

TRANSWESTERN NATIONAL NET LEASE | SALE-LEASEBACK GROUP

OFFERING MEMORANDUM

FAMILY DOLLAR TREE COMBINATION STORE

BRAND-NEW 2024 CONSTRUCTION WITH NEW, 10-YEAR LEASE

15494 HIGHWAY 171, RAGLEY, LOUISIANA



**Actual Location*

Exclusively Offered By:**BILL BEHR****PRINCIPAL /// Fort Worth****DIRECTOR ///***National Net Lease / Sale Leaseback Group*

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Broker of Record:*Louisiana**Bryan D. Burns, III**Transwestern Property Company SW GP, LLC**License #: 99564286***CONFIDENTIALITY & RESTRICTED USE AGREEMENT**

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TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

Investment Overview
Offering Summary
Property and Investment Highlights
Property / Lease Summary
Property Photos

08

TENANT OVERVIEW

Family Dollar Tree Overview
Family Dollar Overview

10

AERIALS & MAPS

Site Plan
Aerial Site Plan
Market Aerial
Regional Aerial

14

DEMOGRAPHIC OVERVIEW

Demographic Snapshot

INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a 2024 newly constructed Family Dollar Tree combination store in Ragley, Louisiana. Family Dollar has executed a new, ten (10) year lease which commenced January 2024. Dollar Tree corporate has confirmed this brand-new store is NOT on the recently announced Family Dollar store closure list.

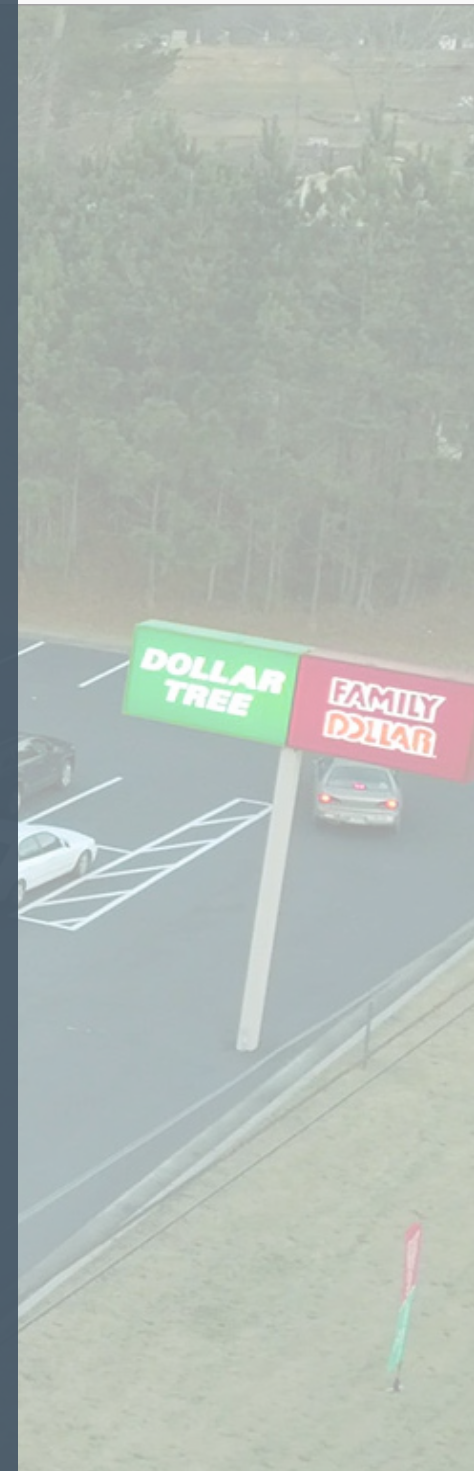
Ragley, Louisiana, located in Beauregard Parish, is twenty-three miles directly north of Lake Charles on US-Highway 171. The Property is situated at the northwest corner of Hoffpauir and US-Highway 171. The population of Beauregard Parish is 36,570 and Ragley's population is 4,300. The closest Family Dollar store is thirteen miles away while the nearest Dollar Tree is fifteen miles away.

