



SINGLE TENANT OFFERING

# FAMILY DOLLAR

LAFAYETTE, LA



10 YEAR CORPORATE LEASE,  
MINIMAL LL RESPONSIBILITIES



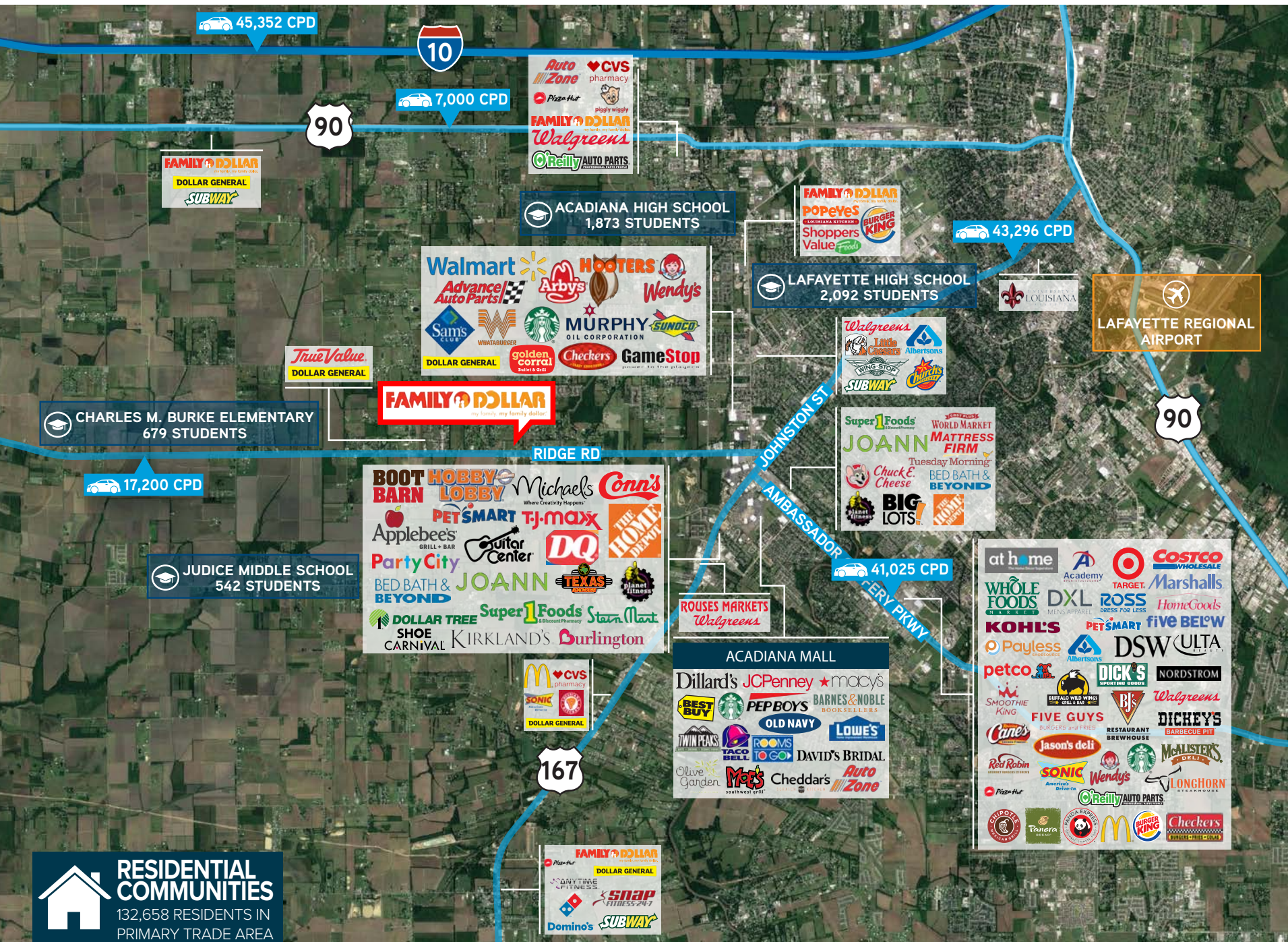
INVESTMENT GRADE  
TENANT, RATED BBB- BY S&P



