



**FAMILY  DOLLAR**<sup>®</sup>

10257 HIGHWAY 22 | SPRINGFIELD, LA, 70403

OFFERING MEMORANDUM



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REAL ESTATE INVESTMENT SERVICES





# INVESTMENT HIGHLIGHTS

## Lease and Location

- Bite sized deal priced at an extremely attractive 7.50% cap rate
- Excellent visibility and access off Hwy LA-22 and Pumpkin Center Rd which sees a combined  $\pm 15,216$  vehicles per day
- Corporately guaranteed lease
- Five, 5-Year renewal periods all of which include attractive 10% rental increases
- Long term operating history – The Tenant has operated at this location since 2006
- Strategically located within 10 minutes from downtown Hammond
- The subject property is located 42-miles east of Baton Rouge
- Baton Rouge is the 2nd largest city in Louisiana

## Tenant

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts a strong investment grade credit rating of BBB (S&P)

REPRESENTATIVE PHOTO







AMERICAN LEGION

2 REAL AUTO SALES

ProForce

MACEDONIA OAKS MOBILE HOME COMMUNITY

P'MAWS BAIT SHACK

S & S SELF-STORAGE



SUBJECT PROPERTY

± 12,000 VPD

LOUISIANA NATIONALS BASEBALL

MAIN ST

22

TEXACO



LIL' COUNTRY BUMPKINS



LOUISIANA TREASURES MUSEUM

MAMI'S



CLEAN EXPRESS CAR WASH

ROCKIN VINTAGE SPRINGFIELD

SUBWAY

WALNUT ST



SPRINGFIELD HIGH 363 STUDENTS

LITTLE SPROUTS PRESCHOOL

DITCH BAR



SPRINGFIELD ELEMENTARY 553 STUDENTS

NAVARRE'S PASTRIES



CARTER'S SUPERMARKET

22



# FINANCIAL OVERVIEW



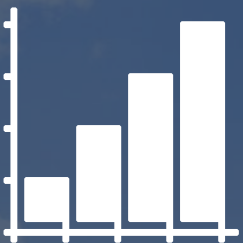
\$869,440

LIST PRICE



\$65,208

NOI



7.50%

CAP RATE

## BUILDING INFO



ADDRESS 10257 Highway 22 | Springfield, LA 70403

GLA OF BUILDING ±9,270 SF

LOT SIZE ±0.66 AC



## TENANT SUMMARY

TENANT NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord Responsible
TERM REMAINING	+4 Years
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT	6/1/2006
LEASE EXPIRATION DATE	6/30/2026
INCREASES	10% Every 5 Years In Options
OPTIONS	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
CURRENT - 6/30/2026	\$5,430.00	\$65,208.00	\$7.03	7.50%
OPTION 1	\$5,977.08	\$71,728.08	\$7.73	8.24%
OPTION 2	\$6,575.00	\$78,900.00	\$8.51	9.07%
OPTION 3	\$7,232.50	\$86,790.00	\$9.36	9.98%
OPTION 4	\$7,955.75	\$95,496.00	\$10.30	10.98%
Option 5	\$8,751.25	\$105,015.00	\$11.32	12.07%

## FINANCING INQUIRIES

For financing options reach out to:  
Patrick Flanagan  
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# TENANT OVERVIEW

**COMPANY NAME**  
**DOLLAR TREE, INC.**

**OWNERSHIP**  
**PUBLIC**

**INDUSTRY**  
**DOLLAR STORES**

**HEADQUARTERS**  
**CHESAPEAKE, VA**

**NO. OF EMPLOYEES**  
**±60,000**



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

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 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.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**15,115+**  
LOCATIONS



