

BELLCORE
COMMERCIAL



FAMILY DOLLAR NETLEASED INVESTMENT

3000 HIGHWAY 10, JACKSON, LA 70748

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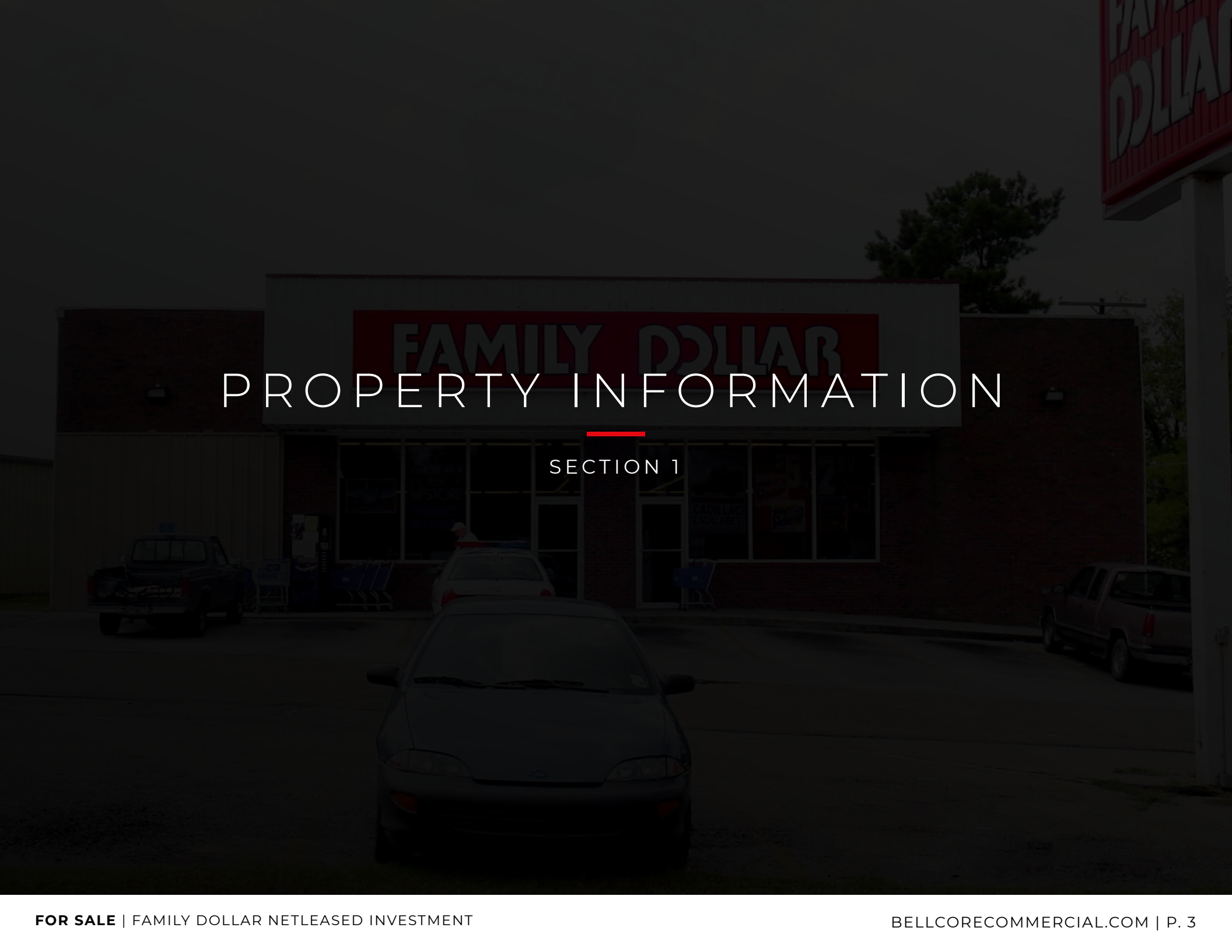
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bellcore Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Excellent netleased investment opportunity to purchase the single-tenant, freestanding Family Dollar located in Jackson, Louisiana. The 7,056 SF freestanding building is situated on approximately .47 acres off of Charter St. Family Dollar has +/- 2.5 years remaining on the lease term with two 5-year renewal options.

