

DG Anchored Strip Mall

203 N Louisiana St Plain Dealing, LA 71064

AMC REAL ESTATE
INVESTMENT SERVICES

kw
KELLERWILLIAMS.



**DOLLAR
GENERAL®**

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203 N Louisiana St Plain Dealing, LA 71064

INVESTMENT SUMMARY:

Asking Price: \$918,682

Cap Rate: 8.5%

NOI: \$78,088

Year Built: 2007

Square Footage: 10,414

Lot Size: 1.29 Acres

TENANCY:

Dollar General : 9,014 SF (86.5% of GLA)

Crispy Donut: 1,400 SF (13.5% of GLA)

Income

Dollar General Rent: \$69,696

Crispy Donut Rent: \$14,400

DG CAM Allowance: \$4,957

DG Insurance Reimbursement: \$7,785

DG Tax Reimbursement: \$13,028

Total Income: \$109,866

Expenses

Maintenance and Reserves (5%): \$5,493

Taxes: \$15,062

Insurance: \$9,000

Lawn: \$2,220

Total Expenses: \$31,778

Net Income: \$78,088

Dollar General

	TERM	ANNUAL RENT	INCREASE	ANNUAL CAM
Original Term	01/07/2007 – 01/31/2017	\$57,600		
Option 1	02/01/2017 – 01/31/2022	\$63,360	10%	
Option 2	02/01/2022 – 01/31/2027	\$76,666	10%	\$5,498
Option 3	02/01/2027 – 01/31/2032	\$84,332	10%	\$6,039
Option 4	02/01/2037 – 01/31/2042	\$92,760	10%	\$6,670

Lease Notes

Tenant Reimburses for their proportionate share of Taxes & Insurance, the tenant pays their own utilities and pays a monthly cam allowance to the landlord.

Tenant is responsible for minor repairs to the HVAC Units under \$750/Year.

Crispy Donut

	TERM	ANNUAL RENT
Current Term	08/15/2024 – 07/14/2025	\$14,400

Lease Notes

Tenant has occupied the site since 2010.

They pay their own utilities and are responsible for their maintenance of their own HVAC Units.



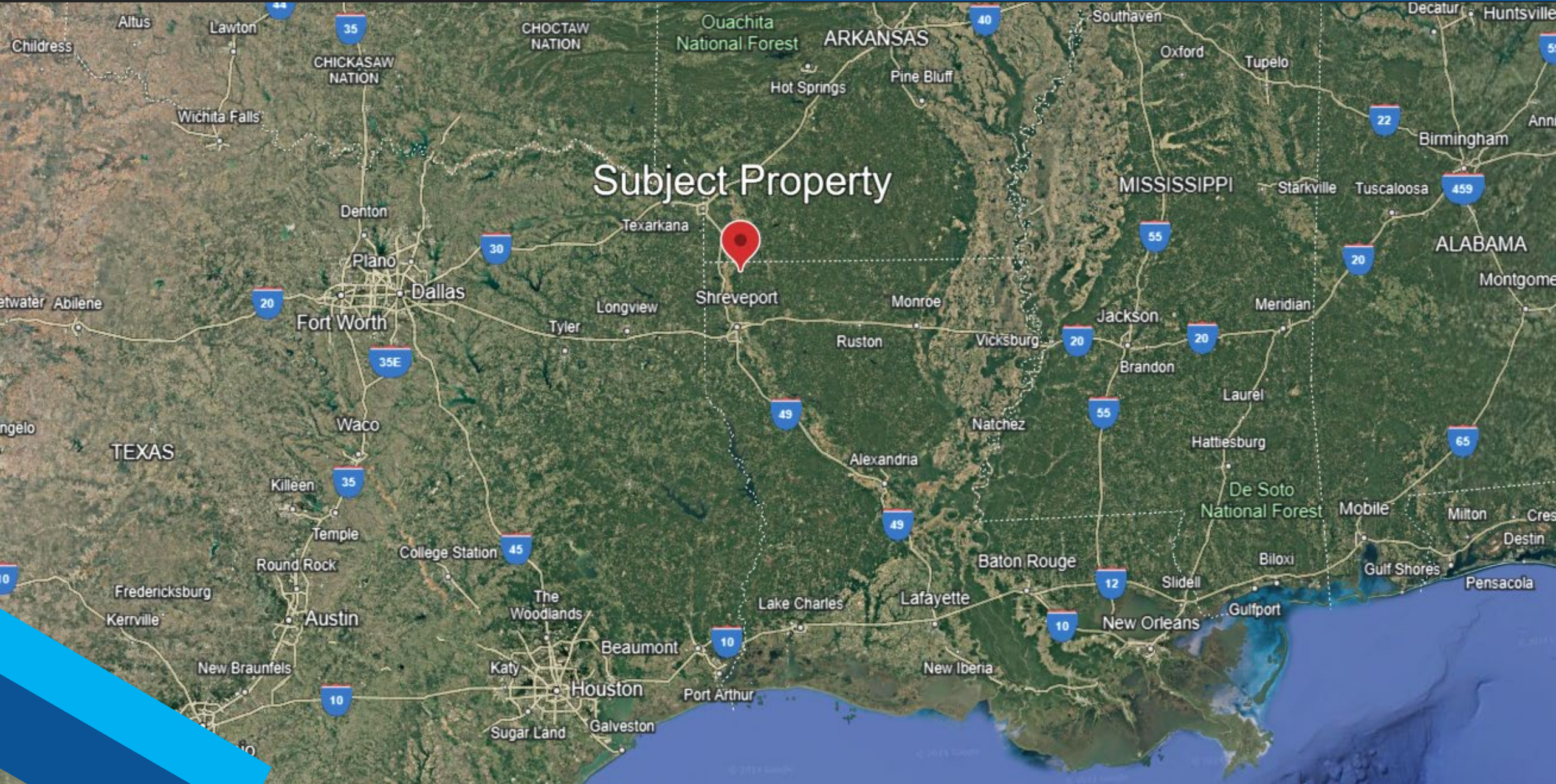
N Louisiana St
(6,092 Vehicles Per Day)

E Mary Lee Ave (3,898 VPD)











Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Company: Dollar General
Founded: 1939
Total Revenue: (10/27/23) \$38.607 Billion
Net Worth: (10/27/23) \$26.3 Billion
Headquarters: Goodlettsville, TN
Website: www.dollargeneral.com

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