



# FAMILY DOLLAR NETLEASED INVESTMENT

5100 HIGHWAY 56, CHAUVIN, LA 70344



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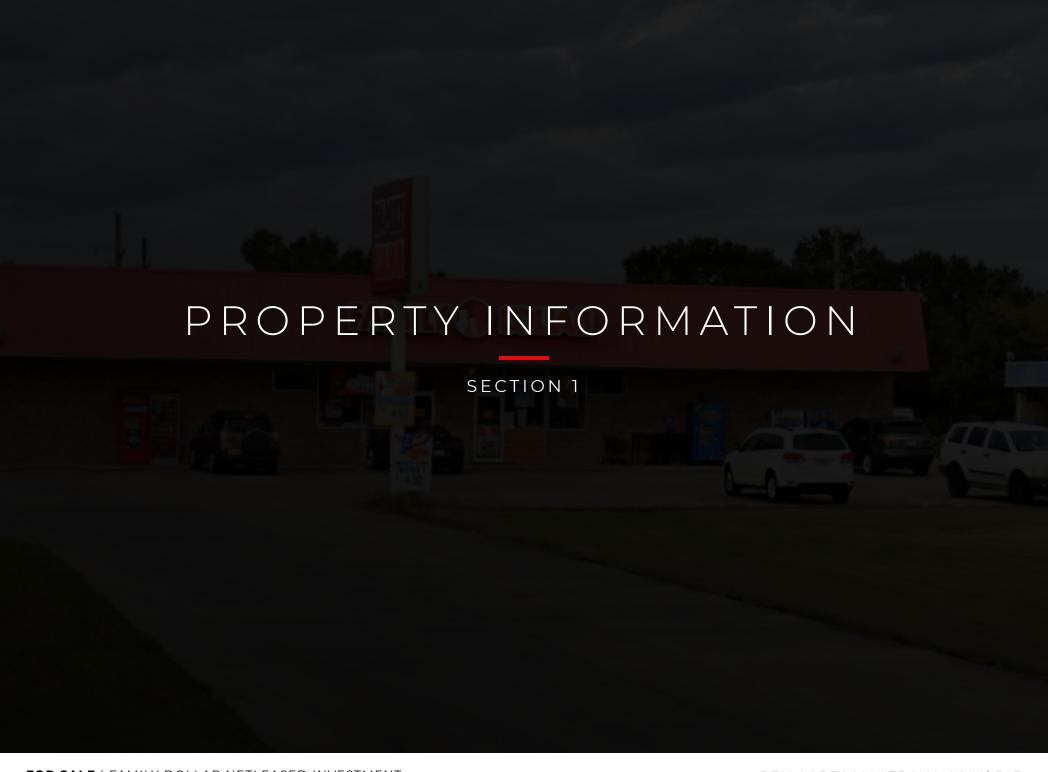
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 DESCRIPTION

The subject property is a net-leased corporate guaranteed Family Dollar located in Chauvin, Louisiana. Family Dollar has been at this location since the 8,100 SF building was built in 1997. The building is situated on approximately +/-.95 acres next to USPS, Capital One Bank, and Coastal Commerce Bank. Family Dollar has +/- 2 years remaining on the lease, the lease auto-renewed in December of 2018. The tenant has 2 x 5-year renewal options remaining with 5% rent increases per option. 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. Based on provided expenses, the Landlord spent \$1760 on CAM, \$0 on Maintenance. The property is being offered at a 7.5% cap rate and is an ideal opportunity for a passive investor looking for a credit-rated corporate-backed 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     | \$567,650     |
|----------------|---------------|
| Lot Size       | 0.94 Acres    |
| Building Size  | 8,100 SF      |
| NOI            | \$42,496.80   |
| Cap Rate       | 7.49%         |
| Tenant         | Family Dollar |
| Lease Type     | NN            |
| Term Remaining | +/- 2 years   |
| Options        | 2 x 5 yrs     |
| Property Type  | Retail        |
| Traffic Count  | 10,039        |
|                |               |

