



DOLLAR GENERAL[®]

210 Main Street | Loreauville, LA 70552



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Retail Synergy: Located next to the local auto parts shop, bank, pharmacy, and high school
- Two, 5-year options, which include 10% rent increases
- Average household income of \$76,540 within a 10-mile radius of the property, considered to be ideal for Dollar General
- Located directly off Main Street, the main thoroughfare of Loreauville
- Extremely strong corporately guaranteed lease

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



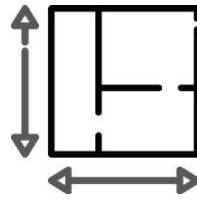
FINANCIAL OVERVIEW



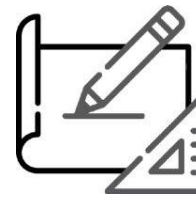
\$449,333
PRICE



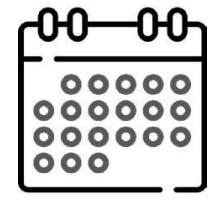
9.00%
CAP RATE



±7,920 SF
GLA



±0.45 AC
LOT SIZE



2001
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Owner Responsibility
Original Lease Term	10 Years
Rent Commencement Date	3/8/2001
Lease Expiration Date	5/31/2028
Term Remaining on Lease	±4 Years
Increases	10% Every 5 Years in Options
Options	Two, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$3,370	\$40,440	\$4.49	9.00%
Option 1	\$3,707	\$44,484	\$4.93	9.90%
Option 2	\$4,078	\$48,936	\$5.43	10.89%





BAYOU TECHE CASINO



LOREAUVILLE HIGH
569 STUDENTS

DOLLAR GENERAL

CANE ROW GOLF & TURF CLUB



SUGAR OAKS GOLF COURSE

LOREAUVILLE ELEMENTARY
714 STUDENTS

HIGHLAND BAPTIST
CHRISTIAN SCHOOL

IBERIA PEDIATRICS

IBERIA MEDICAL CENTER
14 BEDS

ANDERSON MIDDLE
399 STUDENTS

NORTH LEWIS
ELEMENTARY
522 STUDENTS



BELL PLACE MIDDLE
413 STUDENTS



BELL PLACE ELEMENTARY
399 STUDENTS



IBERIA MEDICAL CENTER
- MAIN CAMPUS



NEW IBERIA SENIOR HIGH
1,449 STUDENTS



+28,600 VP

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 10,640$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	210 Main Street Loreauville, LA 70552
SITE DESCRIPTION	
Year Built	2001
GLA	$\pm 7,920$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
20,000+