126,848 RESIDENTS IN  
GROWING TRADE AREA



# Amenities Aerial





# Offering Summary



1330 RIDGE RD.  
LAFAYETTE, LA 70529

**\$1,160,000**

**7.50% CAP RATE**



GROSS LEASABLE AREA  
**8,320 SF**



LOT SIZE  
**1.09 +/- Acres**



YEAR BUILT  
**2018**



NOI  
**\$87,000**

## LEASE SUMMARY

|                        |                      |
|------------------------|----------------------|
| LEASE TYPE             | NNN                  |
| ROOF & STRUCTURE       | Landlord Responsible |
| LEASE TERM             | 10 Years             |
| RENT EXPIRATION        | 6/30/2028            |
| INCREASES              | 4% at Each Option    |
| OPTIONS                | Six, 5-Year          |
| OPTIONS TO TERMINATE   | None                 |
| OPTIONS TO PURCHASE    | None                 |
| RIGHT OF FIRST REFUSAL | None                 |

## RENT SCHEDULE

| TERM             | ANNUAL RENT | MONTHLY RENT |
|------------------|-------------|--------------|
| Year 1 - Year 10 | \$87,000    | \$7,250      |
| Option 1         | \$91,160    | \$7,596      |
| Option 2         | \$95,320    | \$7,943      |
| Option 3         | \$99,480    | \$8,290      |
| Option 4         | \$103,640   | \$8,636      |
| Option 5         | \$107,800   | \$8,983      |
| Option 6         | \$111,960   | \$9,330      |

# Investment Highlights



## SECURE INCOME STREAM

- 10-Year Lease, Increases in Options
- Investment Grade Credit, Rated BBB- by S&P
- 126,848 Residents in Primary Trade Area
- Average Household Income Exceeds \$90,000 within 5 Miles



## STRONG MARKET FUNDAMENTALS

- Highly Visible to 17,000 Cars/Day, Hard Corner Location
- Minutes to 19,188 Students Attending the University of Louisiana at Lafayette with 2,650 Employees
- Surrounded by Several National Wildlife Refuges with Millions of Visitors Annually

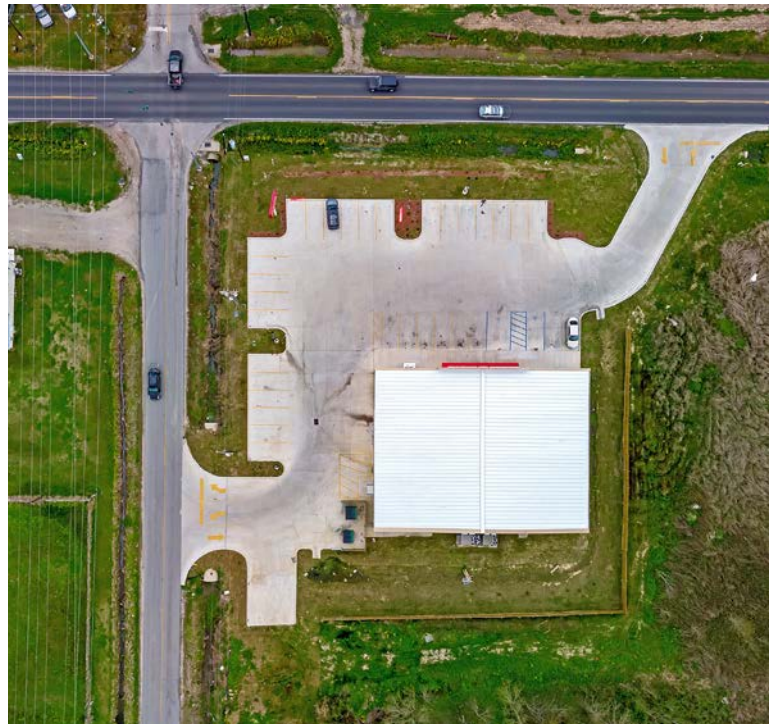


## PROXIMITY

- 8 Miles to Downtown Lafayette, 4th Largest City in Louisiana with Over 1 Million Tourists Annually
- Close Proximity to New Multi-Family Developments with 700 Units
- 3.5 Miles Acadiana Mall with 15 Million Shoppers Annually
- Just West of Our Lady of Lourdes Regional Medical Center, a 192 Bed Hospital with 1,600 Employees









