OFFERING MEMORANDUM

FAMILY DOLLAR STORE

BRAND-NEW 2024 CONSTRUCTION WITH NEW, 10-YEAR LEASE

15494 HIGHWAY 171, RAGLEY, LOUISIANA

PRICING: $1,450,000 / 8% CAP

**Actual Location*
**Building Signage is a Rendering*

Exclusively Offered By:

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TABLE OF CONTENTS

*Representative Photo

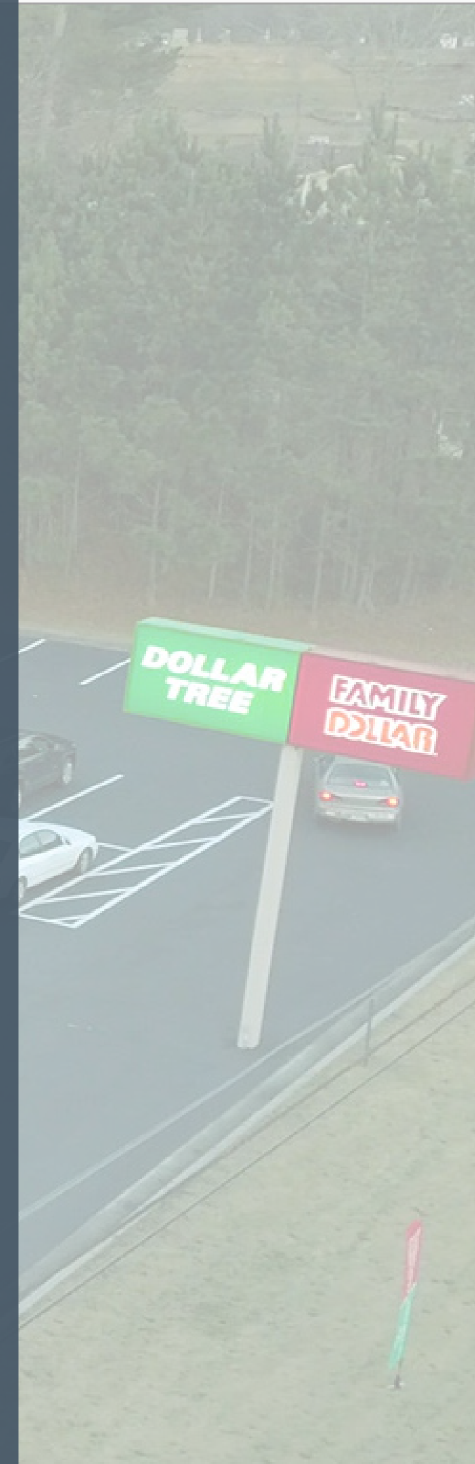
INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a 2024 newly constructed Family Dollar store in Ragley, Louisiana. Family Dollar has executed a new, ten (10) year lease which commenced January 2024.

Ragley, Louisiana, located in Beauregard Parish, is twenty-three miles directly north of Lake Charles on US-Highway 171. The Property is situated at the northwest corner of Hoffpauir and US-Highway 171. The population of Beauregard Parish is 36,570 and Ragley's population is 4,300. The closest Family Dollar store is thirteen miles away while the nearest Dollar Tree is fifteen miles away.

In July 2025, Family Dollar became independently owned by two private equity firms: Brigade Capital Management and Macellum Capital Management at an acquisition cost of approximately $1 billion. No longer being owned by Dollar Tree will allow the new corporate owners to focus strictly on enhancing and growing the Family Dollar brand of stores.

Family Dollar is headquartered in Chesapeake, VA.



Actual Location

OFFERING SNAPSHOT

Property	**Ragley, LA**
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	$1,450,000.00 / 8.00% cap
NOI – Current	$115,500.00
Initial Lease Term	Ten (10) years
Lease Expiration	January 31, 2034
Renewal Options	Five (5), five (5)-year with $0.50 PSF increases each
Lease Structure	Double Net*
Building Status	Brand new construction completed January 2024

***Refer to Lease for details**

PROPERTY & INVESTMENT HIGHLIGHTS

15494 HIGHWAY 171, RAGLEY, LOUISIANA

- As of July 2025, Family Dollar has become an independent company owned by two private equity firms: Brigade Capital Management and Macellum Capital Management
- Brand-new 2024 ground-up construction Family Dollar store
- Building size is approximately 10,500 square feet
- Construction is complete and lease commenced January 2024
- Standard Family Dollar double net lease structure with minimal landlord responsibilities (see lease for details)
- Annual NOI of $115,500 is a low annual rental rate of $11.00 per square foot
- Five (5), five (5) year renewal options with $0.50 per square foot increases

