



Representative Image

DOLLAR GENERAL
7220 Highway 465
Simpson, LA 71474

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Simpson, LA. Simpson is part of the Fort Polk South Micropolitan Statistical Area, which has a population of approximately 90,000 people. The Dollar General was constructed in 2016. There are approximately fifteen years remaining on the Dollar General lease, which expires on July 31, 2031. The lease features 10% rental escalations in each of the three 5-year renewal option periods. This absolute triple net lease features no landlord responsibilities.

The 7,489 square foot Dollar General building is strategically located at the Intersection of Louisiana Highway 465 and Louisiana Highway 8. Both of which are the primary thoroughfares in the trade area. The Dollar General is located approximately twenty miles north of Fort Polk. Fort Polk is an US Army Installation, which encompasses approximately 198,000 acres. Fort Polk is the only Combat Training Center that also trains and deploys combat units. In 2013, there were 10,877 troops stationed at Fort Polk, which generated an annual payroll of \$980 million.

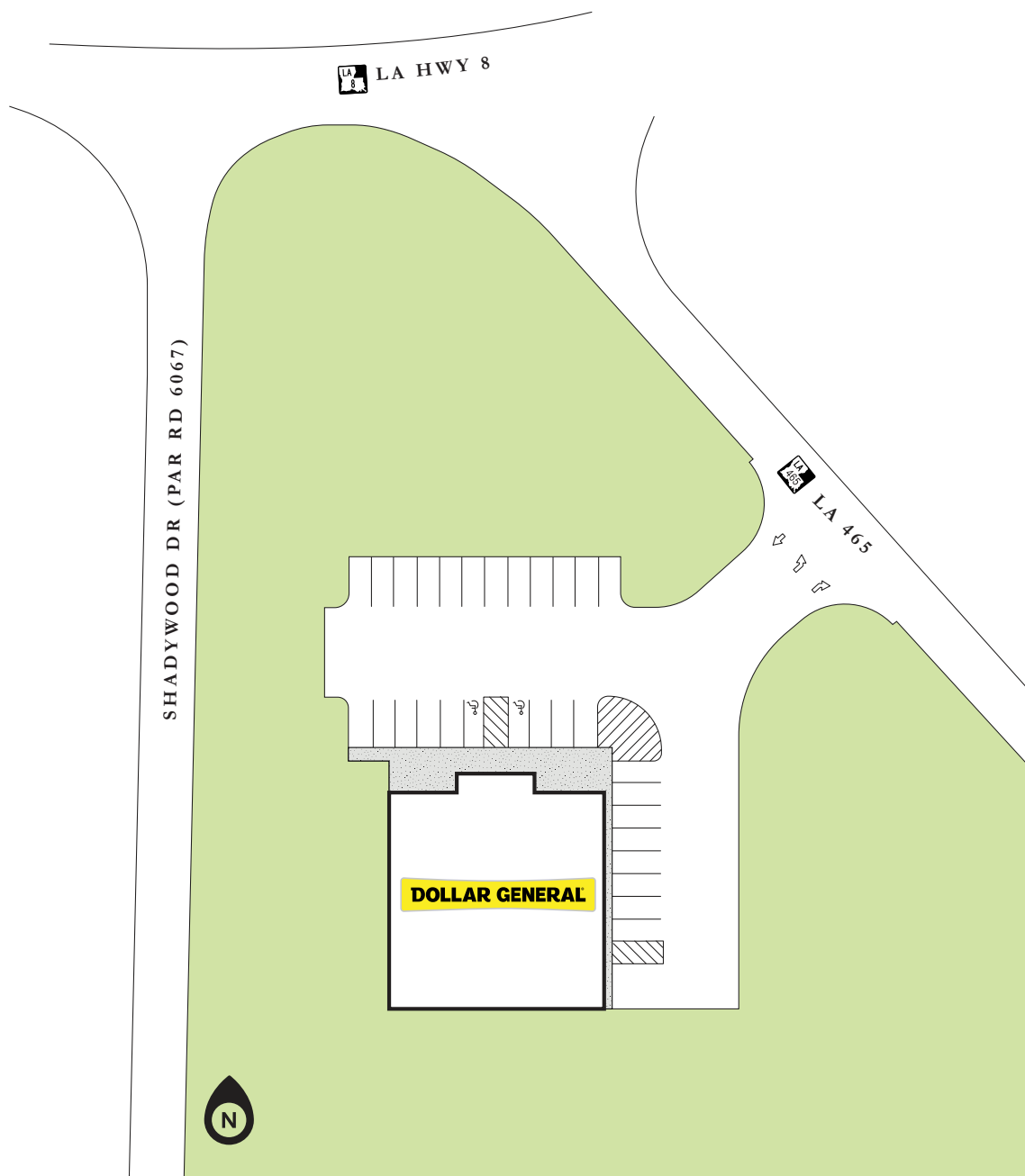
Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. On October 15, 2015, Standard & Poor's upgraded Dollar General from BBB- to BBB. Dollar General is publicly traded on the New York Stock Exchange (DG) with a market capitalization in excess of \$26 billion. As of March 23, 2016, Dollar General operated 12,483 stores located in 43 states.

