

DOLLAR GENERAL



NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL (Shreveport-Bossier City MSA)
307 Highway 5
Logansport, LA 71049

THE **Boulder** GROUP

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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, new construction, net leased Dollar General property located in Logansport, Louisiana. Logansport is part of the Shreveport–Bossier City MSA and is located on the Louisiana-Texas border. The property is strategically located along the trade area's primary north-south thoroughfare. The Dollar General was constructed in 2015. There are over fourteen years remaining on the Dollar General lease which expires on July 31, 2030. 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 9,014 square foot Dollar General building is strategically located along Highway 5 which is the primary north-south thoroughfare in the trade area. The surrounding trade area features Dairy Queen, Whataburger, Subway, Brookshire Brothers, Community Bank of Louisiana, Farmers State Bank and Family Dollar.

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 \$23 billion. As of March 23, 2016, Dollar General operated 12,483 stores located in 43 states.

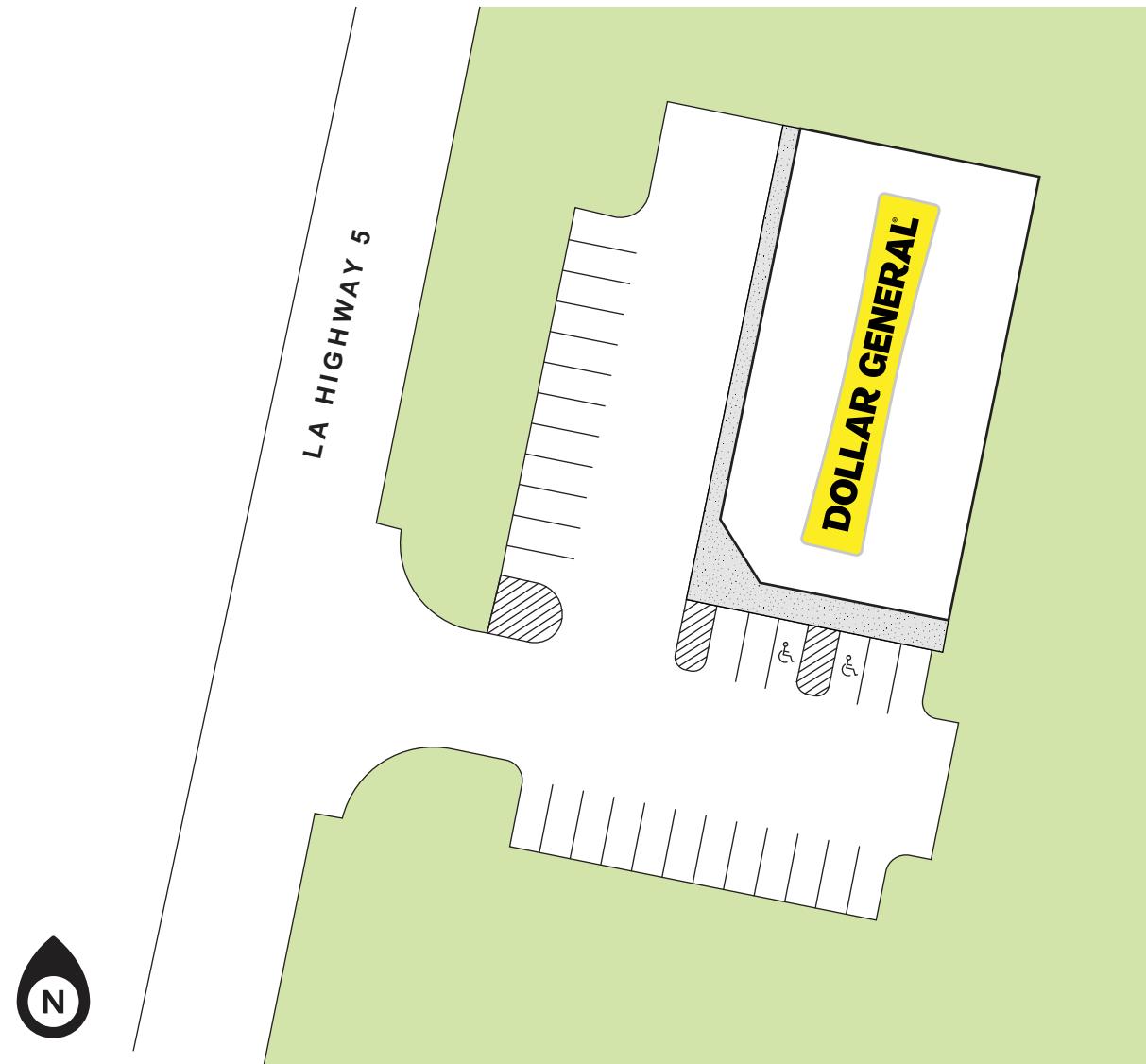
**INVESTMENT
HIGHLIGHTS:**

- Investment grade rated tenant (S&P: BBB)
- Long term lease with over 14 years remaining
- 10% rental escalations in each renewal option period
- Absolute triple net lease with no landlord responsibilities
- New construction (2015)
- Positioned along the trade area's primary north-south thoroughfare
- Retailers located in the immediate area include Dairy Queen, Whataburger, Subway, Brookshire Brothers, Community Bank of Louisiana, Farmers State Bank and Family Dollar

**PROPERTY
OVERVIEW:**

Price:	\$1,146,439	
Cap Rate:	6.80%	
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>
	\$77,958	
	\$85,754	8/1/2030 (Option 1)
	\$94,329	8/1/2035 (Option 2)
	\$103,762	8/1/2040 (Option 3)
Rent Commencement Date:	July 26, 2015	
Lease Expiration Date:	July 31, 2030	
Renewal Options:	Three 5-Year	
Rental Escalations:	10% in Each Renewal Options	
Tenant:	Dollar General	
Credit Rating:	Investment Grade (S&P: BBB)	
Year Built:	2015	
Lease Type:	NNN	
Building Size:	9,002 SF	
Land Size:	1.4 acres	







**DEMOGRAPHIC
REPORT:**

Population	5-Mile	10-Mile	15-Mile
Total Population	4,624	8,835	16,232
Total Households	1,877	3,522	6,410
Income	5-Mile	10-Mile	15-Mile
Median Household Income	\$41,631	\$41,885	\$42,570
Average Household Income	\$57,393	\$57,995	\$58,538

**MARKET
OVERVIEW:**

Logansport is a town in western DeSoto Parish and is located adjacent to the Sabine River in western Louisiana. It is part of the Shreveport–Bossier City Metropolitan Statistical Area. It is a town rich with history, a beautiful riverfront park, and excellent schools, with up-to-date facilities, many churches, and an abundance of friendly people. The riverfront park has been the center of community activities: Veteran' Day Memorials, Mardi Gras Parades, Fireworks displays, River City Fest, Annual Chamber of Commerce Sand Bass Tournament, birthday parties and reunions in the park pavilion, weddings in the park gazebo, and many more festivals and celebrations. Not to mention that the Riverfront offers fishing opportunities for anglers and access to the Sabine River and Toledo Bend Lake with its' boat launch and boat trailer parking facility.



**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.

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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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