

SINGLE-TENANT OFFERING

DOLLAR GENERAL

EDGARD (NEW ORLEANS MSA), LA



INVESTMENT GRADE TENANT, RATED BBB BY S&P
NEW 2019 CONSTRUCTION, 15-YR. CORPORATE LEASE

LADT ADVISORY
TEAM

Colliers
INTERNATIONAL

Amenities Aerial

29363



PORT OF SOUTH LOUISIANA EXECUTIVE REGIONAL AIRPORT
±10.4 MILLION ANNUAL VISITORS

38,578 CPD



EAST ST JOHN HIGH SCHOOL
1,363 STUDENTS



AIRLINE HWY

18,562 CPD



EAST ST JOHN ELEMENTARY
638 STUDENTS



RIVERSIDE ACADEMY
707 STUDENTS



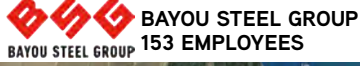
FIFTH WARD ELEMENTARY
436 STUDENTS



WEST ST JOHN ELEMENTARY
293 STUDENTS



PORT OF SOUTH LOUISIANA
73M TONS OF CARGO EXPORTS



RESIDENTIAL COMMUNITIES
45,906 RESIDENTS IN PRIMARY TRADE AREA

WEST ST JOHN HIGH SCHOOL
188 STUDENTS

Amenities Aerial



Amenities Aerial



Offering Summary

**DOLLAR
GENERAL**

 **130 HIGHWAY 640
EDGARD, LA 70049**

\$1,390,000
6.65% CAP RATE



GROSS LEASABLE AREA
9,100 SF



LOT SIZE
1.36 +/- Acres



YEAR BUILT
2019



NOI
\$92,435

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	March 4, 2019
RENT EXPIRATION	April 30, 2034
INCREASES	10% in Options
OPTIONS	Three, 5-Year
RIGHT OF FIRST REFUSAL	Yes, Tenant has 10 Business Days to Respond

RENT SUMMARY

TERM	ANNUAL	MONTHLY
Year 1 - Year 15	\$92,452.20	\$7,704.35
Option 1: Years 16 - 20	\$101,697.48	\$8,474.79
Option 2: Years 21 - 25	\$111,867.12	\$9,322.26
Option 3: Years 26 - 30	\$123,053.88	\$10,254.49



Investment Highlights



15-Year Absolute NNN Lease, Zero Landlord Responsibilities



10% Increases in Option Periods



Investment Grade Credit Tenant, Rated BBB by S&P



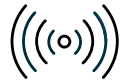
New 2019 Construction



Serving 45,906 Residents in Trade Area



Highly Visible at Intersection of State Highways 640 & 18



Competition Void, Nearest Dollar Store is Over 13 Miles Away



Underserved Retail Trade Area, High Need for Goods and Services



40 Miles to Downtown New Orleans



Tenant Overview



Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 14,534 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.

WWW.DOLLARGENERAL.COM

LOCATIONS
14,534+

CREDIT RATING
BBB
STANDARD & POOR'S

STOCK SYMBOL
DG
NYSE

TENANT RESPONSIBILITIES

MAINTENANCE & REPAIRS

Tenant shall at Tenant's expense, shall keep the premises in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the premises and exclusively serving the premises, doors, plate glass and windows of the premises. If the Demised Premises is destroyed or damaged, Tenant shall cause the same to be repaired, replaced or rebuilt within twelve (12) months after receipt by Tenant of insurance proceeds payable under such casualty insurance policies.

INSURANCE

Tenant shall maintain commercial general liability insurance, including contractual liability. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements.

UTILITIES

Tenant will transfer utilities into Tenant's name and will pay directly to the utility provider.

TAXES

Tenant shall reimburse Landlord for all real estate taxes. Tenant also agrees to pay any sales tax on rents paid by Tenant