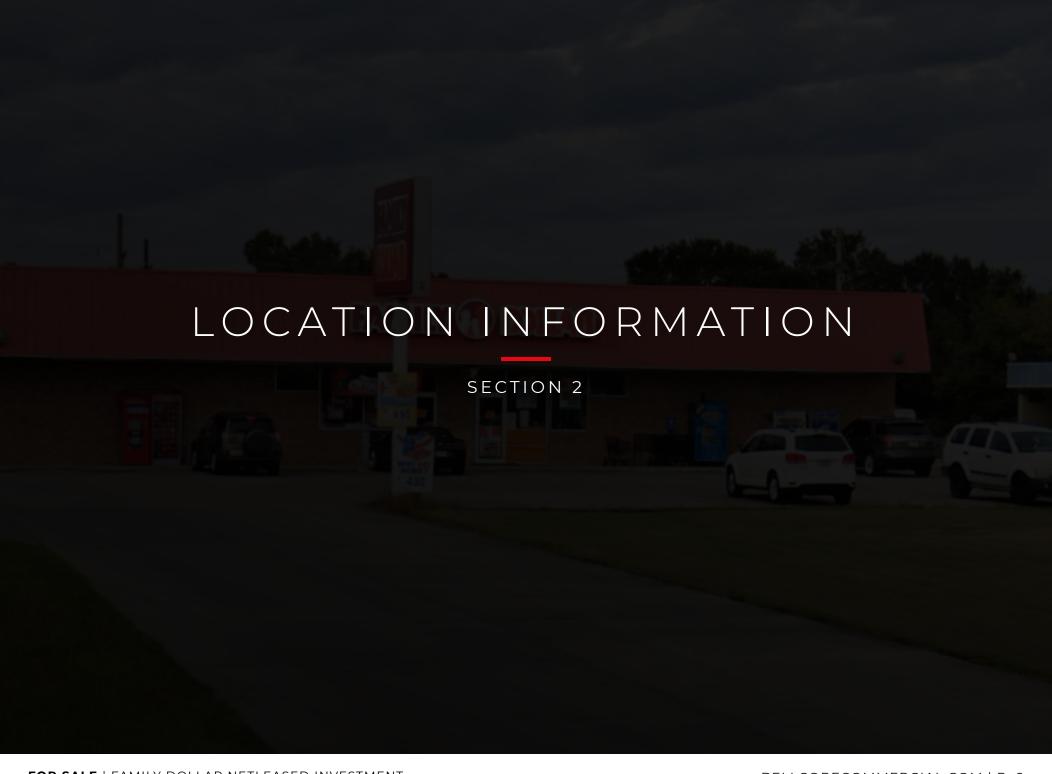


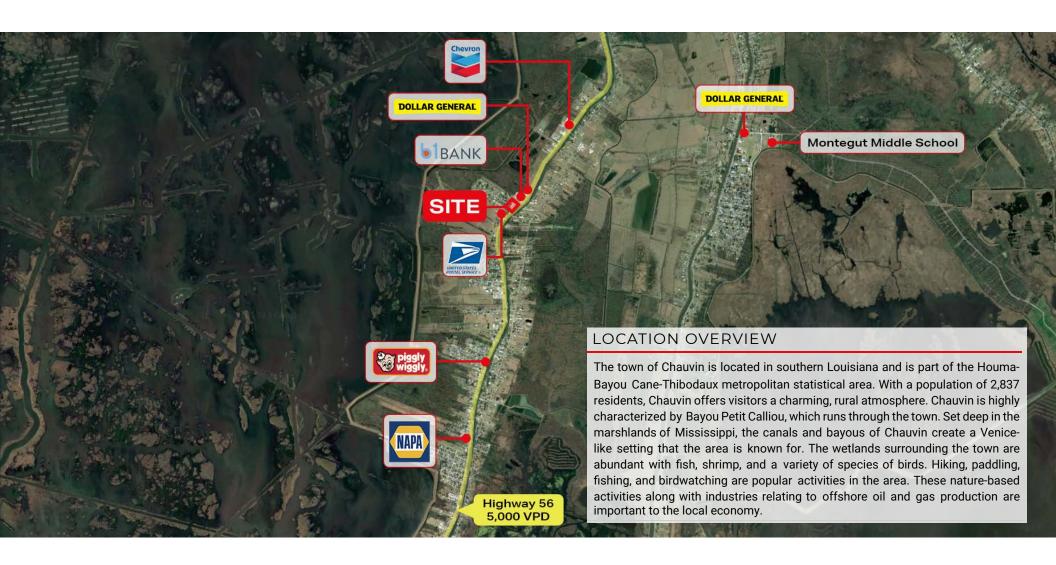
# PROPERTY INFORMATION

| Street Address    | 5100 Highway 56  |
|-------------------|--|
| City, State, Zip  | Chauvin, LA 70344  |
| County            | Terrebonne   |
| Type of Ownership | Fee Simple   |
| Notes             | Taxes in Base Year were \$5,563.00, Insurance in Base Year was \$621.00, Landlord Provided Expenses: \$1,760.00 for CAM, and \$4,734.76 for taxes. |

