



Representative Photo

DOLLAR GENERAL (Baton Rouge MSA)
10538 Highway 19
Wilson, LA 70789

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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 Wilson, Louisiana. There are fifteen years remaining on the Dollar General lease which expires April 30, 2033. The lease features 10% rental escalations in each of the three 5-year renewal option periods.

The newly constructed 9,100 square foot property is strategically located along Highway 19 (Main Street), the primary thoroughfare in the parish. Dollar General serves as a primary convenience shopping destination for residents in the area with limited competition. The subject property is located within close proximity to multiple residential communities, local businesses and schools.

Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$26 billion. Dollar General operated more than 14,000 stores located in 44 states.



**INVESTMENT
HIGHLIGHTS:**

- Located within the Baton Rouge MSA
- Investment grade company with an S&P rating of BBB
- New construction (2018)
- 15 years remaining on corporate lease
- 10% rental escalations in each renewal option period
- Located along the area's primary thoroughfare
- Concrete parking lot

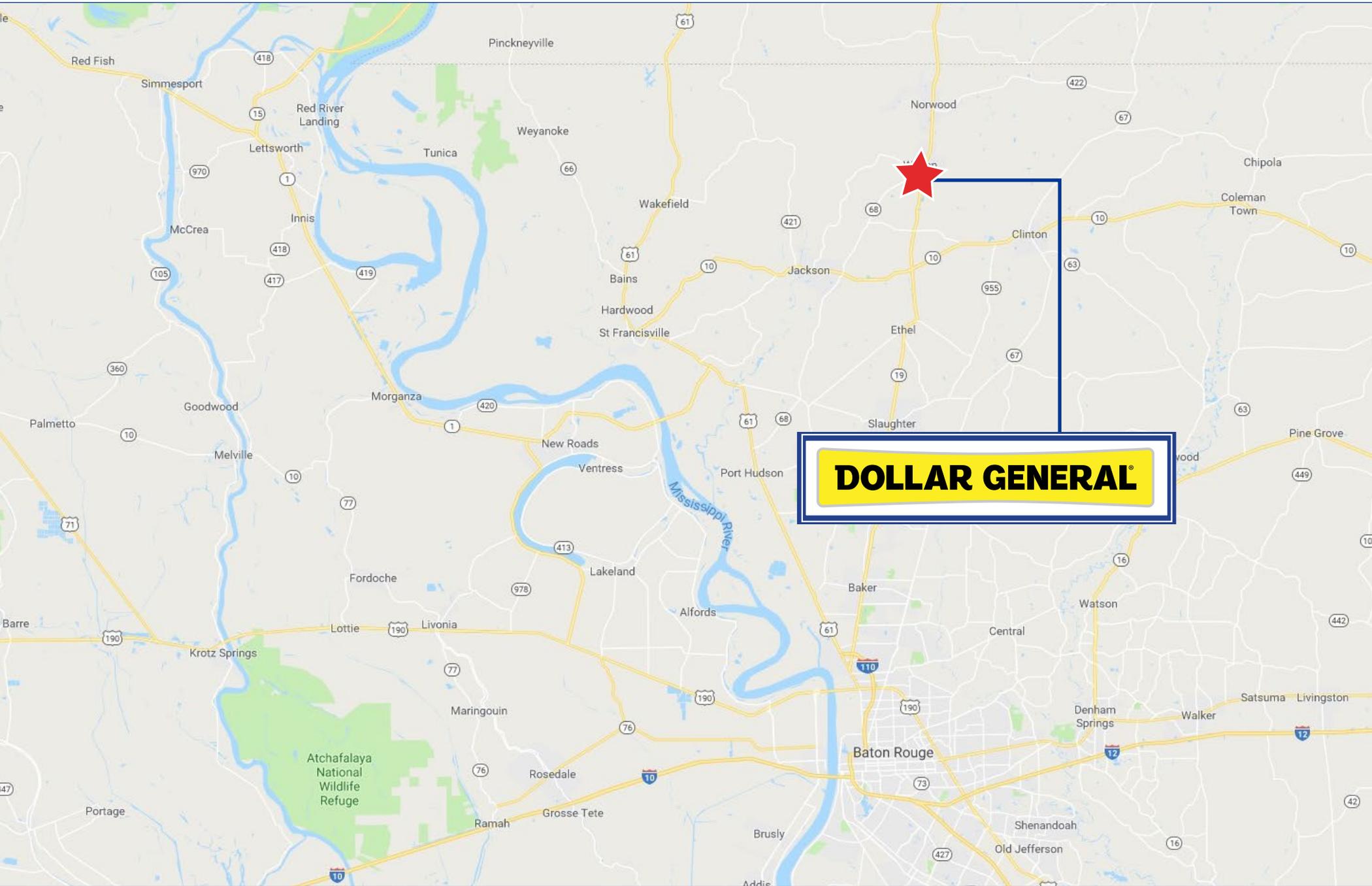


PROPERTY OVERVIEW:

Price:	\$1,210,449										
Cap Rate:	7.00%										
Rent Schedule:	<table border="0"> <thead> <tr> <th><u>NOI</u></th> <th><u>Escalation Date</u></th> </tr> </thead> <tbody> <tr> <td>\$84,731</td> <td></td> </tr> <tr> <td>\$93,204</td> <td>5/1/2033 (Option 1)</td> </tr> <tr> <td>\$102,525</td> <td>5/1/2038 (Option 2)</td> </tr> <tr> <td>\$112,777</td> <td>5/1/2043 (Option 3)</td> </tr> </tbody> </table>	<u>NOI</u>	<u>Escalation Date</u>	\$84,731		\$93,204	5/1/2033 (Option 1)	\$102,525	5/1/2038 (Option 2)	\$112,777	5/1/2043 (Option 3)
<u>NOI</u>	<u>Escalation Date</u>										
\$84,731											
\$93,204	5/1/2033 (Option 1)										
\$102,525	5/1/2038 (Option 2)										
\$112,777	5/1/2043 (Option 3)										
Lease Commencement Date:	April 2018										
Lease Expiration Date:	April 30, 2033										
Renewal Options:	Three 5-Year										
Rental Escalations:	10% in Each Option										
Tenant:	DG Louisiana, LLC										
Guarantor:	Dollar General Corporation										
Credit Rating:	Investment Grade – BBB (Standard & Poor's)										
Year Built:	2018										
Lease Type:	Absolute NNN (No Landlord Responsibilities)										
Parking:	30 Spaces										
Rentable Square Feet:	9,100 SF										
Lot Size:	3.60 Acres										
Property Address:	10538 Highway 19, Wilson, LA 70789										
Construction Type:	Concret Block Façade Concrete Parking Lot										







DEMOGRAPHIC REPORT:

Population	5-Mile	10-Mile	15-Mile
Total Population	1,959	11,561	12,762
Total Households	805	3,656	4,756

Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$54,966	\$61,807	\$62,153



**MARKET
OVERVIEW:**

Wilson, Louisiana

Wilson is a village in East Feliciana Parish, Louisiana and part of the Baton Rouge Metropolitan Statistical Area.



Baton Rouge, Louisiana

Baton Rouge is the capital of Louisiana and its second-largest city. The seat of East Baton Rouge Parish, the city is located on the eastern bank of the Mississippi River.

As the “Capital City”, Baton Rouge is the political hub for Louisiana, and is the second-largest metropolitan city in the state, with a growing population of over 229,000 people. The metropolitan area surrounding the city, known as Greater Baton Rouge, has a population of over 830,500 people. The state capital, Baton Rouge is a thriving city that is home to both LSU and Southern University and numerous businesses and industrial facilities.

Baton Rouge enjoys a strong economy that has helped the city be ranked as one of the “Top 10 Places for Young Adults” in 2010 by Portfolio Magazine and one of the top 20 cities in North America for economic strength by Brookings. In 2009, the city was ranked as the 9th best place in the country to start a new business by CNN.

Baton Rouge is the furthest inland port on the Mississippi River that can accommodate ocean-going tankers and cargo carriers. The ships transfer their cargo (grain, crude, cars, containers) at Baton Rouge onto rails and pipelines (to travel east-west) or barges (to travel north).

Baton Rouge’s largest industry is petrochemical production and manufacturing. ExxonMobil’s Baton Rouge Refinery complex is the fourth-largest oil refinery in the country; it is the world’s tenth largest. Baton Rouge also has rail, highway, pipeline, and deep water access.

Through the years, Baton Rouge has been and continues to be shaped by a variety of cultural and environmental influences. The Baton Rouge area is not dependent on one industry for its success or failure. The economy has successfully diversified from the traditional chemical and gas industry core. The area’s 58,000+ businesses make it a center for finance, health care, education, manufacturing, research and development, renewable energy sources, transportation, construction, and distribution.

TENANT OVERVIEW:

Dollar General

Dollar General Corporation is a discount retailer that provides various merchandise products in 44 states throughout the United States. 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.

Dollar General operated more than 14,000 stores located in 44 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. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$26 billion.

Company Website:	www.dollargeneral.com
Stock Symbol:	NYSE: DG
Market Capitalization:	\$26 Billion
Standard & Poor’s Rating:	BBB
Number of Total Stores:	14,000 +
Headquarters:	Goodlettsville, TN





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