AREA OVERVIEW

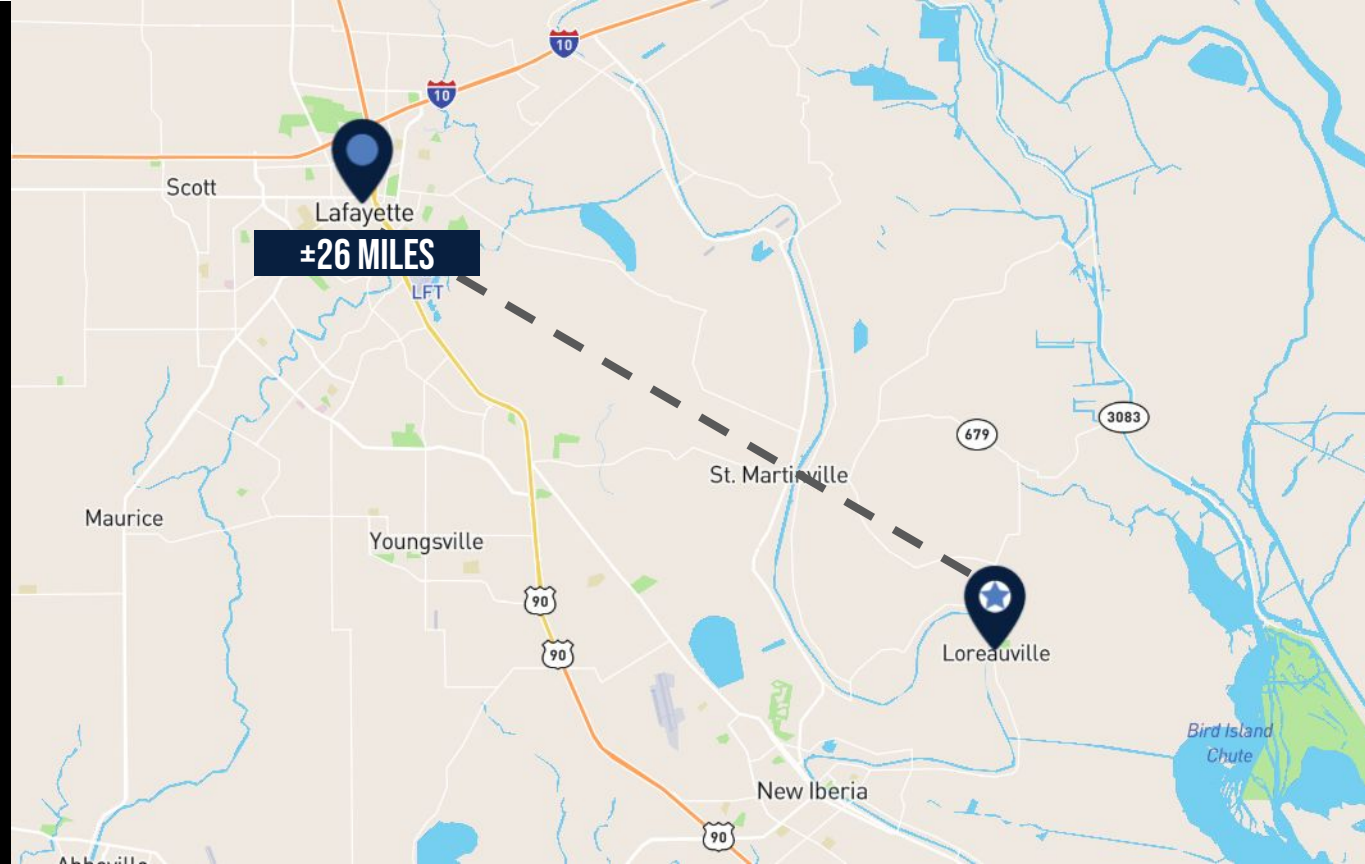
Loreauville, LA

Loreauville, Louisiana, is a village located within Iberia Parish, known for its quiet setting and close proximity to Lafayette, about ±25 miles away. This small community offers a comfortable residential environment while maintaining a short distance to Lafayette’s broader urban amenities. Its location near the Bayou Teche provides an inviting natural backdrop which has influenced its agricultural and fishing activities over the years. Although the area is primarily residential, many residents commute to nearby towns such as Lafayette or New Iberia for work.

Founded in the early 1900s, Loreauville’s history is closely connected with the Bayou Teche and the surrounding land. Initially settled as an agricultural village, the community has preserved its cultural heritage. The town's growth and traditions have been shaped by its location along the bayou, influencing everything from local industries to its way of life.

The historical significance of the area can still be seen in its older homes and community traditions which highlight the influence of French settlers in the region. The town also celebrates its local culture through events and festivals where Cajun influences are still present in the food, music, and daily life of its residents.

Attractions in and around Loreauville cater to those who appreciate history and outdoor activities. The nearby Longfellow-Evangeline State Historic Site and Bayou Teche Museum offer insights into the area's past, while parks and bayous provide spaces for fishing, boating, and wildlife observation. Culturally, Loreauville offers a glimpse into rural Louisiana life with its emphasis on community gatherings, local cuisine, and a laid-back atmosphere that complements its scenic environment.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	5,106	13,263	62,915
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,922	5,070	24,754
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$98,467	\$91,406	\$76,540