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.

The property is being offered at an attractive 8% cap rate and is an ideal opportunity for a passive investor looking for a corporate guaranteed asset in the state of Louisiana. The asset is being sold as part of a portfolio of Family Dollar stores or can be purchased separately.

PROPERTY HIGHLIGHTS

- Attractive Low Price Point and Cap Rate
- Strong credit tenant; E-Commerce resilient tenant
- Over 8,000 Family Dollar Stores

OFFERING SUMMARY

Sale Price	\$449,000
Number of Units	1
Lot Size	0.47 Acres
Building Size	7,056 SF
NOI	\$35,944.00
Cap Rate	8.0%
Tenant	Family Dollar
Lease Type	NN
Term Remaining	+/- 2.5 Years
Options	2 x 5 years
Property Type	Retail
Traffic Count	3,743



FINANCIAL ANALYSIS

SECTION 2

INCOME SUMMARY

Rent	\$38,440
NNN Recapture	\$905
NET INCOME	\$39,345

EXPENSES SUMMARY

Expenses	\$3,401
OPERATING EXPENSES	\$3,401
NET OPERATING INCOME	\$35,944

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Family Dollar	7,506 SF	\$5.12	\$38,431	10/6/94	12/31/24
TOTALS		7,506 SF	\$5.12	\$38,431		
AVERAGES		7,506 SF	\$5.12	\$38,431		



TENANT OVERVIEW

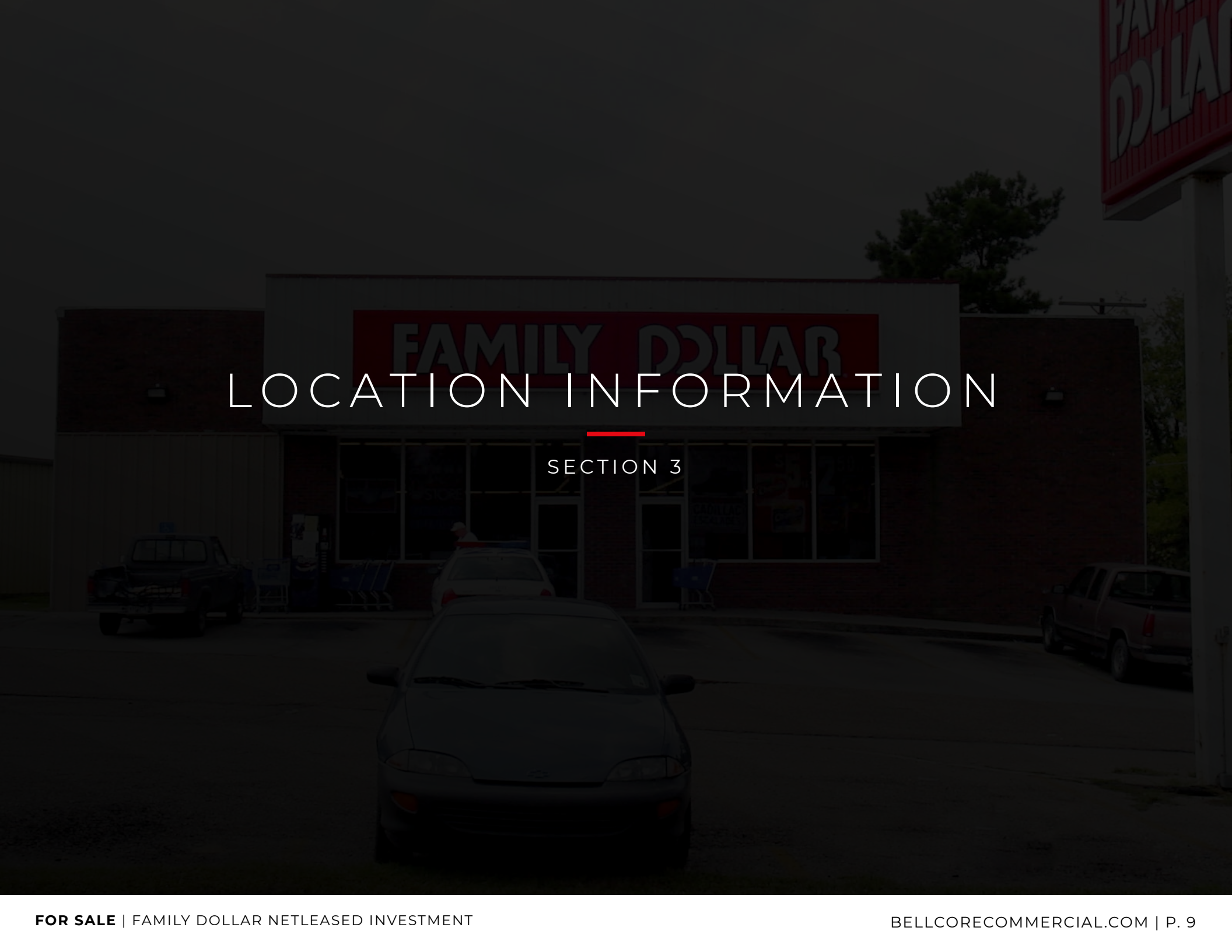
Company	Subsidiary of Dollar Tree, Inc., a Fortune 200 company
Founded	1959
Industry	Discount Stores
Locations	+/- 8,000
Net Income (2020)	\$1.34 Billion
Credit Rating	S&P; BBB
Headquarters	Matthews, North Carolina
Website	familydollar.com