PROPERTY/LEASE SUMMARY

Property	**Ragley, LA**
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Property Address	15494 Highway 171, Ragley, LA
Commencement Date	January 2024
Projected Lease Expiration Date	January 31, 2034
Estimated Total Building Area	10,500 square feet
Approx. Land Area	1.94 acres
Net Operating Income – Current Term	$115,500.00 through January 31, 2034
Renewal Options (all five-year terms with 180 days' prior written notice)	First - $120,750.00 ($0.50 PSF) Second - $126,000.00 ($0.50 PSF) Third - $131,250.00 ($0.50 PSF) Fourth - $136,500.00 ($0.50 PSF) Fifth - $141,750.00 ($0.50 PSF)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant on a monthly basis
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC.
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Brigade Capital Management and Macellum Capital Management
Headquarters	Chesapeake, VA
Year Founded	Family Dollar: 1959
Website	familydollar.com

**See Lease for details*

FAMILY DOLLAR OVERVIEW

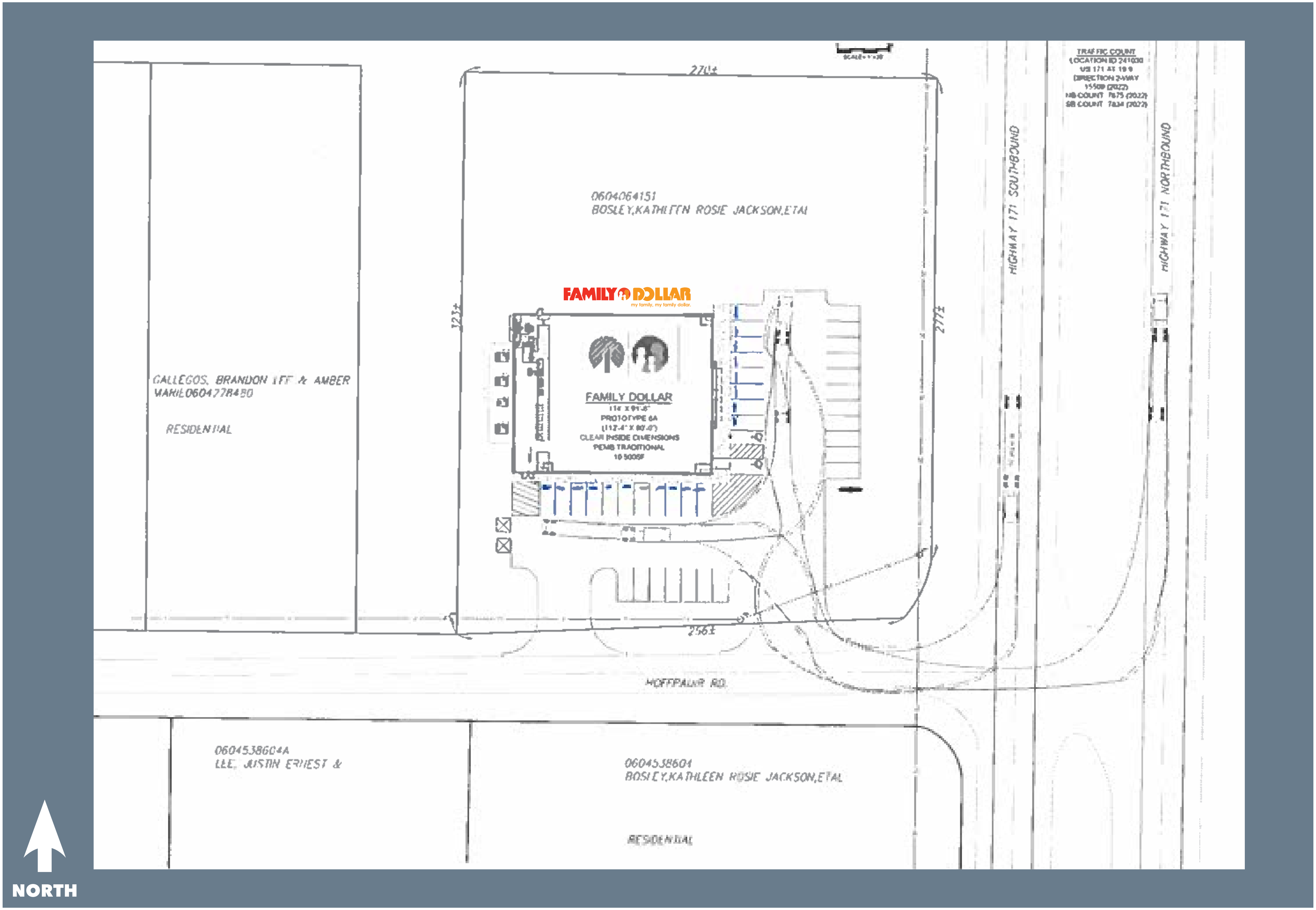
Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient "self-serve, cash-and-carry neighborhood discount store". His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide.