# Tenant Overview



One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

In 2015, Family Dollar was acquired by Dollar Tree. Dollar Tree, a Fortune 200 Company, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

[WWW.FAMILYDOLLAR.COM](http://WWW.FAMILYDOLLAR.COM)

LOCATIONS

**15,000 +**

48 STATES

TENANT

**CORPORATE**

PUBLIC OWNERSHIP

STOCK SYMBOL

**DLTR**

NASDAQ

STANDARD & POORS'S

**BBB-**

CREDIT RATING

SALES VOLUME

**\$22.35**

BILLION

# Lease Summary



## TENANT RESPONSIBILITIES

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### MAINTENANCE & REPAIRS

Tenant will maintain and repair, at its expense, all doors, door closures and glass in windows and doors including damage to doors or glass breakage as a result of vandalism. Tenant shall also maintain and repair all interior, non-structural portions of the building, including maintaining and repairing the interior plumbing and electrical systems – including repairing sewer backups/stoppages. Tenant will also be responsible for maintaining the existing landscaping including mowing, snow plowing, removing trash and debris from the parking area and landscaped area, re-stripping the parking area and repairing parking area lights.

### INSURANCE

Tenant shall obtain and keep in force commercial property insurance and commercial general liability insurance. Tenant shall also reimburse Landlord for Landlord's commercial property insurance.

### TAXES

Tenant will reimburse Landlord for real estate taxes.

### ESTOPPEL

Tenant shall have 30 days from receipt of request to provide an executed estoppel.

### ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's prior written consent.



## LANDLORD RESPONSIBILITIES

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### MAINTENANCE & REPAIRS

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building, including the roof, exterior walls, canopy, gutters, downspouts, and all structural portions of the building whether interior or exterior. Landlord shall be responsible for all repairs to the exterior (including under slab), plumbing and electrical lines and will keep the parking, services and access areas, maintained and in a good state or repair and properly lighted.

# Site Plan



ADT  
**17,200**

Cars per day on Ridge Rd.

PROPERTY SIZE  
**1.09**

Acres

PARKING SPACES  
**28**



# LAFAYETTE, LA



## THE FESTIVAL CAPITAL

Lafayette is a city in southern Louisiana. Downtown, the Alexandre Mouton House, also known as the Lafayette Museum, has 1800s furnishings. The Paul and Lulu Hilliard University Art Museum features folk art, Japanese prints and mid-20th-century works by artist Henry Botkin. Southwest of town, LARC's Acadian Village recreates 19th-century settler life, with reconstructed homes and a general store set along a bayou.



### EDUCATION

Lafayette has one university, one community college, and two vocational colleges. The University of Louisiana at Lafayette is part of the University of Louisiana System. It is the second-largest university in the state, with an enrollment of approximately 19,188. Schools and colleges related to the institution have been located in Lafayette since 1898.



### TOURISM

The state welcomed a record 47.1 million visitors in 2017, representing an increase of nearly 500,000 over the 46.7 million visitors reported by DK Shifflet in 2016. Those visitors spent \$17.5 billion, or an average of \$371 per person. The travel and tourism industry generated \$1.8 billion in state and local sales tax revenue, an increase of 4.5 percent over the \$1.7 billion in state and local sales tax revenue generated in 2016.



### TRANSPORTATION

The Louisiana Department of Transportation and Development is the state government organization in charge of maintaining public transportation, roadways, bridges, canals, select levees, floodplain management, port facilities, commercial vehicles, and aviation which includes 69 airports. The Intra-coastal Waterway is an important means of transporting commercial goods such as petroleum and petroleum products, agricultural produce, building materials and manufactured goods.



### ATTRACTIONS

Stroll the art galleries and antique shops across the state, or head to a theatre performance in a beautiful historic building. Go tubing down the river or learn to peel and eat crawfish at a Cajun dance party. Stop to smell the flowers at a state park or experience the beauty of the bayou on a swamp tour. Louisiana knows how to have a good time and you will not have a problem finding entertainment in Louisiana. From live street music, to the 400-plus festivals happening throughout the state, we guarantee a great party.

