



LOCATION DESCRIPTION

Located Northwest of Baton Rouge, this site is right off HWY 1.

Long Term Occupancy + Extended Lease

-8 years of term remaining with 3 additional 5-year renewals with rental increases of 10%.

Passive Ownership

-Minimal landlord responsibilities, this property offers a passive and reliable source of income.

Corporate Guaranty

-Dollar General a \$36 Billion company, has also reported same store sales growth for 33 consecutive years. Dollar General boasts an investment grade credit rating of BBB (S&P) with continued future growth plans.

OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Sale Price: | \$1,354,281 |
| Lot Size: | 62,726 SF |
| Building Size: | 9,026 SF |
| Address: | 5641 Wye Road Lakeland, LA 70752 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 156 | 1,002 | 2,560 |
| Total Population | 369 | 2,333 | 6,109 |
| Average HH Income | \$86,466 | \$85,994 | \$90,535 |

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

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Blake Soto, CCIM

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

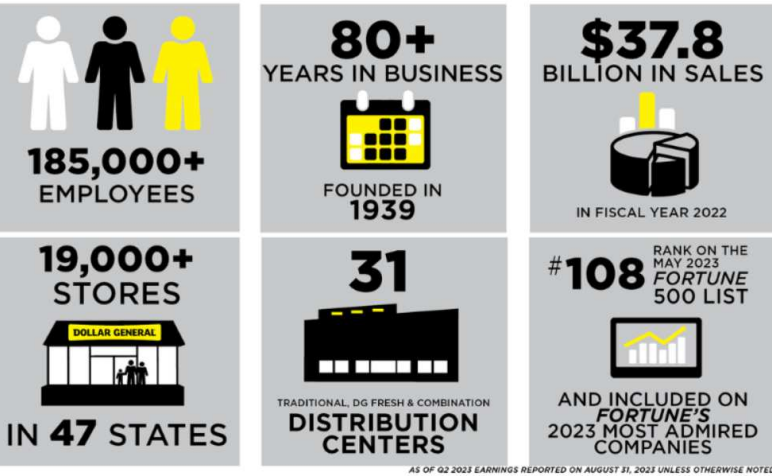


LOCATION INFORMATION

| | |
|------------------|-------------------------|
| Building Name | Dollar General Lakeland |
| Street Address | 5641 Wye Rd |
| City, State, Zip | Lakeland, LA 70752 |
| County | Pointe Coupee |

BUILDING INFORMATION

| | |
|-------------------------|-----------------|
| Occupancy % | 100.0% |
| Tenancy | Single |
| Number of Floors | 1 |
| Construction Status | Existing |
| Condition | Good |
| Maintenance | Tenant |
| Original Lease Term | 15 years |
| Lease Commencement Date | 5/25/2016 |
| Term Remaining on Lease | 8 Years +/- |
| Options | (3) 5-Year |
| Increases | 10% |
| Tenant | Dollar General |
| Investment Grade Tenant | S&P Rated "BBB" |
| Lease Guarantor | Corporate |
| Cap Rate | 6.75% |



Following over 80 years in business, Dollar General currently has 19,000+ neighborhood general stores in 47 US states with \$37.8 billion in sales. With its small-box store model, millions of Americans rely on Dollar General to provide convenient, affordable access to the everyday products they need and want. Dollar General delivers low prices on frequently needed items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and more from America's most-trusted brands, along with high-quality private brands. Approximately 75% percent of the U.S. population currently lives within five miles of a Dollar General store. Each store and distribution center represents positive economic growth for communities.