**\$23B**  
2019 REVENUE



**1959**  
FOUNDED



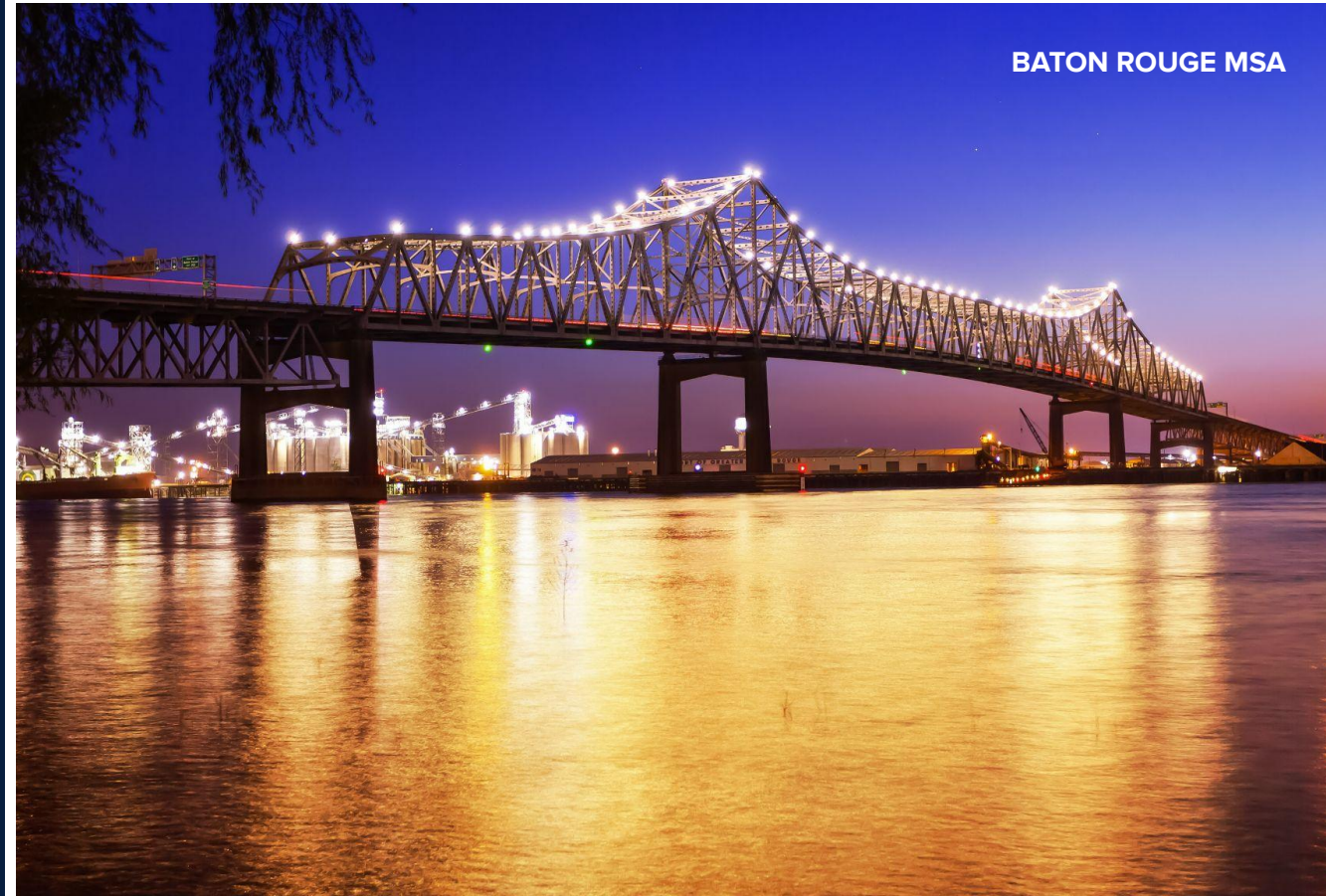