TENANT HIGHLIGHTS

- Strong credit tenant
- Corporate Guarantee
- Proven e-commerce resilient tenant
- Offers a compelling mix of merchandise to customers
- Essential Retail
- Rental escalations offset inflation
- Strong brand exposure and recognition
- Family Dollar was acquired by Dollar Tree for \$10 Billion in 2015
- Parent trade name: Dollar Tree, Inc.

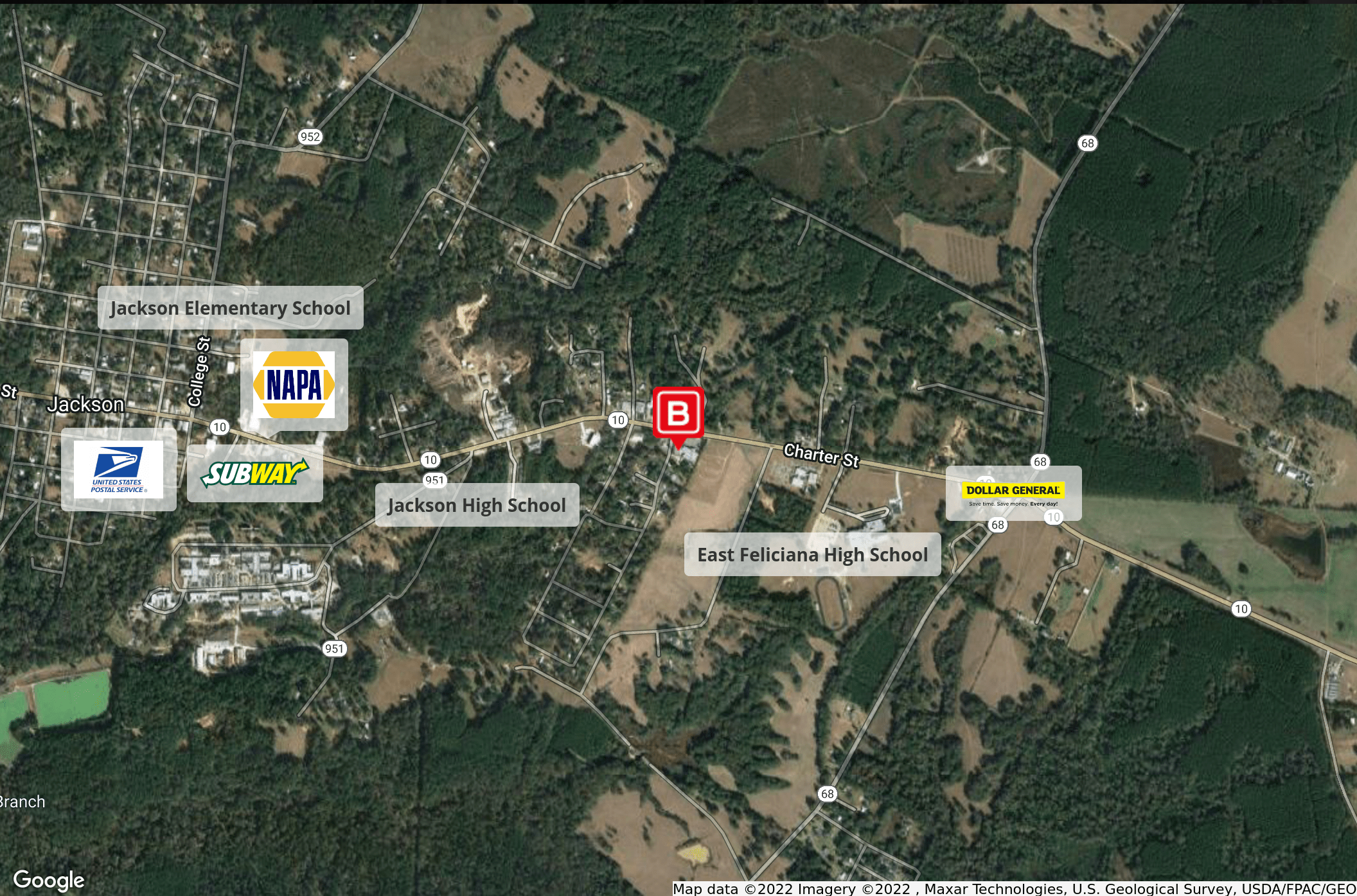
DESCRIPTION

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more - all for everyday low prices. The average size of a Family Dollar 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 towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and are all convenient to the Company's customer base. Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than 30 years. Dollar Tree, Inc. is proudly headquartered in Chesapeake, Virginia, and operates +/-15,500 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates.

