



FAMILY DOLLAR NETLEASED INVESTMENT

5100 HIGHWAY 56, CHAUVIN, LA 70344

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	10
DEMOGRAPHICS	14
ADVISOR	17



PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

The subject property is a net-leased corporate guaranteed Family Dollar located in Chauvin, Louisiana. Family Dollar has been at this location since the 8,100 SF building was built in 1997. The building is situated on approximately +/- .95 acres next to USPS, Capital One Bank, and Coastal Commerce Bank. Family Dollar has +/- 2 years remaining on the lease, the lease auto-renewed in December of 2018. The tenant has 2 x 5-year renewal options remaining with 5% rent increases per option. The property is double-net with the landlord responsible for the roof, structure, CAM, exterior, and electrical/plumbing. The landlord is responsible for major repairs/replacement and HVAC repairs greater than \$500. The Tenant reimburses for the tax and insurance over the base year. Based on provided expenses, the Landlord spent \$1760 on CAM, \$0 on Maintenance. The property is being offered at a 7.5% cap rate and is an ideal opportunity for a passive investor looking for a credit-rated corporate-backed asset in the state of Louisiana. The asset is being sold as part of a portfolio of Family Dollar Stores or can be purchased separately.

PROPERTY HIGHLIGHTS

- Attractive Low Price Point and Cap Rate
- Strong credit tenant; e-commerce resilient tenant
- Over 8,000 Family Dollar Stores

OFFERING SUMMARY

Sale Price	\$567,650
Lot Size	0.94 Acres
Building Size	8,100 SF
NOI	\$42,496.80
Cap Rate	7.49%
Tenant	Family Dollar
Lease Type	NN
Term Remaining	+/- 2 years
Options	2 x 5 yrs
Property Type	Retail
Traffic Count	10,039

PROPERTY INFORMATION

Street Address	5100 Highway 56
City, State, Zip	Chauvin, LA 70344
County	Terrebonne
Type of Ownership	Fee Simple
Notes	Taxes in Base Year were \$5,563.00, Insurance in Base Year was \$621.00, Landlord Provided Expenses: \$1,760.00 for CAM, and \$4,734.76 for taxes.

LEASE SUMMARY

Building Size	8,100 SF
NOI	\$42,496.80
Cap Rate	7.49%
Gross Leasable Area	8,100 SF
Annual Rent	\$49,612
Rent/SF	\$6.13
Lease Type	NN
Year Built	1997



LOCATION INFORMATION

SECTION 2



LOCATION OVERVIEW

The town of Chauvin is located in southern Louisiana and is part of the Houma-Bayou Cane-Thibodaux metropolitan statistical area. With a population of 2,837 residents, Chauvin offers visitors a charming, rural atmosphere. Chauvin is highly characterized by Bayou Petit Calliou, which runs through the town. Set deep in the marshlands of Mississippi, the canals and bayous of Chauvin create a Venice-like setting that the area is known for. The wetlands surrounding the town are abundant with fish, shrimp, and a variety of species of birds. Hiking, paddling, fishing, and birdwatching are popular activities in the area. These nature-based activities along with industries relating to offshore oil and gas production are important to the local economy.





FINANCIAL ANALYSIS

SECTION 3

INCOME SUMMARY

Insurance Recapture	\$3,446
Annual Base Rent	\$49,612
GROSS INCOME	\$53,058

EXPENSE SUMMARY

CAM	\$1,760
Taxes	\$4,734
Insurance	\$4,067
GROSS EXPENSES	\$10,561
NET OPERATING INCOME	\$42,496

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Family Dollar	8,100	3/5/1997	12/31/2023	\$49,612.00	100.0	\$6.12
TOTALS/AVERAGES	8,100			\$49,612		\$6.12



TENANT OVERVIEW

Company	Subsidiary of Dollar Tree, Inc., a Fortune 200 company
Founded	1959
Industry	Discount Stores
Locations	+/- 8,000
Net Income (2020)	\$1.34 Billion
Credit Rating	S&P; BBB
Headquarters	Matthews, North Carolina
Website	familydollar.com

TENANT HIGHLIGHTS

- Strong credit tenant
- Corporate Guarantee
- Proven e-commerce resilient tenant
- Offers a compelling mix of merchandise to customers
- Essential Retail
- Rental escalations offset inflation
- Strong brand exposure and recognition
- Family Dollar was acquired by Dollar Tree for \$10 Billion in 2015
- Parent trade name: Dollar Tree, Inc.

DESCRIPTION

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. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more - all for everyday low prices. The average size of a Family Dollar is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and are all convenient to the Company's customer base. Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than 30 years. Dollar Tree, Inc. is proudly headquartered in Chesapeake, Virginia, and operates +/-15,500 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates.



DEMOGRAPHICS

SECTION 4



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4735/-90.5878

RS1

5100 Highway 56

Chauvin, LA 70344

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	1,556	6,458	9,674
	2026 Projected Population	1,474	6,094	9,131
	2010 Census Population	1,651	6,859	10,287
	2000 Census Population	1,874	7,722	11,315
	Projected Annual Growth 2021 to 2026	-1.0%	-1.1%	-1.1%
	Historical Annual Growth 2000 to 2021	-0.8%	-0.8%	-0.7%
	2021 Median Age	38.2	38.4	38.3
HOUSEHOLDS	2021 Estimated Households	548	2,289	3,435
	2026 Projected Households	545	2,267	3,403
	2010 Census Households	558	2,337	3,509
	2000 Census Households	631	2,548	3,719
	Projected Annual Growth 2021 to 2026	-0.1%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2021	-0.6%	-0.5%	-0.4%
RACE AND ETHNICITY	2021 Estimated White	87.6%	81.6%	79.6%
	2021 Estimated Black or African American	3.4%	5.0%	5.3%
	2021 Estimated Asian or Pacific Islander	1.4%	0.9%	0.8%
	2021 Estimated American Indian or Native Alaskan	3.0%	5.1%	5.9%
	2021 Estimated Other Races	4.6%	7.4%	8.4%
	2021 Estimated Hispanic	2.1%	1.7%	2.1%
INCOME	2021 Estimated Average Household Income	\$50,994	\$56,192	\$63,910
	2021 Estimated Median Household Income	\$53,730	\$43,111	\$46,345
	2021 Estimated Per Capita Income	\$17,944	\$19,918	\$22,691
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	17.1%	17.4%	18.1%
	2021 Estimated Some High School (Grade Level 9 to 11)	14.1%	14.5%	14.4%
	2021 Estimated High School Graduate	45.4%	44.3%	45.1%
	2021 Estimated Some College	13.9%	12.1%	11.2%
	2021 Estimated Associates Degree Only	5.1%	3.8%	3.4%
	2021 Estimated Bachelors Degree Only	2.9%	5.3%	5.2%
	2021 Estimated Graduate Degree	1.5%	2.6%	2.6%
BUSINESS	2021 Estimated Total Businesses	19	83	126
	2021 Estimated Total Employees	170	669	937
	2021 Estimated Employee Population per Business	9.0	8.0	7.4
	2021 Estimated Residential Population per Business	82.4	77.5	76.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



ADVISOR

SECTION 5



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

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