

Offering Memorandum

310 W Main Street | Oak Grove, LA 71263

**Rent Increase
at next Option
(April, 2033)**

\$1,174,500

**Annual Income
\$91,025
7.75% CAP**

(4) 5-Year Options



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Top Investment Opportunity in Oak Grove, LA

OFFERING SUMMARY

Price	\$1,174,500
CAP	7.75%
NOI	\$91,025
Years Remaining	6.5 Years
Options	(4) Five-Year Options
Lease Guaranty	Corporate

PROPERTY SUMMARY

Address	310 W Main St. Oak Grove, LA 71263
County	West Carroll Parish
Building Area	8,000 Sq Ft
Land Area	1.42 Acre
Built to Suit	2010

LEASE SUMMARY

Tenant	Family Dollar
Leased Start	May, 2011
Lease Expiration	April, 2033
Lease Term	4 x 5 Year Options
Rent Increases (see Rent Roll below)	10 % Every 5 Years
Type	NN+
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Common Area	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility
Repairs/Maintenance	Tenant's Responsibility
HVAC	Tenant's Responsibility
Utilities	Tenant's Responsibility

INVESTMENT HIGHLIGHTS

- Family Dollar has previously extended the Lease, showing commitment to this site since 2010. Early renewal in 2026.
- Located at the crossroads of commerce.
- Oak Grove is the seat of West Carroll Parish.
- It is the hub for agricultural trade, benefiting from access to larger markets.
- Oak Grove was established in the early 1900s and has developed into a regional center for trade and sites on the National Register of Historic Places.
- Household Income \$47,000 for 10-mi Radius
- Dollar Tree/Family Dollar operates a network of over 15,000 stores in the US and Canada

***A large concrete corner parking lot boasts drive-through access and egress to the store.
Traffic counts exceed 16,200 at the intersection of Main and Constitution Ave.
Family Dollar has successfully operated at this site for 15 years.***

RENT ROLL AND OPTIONS		MONTHLY	ANNUALLY	INCREASE
Current		\$7,585.42	\$91,025.04	
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Option 3	April, 2033	\$9,178.36	\$110,140.32	21.00%
Option 4	April, 2038	\$10,096.19	\$121,154.28	10.00%
Option 5	April, 2043	\$11,105.84	\$133,269.72	10.00%
Option 6	April, 2048	\$12,216.39	\$146,596.68	10.00%