



DOLLAR GENERAL®

553 LA-1, MARKSVILLE, LA 71351
OFFERING MEMORANDUM

94TH PERCENTILE NATIONWIDE

DOLLAR GENERAL STORES – PLACER.AI DATA

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS

GOOGLE PHOTOS

Marcus & Millichap

EXECUTIVE SUMMARY

DOLLAR GENERAL

553 LA-1, MARKSVILLE, LA 71351

OFFERING PRICE: \$1,610,000 CAP RATE: 7.50%

GROSS LEASABLE AREA:	12,480 SF
PRICE / SF:	\$129.01
NET OPERATING INCOME:	\$120,732
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	4+ Years
YEAR BUILT / RENOVATED:	2010
LOT SIZE:	2.19 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.25% RATE

CASH ON CASH RETURN: \$37,891 / 6.72%

TOTAL RETURN: \$55,834 / 9.91%



CLICK TO VIEW ON GOOGLE MAPS



CLICK TO VISIT WEBSITE



EXTENDED INITIAL TERM

EXERCISED FIRST FIVE YEAR OPTION IN 2022



RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 6/30/2030	\$120,732	\$10,061	\$9.67	7.50%
Option 2	\$132,811	\$11,068	\$10.64	8.25%
Option 3	\$146,092	\$12,174	\$11.71	9.07%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	6/27/2010
LEASE EXPIRATION:	6/30/2030
RENT INCREASES:	At Next Option
OPTIONS:	Two – Five Years

OFFERING PRICE: \$11,246,000 CAP RATE: 7.68% NINE LOCATIONS IN SIX STATES

OFFERED INDIVIDUALLY OR AS A
PORTFOLIO (CONTACT AGENT FOR
OFFERING MEMORANDUMS)

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Evansville	IN	5.87	\$101,220	\$1,350,000	7.50%	3/30/2011	3/31/2031	9,100	\$148.35	\$11.12
New Albany	IN	5.78	\$101,822	\$1,358,000	7.50%	2/9/2011	2/28/2031	9,684	\$140.23	\$10.51
Farmland	IN	5.30	\$83,276	\$1,110,000	7.50%	8/8/2010	8/31/2030	9,014	\$123.14	\$9.24
Avilla	IN	6.44	\$80,355	\$1,071,000	7.50%	10/8/2011	10/31/2031	9,026	\$98.94	\$8.90
Floralia	AL	3.32	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	2.58	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	5.13	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	5.54	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
Ellijay	GA	5.63	\$86,610	\$1,155,000	7.50%	12/16/2010	12/31/2030	9,100	\$126.92	\$9.52
TOTAL		5.05	\$863,147	\$11,246,000	7.68%			93,755	\$119.95	\$9.21

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- 12,480+/- SQUARE FEET
- 2.19 AC PARCEL
- BUILT TO SUIT IN 2010
- STORE REBRANDED TO DOLLAR GENERAL MARKET
- PARKING LOT STRIPING SERVICE – MAY 2024

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- ORIGINAL 15 YEAR LEASE
- FIVE YEAR EARLY EXTENSION IN 2022 (NOW LEASED THROUGH 6/30/2030)
- JUST UNDER FIVE YEARS REMAIN
- TWO – FIVE YEAR OPTIONS WITH INCREASES

DOUBLE NET LEASE

- TENANT REIMBURSES REAL ESTATE TAXES
- TENANT REIMBURSES CAM
- TENANT PAYS INSURANCE DIRECTLY
- TENANT RESPONSIBLE FOR HVAC REPAIR & REPLACEMENT
- TENANT PAYS ESTIMATED \$300/MONTH FOR PARKING LOT MAINT. & REPAIR
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- ADJACENT TO REFUGE BAPTIST CHURCH
- 244 MILES NORTHEAST OF HOUSTON, TEXAS
- 173 MILES NORTHWEST OF NEW ORLEANS, LOUISIANA

