

DOLLAR GENERAL®

553 LA-1, MARKSVILLE, LA 71351
OFFERING MEMORANDUM

94TH PERCENTILE NATIONWIDE

DOLLAR GENERAL STORES – PLACER.AI DATA

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS



GOOGLE PHOTOS

Marcus & Millichap

EXECUTIVE SUMMARY

DOLLAR GENERAL

553 LA-1, MARKSVILLE, LA 71351

OFFERING PRICE: \$1,610,000 CAP RATE: 7.50%

GROSS LEASABLE AREA:	12,480 SF
PRICE / SF:	\$129.01
NET OPERATING INCOME:	\$120,732
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	4+ Years
YEAR BUILT / RENOVATED:	2010
LOT SIZE:	2.19 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.00% RATE

CASH ON CASH RETURN: \$39,821 / 7.07%

TOTAL RETURN: \$58,449 / 10.37%



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)



EXTENDED INITIAL TERM

EXERCISED FIRST FIVE YEAR OPTION IN 2022



RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 6/30/2030	\$120,732	\$10,061	\$9.67	7.50%
Option 2	\$132,811	\$11,068	\$10.64	8.25%
Option 3	\$146,092	\$12,174	\$11.71	9.07%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	6/27/2010
LEASE EXPIRATION:	6/30/2030
RENT INCREASES:	At Next Option
OPTIONS:	Two – Five Years

**OFFERED INDIVIDUALLY OR AS A PORTFOLIO
(CONTACT AGENT FOR OFFERING
MEMORANDUMS)**

OFFERING PRICE: \$8,720,000 CAP RATE: 7.83% 7 LOCATIONS IN 5 STATES

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Evansville	IN	4.84	\$101,220	\$1,298,000	7.80%	3/30/2011	3/31/2031	9,100	\$142.64	\$11.12
Farmland	IN	4.26	\$83,276	\$1,041,000	8.00%	8/8/2010	8/31/2030	9,014	\$115.49	\$9.24
Avilla	IN	5.41	\$88,390	\$1,179,000	7.50%	10/8/2011	10/31/2031	9,026	\$130.62	\$9.79
Floralia	AL	2.28	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	1.55	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	4.09	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	4.50	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
TOTAL		3.84	\$682,750	\$8,720,000	7.83%			74,971	\$116.31	\$9.11

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- 12,480+/- SQUARE FEET
- 2.19 AC PARCEL
- BUILT TO SUIT IN 2010
- STORE REBRANDED TO DOLLAR GENERAL MARKET
- PARKING LOT STRIPING SERVICE – MAY 2024

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- ORIGINAL 15 YEAR LEASE
- FIVE YEAR EARLY EXTENSION IN 2022 (NOW LEASED THROUGH 6/30/2030)
- JUST UNDER FIVE YEARS REMAIN
- TWO – FIVE YEAR OPTIONS WITH INCREASES

DOUBLE NET LEASE

- TENANT REIMBURSES REAL ESTATE TAXES
- TENANT REIMBURSES CAM
- TENANT PAYS INSURANCE DIRECTLY
- TENANT RESPONSIBLE FOR HVAC REPAIR & REPLACEMENT
- TENANT PAYS ESTIMATED \$300/MONTH FOR PARKING LOT MAINT. & REPAIR
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- ADJACENT TO REFUGE BAPTIST CHURCH
- 244 MILES NORTHEAST OF HOUSTON, TEXAS
- 173 MILES NORTHWEST OF NEW ORLEANS, LOUISIANA

