



2837 LA-20 | Vacherie, LA 70090

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **NN Lease** – Minimal landlord responsibilities
- **Options to extend** – Tenant has four remaining 5-year options to extend lease at increased rental amounts.
- **Vacherie, LA** - Less than ± 1 hour from New Orleans, Vacherie is home to several historic landmarks
- **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)

FINANCIAL OVERVIEW



\$588,235

LIST PRICE



\$50,000

NOI



8.50%

CAP RATE



±8,100 SF

GLA



±40,663 SF

LOT SIZE



1999

YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	1999
Lease Expiration Date	12/31/2024
Term Remaining on Lease	±2 Years
Increases	10% in Options
Options	4, 5 Year Options

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA				
	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current Term	\$4,167	\$50,000	\$6.17	8.50%
Option 1	\$4,583	\$55,000	\$6.79	9.35%
Option 2	\$5,000	\$60,000	\$7.40	10.29%
Option 3	\$5,500	\$66,000	\$8.15	11.31%
Option 4	\$6,000	\$72,000	\$8.89	12.44%

FINANCING INQUIRIES

For financing options reach out to:

PRICE BUTCHER
+1 (615) 216-6223
price.butcher@matthews.com

TENANT PROFILE



When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, they offer 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. Many of their items are \$1 or less, and most items in the store are priced below \$10. They make shopping fun while keeping their shoppers' budgets top of mind.

As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, well-organized store staffed with friendly associates. Their relatively small footprint allows them to open new stores in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

In addition to offering quality merchandise at low prices, Family Dollar is committed to serving our communities by supporting the non-profit organizations that work to improve our shoppers' and associates' quality of life. Their company, along with Dollar Tree, has two established funds: Dollar Tree Associate Disaster Relief Fund and FamilyHope, who aid and support associates in times of need and natural disaster.

HEADQUARTERS

Charlotte, NC

WEBSITE

familydollar.com

OF LOCATIONS

±8,245

YEAR FOUNDED

1959



AREA OVERVIEW



VACHERIE, LA

Vacherie is a small unincorporated community located in St. James Parish, Louisiana. The community is situated on the east bank of the Mississippi River, about ±48.7 miles west of New Orleans.

Vacherie is home to several famous sugar cane plantations. These plantations offer guided tours, historical exhibits, and cultural experiences that attract tourists from all over the world. In addition to its agricultural heritage, Vacherie is also known for its Cajun culture. The community is home to several traditional Cajun restaurants, where visitors can sample local dishes such as crawfish étouffée, gumbo, and jambalaya. Vacherie is also home to the annual Louisiana Cajun-Zydeco Festival, which features live music, food vendors, and cultural demonstrations.

Vacherie is a small, close-knit community that prides itself on its cultural heritage and Southern hospitality. Visitors can expect to experience a warm welcome from the locals, who are always happy to share their knowledge and love of Vacheries' rich history and traditions.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	369	3,025	15,483
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	148	1,145	5,890
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,771	\$63,963	\$85,213



NEW ORLEANS, LA

New Orleans, in southeastern Louisiana, is unquestionably one of the most distinctive cities of the New World, New Orleans was established at great cost in an environment of conflict. Its strategic position, commanding the mouth of the great Mississippi-Missouri river system, which drains the rich interior of North America, made it a pawn in the struggles of Europeans for the control of North America. As a result, the peoples of New Orleans evolved a unique culture and society, while at the same time blending many heritages. Its citizens of African descent provided a special contribution in making New Orleans the birthplace of jazz.

New Orleans preserves an exuberant and uninhibited spirit, perhaps best exemplified by its Carnival season, which culminates in the famous annual Mardi Gras, when more than a million people throng the streets. 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.

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 Bio-innovation 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 TOP ATTRACTIONS



