



305 US-90, IOWA, LA 70647
OFFERING MEMORANDUM

LONG TERM TENANCY

OVER 23 YEARS / SINCE 2001

CORPORATE GUARANTEE

15,000+ LOCATIONS IN 48 STATES

REPORTS STORE SALES

CONTACT AGENT FOR DETAILS



INVESTMENT HIGHLIGHTS

STNL RETAIL

- 8,000 +/- SQUARE FEET
- 0.70 AC PARCEL
- BUILT IN 2001
- RENOVATED IN 2013
- HVAC REPLACED A COUPLE YEARS AGO
- **PARKING LOT STRIPING LAST DONE IN 2021**
- **COMPLETE BUILDING POWERWASH DONE IN 2023**
- **REPLACEMENT OF TWO EXTERIOR LIGHTS IN 2023**
- **PARKING LOT REPAIRS MADE IN 2023**

FAMILY DOLLAR

- CORPORATE – 15,000+ LOCATIONS
- PUBLICLY TRADED: DLTR
- FOUNDED IN 1986
- LOCATIONS IN 48 STATES

LEASE OVERVIEW

- BUILD TO SUIT IN 2001
- HAS OPERATED AT THIS LOCATION FOR 23+ YEARS
- **PERCENTAGE RENT CLAUSE – REPORTS STORE SALES**
- RECENT EXTENSION THROUGH JUNE 2029
- THREE – FIVE YEAR OPTIONS REMAIN

DOUBLE - NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR UP TO \$1,500 IN ANY LEASE YEAR
- LANDLORD RESPONSIBLE FOR ANY REPAIR OVER \$1,500 IN ANY LEASE YEAR
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE & PARKING LOT

LOCATION

- 194 MILES FROM DOWNTOWN NEW ORLEANS, LA
- 156 MILES FROM HOUSTON, TX
- MINIMAL COMPETITION - ONE DOLLAR GENERAL IN TOWN
- IOWA, LA MARKET – 100% OCCUPANCY

DEMOGRAPHICS

- OVER 8,100 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$64,921 WITHIN FIVE MILES





ADDRESS:
305 US-90, IOWA, LA 70647



OFFERING PRICE:

\$524,000



CAP RATE:

9.01%



NET OPERATING INCOME:

\$47,190



PRICE PER SQUARE FOOT:

\$65.50

GROSS LEASABLE AREA:	8,000 SF
YEAR BUILT:	2001 / 2013
LOT SIZE:	0.70 AC
TYPE OF OWNERSHIP:	Fee Simple
PROPOSED FINANCING:	70% LTV / 3 YR TERM / 25 YR AMORT / 6.15% RATE
CASH ON CASH RETURN:	\$18,425 / 11.72%
TOTAL RETURN:	\$24,810 / 15.78%



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)