Family Dollar is a wholly owned subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR) having been acquired by Dollar Tree in July 2015. Dollar Tree is investment grade (S&P: BBB) with 2023 fiscal year sales of \$30.6 billion. Dollar Tree's gross profit was \$9.3 billion with a gross margin of 31.5%. Net income for 2023 was \$1.615 billion. Dollar Tree operates 16,340 stores across 48 states and five Canadian provinces as of January 28, 2023. There are nearly 600 operating Family Dollar Tree combination stores nationwide.

Family Dollar is headquartered in Matthews, North Carolina.



**Representative Photo*



Actual Location

OFFERING SNAPSHOT

Property	Ragley, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Pricing / Cap Rate	\$1,358,823.53 / 8.50% cap
NOI – Current	\$115,500.00
Initial Lease Term	Ten (10) years
Lease Expiration	January 31, 2034
Renewal Options	Five (5), five (5)-year with \$0.50 PSF increases each
Lease Structure	Double Net*
Building Status	Brand new construction completed January 2024

*Refer to Lease for details



PROPERTY & INVESTMENT HIGHLIGHTS

15494 HIGHWAY 171, RAGLEY, LOUISIANA

- Brand-new 2024 ground-up construction Family Dollar Tree combination store

- Building size is approximately 10,500 square feet

- Construction is complete and lease commenced January 2024

- Standard Family Dollar double net lease structure with minimal landlord responsibilities (see lease for details)

- Annual NOI of \$115,500 is a low annual rental rate of \$11.00 per square foot

- Five (5), five (5) year renewal options with \$0.50 per square foot increases

Property	Ragley, LA
Tenant	Family Dollar Stores of Louisiana, LLC
Guarantor	Corporate
Property Address	15494 Highway 171, Ragley, LA
Commencement Date	January 2024
Projected Lease Expiration Date	January 31, 2034
Estimated Total Building Area	10,500 square feet
Approx. Land Area	1.94 acres
Net Operating Income – Current Term	\$115,500.00 through January 31, 2034
Renewal Options (all five-year terms with 180 days' prior written notice)	First - \$120,750.00 (\$0.50 PSF) Second - \$126,000.00 (\$0.50 PSF) Third - \$131,250.00 (\$0.50 PSF) Fourth - \$136,500.00 (\$0.50 PSF) Fifth - \$141,750.00 (\$0.50 PSF)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant on a monthly basis
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC.
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Publicly traded, corporate guaranty
Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Year Founded	Family Dollar: 1959 Dollar Tree: 1986 Dollar Tree Acquisition of Family Dollar: 2015
Website	familydollar.com/combostores familydollar.com dollartree.com

*See Lease for details

TENANT OVERVIEW



About Family Dollar / Dollar Tree Combination Stores

Two great stores coming together – Family Dollar, ready to meet your family’s needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party and crafting – to help you celebrate life’s occasions. The combination of these two trusted stores brings Family Dollar’s widely recognized great value to customers while offering the “thrill of the hunt” and incredible finds from Dollar Tree. Two great stores...one big deal!

No matter what you are looking for, from summer barbecue essentials to fall décor, or school Crafts and holiday gifts, the Combo Store will be exciting to visit.

Family Dollar and Dollar Tree are writing a bold new chapter for their business – and for small towns across America. More than 400 stores are now open with many more coming soon in more than 3,000 markets identified.

Historically, small towns have had very limited retail operations. Shoppers often travel long distances to meet all their shopping needs. Building on success of both brands, they have created a new format for smaller populations, dual branded Family Dollar / Dollar Tree combination stores.

Compared to current small-market locations, the Combo Store is delivering comps sales that exceed 20%, which means higher gross profit margins and improved operating income.



**Representative Photo*



FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. In July 2015, Family Dollar Stores, Inc. was acquired by publicly traded Dollar Tree, Inc. resulting in a newly combined company with estimated fiscal 2021 sales exceeding \$26.3 billion annually and more than 16,000 stores in 48 states and five Canadian provinces.

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store 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 town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company's customer base.

