



CHAUVIN, LA | FAMILY DOLLAR

5100 HIGHWAY 56, CHAUVIN, LA 70344

NET LEASED INVESTMENT SUMMARY



PROPERTY OFFERING

The subject property is a net-leased corporate guaranteed Family Dollar located in Chauvin, Louisiana. Family Dollar has been at this location since the 8,100 SF building was built in 1997. The building is situated on approximately .95+/- acres next to USPS, Capital One Bank, and Coastal Commerce Bank. Family Dollar has +/-4 years remaining on the lease, the lease auto-renewed in December of 2018. The tenant has 3 x 5-year renewal options remaining with 5% rent increases per option.

The property is double-net with the landlord responsible for the roof, structure, CAM, exterior, and electrical/plumbing. The landlord is responsible for major repairs/replacement and HVAC repairs greater than \$500. The Tenant reimburses for the tax and insurance over the base year. Based on provided expenses, the Landlord spent \$1760 on CAM, \$0 on Maintenance, and taxes were \$4734.

The property is being offered at a 7.6% cap rate and is an ideal opportunity for a passive investor looking for a credit rated corporate-backed asset in the state of Louisiana. The asset is being sold as part of a portfolio of 6 Family Dollar/Dollar Tree stores or can be purchased separately.

OFFERING HIGHLIGHTS

- Attractive Rental Escalations; 5% each option period
- Strong credit tenant; E-Commerce resilient tenant
- Over 8,000 Family Dollar Stores

OFFERING SUMMARY

Sale Price:	\$567,650
Lot Size:	0.94 Acres
Building Size:	8,100 SF
NOI:	\$43,117
Cap Rate:	7.6%
Tenant:	Family Dollar
Lease Type:	NN
Term Remaining:	4 years
Options:	2 x 5 yrs



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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$49,612
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EXPENSE SUMMARY

CAM	\$1,760
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Maintenance	\$0
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Taxes	\$4,734
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GROSS EXPENSES	\$6,494
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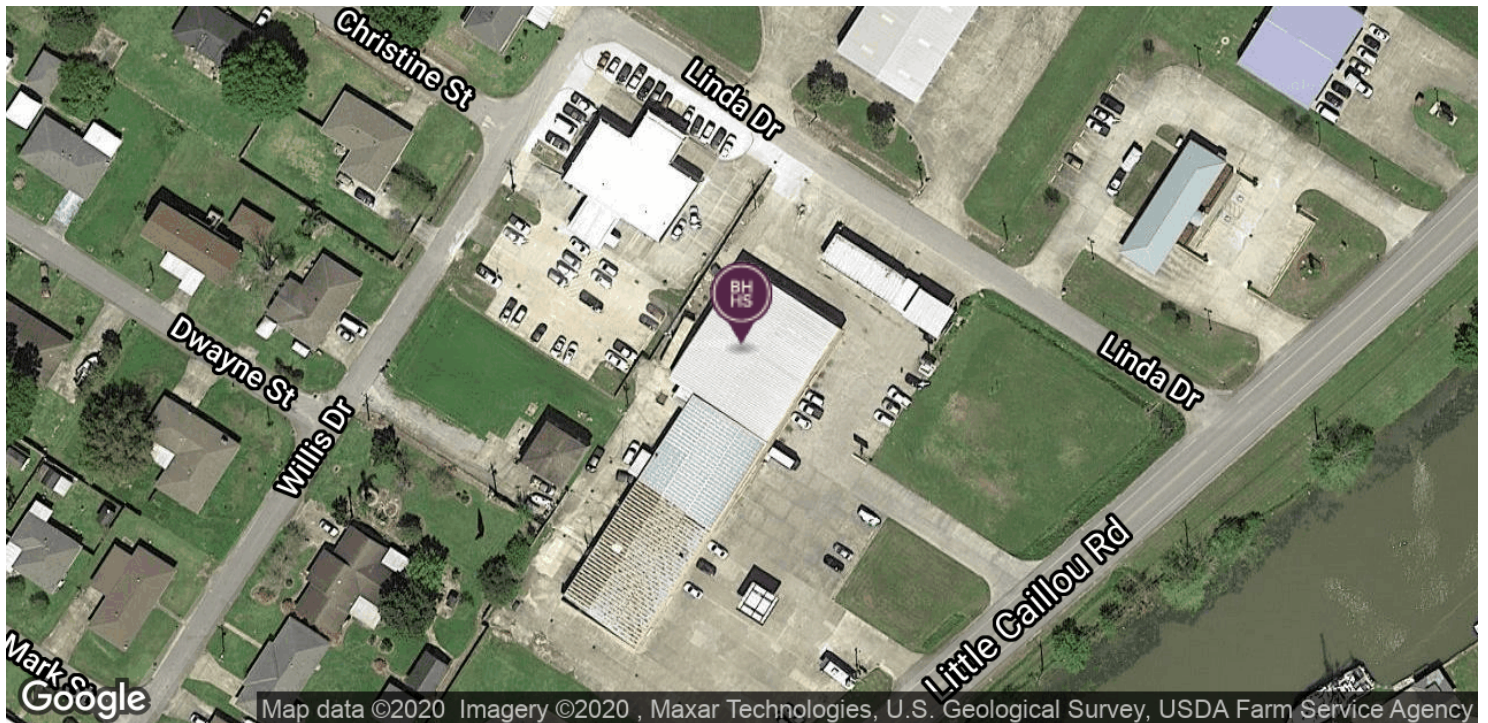
NET OPERATING INCOME	\$43,117
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LOCATION MAPS