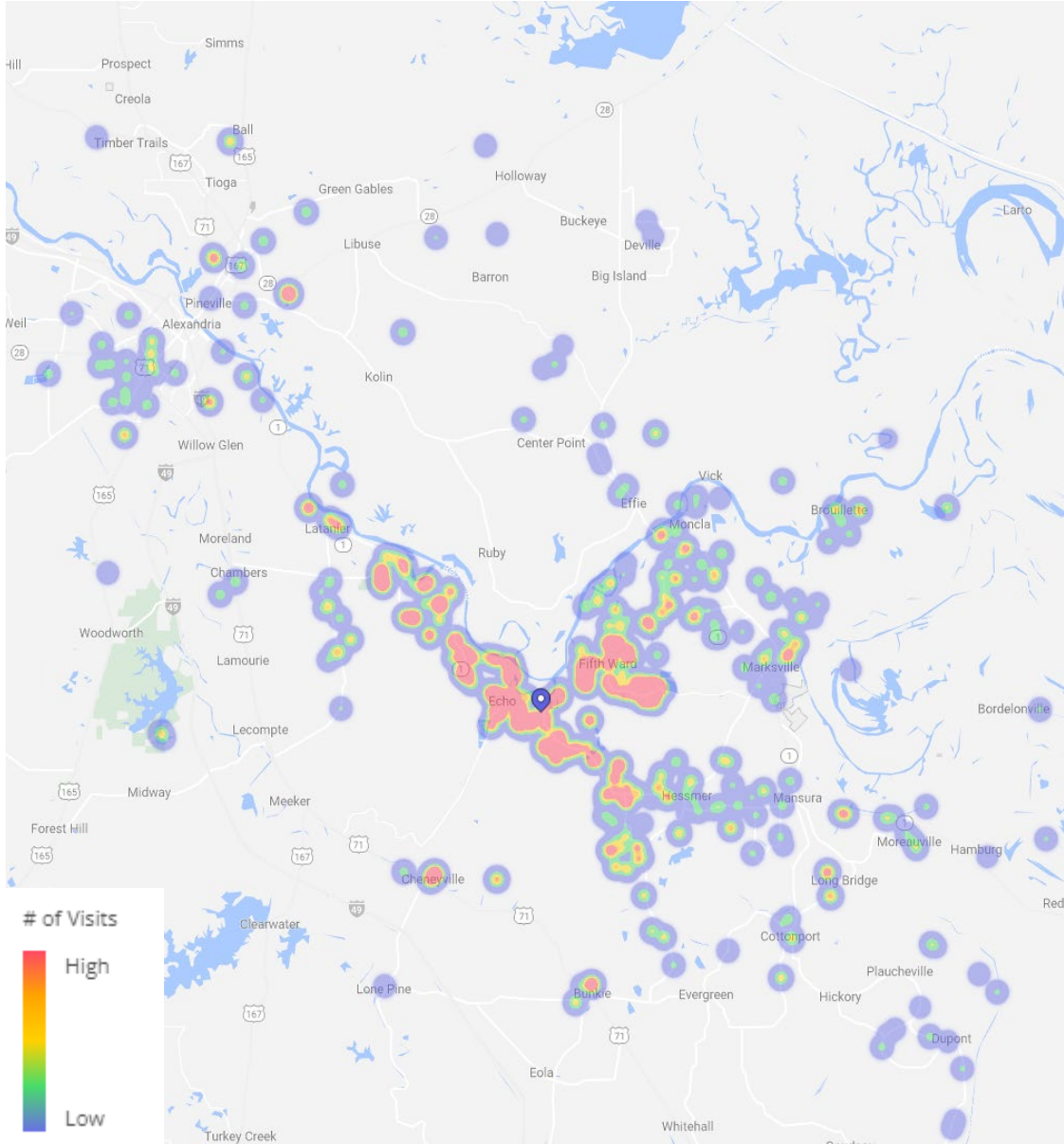
DEMOGRAPHICS

- OVER 3,700 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$75,238 WITHIN FIVE MILES



TRUE TRADE AREA

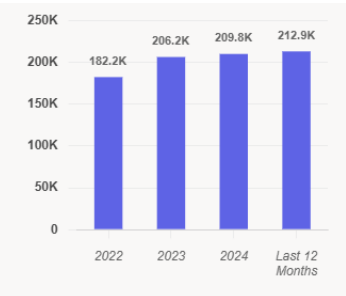
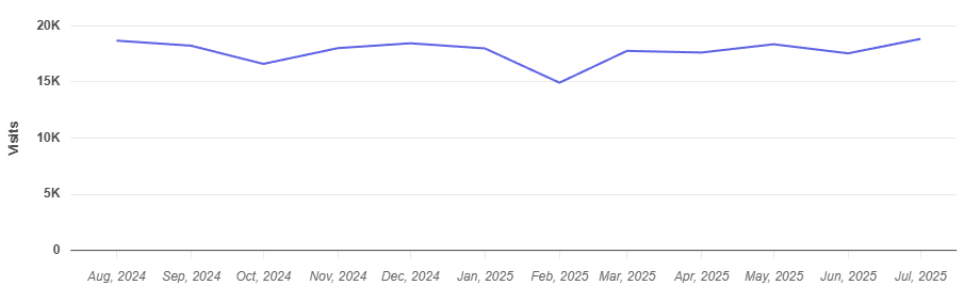
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS