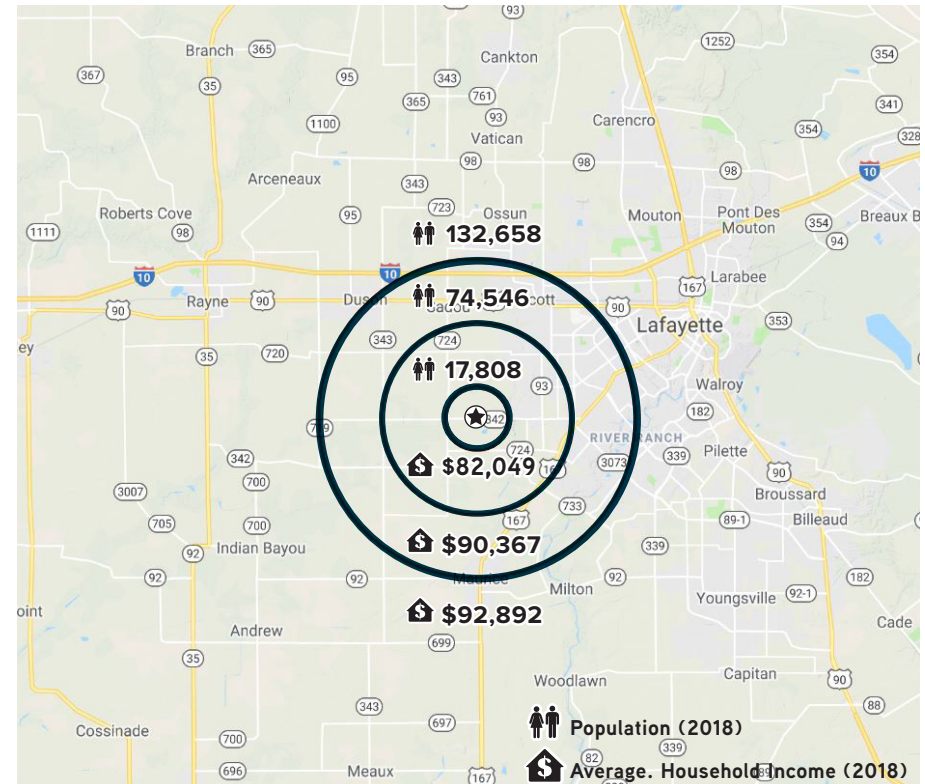
# Demographics

| POPULATION     | 3 MI   | 5 MI   | 7 MI    |
|----------------|--------|--------|---------|
| 2010 Estimate  | 16,360 | 69,869 | 123,474 |
| 2018 Estimate  | 17,808 | 74,546 | 132,658 |
| 2023 Projected | 18,723 | 77,352 | 138,405 |

| INCOME                       | 3 MI     | 5 MI     | 7 MI     |
|------------------------------|----------|----------|----------|
| Per Capita Income            | \$31,058 | \$36,124 | \$37,963 |
| Household Income: Median     | \$59,780 | \$61,167 | \$60,307 |
| Household Income: Average    | \$82,049 | \$90,367 | \$92,892 |
| Historical Growth: 2000-2010 | 42.6%    | 33.6%    | 31.3%    |
| Projected Growth: 2000-2018  | 53.1%    | 48.1%    | 50.3%    |

| AGE/HOME VALUE               | 3 MI      | 5 MI      | 7 MI      |
|------------------------------|-----------|-----------|-----------|
| 2018 Est. Median Age         | 33.0      | 34.5      | 34.1      |
| 19 and Under                 | 26.6%     | 25.4%     | 25.2%     |
| 2018 Est. Median Home Value  | \$162,578 | \$168,166 | \$174,820 |
| 2018 Est. Average Home Value | \$168,209 | \$210,116 | \$226,774 |

| EDUCATION                   | 3 MI  | 5 MI  | 7 MI  |
|-----------------------------|-------|-------|-------|
| Bachelor's Degree or Higher | 32.0% | 37.8% | 40.9% |



**108,320**

TOTAL VEHICLES PER DAY ON SURROUNDING ROADWAYS



**32.0%**

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER



**74,546**

2018 TOTAL POPULATION CONSENSUS WITHIN 5 MILES



**\$92,892**

2018 AVERAGE HOUSEHOLD INCOME WITHIN 7 MILES



**\$168,209**

2018 AVERAGE HOME VALUE WITHIN 3 MILES



**138,405**

2023 TOTAL POPULATION PROJECTION WITHIN 7 MILES



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