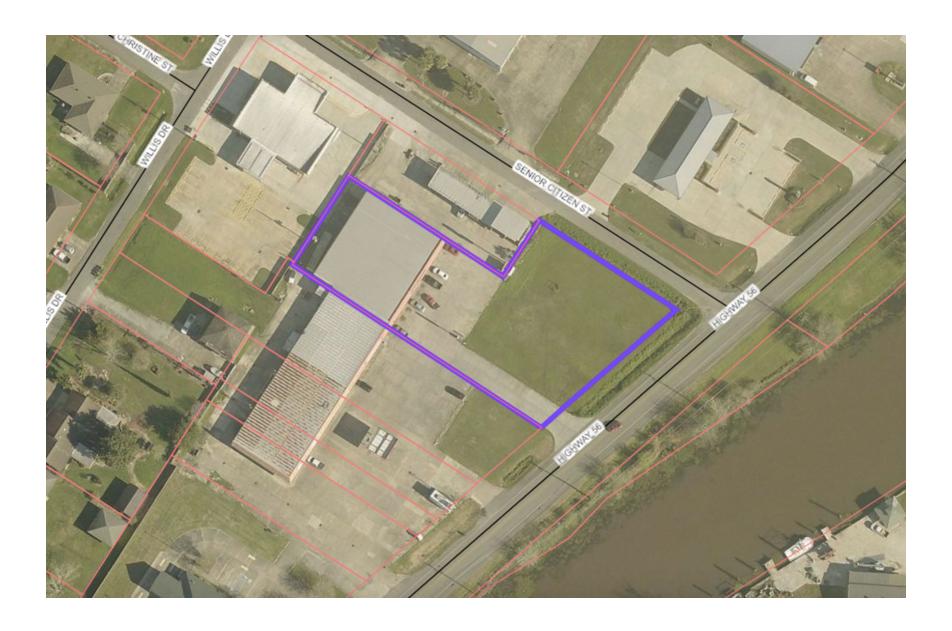
# LEASE SUMMARY

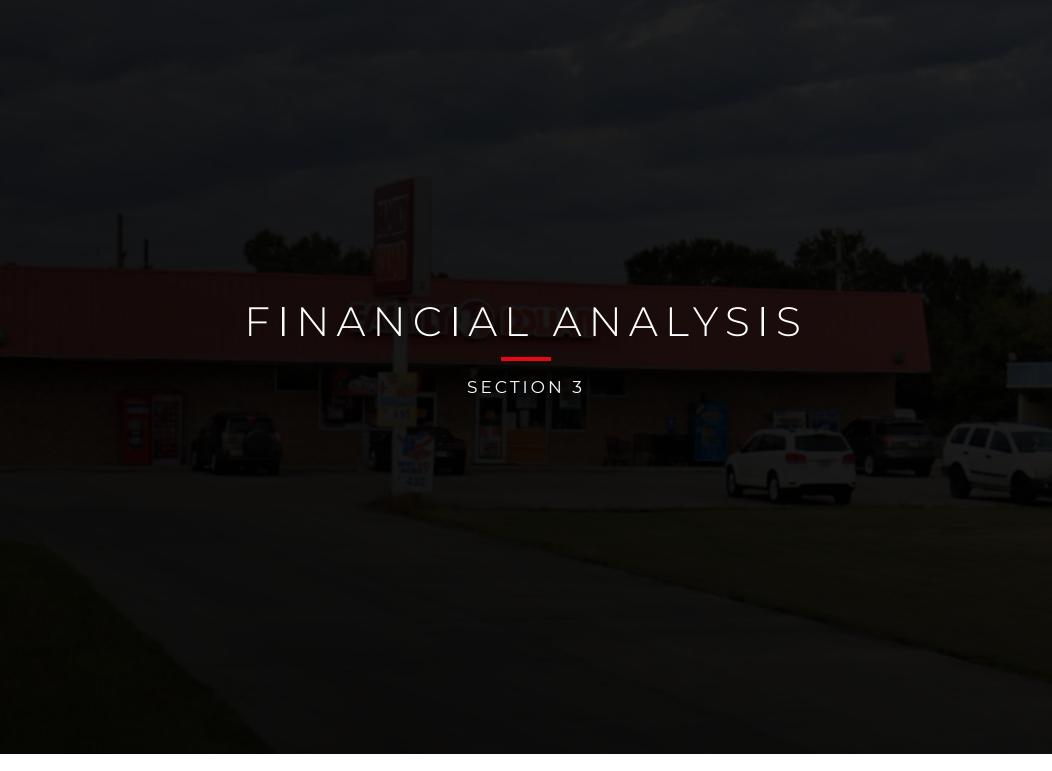
| Building Size       | 8,100 SF    |
|---------------------|-------------|
| NOI                 | \$42,496.80 |
| Cap Rate            | 7.49%       |
| Gross Leasable Area | 8,100 SF    |
| Annual Rent         | \$49,612    |
| Rent/SF             | \$6.13      |
| Lease Type          | NN          |
| Year Built          | 1997        |













# **INCOME SUMMARY**

| Insurance Recapture  | \$3,446  |
|----------------------|----------|
| Annual Base Rent     | \$49,612 |
| GROSS INCOME         | \$53,058 |
| EXPENSE SUMMARY      |          |
| CAM                  | \$1,760  |
| Taxes                | \$4,734  |
| Insurance            | \$4,067  |
| GROSS EXPENSES       | \$10,561 |
| NET OPERATING INCOME | \$42,496 |



| TENANT NAME     | UNIT SIZE (SF) | LEASE START | LEASE END  | ANNUAL RENT | % OF GLA | PRICE PER SF/YR |
|-----------------|----------------|-------------|------------|-------------|----------|-----------------|
| Family Dollar   | 8,100          | 3/5/1997    | 12/31/2023 | \$49,612.00 | 100.0    | \$6.12          |
| TOTALS/AVERAGES | 8,100          |             |            | \$49,612    |          | \$6.12          |