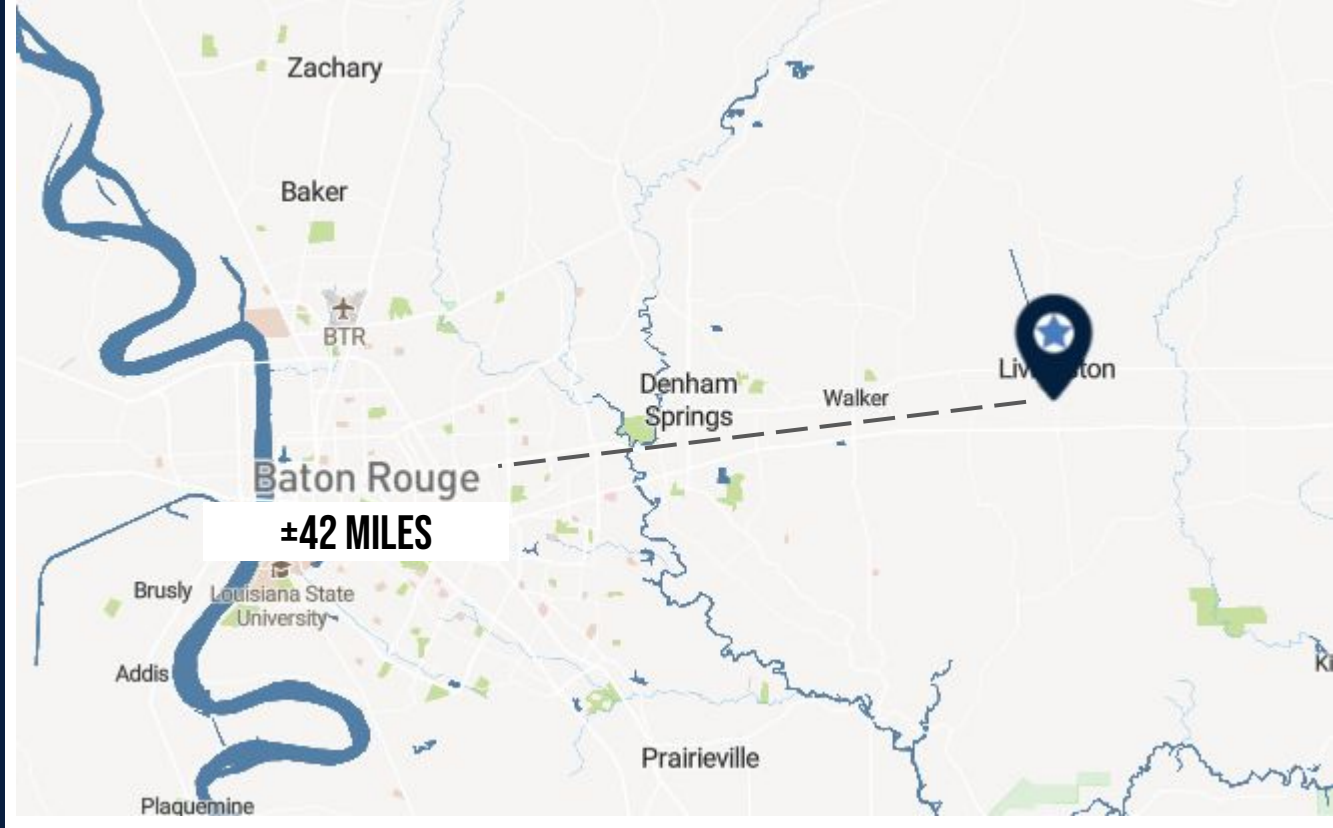
## AREA OVERVIEW