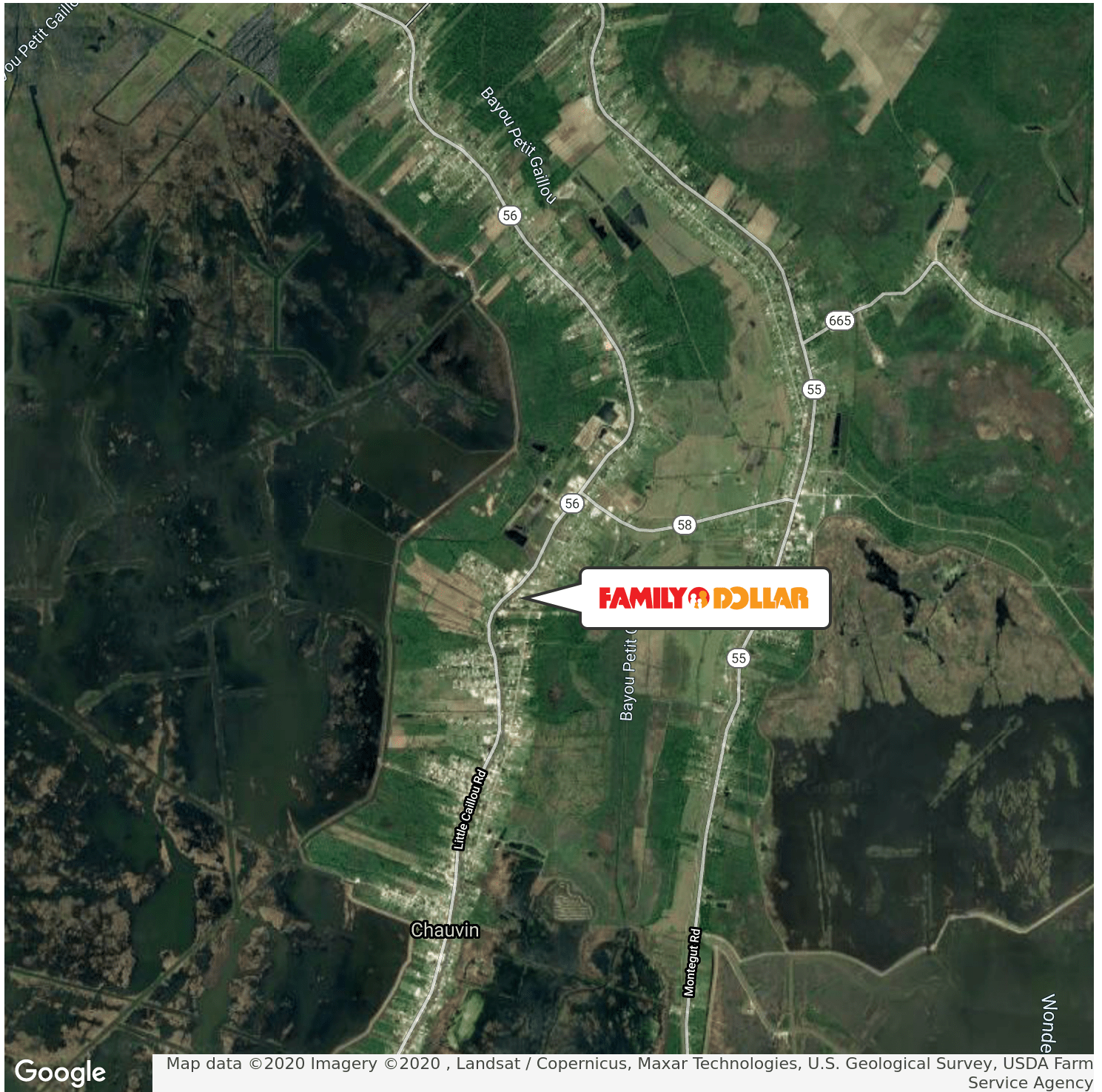




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AERIAL MAP





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TENANT PROFILE



FAMILY DOLLAR

FAMILY DOLLAR

Company: Subsidiary of Dollar Tree, Inc., a Fortune 200 company

Locations: 8,000

Website: familydollar.com

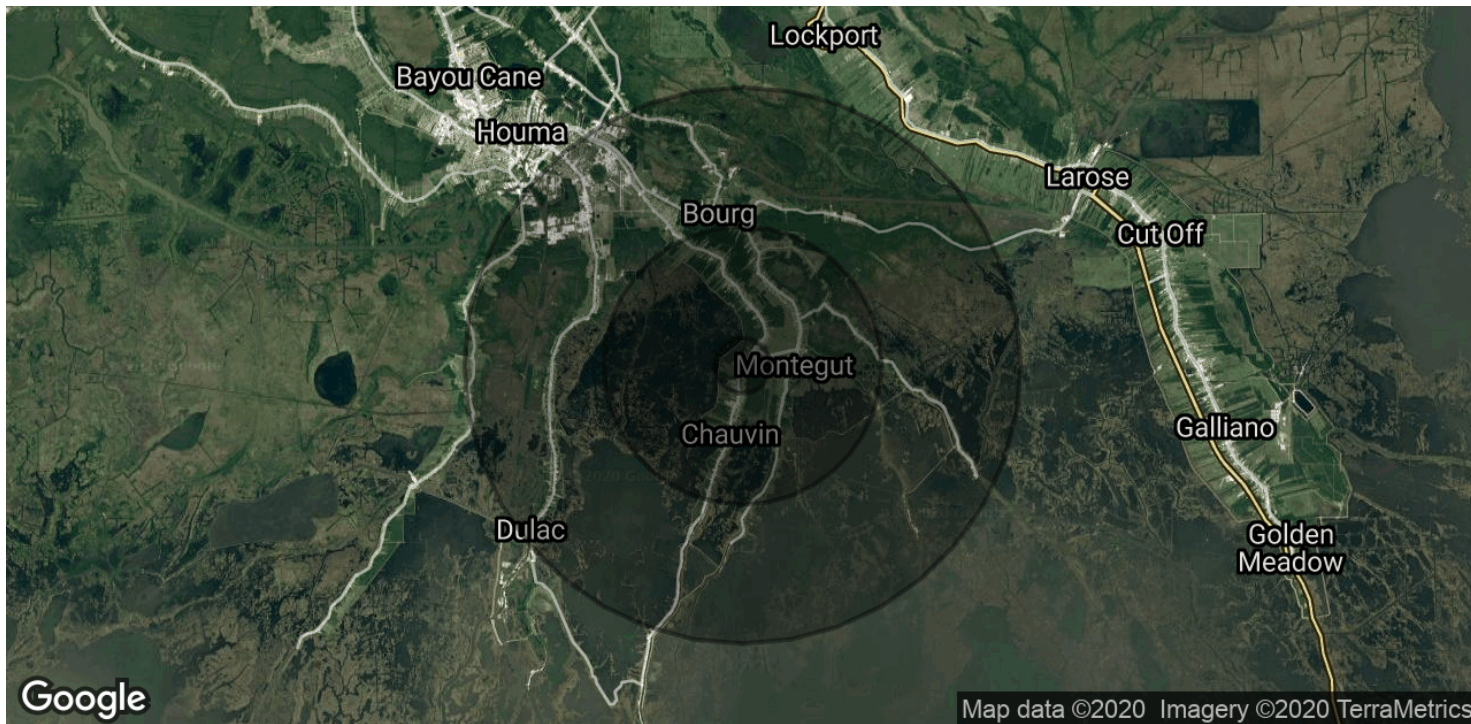
One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family, ranging from household cleaners, brand-name foods, and health and beauty aids to toys, apparel for every age, and home fashions — all for everyday low prices. Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than 30 years. The company operates 15,000+ stores across the 48 states and five Canadian provinces, and has over 182,000 associates.



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	96	5,027	24,136
Average age	40.0	38.4	36.8
Average age (Male)	38.2	37.3	36.1
Average age (Female)	40.8	39.7	37.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	33	1,738	8,240
# of persons per HH	2.9	2.9	2.9
Average HH income	\$75,508	\$69,403	\$62,255
Average house value		\$96,570	\$114,027

* Demographic data derived from 2010 US Census