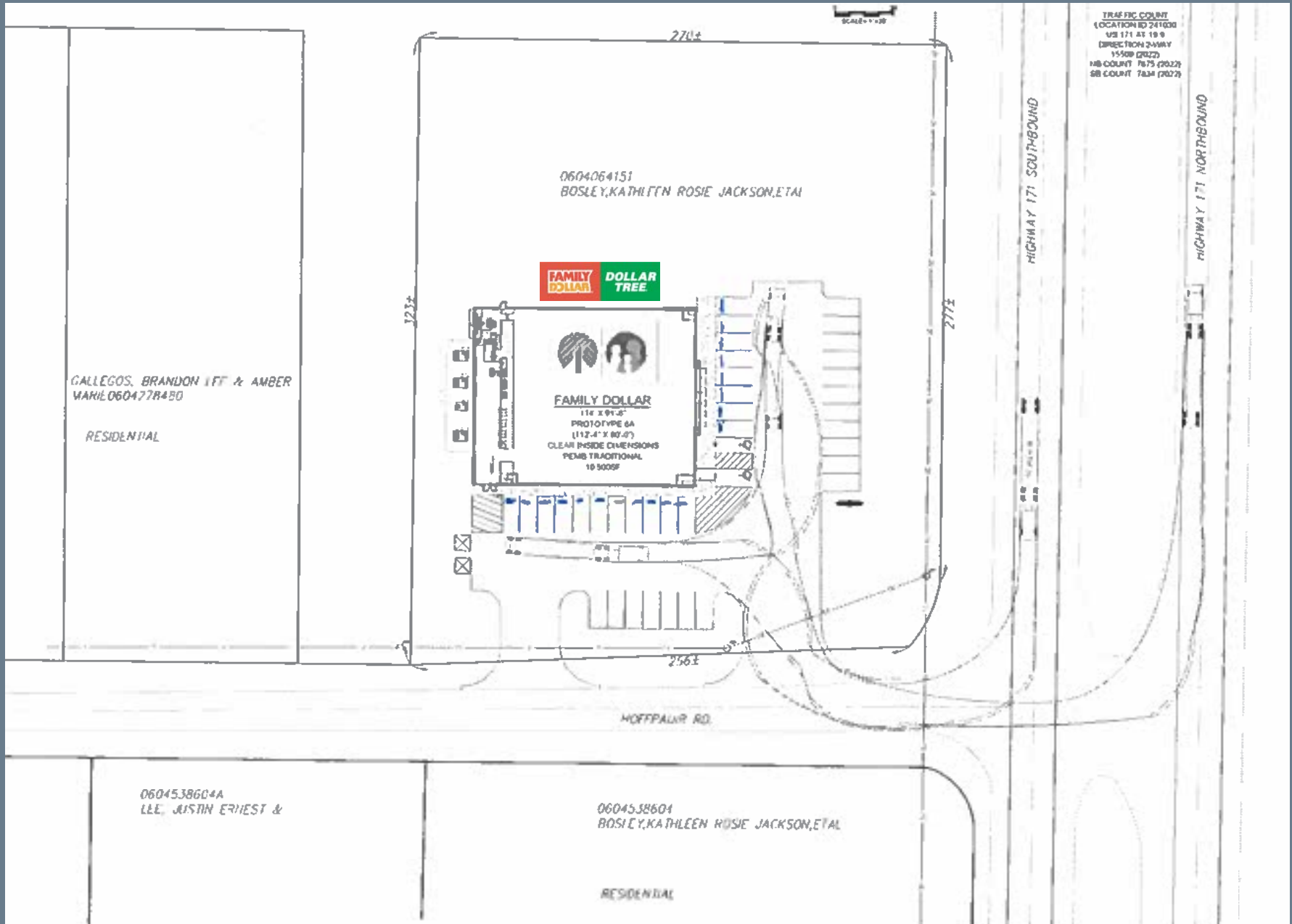
**Rendering of Ragley property*

RENDERING



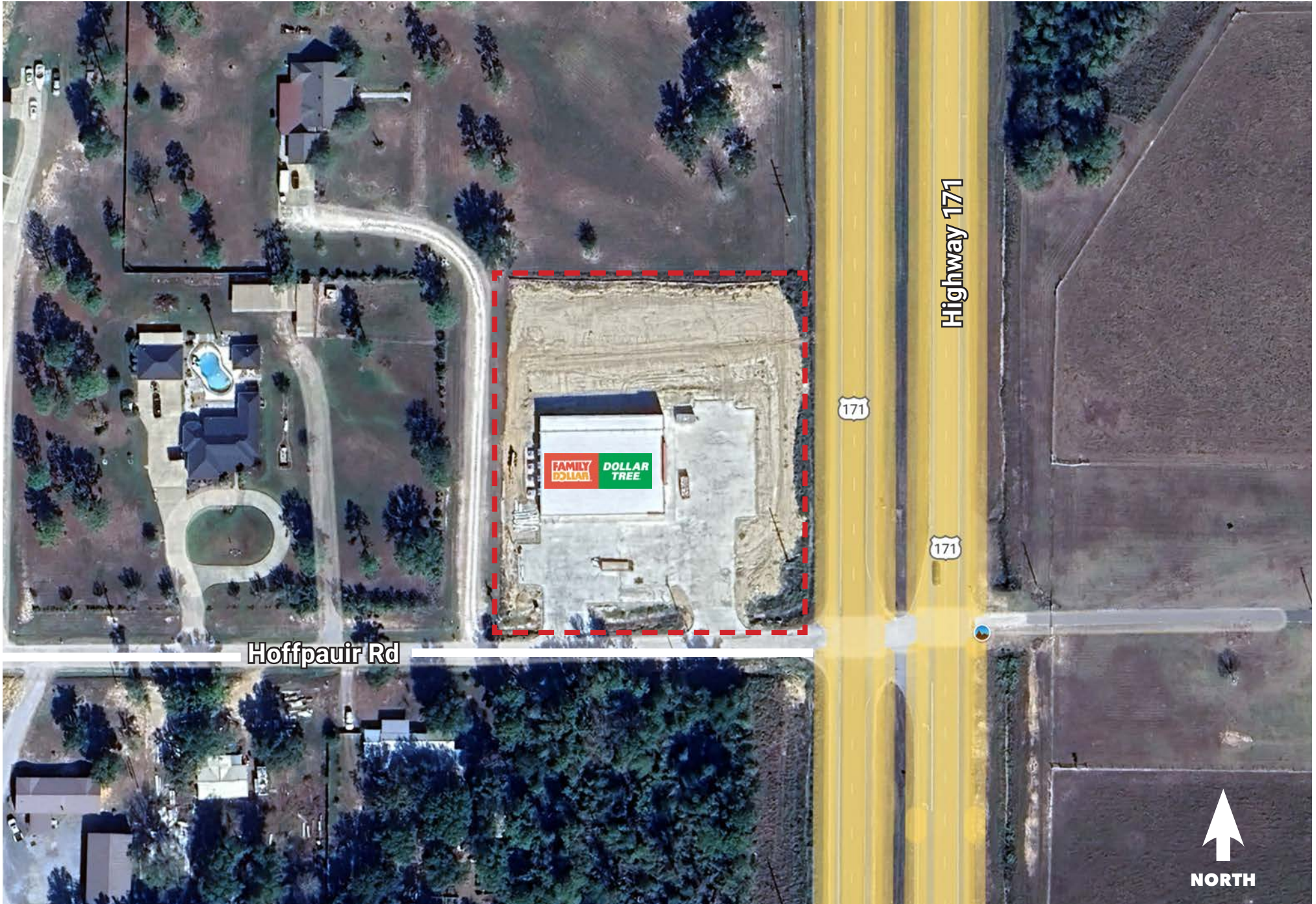
Number of Family Dollar & Dollar Tree Locations	16,340
Number of Family Dollar/Dollar Tree Combination Stores	Nearly 600
Corporate Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Fiscal 2023 Sales	\$30.6B
Ticker:	NASDAQ: "DTLR"
Credit Rating	S&P: BBB