### SPRINGFIELD, LA

The town of Springfield is a cozy and quiet one in Louisiana. Much of the housing stock in Springfield was built relatively recently. The construction of new real estate can often be taken as an indication that the local Springfield economy is robust, and that jobs or other amenities are attracting an influx of new residents. This seems to be the case in Springfield, where the average household income is \$80,459.

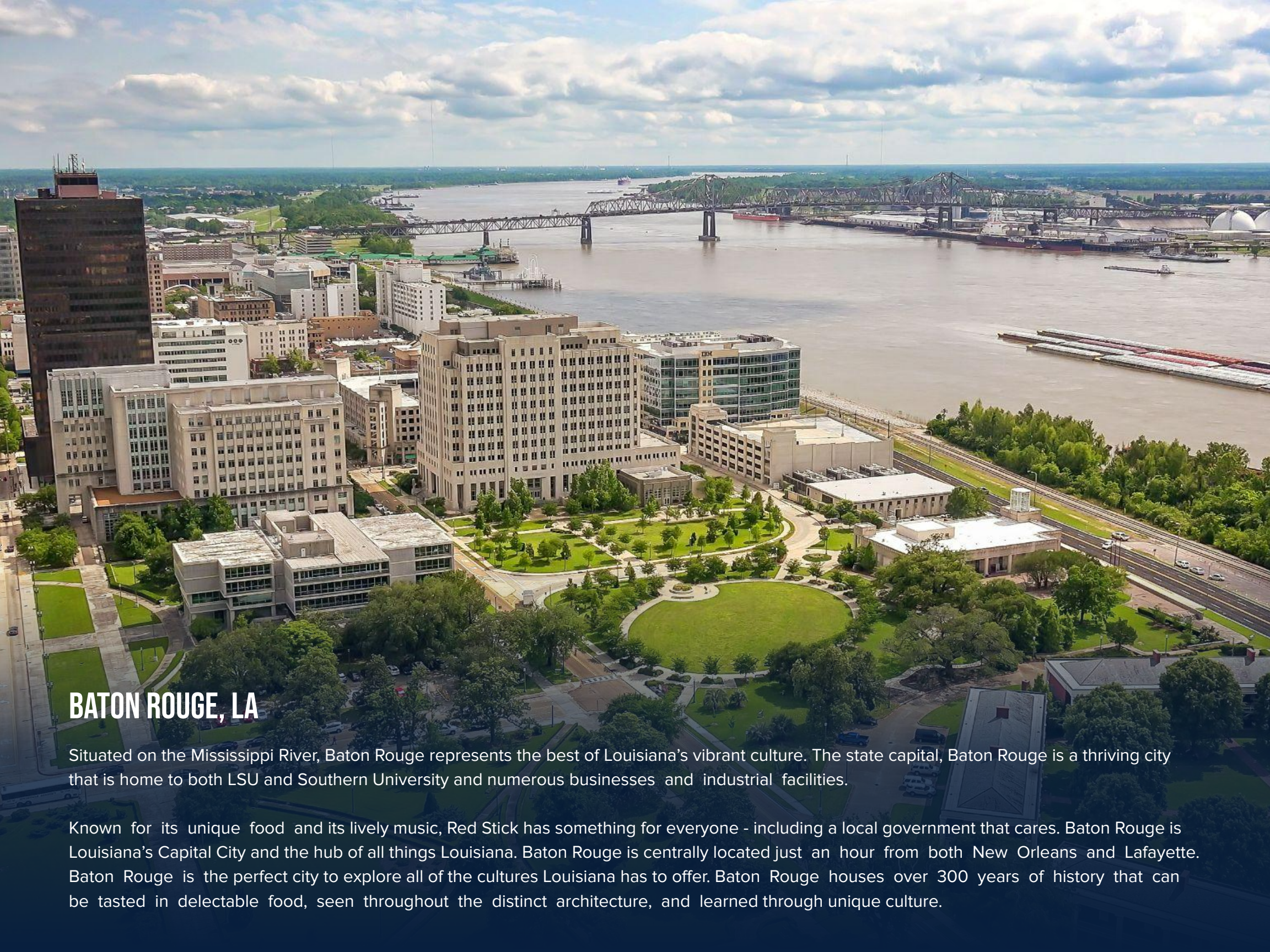
### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	1,401	11,492	27,314
2010 Census	1,381	10,939	24,560
Growth 2010-Current Year	1.44%	5.05%	11.21%
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	535	4,348	10,564
2010 Census	513	4,033	9,233
Growth 2010-Current Year	4.29%	7.82%	14.41%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$80,459	\$82,320	\$77,237



BATON ROUGE MSA





## BATON ROUGE, LA

Situated on the Mississippi River, Baton Rouge represents the best of Louisiana's vibrant culture. The state capital, Baton Rouge is a thriving city that is home to both LSU and Southern University and numerous businesses and industrial facilities.