**INVESTMENT
HIGHLIGHTS:**

- Investment grade rated tenant (S&P: BBB)
- Long term lease with approximately 15 years remaining
- 10% rental escalations in each renewal option period
- Absolute triple net lease with no landlord responsibilities
- New construction (2016)
- Located at the hard corner of an intersection of the area's two primary thoroughfares
- Approximately 20 miles north of Fort Polk which encompasses approximately 198,000 acres and is home to over 10,000 soldiers
- Approximately 35 miles west of Alexandria

**PROPERTY
OVERVIEW:**

Price:	\$979,250										
Cap Rate:	7.00%										
Rent Schedule:	<table> <thead> <tr> <th><u>NOI</u></th> <th><u>Escalation Date</u></th> </tr> </thead> <tbody> <tr> <td>\$68,508</td> <td></td> </tr> <tr> <td>\$75,359</td> <td>8/1/2031 (Option 1)</td> </tr> <tr> <td>\$82,894</td> <td>8/1/2036 (Option 2)</td> </tr> <tr> <td>\$91,184</td> <td>8/1/2041 (Option 3)</td> </tr> </tbody> </table>	<u>NOI</u>	<u>Escalation Date</u>	\$68,508		\$75,359	8/1/2031 (Option 1)	\$82,894	8/1/2036 (Option 2)	\$91,184	8/1/2041 (Option 3)
<u>NOI</u>	<u>Escalation Date</u>										
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\$91,184	8/1/2041 (Option 3)										
Rent Commencement Date:	July 14, 2016										
Lease Expiration Date:	July 31, 2031										
Renewal Options:	Three 5-Year										
Rental Escalations:	10% in Each Option										
Tenant:	Dollar General										
Credit Rating:	Investment Grade – S&P: BBB										
Year Built:	2016										
Lease Type:	NNN – No Landlord Responsibilities										
Building Size:	7,489 SF										
Land Size:	2 Acres										





LOCATION OVERVIEW:

Simpson is a village in Vernon Parish, Louisiana. It is part of the Fort Polk South Micropolitan Statistical Area which has a population of approximately 90,000 people. Simpson is located in western Louisiana approximately thirty-five miles west of Alexandria. In the village the population was spread out with 25.6% under the age of 18, 6.5% from 18 to 24, 30.2% from 25 to 44, 26.2% from 45 to 64, and 11.5% who were 65 years of age or older. The median age was 38 years.



DEMOGRAPHIC REPORT:

Population	5-Mile	10-Mile	15-Mile
Total Population	1,235	3,312	7,304
Total Households	484	1,337	2,891

Income	5-Mile	10-Mile	15-Mile
Median Household Income	\$46,820	\$43,376	\$42,457
Average Household Income	\$58,040	\$55,146	\$54,792

TENANT
OVERVIEW:

Dollar General Corporation is a discount retailer that provides various merchandise products in the 43 states throughout the U.S. The company offers consumable products, including paper and cleaning products comprising paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food products, such as cereals, canned soups and vegetables, condiments, spices, sugar, and flour; perishables consisting of milk, eggs, bread, frozen meals, beer, and wine; snacks that comprise candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, such as over-the-counter medicines, as well as soap, body wash, shampoo, dental hygiene, and foot care products; pet products, which include pet supplies and pet food; and tobacco products. It also provides seasonal products, including decorations, toys, batteries, small electronics, greeting cards, stationery products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies; and home products consisting of kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen products, beds, and bath soft goods. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories.

As of March 23, 2016, Dollar General operated 12,483 stores located in 43 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB and a Moody's rating of Baa2. On June 1, 2016, Moody's upgraded Dollar General's credit rating to Baa2 sighting their gross margin expansion and continued same store sales growth resulting in increasing profitability and strong credit metrics. On October 15, 2015, Standard & Poor's upgraded Dollar General from BBB- to BBB. Dollar General is publicly traded on the New York Stock Exchange (DG) with a market capitalization in excess of \$23 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	\$23 Billion
Standard & Poor's Rating:	BBB
Number of Total Stores:	12,483
Headquarters:	Goodlettsville, TN

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