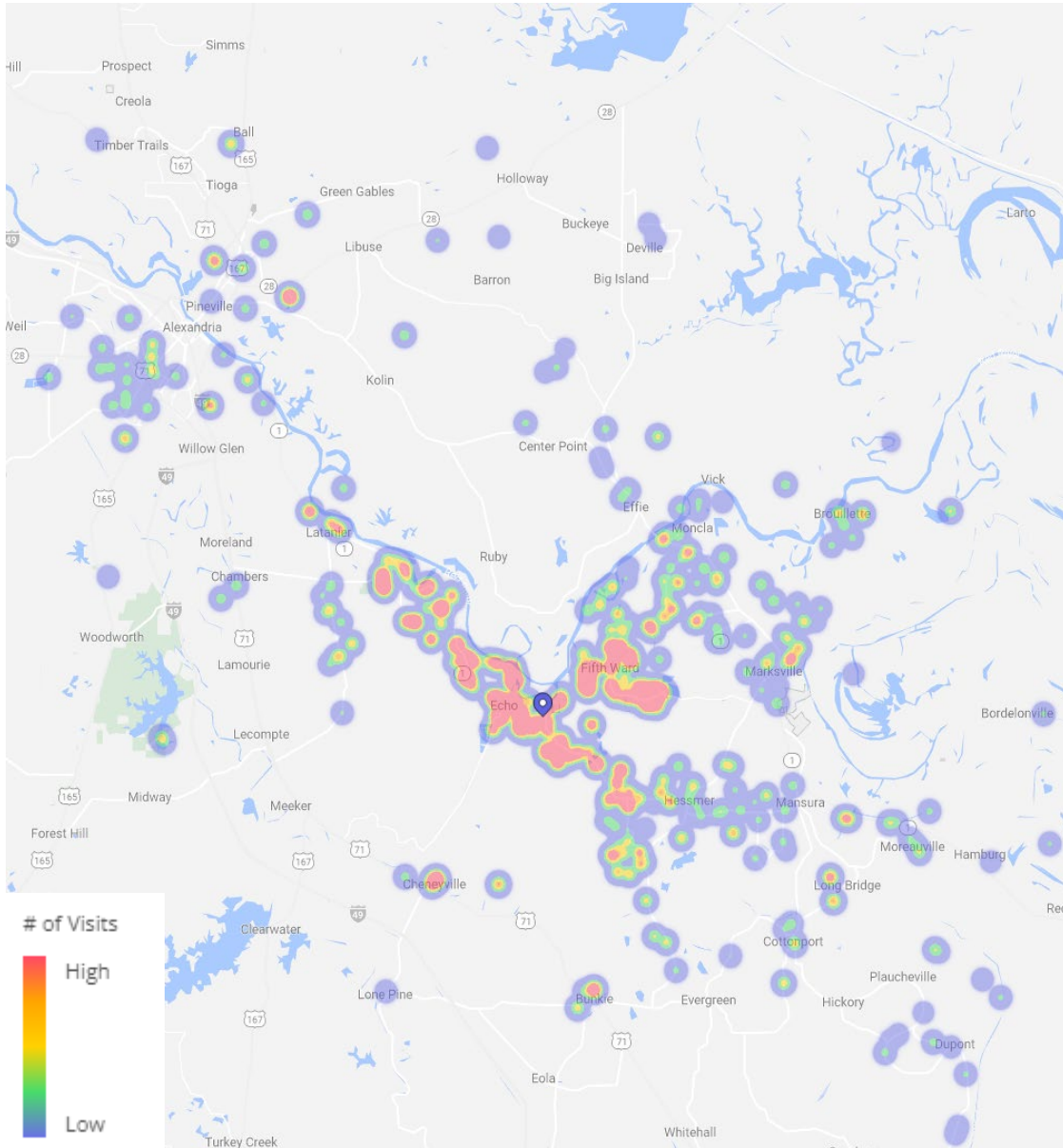
DEMOGRAPHICS

- OVER 3,700 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$75,238 WITHIN FIVE MILES