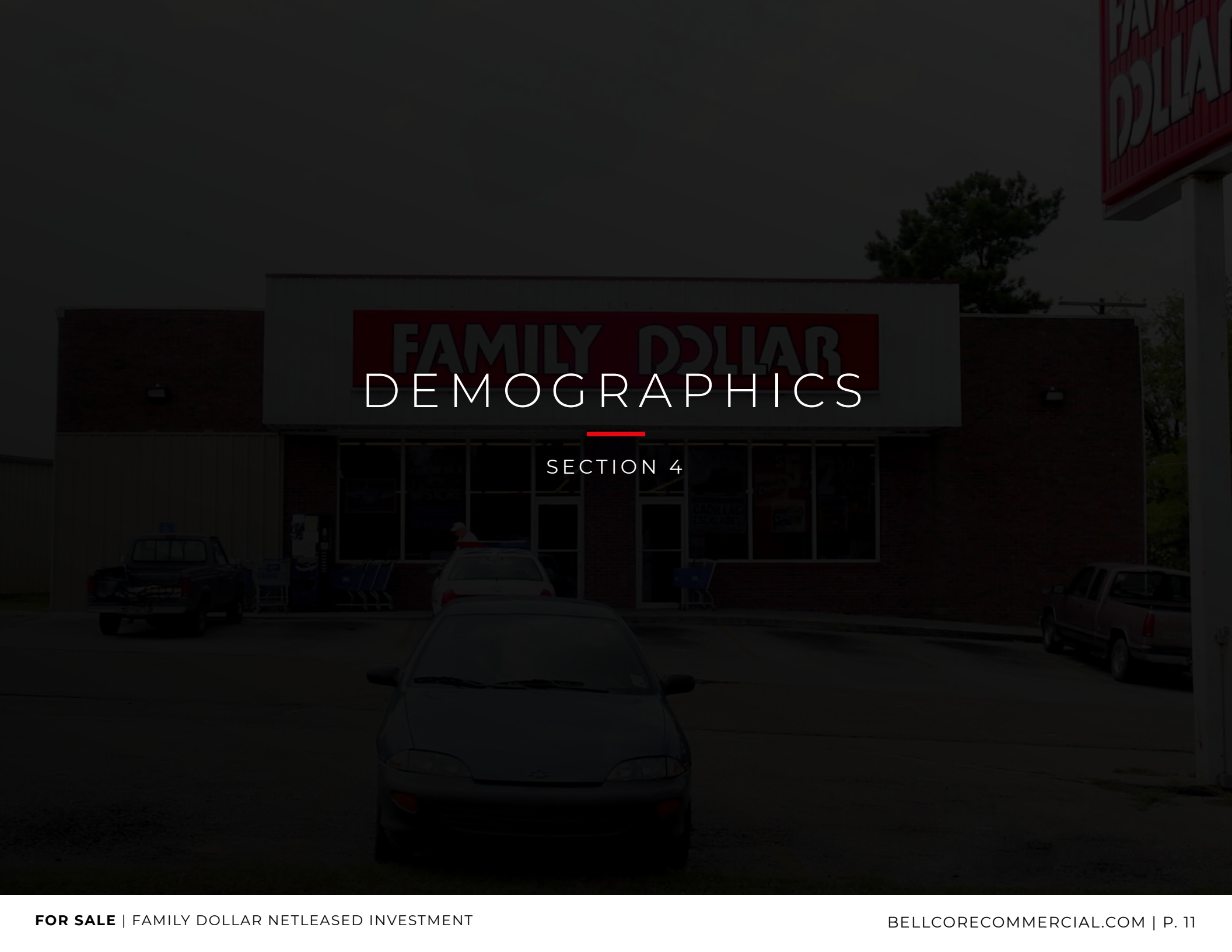


LOCATION INFORMATION

SECTION 3



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DEMOGRAPHICS

SECTION 4

Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

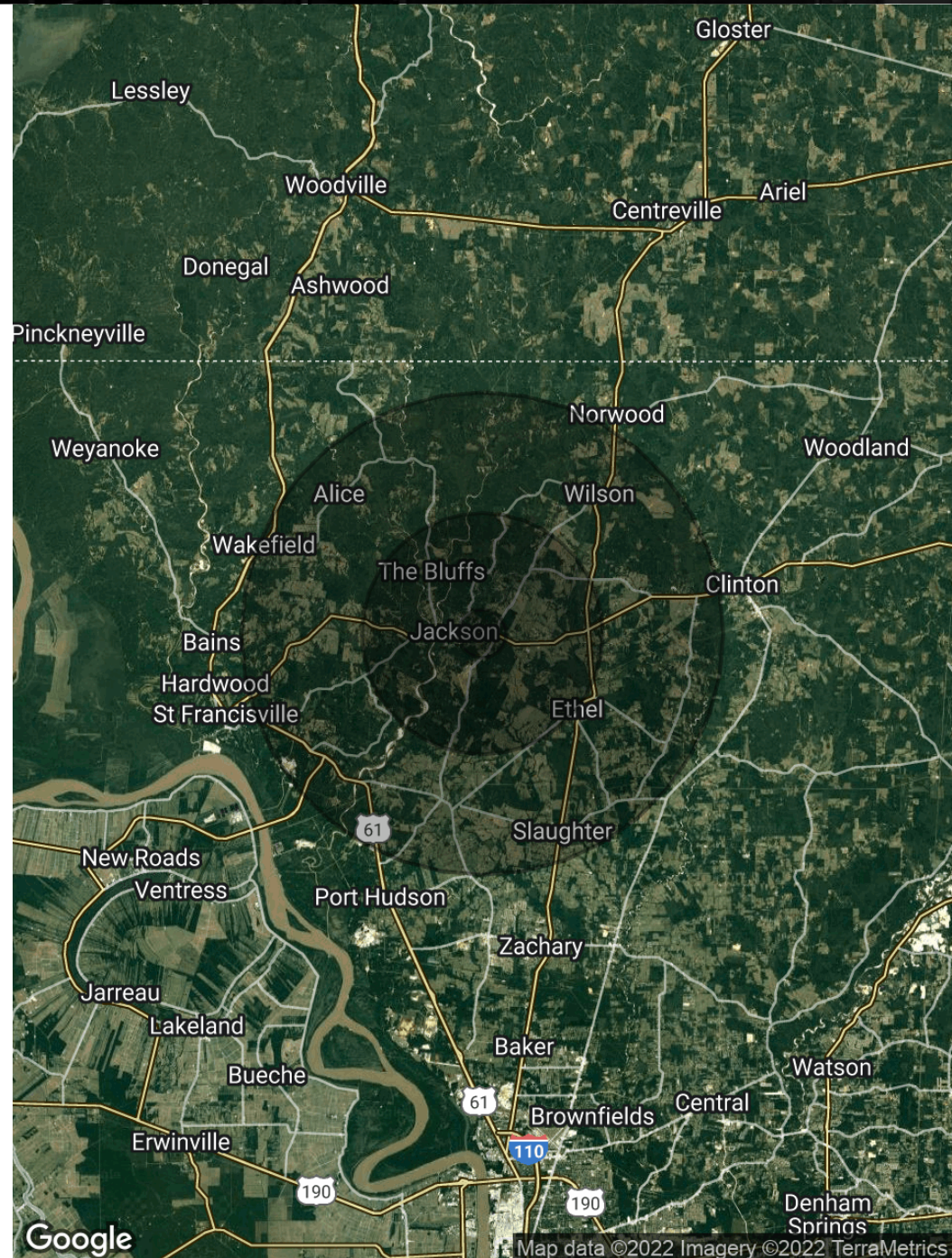
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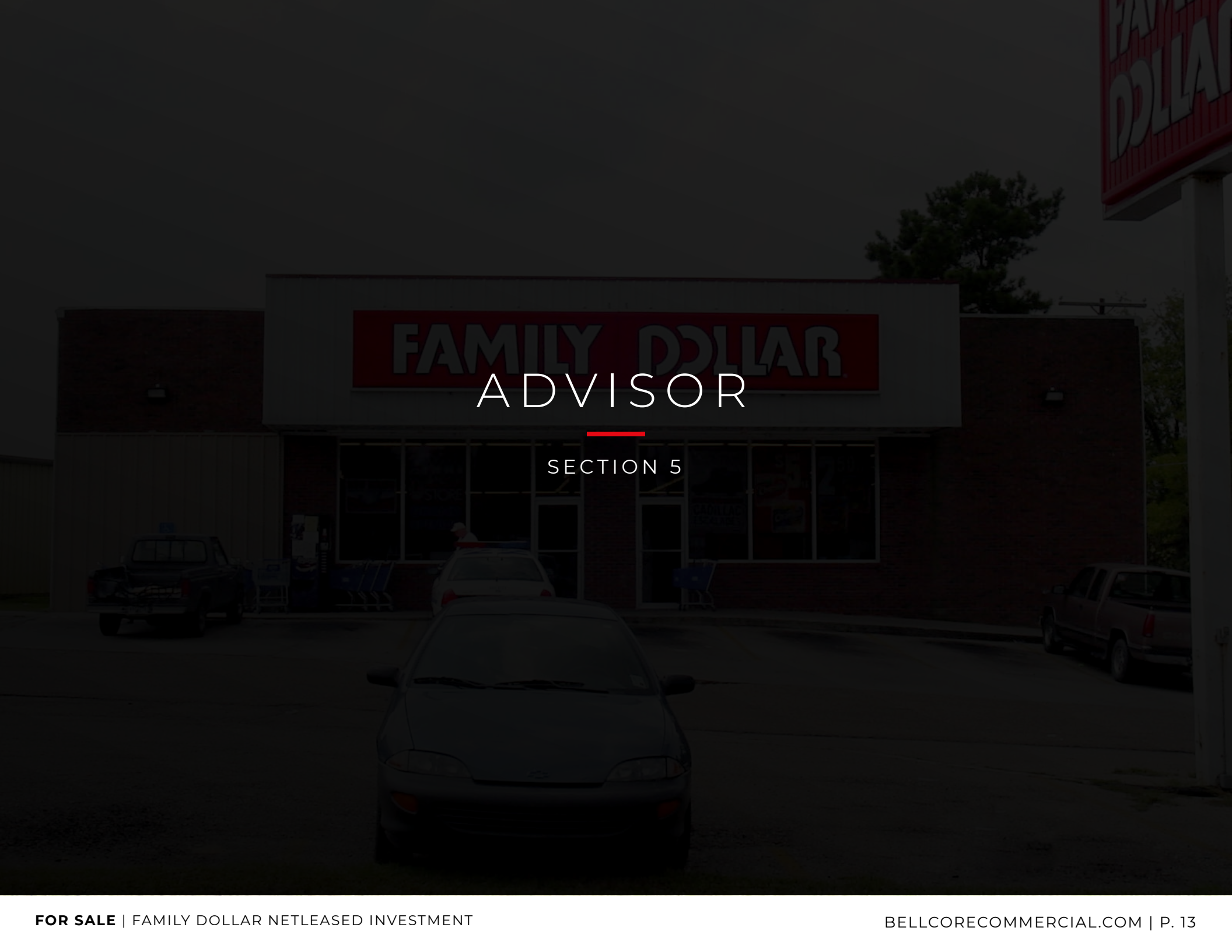
3000 LA-10	1 mi radius	3 mi radius	5 mi radius
Jackson, LA 70748			
Population			
2021 Estimated Population	1,199	5,268	7,254
2026 Projected Population	1,139	4,993	7,074
2020 Census Population	1,277	5,287	7,268
2010 Census Population	1,247	5,278	7,194