Known for its unique food and its lively music, Red Stick has something for everyone - including a local government that cares. Baton Rouge is Louisiana's Capital City and the hub of all things Louisiana. Baton Rouge is centrally located just an hour from both New Orleans and Lafayette. Baton Rouge is the perfect city to explore all of the cultures Louisiana has to offer. Baton Rouge houses over 300 years of history that can be tasted in delectable food, seen throughout the distinct architecture, and learned through unique culture.



## ECONOMY

Baton Rouge enjoys a strong economy. Over the last year, Baton Rouge has seen a 1.3% increase in the job market. Over the next decade, Baton Rouge will see a 24.4% job growth. Companies such as The Shaw Group, Turner Industries, Community Coffee, Celtic Media Centre, and Pixel Dash Studios are all headquartered in Baton Rouge.

## MAJOR EMPLOYERS

**ExxonMobil**

**THE SHAW  
GROUP**

**JACOBS**



**LSU**

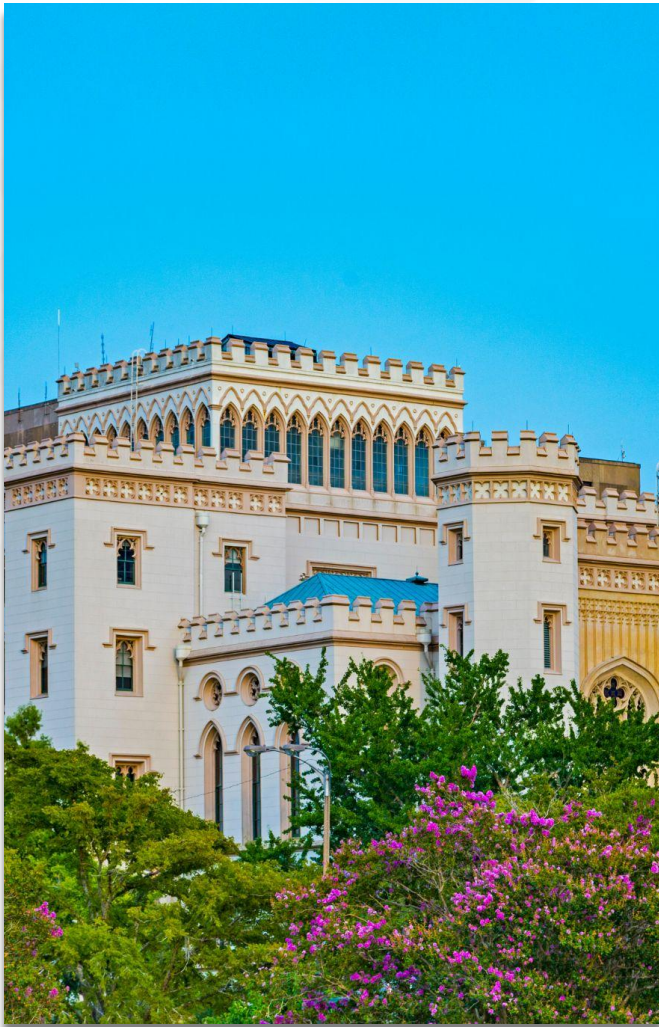
**TURNER  
INDUSTRIES**

## TOURISM

The tourism industry in Baton Rouge represents \$1 billion in economic impact annually. Over 11.3 million visitors come to Baton Rouge each year to explore historical sites, catch college sports games, or attend annual festivals and events. Visitors spend over \$958 million annually while in Baton Rouge.