MULTIPLE EXTENSIONS

FAMILY DOLLAR HAS EXTENDED THREE TIMES

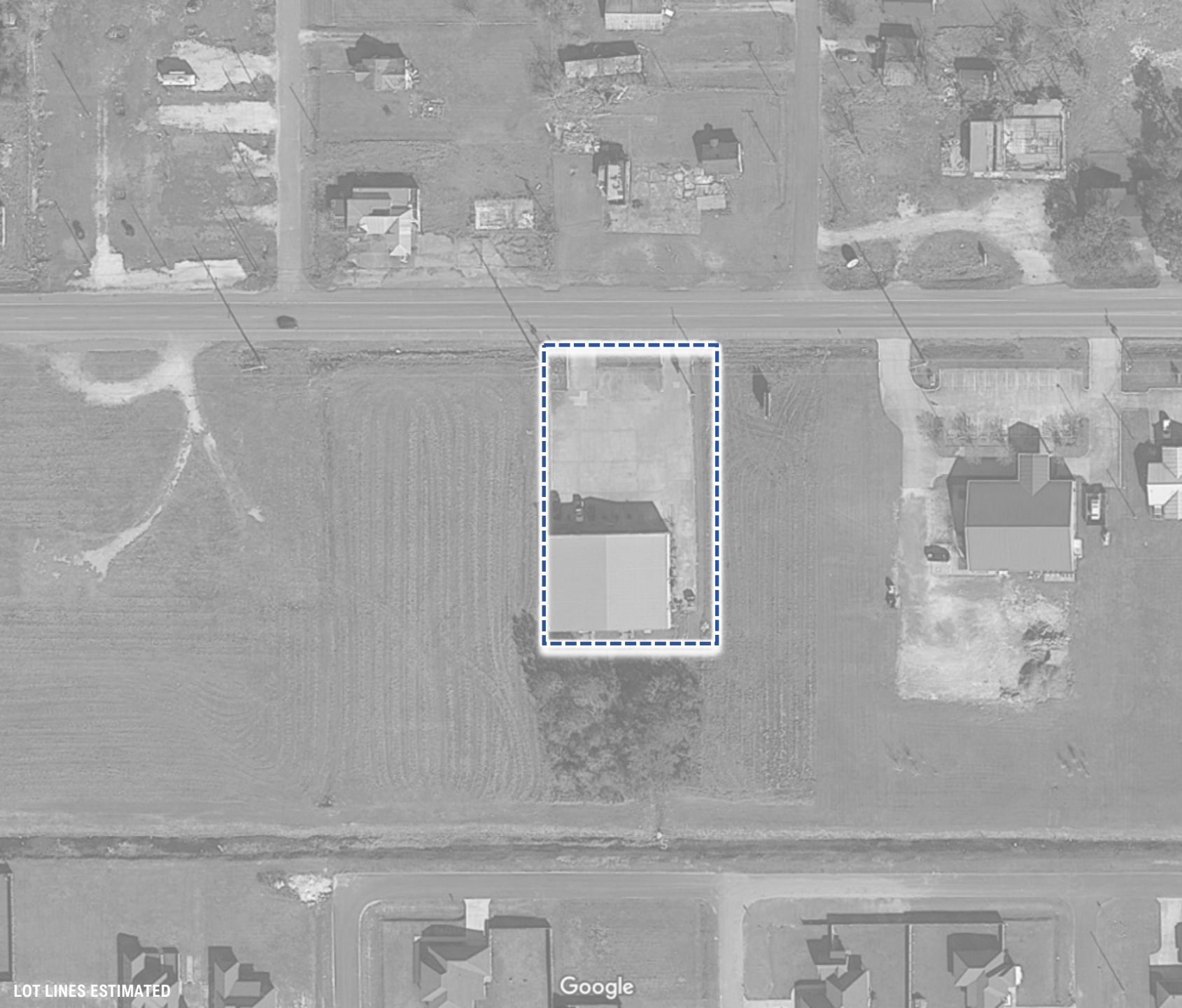


RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$47,190	\$3,933	\$5.90	9.01%
4th Option	\$57,100	\$4,758	\$7.14	10.90%
5th Option	\$62,810	\$5,234	\$7.85	11.99%
6th Option	\$69,100	\$5,758	\$8.64	13.19%

LEASE TERMS

LEASE TYPE:	Double - Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	N/A
SALES / FINANCIAL REPORTING:	Yes – Contact Agent For Details
RENT COMMENCEMENT:	1/1/2001
LEASE EXPIRATION:	6/30/2029
RENT INCREASES:	At Next Options
OPTIONS:	Three – Five Years



LEASE RESPONSIBILITIES

**REAL ESTATE
TAXES**

Tenant Responsible For Reimbursement Of Real Estate Taxes

INSURANCE

Tenant Responsible For Reimbursement Of Insurance

**REPAIRS &
MAINT.**

Tenant Responsible For Up To \$1,500 In Any Lease Year

Landlord Responsible For Any Repair Over \$1,500 In Any Lease Year

**ROOF /
STRUCTURE /
PARKING LOT**

Landlord Responsible For Roof
Landlord Responsible For Structure
Landlord Responsible For Parking Lot (Repairs Made in 2023)