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.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company's customer base.

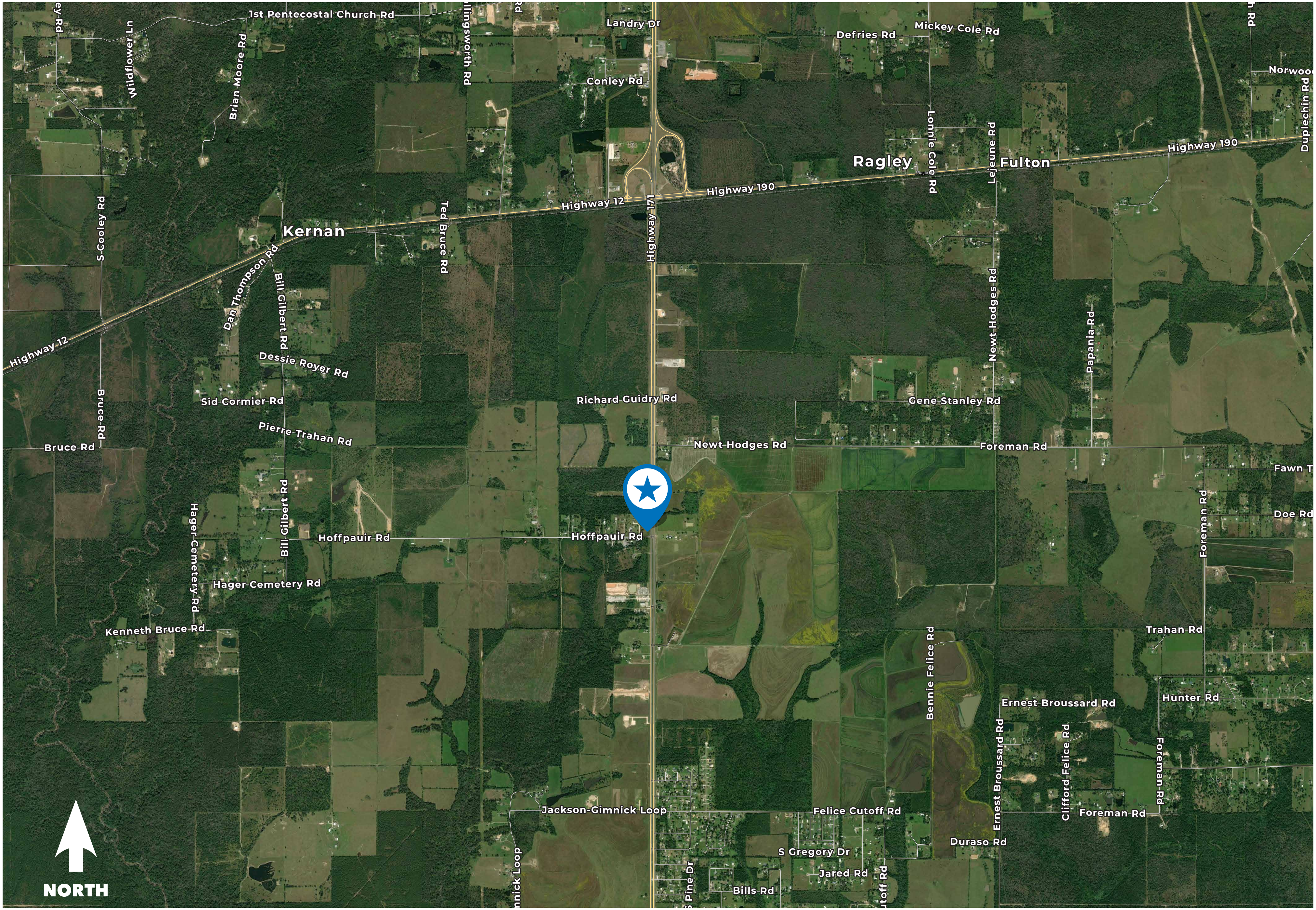
As of July 7, 2025, Family Dollar corporate was acquired by the private equity firms of Brigade Capital Management and Macellum Capital Management for approximately $1 billion.