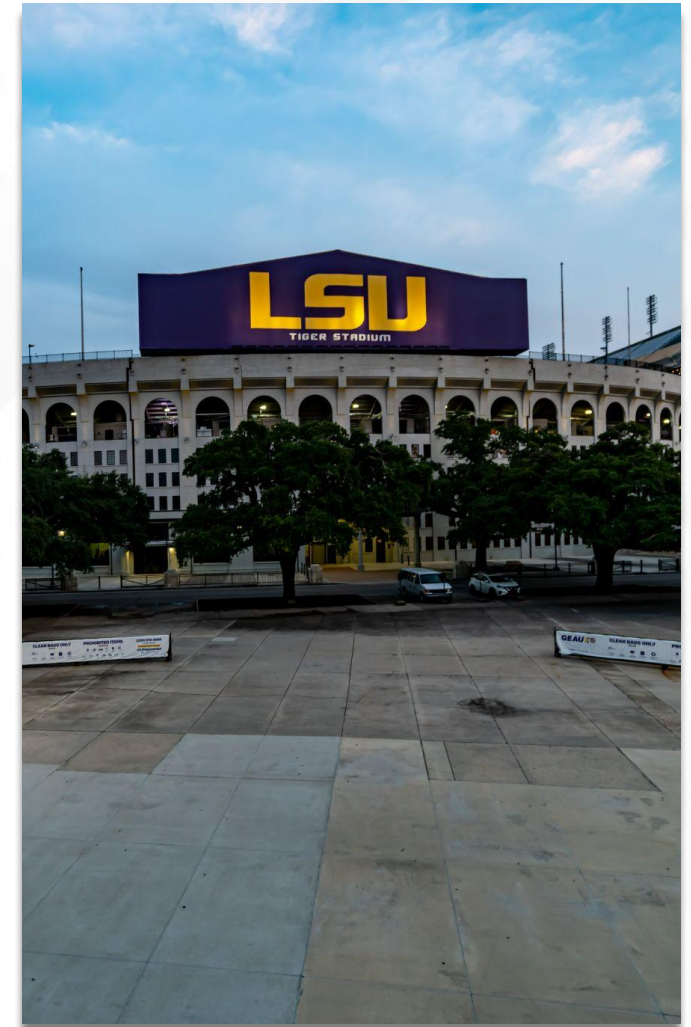


## OLD LOUISIANA STATE PARK

The Old State Capitol offers a look into Louisiana's rich culture. The National Historic Landmark stands high on a bluff overlooking the Mississippi River. It houses the Old State Capitol Museum of Political History that contains several state of the art exhibits. The "Castle on the River" is the recipient of distinguished awards for architecture and exhibit design. Atop the cast iron staircase offers a view of the stained glass cathedral dome in the unique blend of Gothic and Victorian architecture.

## BATON ROUGE ZOO

The Baton Rouge Zoo is the perfect place for family friendly fun all year long. The zoo is home to animals from around the world including tigers, black rhinos, flamingos, alligators and giraffes. The Baton Rouge Zoo also takes strides in the conversation and protection of animals by participating in 30 international Species Survival Plans for critically endangered species. The zoo also hosts a number of events throughout the year including the Zoo Lights and Brew at the Zoo, among others.



## LSU TIGER STADIUM

LSU sports and particularly the football program have a huge economic impact in Baton Rouge. An LSU football game is a huge attraction. Tiger Stadium has become the fifth largest stadium in the nation and packs nearly 100,000 fans. LSU home football games are events talked about year round and happenings in Tiger Stadium are passed down from generation to generation. Poll after poll has proclaimed Tiger Stadium as one of the greatest sites anywhere for a football game - college or professional.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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 detrimental to the interest of the Seller.

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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 Seller 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.

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