**SNOW & ICE
REMOVAL /
TRASH**

Tenant Responsible

UTILITIES

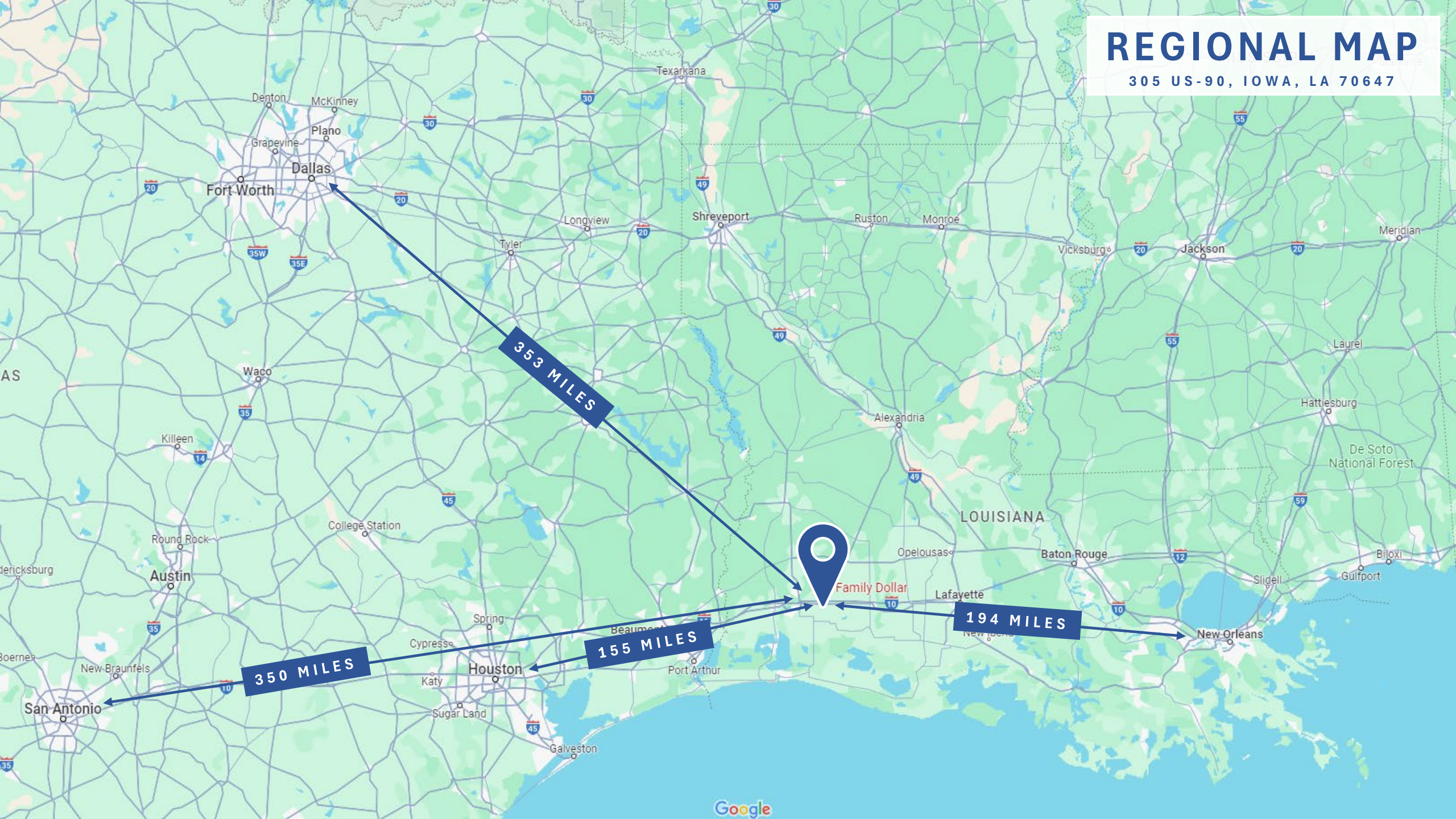
Tenant Responsible For Utilities

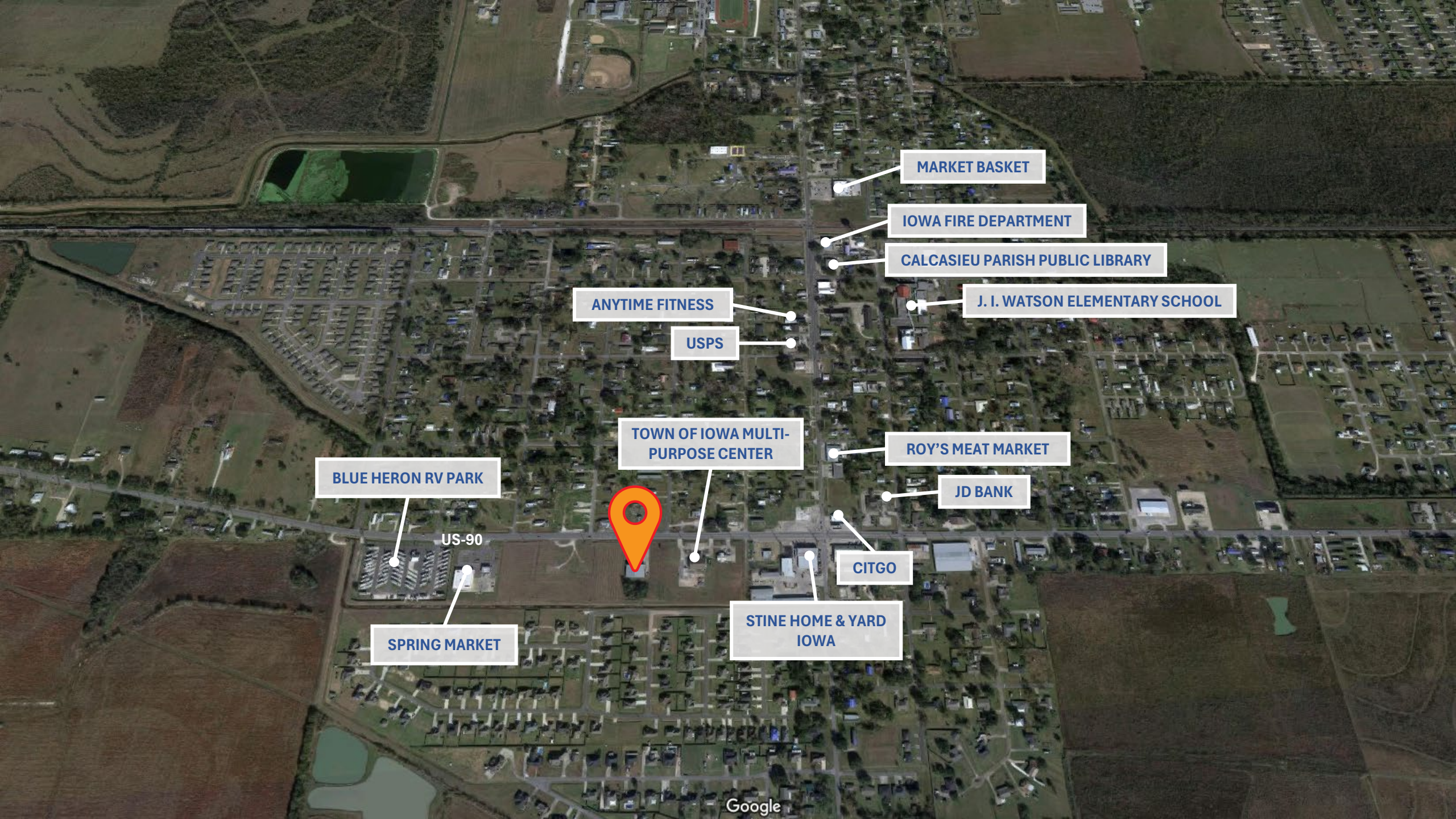
WEBSITE

www.familydollar.com

REGIONAL MAP

305 US-90, IOWA, LA 70647





MARKET BASKET

IOWA FIRE DEPARTMENT

CALCASIEU PARISH PUBLIC LIBRARY

J. I. WATSON ELEMENTARY SCHOOL

ANYTIME FITNESS

USPS

TOWN OF IOWA MULTI-PURPOSE CENTER

ROY'S MEAT MARKET

JD BANK

CITGO

STINE HOME & YARD IOWA

BLUE HERON RV PARK

US-90

SPRING MARKET

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2027 Estimate	5,699	8,991	31,157
2022 Estimate	5,037	8,177	29,164
2010 Census	3,847	6,748	26,284
2000 Census	3,440	6,252	23,903
Daytime Population	4,098	5,737	26,737