# 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.

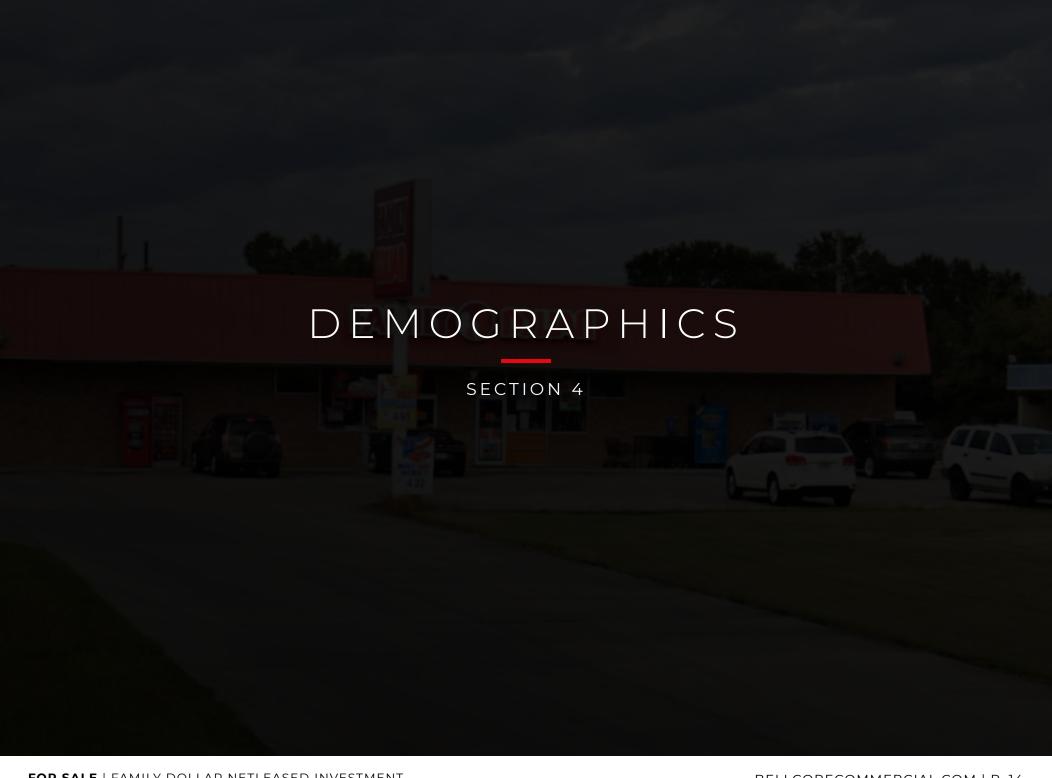
# FAMILY ® DOLLAR®

# TENANT OVERVIEW

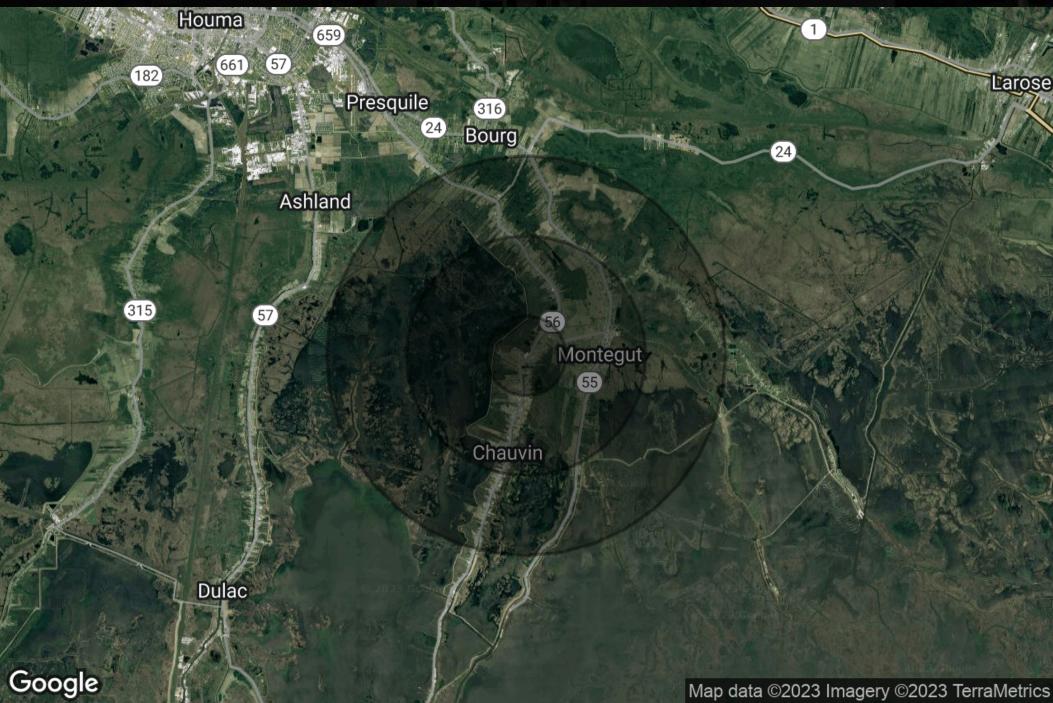
| Company           | Subsidiary of Dollar Tree, Inc., a Fortune 200 company |
|-------------------|--|
| Founded           | 1959   |
| Industry          | Discount Stores  |
| Locations         | +/- 8,000  |
| Net Income (2020) | \$1.34 Billion   |
| Credit Rating     | S&P BBB  |
| Headquarters 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