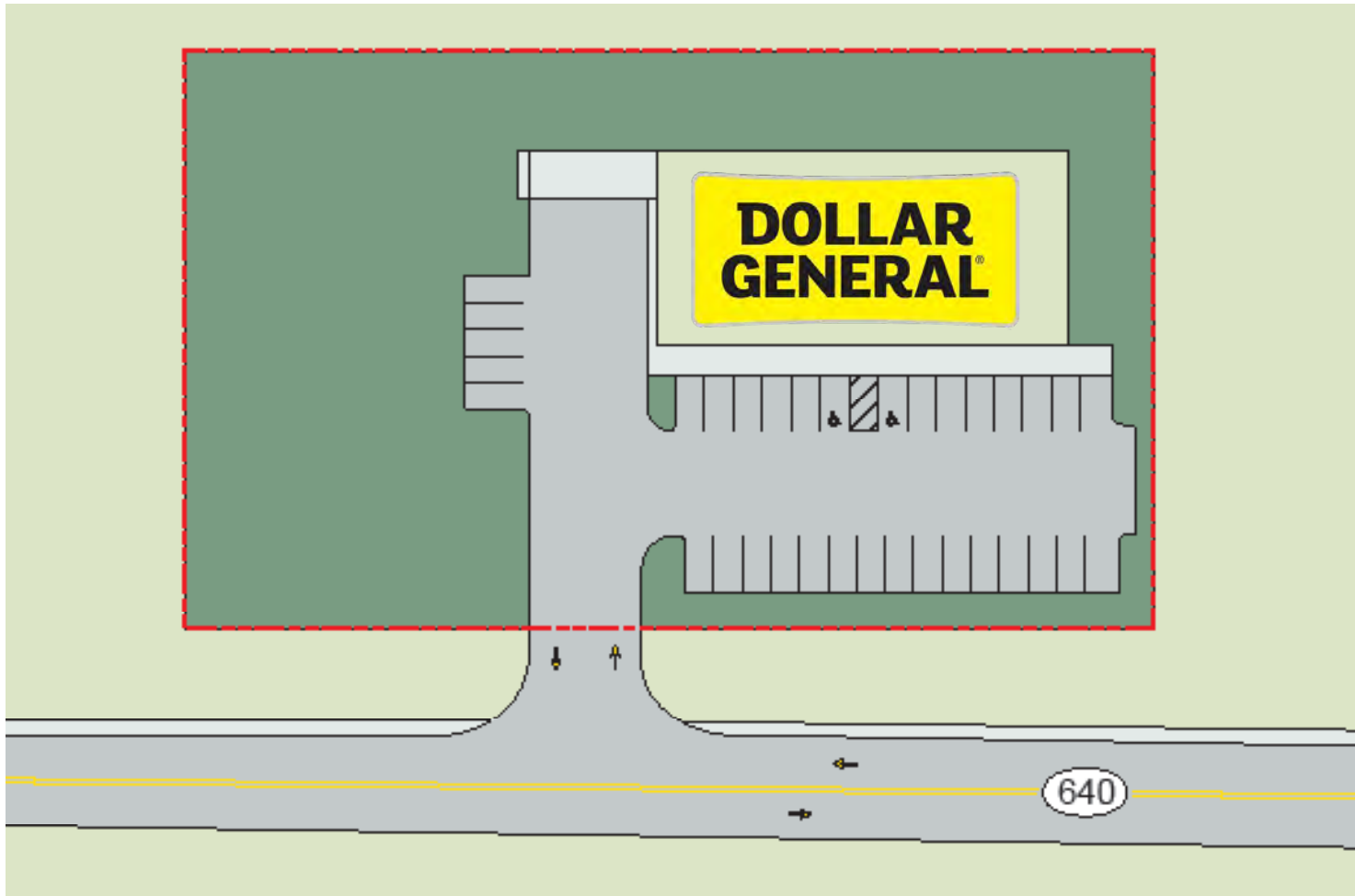
ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease by giving Landlord written notice within ten (10) Business Days after any assignment or subletting and in all events Tenant shall remain liable.

ESTOPPEL

Tenant shall have 20 Business Days from receipt of request to provide an executed Estoppel.

Site Plan



BUILDING SIZE

9,100

Square Feet

PROPERTY SIZE

1.36

Acres

PARKING

34

Spaces

Edgard (New Orleans MSA), LA



THE MARDI GRAS CITY

Edgard was originally named St. John the Baptist for the Catholic church at its heart, Edgard was renamed in 1850 for its postmaster, Edgar Perret. Edgard sits on the west bank of the Mississippi River and is part of the New Orleans–Metairie–Kenner Metropolitan Statistical Area. New Orleans is the most populous city in Louisiana. A major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States. New Orleans is world-renowned for its distinct music, Creole cuisine, unique dialect, and its annual celebrations and festivals, most notably Mardi Gras. 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.



EDUCATION

New Orleans is also a center for higher learning, with over 50,000 students enrolled in the region’s eleven two- and four-year degree-granting institutions. Tulane University, a top-50 research university, is located in Uptown. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector.



TRANSPORTATION

According to the 2016 American Community Survey, 84.3% of working city of Montgomery residents commuted by driving alone, 8.8% carpoled, 0.4% used public transportation, and 0.6% walked. About 3.5% used all other forms of transportation, including taxicab, motorcycle, and bicycle. The Alabama Department of Transportation is planning the Outer Montgomery Loop to ease traffic congestion in the city. It is planned to connect Interstate 85 near Mt. Meigs to U.S. Highway 80 southwest of the city.