SITE PLAN | **RAGLEY, LA**

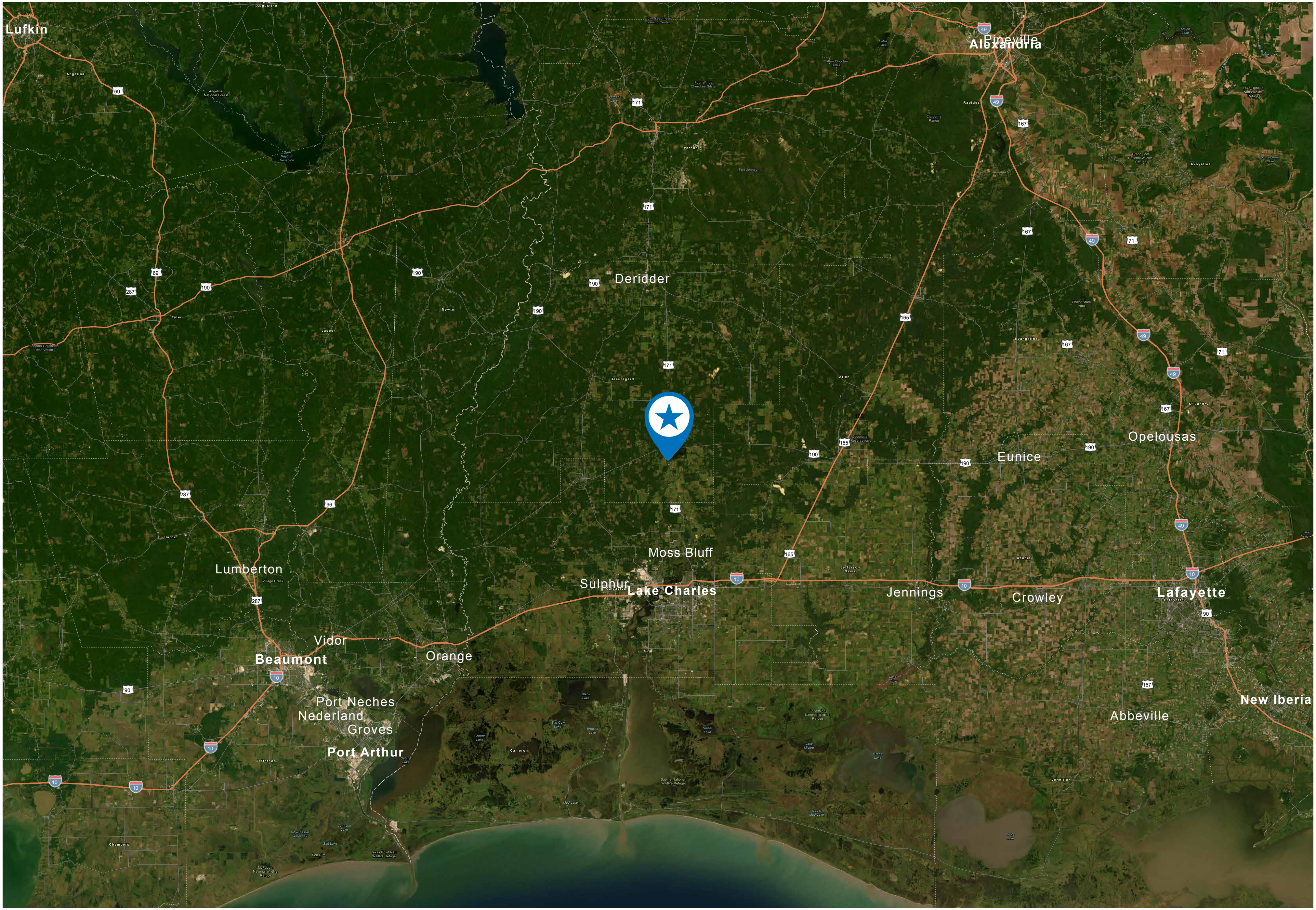


AERIAL SITE PLAN | **RAGLEY, LA**

MARKET AERIAL | **RAGLEY, LA**



REGIONAL AERIAL | **RAGLEY, LA**



DEMOGRAPHIC SNAPSHOT - RAGLEY, LA

POPULATION	5 miles	10 miles	15 miles
2020 Census Population	4,396	10,702	40,846
2023 Population	4,661	11,092	42,145
2028 Projected Population	4,940	11,530	43,045

HOUSEHOLDS	5 miles	10 miles	15 miles
2020 Census Households	1,527	3,849	14,564
2023 Households	1,628	4,002	15,059
2028 Projected Households	1,738	4,195	15,496
2023 Estimated Average Household Size	2.86	2.73	2.75

ESTIMATED HOUSEHOLD INCOME	5 miles	10 miles	15 miles
2023 Average Household Income	$90,199	$88,711	$103,866
2023 Median Household Income	$59,615	$64,724	$77,796
2023 Per Capita Income	$32,085	$31,655	$37,598
2023 Median Age	38.5	38.3	38.6

TRAFFIC COUNTS	VPD
State Rte 12	13,136
US 190 @ US Hwy 171	4,121

*Representative Photo

TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service– the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling $8.6 billion.

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