### 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.







# **SUMMARY PROFILE**

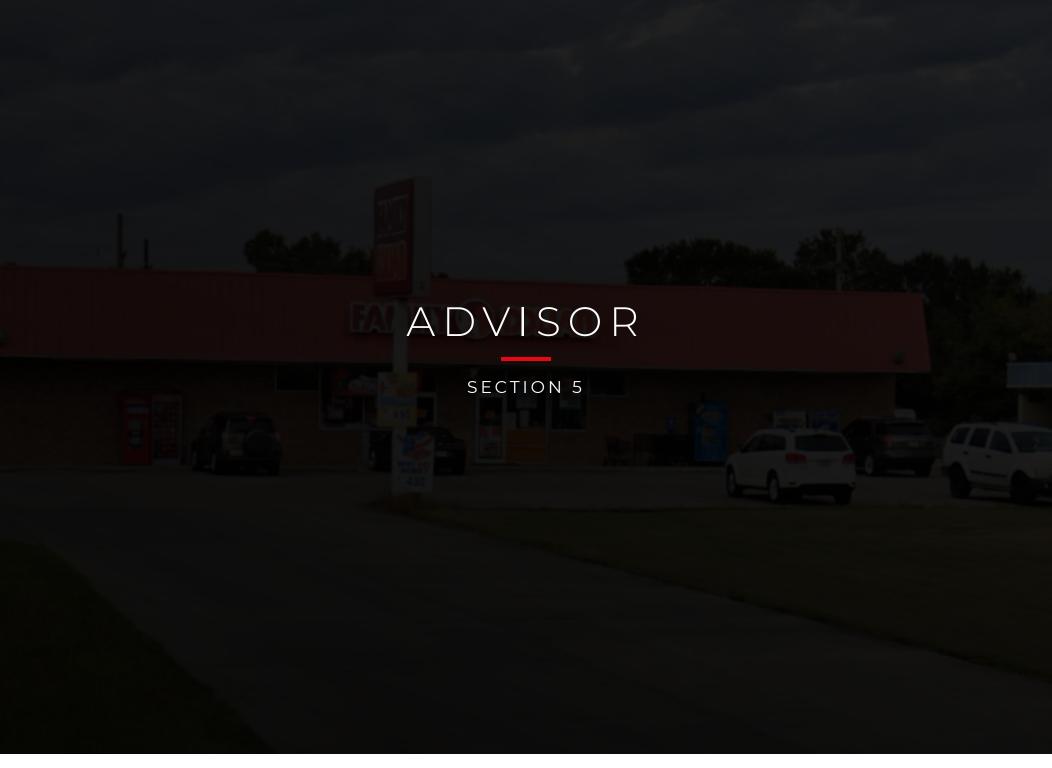
# 2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4735/-90.5878