Projected Annual Growth 2021 to 2026	-1.0%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2021	-0.3%	-	-
2021 Median Age	40.7	42.1	43.3
Households			
2021 Estimated Households	245	1,109	1,853
2026 Projected Households	261	1,177	2,082
2020 Census Households	263	1,121	1,864
2010 Census Households	279	1,213	1,908
Projected Annual Growth 2021 to 2026	1.3%	1.2%	2.5%
Historical Annual Growth 2010 to 2021	-1.1%	-0.8%	-0.3%
Race and Ethnicity			
2021 Estimated White	30.7%	33.7%	43.1%
2021 Estimated Black or African American	63.3%	59.9%	50.8%
2021 Estimated Asian or Pacific Islander	0.2%	0.2%	0.2%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Estimated Other Races	5.3%	5.6%	5.4%
2021 Estimated Hispanic	7.5%	7.5%	6.4%
Income			
2021 Estimated Average Household Income	\$61,759	\$64,204	\$79,866
2021 Estimated Median Household Income	\$41,825	\$44,311	\$57,596
2021 Estimated Per Capita Income	\$19,356	\$19,665	\$24,963
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	6.1%	6.4%	5.9%
2021 Estimated Some High School (Grade Level 9 to 11)	23.9%	24.5%	21.1%
2021 Estimated High School Graduate	44.7%	44.4%	41.4%
2021 Estimated Some College	13.8%	12.9%	15.0%
2021 Estimated Associates Degree Only	3.8%	3.7%	4.3%
2021 Estimated Bachelors Degree Only	6.0%	6.3%	9.1%
2021 Estimated Graduate Degree	1.8%	1.7%	3.3%
Business			
2021 Estimated Total Businesses	25	47	93
2021 Estimated Total Employees	314	695	1,109
2021 Estimated Employee Population per Business	12.6	14.8	11.9
2021 Estimated Residential Population per Business	48.1	112.1	77.7

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ADVISOR

SECTION 5



HARRY BELL JR.

Managing Broker

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Direct: 833.434.2355 | Cell: 850.240.0527

FL #BK3026917

PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

Bellcore Commercial
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