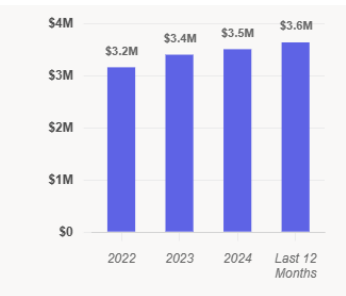
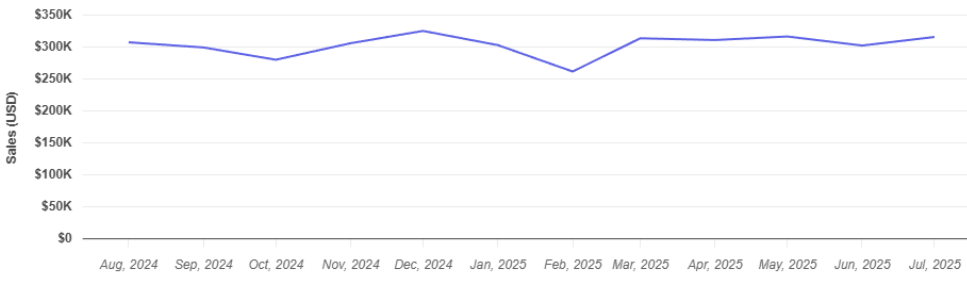
VISITS DATA

Visits	212.9K	Visit Frequency	7.71
Visits / sq ft	16.69	Avg. Dwell Time	13 min
Visitors	27.6K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

