



OFFERING MEMORANDUM

FAMILY DOLLAR

710 W MAIN ST | VILLE PLATTE, LA



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

BROKER OF RECORD

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IN CONJUNCTION WITH

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INVESTMENT HIGHLIGHTS

- Family Dollar just exercised 5-year extension
- Over 20 years of operating history at this location
- Cheaper rent at \$6/SF
- Corporate-backed lease
- Healthy historical sales reporting
- Minimal landlord responsibilities
- Recession-proof tenant
- 6 option periods with rental increases





SACRED HEART HIGH SCHOOL
581 STUDENTS



VILLE PLATTE HIGH SCHOOL
687 STUDENTS



CATOIRE'S VINTAGE & ANTIQUES



TASTY CREAM DONUTS



SUBJECT PROPERTY

THE FLOWER PATCH

W MAIN ST ± 13,000 VPD

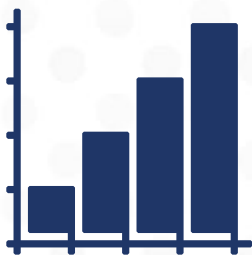
FINANCIAL OVERVIEW



\$639,411
LIST PRICE



47,957
NOI



7.50%
CAP RATE

BUILDING INFO

ADDRESS	710 W Main St, Ville Platte, LA 70586
YEAR BUILT	2000
GLA OF BUILDING	±8,000 SF
LOT SIZE	±0.64 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	±5.5 Years
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT	8/14/2000
LEASE EXPIRATION DATE	12/31/2028
INCREASES	9% next option, 10% each option after
OPTIONS	Six, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP	PERCENTAGE RENT
Current-12/31/28	\$3,996.42	\$47,957.04	-	7.50%	3% over \$1,598,566
1/1/2029-12/31/2033	\$4,356.09	\$52,273.08	9.00%	8.18%	3% over \$1,742,433
1/1/2034-12/31/2038	\$4,791.67	\$57,500.04	10.00%	8.99%	3% over \$1,916,666
1/1/2039-12/31/2043	\$5,270.84	\$63,250.08	10.00%	9.89%	3% over \$2,108,333
1/1/2044-12/31/2048	\$5,797.92	\$69,575.04	10.00%	10.88%	3% over \$2,319,166
1/1/2049-12/31/2053	\$6,377.67	\$76,532.04	10.00%	11.97%	3% over \$2,551,068
1/1/2054-12/31/2058	\$7,015.42	\$84,185.04	10.00%	13.17%	3% over \$2,806,168

FINANCING INQUIRIES

For financing options reach out to:

PRICE BUTCHER

+1 (615) 216-6223

price.butcher@matthews.com

TENANT OVERVIEW

COMPANY NAME
DOLLAR TREE, INC.

OWNERSHIP
PUBLIC

INDUSTRY
DOLLAR STORES

HEADQUARTERS
CHARLOTTE, NC

NO. OF LOCATIONS
±8,245



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.



