

FOR SALE

FAMILY DOLLAR

612 S. Monroe Street

Ruston, Louisiana 71270



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibility
- 9,200 square feet on 0.93 Acres of Land
- Built in 2008
- Located near national retailers such as Sonic Drive-In, Walmart, Jimmy Johns, Taco Bell, Walgreens, AutoZone Auto Parts and more
- Corporate Guaranteed Lease
- Creditworthy Tenant
- 42 Surface Parking Spaces
- Average Annual Household Income exceeds \$52,000 within a 5 Mile Radius

PRICE:	\$1,265,239
NOI:	\$79,570
CAP RATE:	6.30%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,200 SF Family Dollar store located in Ruston, Louisiana. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB-” and this is classified as investment grade.

This Family Dollar is strategically located and is highly visible from Highway 80 which has over 11,000 Vehicles Per Day and Highway US 167 which has over 19,000 Vehicles Per Day ensuring this Family Dollar successful store sales. The subject property is located near national retailers Sonic Drive-In, Walmart, Jimmy Johns, Taco Bell, Walgreens, AutoZone Auto Parts and more.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



INVESTMENT SUMMARY

LIST PRICE:	\$1,265,239
CURRENT NOI:	\$79,570
INITIAL CAP RATE:	6.30%
BUILDING SIZE:	9,200 sq. ft.
LAND ACREAGE:	0.93 Acres
YEAR BUILT:	2008
ZONING:	Commercial
TENANT:	Family Dollar
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING LOT, CAM:	Landlord Responsibility
LEASE START DATE:	June 6, 2008
LEASE EXPIRATION DATE:	January 1, 2024
OPTIONS:	3 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Family Dollar/Dollar Tree
TENANT WEBSITE:	www.familydollar.com

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DISCLOSURE:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a sold and scalable logistics network.

TENANT OVERVIEW

Company:	Family Dollar/Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 B
Net Worth:	\$16.33 B
Headquarters:	Norfolk, VA
Website:	www.familydollar.com

TENANT HIGHLIGHTS

Investment Grade Credit Rating "BBB-"
Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Operates in 44 States, Over 8,000 Locations
\$22.24 Billion in Company Revenue
Ranked #134 on Fortune 500

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Highway 80 & Henderson St W	11,530	Total Population	21,636	30,336	40,405
US 167 & E line Ave S	19,163	Total Households	9,118	12,214	15,907
S Vienna St & E Colorado Ave S	22,023	Average HH Income	\$46,709	\$50,457	\$59,309

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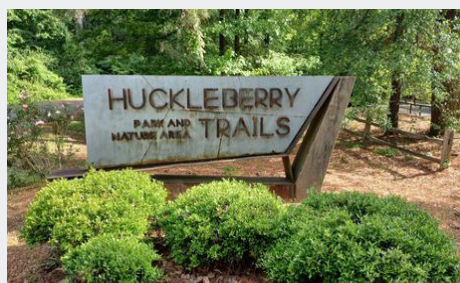
— REALTY —

Ruston is a small city and the parish seat of Lincoln Parish, Louisiana, United States. It is the largest city in the Eastern Ark-La-Tex region. Ruston is near the eastern border of the Ark-La-Tex region and is the home of Louisiana Tech University. Its economy is therefore based on its college population. Ruston hosts the annual Peach Festival. Ruston is the principal city of the Ruston Micropolitan Statistical Area, which includes all of Lincoln Parish. By the middle 1960s, Interstate 20 passed through the northern part of Ruston. This major interstate highway made Ruston more easily accessible, much as the railroad had done a century earlier. In the 1980s, the state of Louisiana economy declined as the oil industry went into a recession. Ruston, however, continued growing steadily because of the rapid expansion of Louisiana Tech. The city also had its centennial celebration during this decade, and emphasis was placed on revitalizing the historic downtown district. A joint effort between the city and the Louisiana Main Street Program and the Louisiana Department of Historic Preservation brought forth beautification projects to rehabilitate the downtown district, and helped draw the community closer to its roots. More than fifteen buildings have been placed on the National Register of Historic Places.



North Louisiana Military Museum

Our 1st Floor Exhibit is highlighted by THREE Congressional Medal of Honors representing three branches of service! Our 2nd Floor features uniforms from all branches of service as well as American Red Cross uniforms and insignia. Our outdoor displays include helicopters, tanks, artillery, anti-aircraft guns, and a Civil War cannon.



Huckleberry Trails Park

This park, located adjacent to Cypress Springs Elementary School is 23 wooded acres with special areas created for those who love nature. A special feature is a one-of-a-kind learning center. Paved parking, Two pavilions, rented as one facility (available for reservations), Playground, Nature trails, Restroom facilities Connecting deck between playground and pavilion.



Ruston Sports Complex

The Complex provides quality recreation and sports opportunities for those who call Ruston home, as well as our visitors. This family-oriented sports destination is equipped with cutting-edge baseball, softball, tennis, football, and soccer amenities, along with educational, walking & biking trails, all-encompassing playgrounds, stocked pond, and much more.



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