<p>Nationwide</p> <p>1,030 / 19,247</p> <p>View List</p> <p>94%</p>	<p>Louisiana</p> <p>32 / 645</p> <p>View List</p> <p>95%</p>	<p>Local: 10mi</p> <p>1 / 6</p> <p>View List</p> <p>100%</p>
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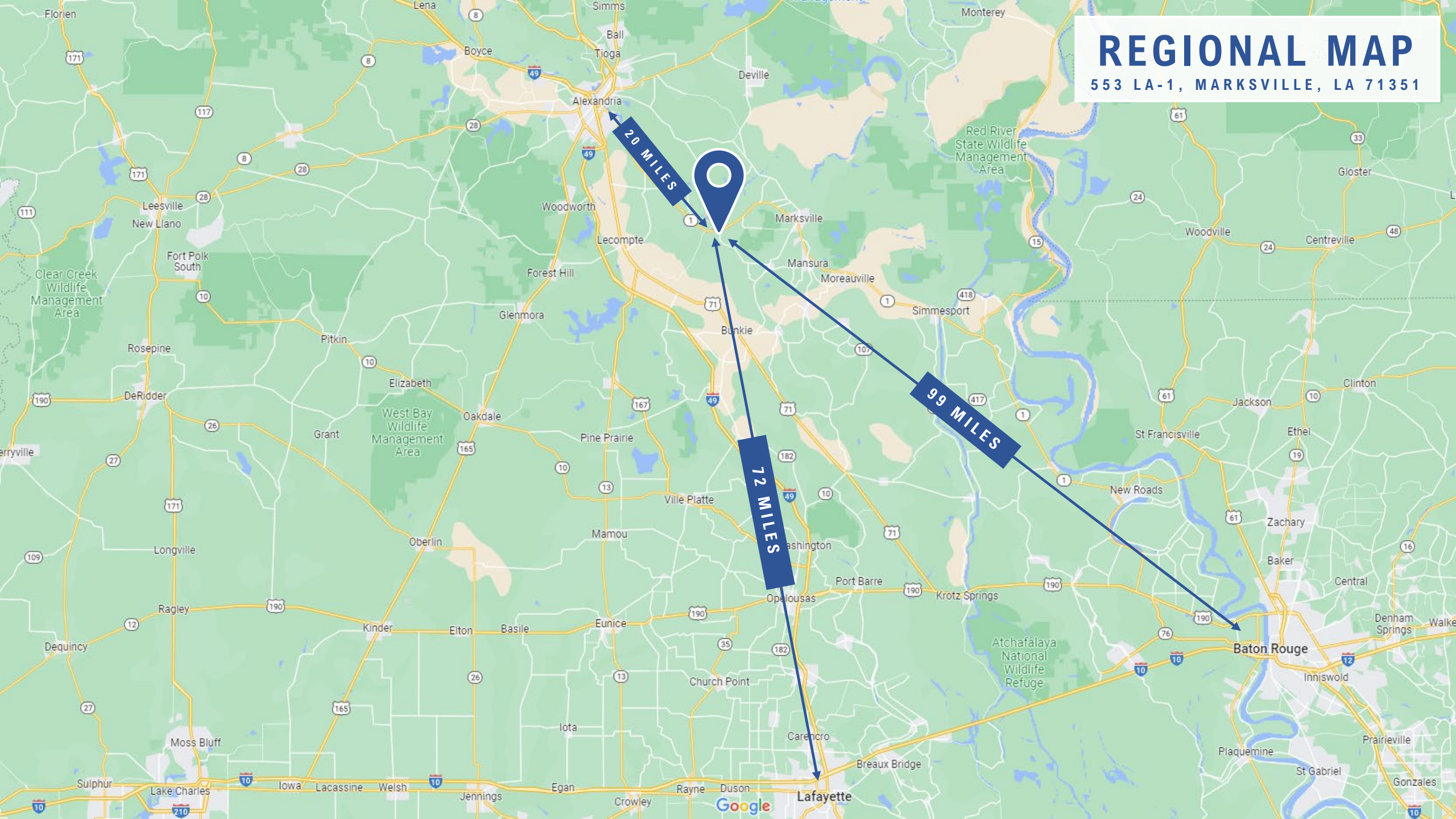


LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
INSURANCE	Tenant Pays Insurance Directly (Part Of DG Blanket Insurance Policy)
ROOF / STRUCTURE / PARKING LOT	Landlord Responsible For Roof Landlord Responsible For Structure Landlord Responsible For Parking Lot Replacement Tenant Responsible For Parking Lot Maint. & Repair – Not Replacement Tenant Pays Estimated \$300/Month For Parking Lot Maint. & Repair
CAM	Tenant Responsible For Reimbursement Of CAM
UTILITIES	Tenant Responsible For Utilities
HVAC	Tenant Responsible For HVAC Repair & Replacement

REGIONAL MAP

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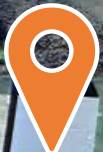


20 MILES

72 MILES

99 MILES

**REFUGE
BAPTIST
CHURCH**



**BIG JOHN'S
MEATS**

ODELL'S GROCERY

HIGHWAY 1 - 7,803 VPD (2022)

PARKING LOT RE-STRIPING – MAY 2024



DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	1,427	3,612	18,927
2024 Population	1,470	3,723	19,366
2020 Population	1,544	3,926	19,712
Median Age	38.1	39.1	40.3

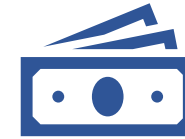
INCOME	3 Miles	5 Miles	10 Miles
Average	\$77,343	\$75,238	\$63,674
Median	\$54,444	\$51,182	\$44,018

TRAFFIC COUNTS

LA-1	7,925 (2023)
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HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	564	1,425	7,473
2024 Households	582	1,471	7,649
2020 Households	612	1,555	7,785

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$56,949



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

73,939



POPULATION WITHIN FIVE
MILE RADIUS

172,124



DAILY TRAFFIC COUNTS

7,925

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ACTIVITY ID: XXXX

DOLLAR GENERAL®

553 LA-1, MARKSVILLE, LA 71351
OFFERING MEMORANDUM

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