TENANT OVERVIEW

VILLE PLATTE, LA

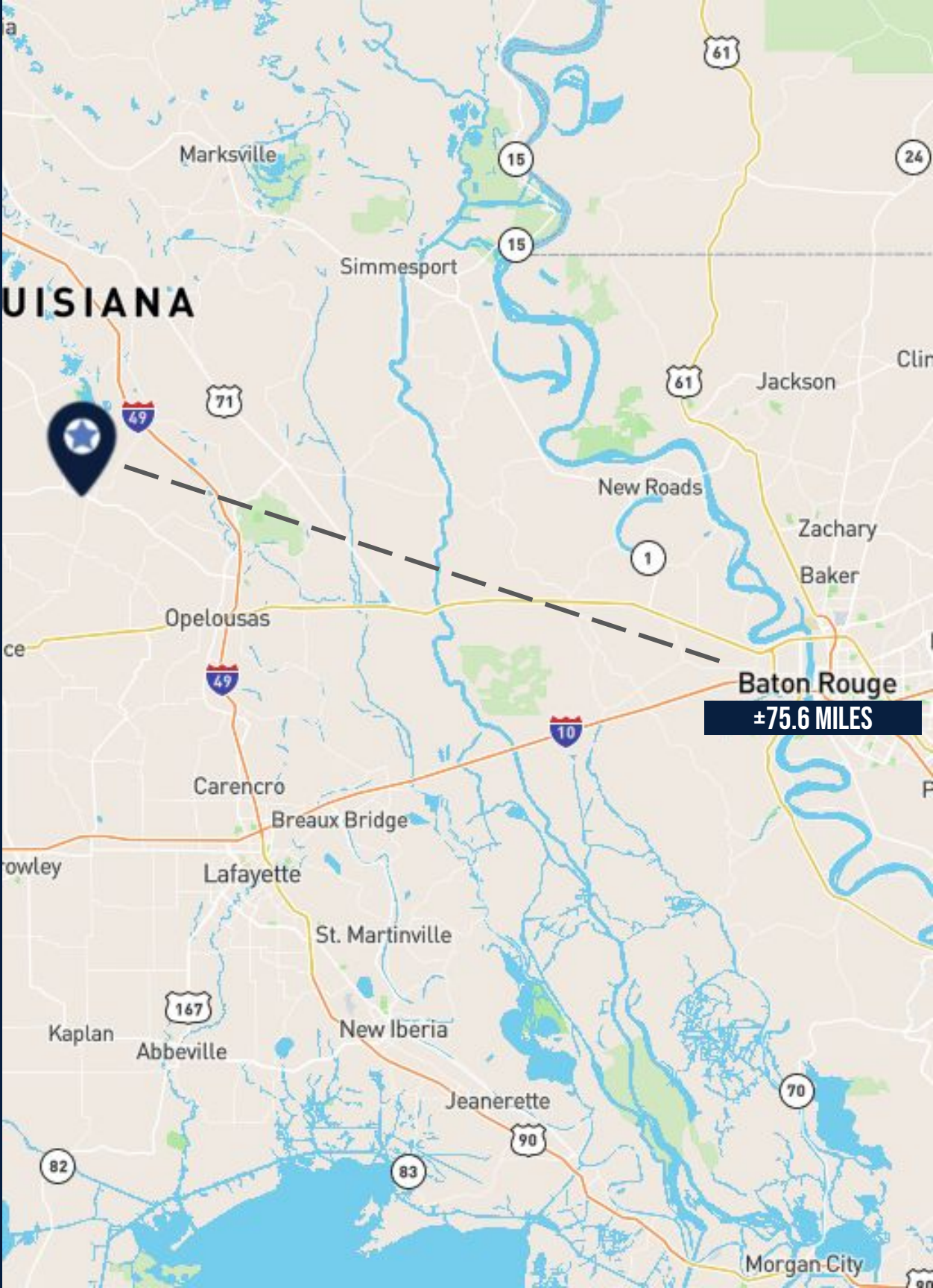
Ville Platte is a charming city located in Evangeline Parish, Louisiana. Nestled in the heart of Cajun country, this community serves as the parish seat. Surrounded by fertile farmland, Ville Platte is characterized by its rich agricultural heritage. The city embraces its Cajun and Creole roots, offering visitors and residents a taste of the unique culture that permeates the area. From lively festivals celebrating Cajun music and cuisine to the warm hospitality of its inhabitants, Ville Platte exudes a welcoming and vibrant atmosphere. Ville Platte offers a close-knit community feel and a laid-back lifestyle, making it an attractive destination for those seeking a slice of authentic Louisiana charm.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,665	9,531	12,500

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,503	4,108	5,293

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$30,220	\$36,740	\$45,490



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 & TOURISM

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.

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.

BATON ROUGE TOP ATTRACTIONS



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 the property owner and its tenant for real property located at **710 W Main St, Ville Platte, LA 70586** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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