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

|                        |   |             |             | RS1         |
|------------------------|---|-------------|-------------|-------------|
|                        | Highway 56  | 1 mi radius | 3 mi radius | 5 mi radius |
| Chau                   | vin, LA 70344   |             |             |             |
|                        | 2021 Estimated Population                             | 1,556       | 6,458       | 9,674       |
| _                      | 2026 Projected Population                             | 1,474       | 6,094       | 9,131       |
|                        | 2010 Census Population                                | 1,651       | 6,859       | 10,287      |
| <u> </u>               | 2000 Census Population                                | 1,874       | 7,722       | 11,315      |
| POPULATION             | Projected Annual Growth 2021 to 2026                  | -1.0%       | -1.1%       | -1.1%       |
| <u> </u>               | Historical Annual Growth 2000 to 2021                 | -0.8%       | -0.8%       | -0.7%       |
|                        | 2021 Median Age                                       | 38.2        | 38.4        | 38.3        |
|                        | 2021 Estimated Households                             | 548         | 2,289       | 3,435       |
| DS                     | 2026 Projected Households                             | 545         | 2,267       | 3,403       |
| HOL                    | 2010 Census Households                                | 558         | 2,337       | 3,509       |
| SEI                    | 2000 Census Households                                | 631         | 2,548       | 3,719       |
| ноиѕеногрѕ             | Projected Annual Growth 2021 to 2026                  | -0.1%       | -0.2%       | -0.2%       |
|                        | Historical Annual Growth 2000 to 2021                 | -0.6%       | -0.5%       | -0.4%       |
|                        | 2021 Estimated White                                  | 87.6%       | 81.6%       | 79.6%       |
| ے ما                   | 2021 Estimated Black or African American              | 3.4%        | 5.0%        | 5.3%        |
| RACE AND<br>ETHNICITY  | 2021 Estimated Asian or Pacific Islander              | 1.4%        | 0.9%        | 0.8%        |
| B ₹                    | 2021 Estimated American Indian or Native Alaskan      | 3.0%        | 5.1%        | 5.9%        |
| № 🖺                    | 2021 Estimated Other Races                            | 4.6%        | 7.4%        | 8.4%        |
|                        | 2021 Estimated Hispanic                               | 2.1%        | 1.7%        | 2.1%        |
| JΕ                     | 2021 Estimated Average Household Income               | \$50,994    | \$56,192    | \$63,910    |
| INCOME                 | 2021 Estimated Median Household Income                | \$53,730    | \$43,111    | \$46,345    |
| Ž                      | 2021 Estimated Per Capita Income                      | \$17,944    | \$19,918    | \$22,691    |
|                        | 2021 Estimated Elementary (Grade Level 0 to 8)        | 17.1%       | 17.4%       | 18.1%       |
| 1_                     | 2021 Estimated Some High School (Grade Level 9 to 11) | 14.1%       | 14.5%       | 14.4%       |
| 10 (±                  | 2021 Estimated High School Graduate                   | 45.4%       | 44.3%       | 45.1%       |
| EDUCATION<br>(AGE 25+) | 2021 Estimated Some College                           | 13.9%       | 12.1%       | 11.2%       |
| DĞ.                    | 2021 Estimated Associates Degree Only                 | 5.1%        | 3.8%        | 3.4%        |
| "                      | 2021 Estimated Bachelors Degree Only                  | 2.9%        | 5.3%        | 5.2%        |
|                        | 2021 Estimated Graduate Degree                        | 1.5%        | 2.6%        | 2.6%        |
| S                      | 2021 Estimated Total Businesses                       | 19          | 83          | 126         |
| NES                    | 2021 Estimated Total Employees                        | 170         | 669         | 937         |
| BUSINESS               | 2021 Estimated Employee Population per Business       | 9.0         | 8.0         | 7.4         |
| 园                      | 2021 Estimated Residential Population per Business    | 82.4        | 77.5        | 76.9        |







HARRY BELL JR.

Managing Broker

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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.

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