TRUE TRADE AREA

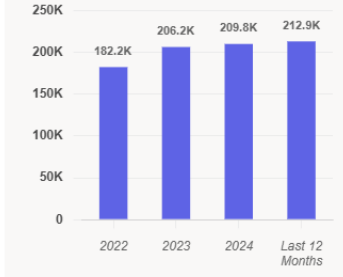
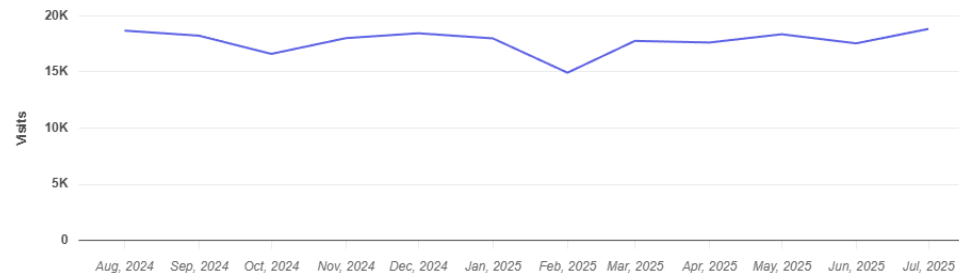
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS



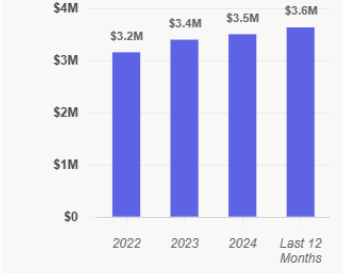
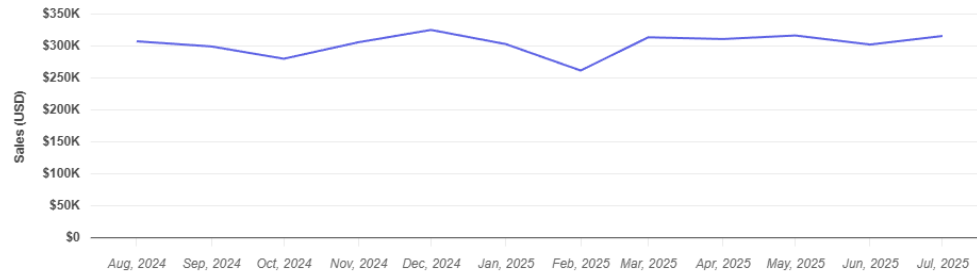
VISITS DATA

Visits	212.9K	Visit Frequency	7.71
Visits / sq ft	16.69	Avg. Dwell Time	13 min
Visitors	27.6K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

Nationwide	Louisiana	Local: 10mi
1,030 / 19,247 View List	32 / 645 View List	1 / 6 View List



LEASE RESPONSIBILITIES

REAL ESTATE TAXES	Tenant Responsible For Reimbursement Of Real Estate Taxes
-------------------	---

INSURANCE	Tenant Pays Insurance Directly (Part Of DG Blanket Insurance Policy)
-----------	--

ROOF / STRUCTURE / PARKING LOT	Landlord Responsible For Roof Landlord Responsible For Structure Landlord Responsible For Parking Lot Replacement
	Tenant Responsible For Parking Lot Maint. & Repair – Not Replacement
	Tenant Pays Estimated \$300/Month For Parking Lot Maint. & Repair