ECONOMY

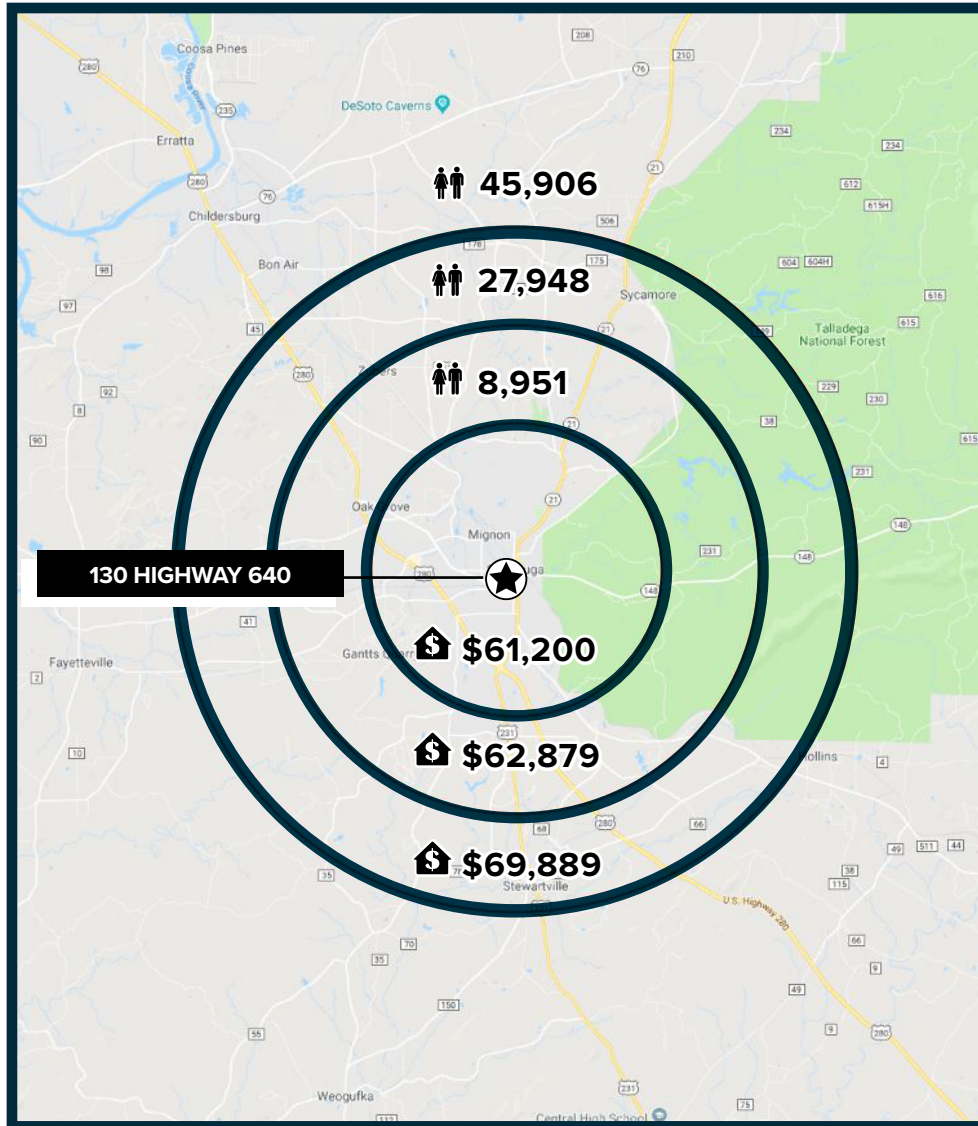
New Orleans operates one of the world’s largest and busiest ports and metropolitan New Orleans is a center of maritime industry. The region accounts for a significant portion of the nation’s oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production. Greater New Orleans, Inc. acts as the first point-of-contact for regional economic development, coordinating between Louisiana’s Department of Economic Development and the various business development agencies.



TOURISM



New Orleans has many visitor attractions, from the world-renowned French Quarter to St. Charles Avenue, (home of Tulane and Loyola Universities, the historic Pontchartrain Hotel and many 19th-century mansions) to Magazine Street with its boutique stores and antique shops. Tourism is a staple of the city’s economy. Perhaps more visible than any other sector, New Orleans’ tourist and convention industry is a \$5.5 billion industry that accounts for 40 percent of city tax revenues.

Demographics



EDGARD, LA

POPULATION	3 MI	5 MI	7 MI
2018 Census	9,387	29,141	45,906
INCOME	3 MI	5 MI	7 MI
Per Capita Income	\$24,380	\$24,819	\$26,784
Household Income: Median	\$48,234	\$48,339	\$53,668
Household Income: Average	\$61,200	\$62,879	\$69,889
Historical Growth: 2000-2010	33.4%	28.7%	32.6%
Projected Growth: 2000-2018	54.5%	34.3%	36.1%
AGE/HOME VALUE	3 MI	5 MI	7 MI
2018 Est. Median Age	41.4	37.6	36.7
19 and Under	25.8%	26.3%	26.9%
2018 Est. Median Home Value	\$114,164	\$139,922	\$152,304
2018 Est. Average Home Value	\$135,997	\$152,324	\$165,278
EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	20.3%	20.4%	22.8%

-  Population (2018)
-  Average Household Income (2018)

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