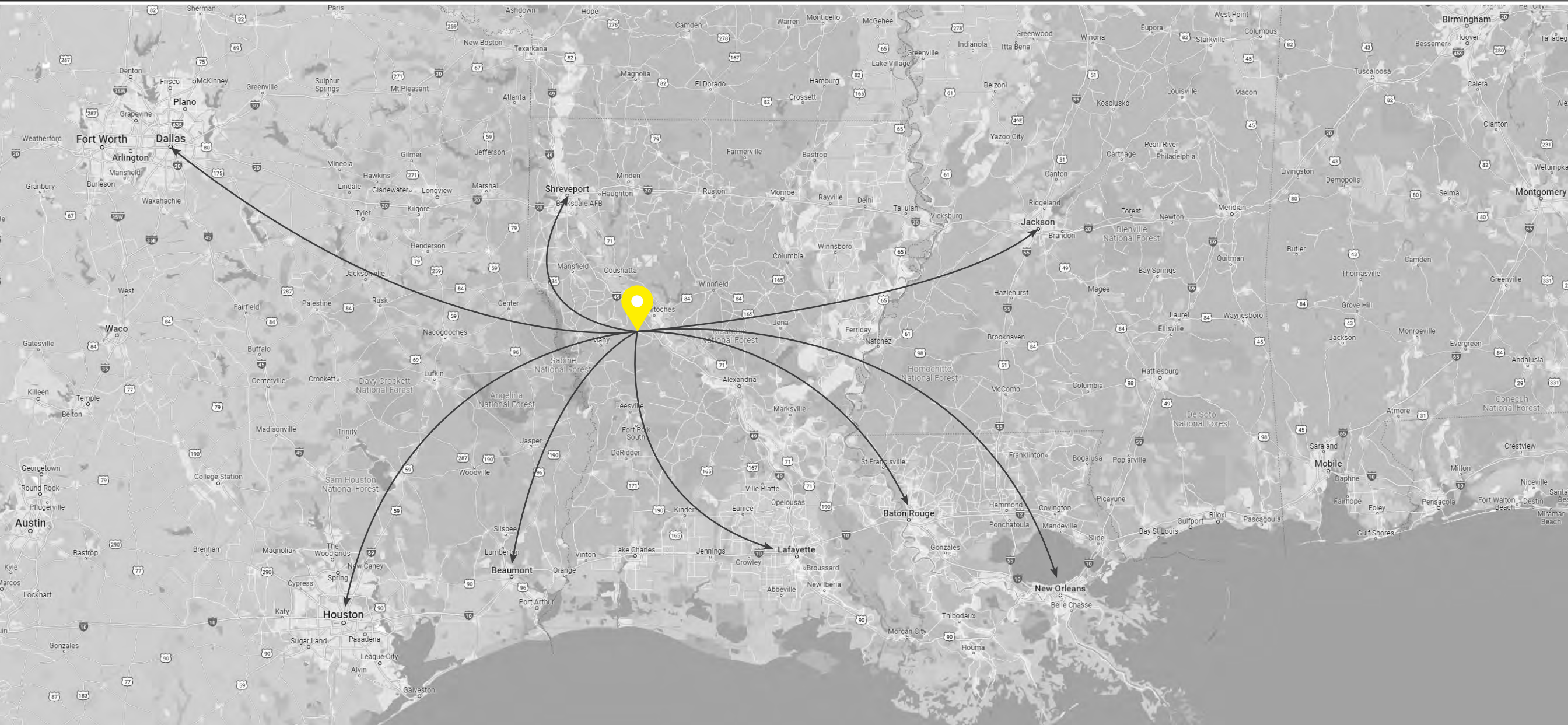
	Subject Property
	Provençal, LA

79 Miles	Shreveport, LA
141 Miles	Lafayette, LA

142 Miles	Beaumont, TX
163 Miles	Baton Rouge, LA

224 Miles	Houston, TX
225 Miles	Jackson, MS

243 Miles	New Orleans, LA
258 Miles	Dallas/Fort Worth Metro





TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories. As of February 25, 2022, it operated 18,190 stores in 47 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee

Tenant Name:	Dollar General	Headquarters:	Goodlettsville, TN
Locations:	18,190+	Founded:	1939
Company Type:	NYSE: DG	Website:	dollargeneral.com

PROVENCAL, LOUISIANA

The village of Provencal was incorporated in the 1890s as the Provencal Land Grant Corporation, drawing its name from the Provencal Indians who originally inhabited the area. Its roots can be traced back to around 1880, a period when the construction of the railroad was underway. Provencal began as a trading post and mercantile business, growing into a community with two hotels, three business establishments, a depot, and two saloons.

With a present-day per capita income of around \$24,000, residents of Provencal are reliant upon the quality, discount goods offered by Dollar General.

DOLLAR GENERAL

Address:	1823 LA-117 Provencal, LA 71469
Price:	\$1,402,304
CAP:	6.25%
NOI:	\$87,644

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2020
Building Area:	9,014 SF
Land Area:	40,075 SF



HIGHLIGHTS

Corporate Guaranty (NYSE: DG): Dollar General, a leading corporation with over 18,000 locations nationwide, provides corporate guarantees for its operations. The company holds a strong credit rating of ‘BBB’ from S&P (Standard & Poor’s), reflecting its financial stability and creditworthiness.

Strong Investment Tenant: With a remarkable history spanning 83 years, Dollar General has established itself as a prominent player in the marketplace. The company boasts a substantial net worth exceeding \$54.4 billion, a testament to its financial success and market position.

Absolute-Net Lease (Zero Landlord Responsibilities): There are 12 years remaining on the current agreement, accompanied by 10% increases during each of the four successive 5-year options. This structure provides additional benefits over the contractual period.

Nearby Schools: Less than one mile from Dollar General are Provencal Elementary and Junior High Schools, with a total enrollment of 490 students. 15 minutes from the site is Northwestern State University, with an enrollment of over 9,500 students.

Limited Competition: Dollar General plays a pivotal role as the primary source of goods for the Immediate population. Next closest Dollar General is nearly 2 miles away.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Current - Mar 31, 2035	\$87,644.00	\$7,303.67
Apr 1, 2035 (Option 1)	\$96,408.40	\$8,034.03
Apr 1, 2040 (Option 2)	\$106,049.24	\$8,837.44
Apr 1, 2045 (Option 3)	\$116,654.16	\$9,721.18
Apr 1, 2050 (Option 4)	\$128,319.58	\$10,693.30

TENANT SUMMARY

Tenant Name:	Dollar General
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Expiration:	Mar 31, 2035
Term Remaining:	12 Years
Increases:	10% Each Option
Options:	Four, 5 Year

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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 no record 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. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

COVID-19 NOTICE

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