LAFAYETTE, LA MSA

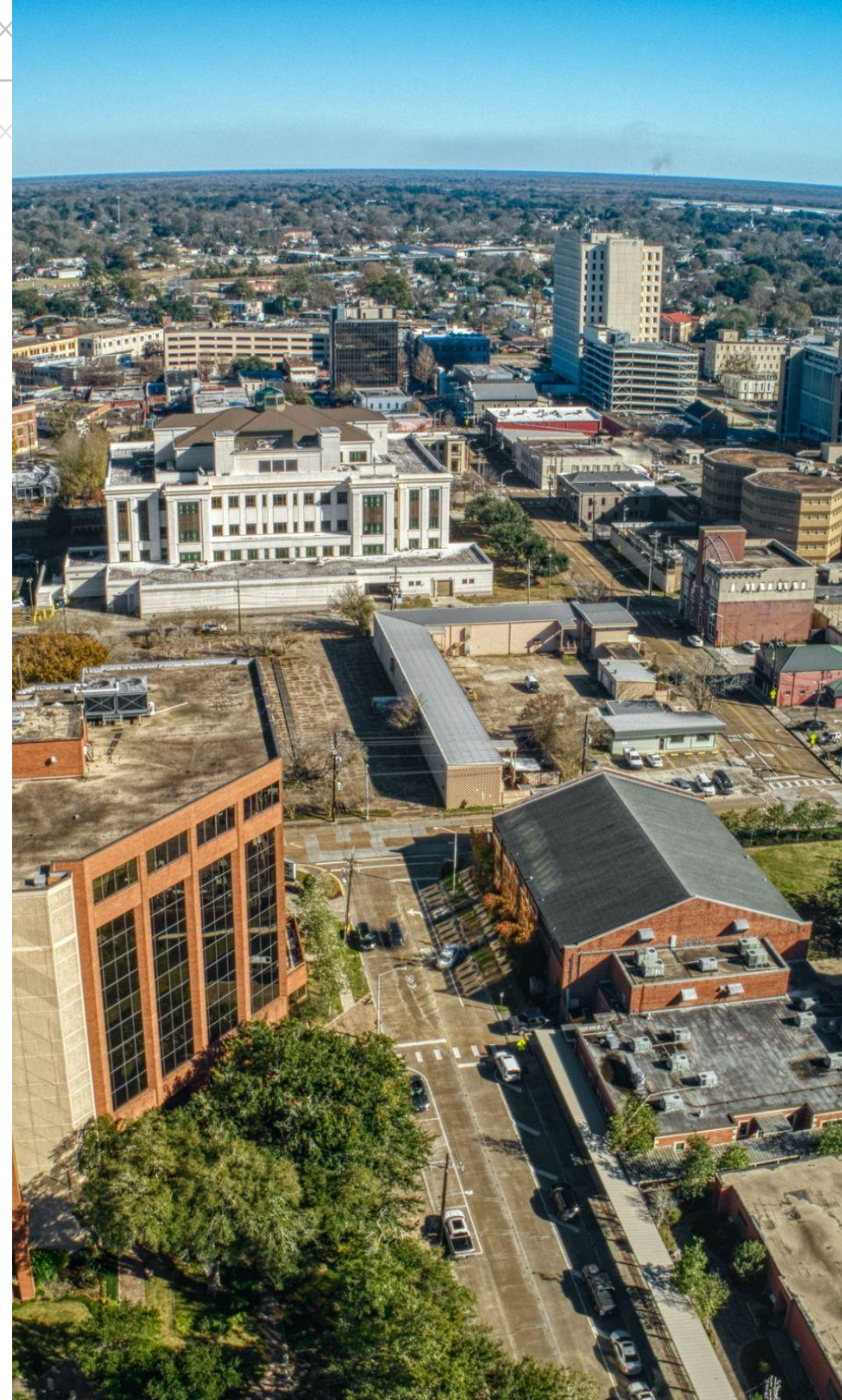
LAFAYETTE, LA

Lafayette is located in southern Louisiana. It has the rich culture you would expect from a Louisiana town. Also, because it is a college town, it is very much concerned with education. People of all ages, cultures, and personality types will find that Lafayette is a pleasant place to live.

Lafayette has many beautiful neighborhoods. Different people like different areas of the city for their own reasons. However, the south side of the city is typically the most sought after. The area surrounding the University of Louisiana – Lafayette is known as the university area. This area, as well as Lafayette’s Downtown District, is more urban in nature than other parts of Lafayette. It is possible to walk to the school, local restaurants, shops, and art galleries. Broadmore is mostly residential and home to people of many different ages. This is also where the Thomas Park Recreation Center is located. Broussard, Youngsville, and Scott are small cities on the outskirts of Lafayette. Many people enjoy these areas as well.

ACTIVITIES

There is a ton of fun things to do in Laffy. Lafayette is a city that takes education seriously, and that is apparent in the attractions it has to offer. The Zoo of Acadiana is a favorite for local residents as well as people all over Louisiana. It has several animals and hosts many special events. A train brings you on a tour all around the zoo for more interactive fun. The Science Museum in Lafayette is a great place to spend the afternoon. There are often special exhibits the visit so be sure to be on the lookout for your favorites. Also, for the Louisiana history buffs, experiencing Lafayette just isn’t complete without a tour of one of the authentic Acadian villages. There is Acadian Village and Vermilionville. The area is set up with buildings and items that the Acadians would have had. Costumed tour guides often play the part as they guide you in exploring the past. Biology was never quite as fun as a visit to one of the Louisiana swamps. You can take a swamp tour to see nature at its finest with Cajun Swamp Tours. Lastly, for a bit of fun, you don’t want to miss the Kart Ranch. It is a fun place for the kids to play. With a ball pit, a mini-golf course, and a race track, it is fun for the whole family.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **210 Main Street, Loreauville, LA, 70552** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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