SITE PLAN | RAGLEY, LA

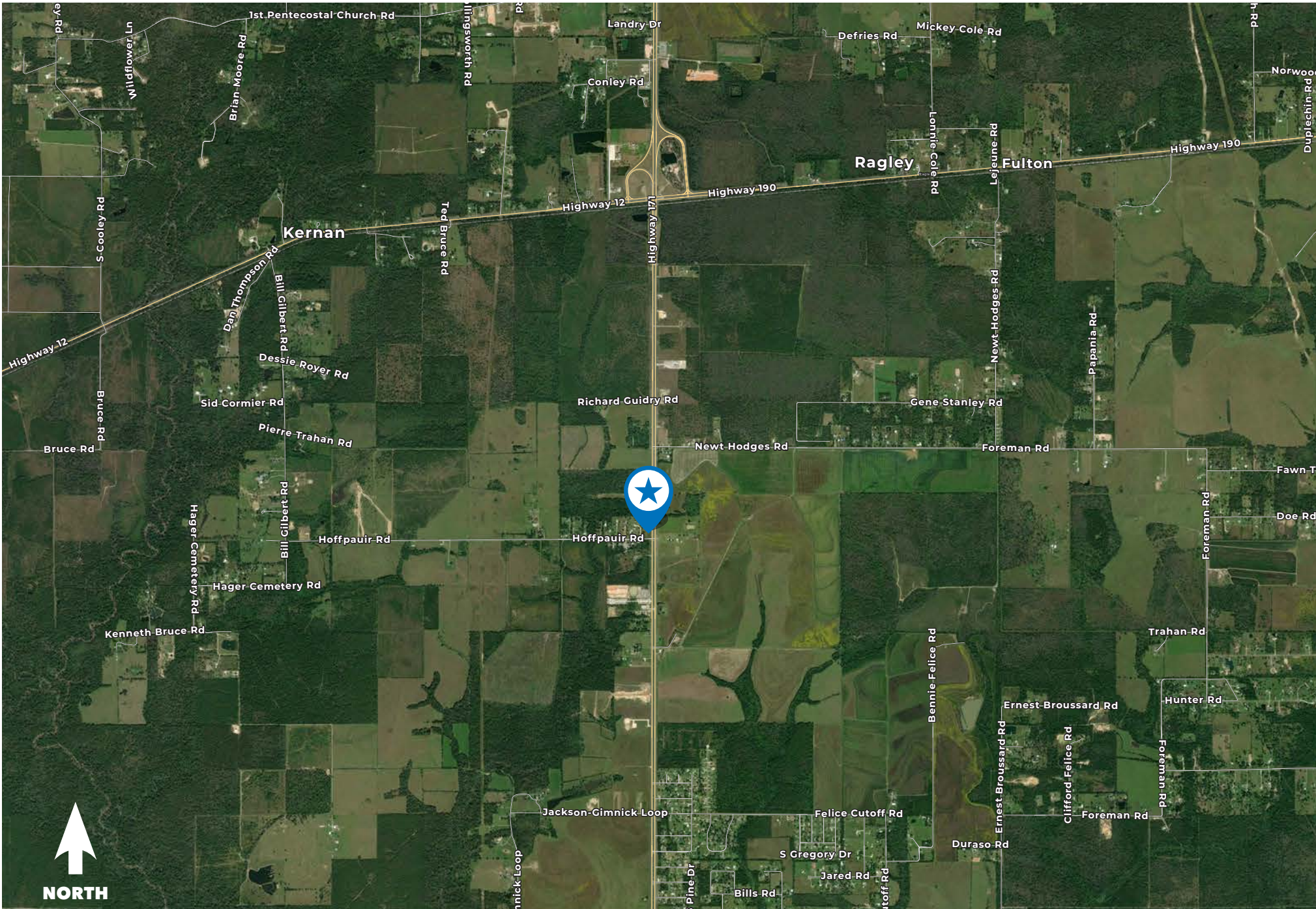


NORTH

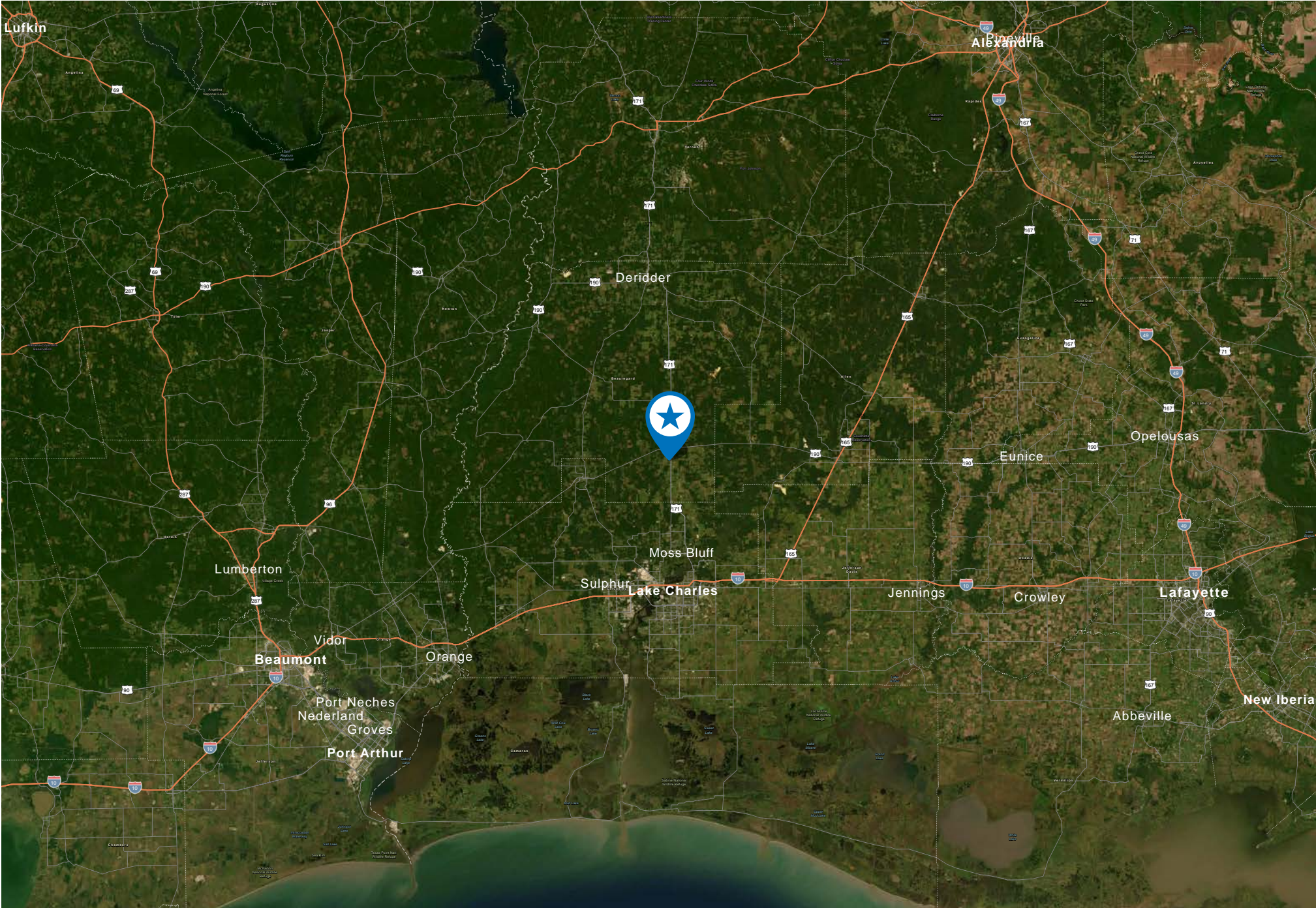
AERIAL SITE PLAN | RAGLEY, LA



MARKET AERIAL | RAGLEY, LA



REGIONAL AERIAL | RAGLEY, LA



DEMOGRAPHIC SNAPSHOT - RAGLEY, LA

POPULATION

	5 miles	10 miles	15 miles
2020 Census Population	4,396	10,702	40,846
2023 Population	4,661	11,092	42,145
2028 Projected Population	4,940	11,530	43,045

HOUSEHOLDS

	5 miles	10 miles	15 miles
2020 Census Households	1,527	3,849	14,564
2023 Households	1,628	4,002	15,059
2028 Projected Households	1,738	4,195	15,496
2023 Estimated Average Household Size	2.86	2.73	2.75

ESTIMATED HOUSEHOLD INCOME

	5 miles	10 miles	15 miles
2023 Average Household Income	\$90,199	\$88,711	\$103,866
2023 Median Household Income	\$59,615	\$64,724	\$77,796
2023 Per Capita Income	\$32,085	\$31,655	\$37,598
2023 Median Age	38.5	38.3	38.6

TRAFFIC COUNTS

	VPD
State Rte 12	13,136
US 190 @ US Hwy 171	4,121



TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service— the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

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