French Quarter



Bourbon Street



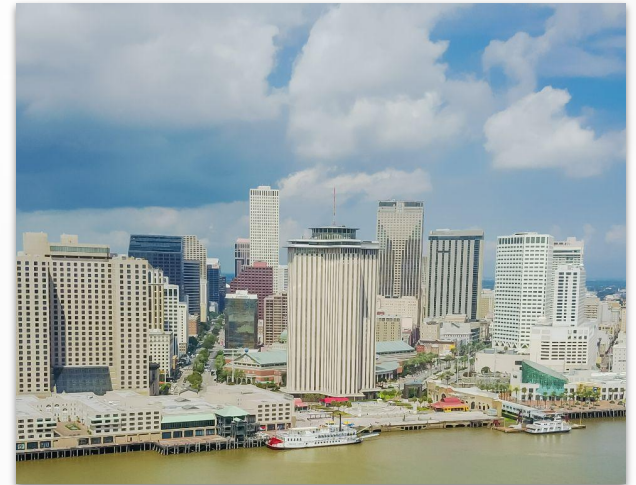
Canal Street



Mercedes-Benz Superdome



Jackson Square



Business District

BIRDS EYE **VIEW**



AREA TENANT MAP



DEMENTED DESIGN STUDIOS

ST JAMES PARISH LIBRARY

SPUDDY'S CAJUN FOODS

M RODRIGUE & SON INC. MACHINE SHOP

SHADI SHOP SALON

VACHERIE MART INC



VACHERIE LOANS INC

STAFFORD FAMILY DENTISTRY



BONNIE'S RESTAURANT

KID'S WORLD DAYCARE

ANGELIQUE'S BAKING CO



SUBJECT PROPERTY

LA-20 ± 10,000 VPD

AREA TENANT MAP



ST. JAMES HIGH SCHOOL
590 STUDENTS



CHENIER'S SEAFOOD & MARKET



ST JAMES PARISH RECREATION

DJ'S GRILL

VACHERIE MACHINE DIVISION

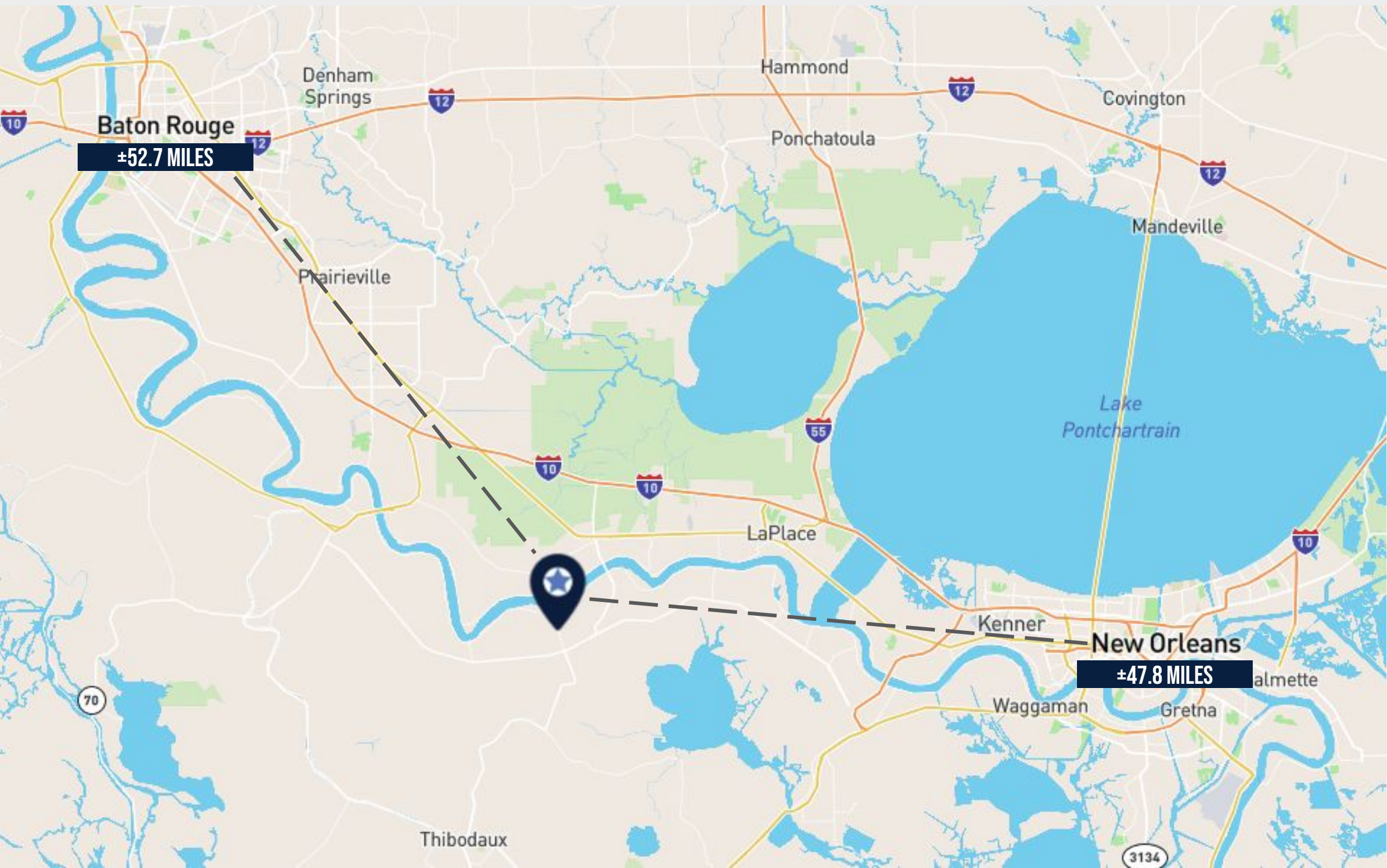


SUBJECT PROPERTY

LA-20 ± 10,000 VPD

KID'S WORLD DAYCARE

AREA MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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 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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