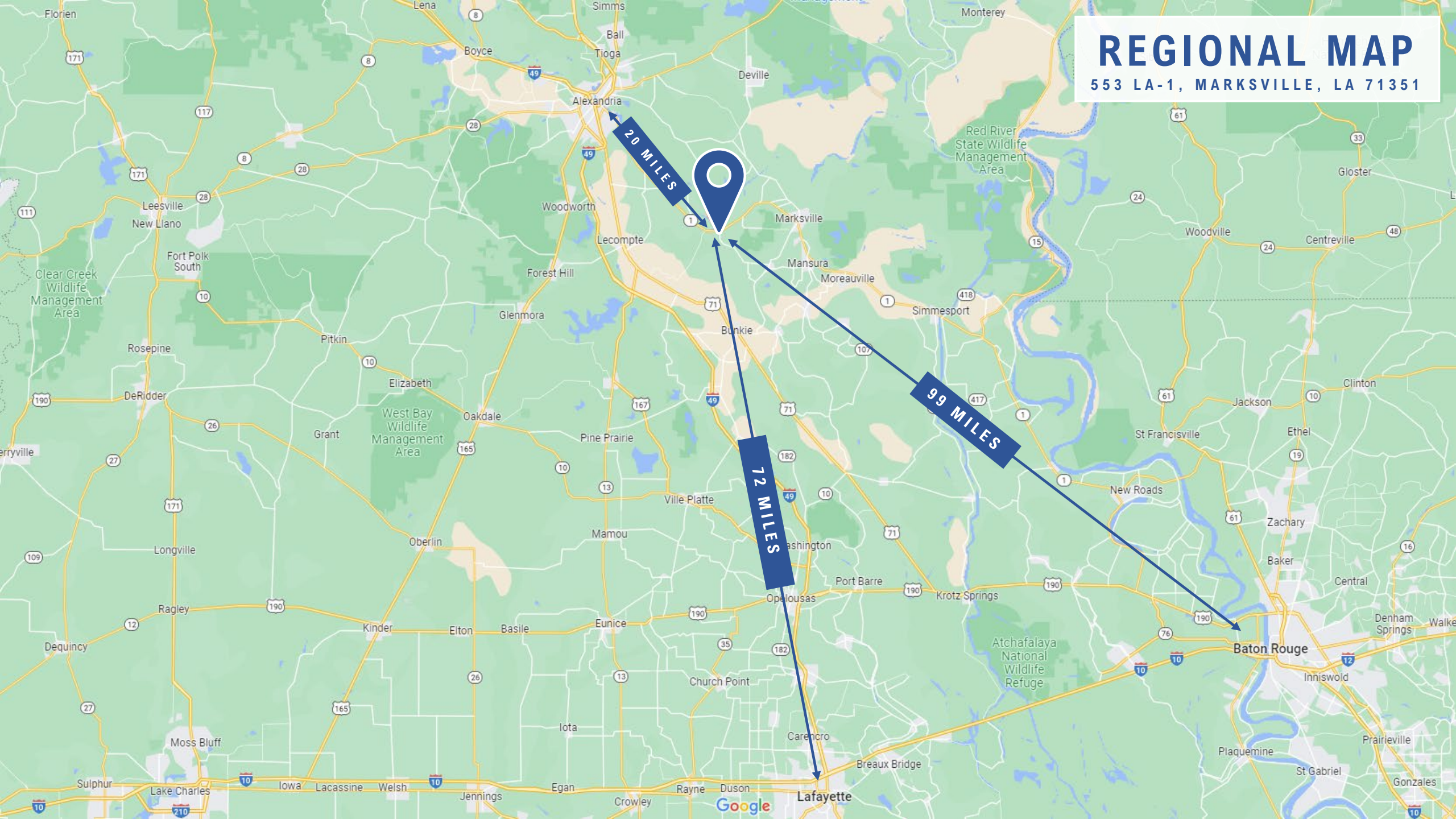
CAM	Tenant Responsible For Reimbursement Of CAM
-----	---

UTILITIES	Tenant Responsible For Utilities
-----------	----------------------------------

HVAC	Tenant Responsible For HVAC Repair & Replacement
------	--

REGIONAL MAP

553 LA-1, MARKSVILLE, LA 71351



REFUGE
BAPTIST
CHURCH



BIG JOHN'S
MEATS

ODELL'S GROCERY

HIGHWAY 1 – 7,803 VPD (2022)

PARKING LOT RE-STRIPING – MAY 2024



DEMOGRAPHICS SUMMARY

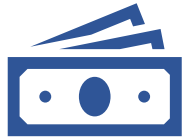
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	1,427	3,612	18,927
2024 Population	1,470	3,723	19,366
2020 Population	1,544	3,926	19,712
Median Age	38.1	39.1	40.3

INCOME	3 Miles	5 Miles	10 Miles
Average	\$77,343	\$75,238	\$63,674
Median	\$54,444	\$51,182	\$44,018

TRAFFIC COUNTS	
LA-1	7,925 (2023)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	564	1,425	7,473
2024 Households	582	1,471	7,649
2020 Households	612	1,555	7,785

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$56,949



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

73,939



POPULATION WITHIN FIVE
MILE RADIUS

172,124



DAILY TRAFFIC COUNTS

7,925

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing package has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing package is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions, or estimates used in this marketing package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2024 Marcus & Millichap. All rights reserved.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any.

ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

All logos are the property of each respective companies.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: XXXX

DOLLAR GENERAL®

553 LA-1, MARKSVILLE, LA 71351
OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

STEVE GREER

Broker of Record
10527 Kentshire Ct., Ste. B
Baton Rouge, LA 70810
P: (225) 376-6800
Lic #: BROK.995710346-ACT