INCOME	3 Miles	5 Miles	10 Miles
Average	\$63,083	\$64,921	\$62,159
Median	\$43,473	\$45,783	\$43,046
Per Capita	\$22,689	\$23,118	\$22,075

TRAFFIC COUNTS	
US-90	5,483 (2022)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2027 Estimate	2,051	3,213	10,952
2022 Estimate	1,881	2,910	10,144
2010 Census	1,389	2,399	8,878
2000 Census	1,253	2,191	8,083

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME THREE MILE RADIUS

\$64,921



HOUSEHOLDS WITHIN
THREE MILE RADIUS

2,910



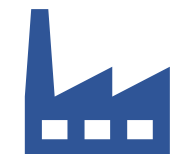
POPULATION WITHIN THREE
MILE RADIUS

8,177



DAILY TRAFFIC COUNTS

5,483



MAJOR EMPLOYERS EMPLOYEES

Parish of Calcasieu Sheriffs Office	900
Calcasieu Parish Sheriffs Off	600
Coca-Cola Bottling Co	507
La Dept Transportation and Dev	294
Walmart	279
US Dept of Air Force	229

DEMOGRAPHICS SUMMARY



POPULATION

In 2022, the population in your selected geography is 29,164. The population has changed by 22.0 percent since 2000. It is estimated that the population in your area will be 31,157 five years from now, which represents a change of 6.8 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 36.1, compared with the U.S. average, which is 38.6. The population density in your area is 93 people per square mile.



HOUSEHOLDS

There are currently 10,144 households in your selected geography. The number of households has changed by 25.5 percent since 2000. It is estimated that the number of households in your area will be 10,952 five years from now, which represents a change of 8.0 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$43,046, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 38.0 percent since 2000. It is estimated that the median household income in your area will be \$46,762 five years from now, which represents a change of 8.6 percent from the current year.

The current year per capita income in your area is \$22,075, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$62,159, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 12,881 people in your selected area were employed. The 2000 Census revealed that 44.8 percent of employees are in white-collar occupations in this geography, and 55.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 20.0 minutes.



HOUSING

The median housing value in your area was \$142,557 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 6,110 owner-occupied housing units and 1,973 renter-occupied housing units in your area. The median rent at the time was \$348.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 5.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 39.5 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.5 percent in the selected area compared with the 20.4 percent in the U.S.

MARKET ANALYTICS: IOWA, LA

INVENTORY SF

170K +0%

Prior Period 170K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

0 -

Prior Period 0

VACANCY RATE

0% +0%

Prior Period 0%

MARKET ASKING RENT/SF

\$16.34 +3.5%

Prior Period \$15.80

MARKET SALE PRICE/SF

\$173 +4.9%

Prior Period \$165

MARKET CAP RATE

7.4% -0.1%

Prior Period 7.5%

Availability

Vacant SF	-
Sublet SF	0
Availability Rate	2.7%
Available SF Total	4.6K
Available Asking Rent/SF	\$19.50
Occupancy Rate	100.0%
Percent Leased Rate	100.0%

Inventory

Existing Buildings	22
Under Construction Avg SF	-
12 Mo Demolished SF	0
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0
12 Mo Delivered SF	0
12 Mo Avg Delivered SF	-

Sales Past Year

Asking Price Per SF	-
Sale to Asking Price Differential	-
Sales Volume	\$0
Properties Sold	0
Months to Sale	-
For Sale Listings	1
Total For Sale SF	4.6K

Demand

12 Mo Net Absorp % of Inventory	0%
12 Mo Leased SF	0
Months on Market	4.7
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	94.0%
Population Growth 5 Yrs	1.1%

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ACTIVITY ID:



305 US-90, IOWA, LA 70647
OFFERING MEMORANDUM

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