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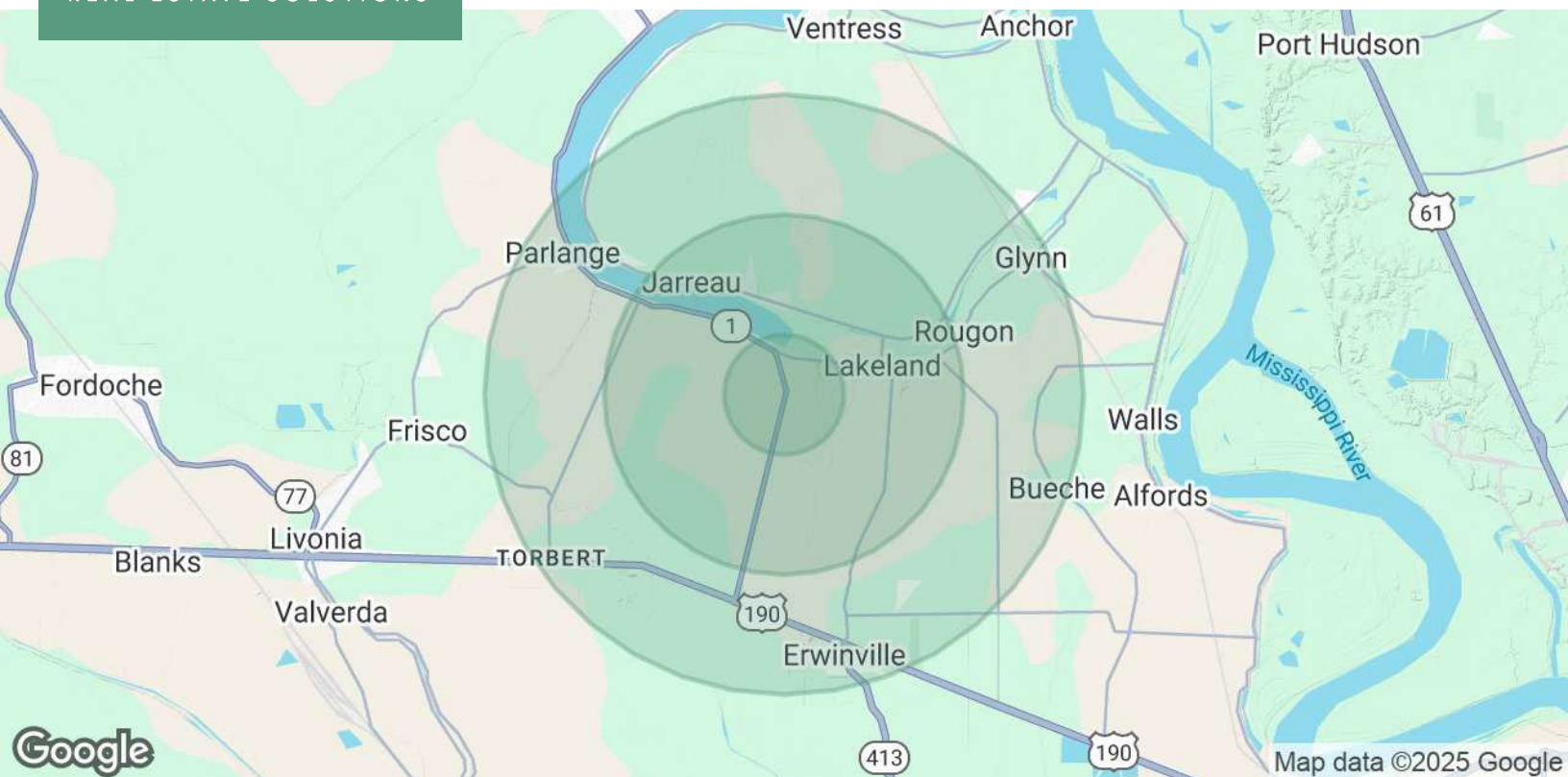
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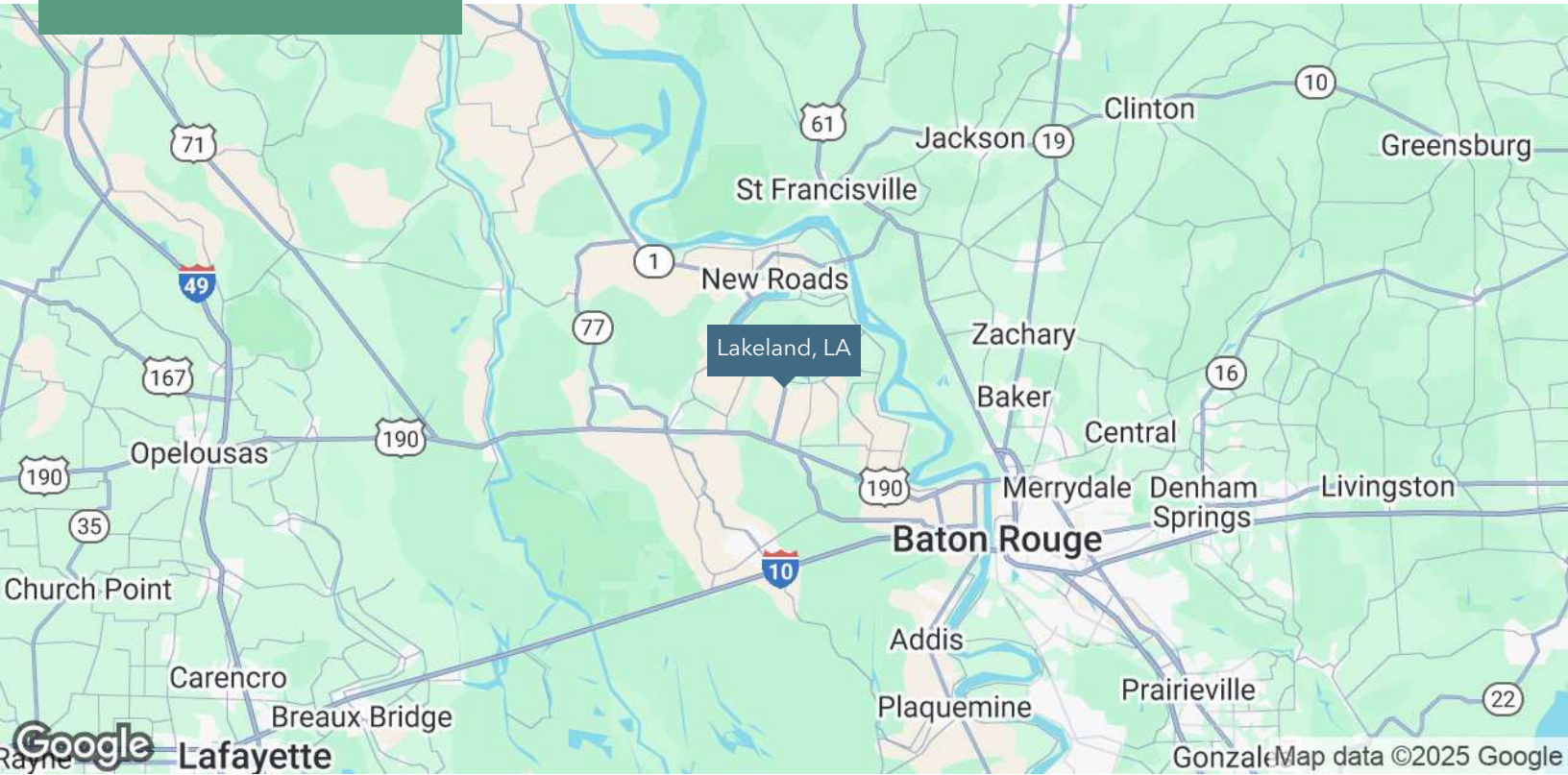
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 369 | 2,333 | 6,109 |
| Average Age | 43 | 44 | 43 |
| Average Age (Male) | 43 | 43 | 42 |
| Average Age (Female) | 44 | 45 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 156 | 1,002 | 2,560 |
| # of Persons per HH | 2.4 | 2.3 | 2.4 |
| Average HH Income | \$86,466 | \$85,994 | \$90,535 |
| Average House Value | \$217,464 | \$253,322 | \$262,227 |

Demographics data derived from AlphaMap



LAKELAND, LOUISIANA

Lakeland is located on False River, in the South-East of Pointe Coupee Parish, 6 miles to the south of New Roads. There are no officially designated boundaries to the community, but the area is bounded by LA-416, Louisiana highway 983, Louisiana highway 1, and U.S. highway 190. This area is home to Immaculate Conception Catholic Church and Alma Plantation Sugar Mill. Its located 26 miles from Baton Rouge, Louisiana.

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