

FAMILY DOLLAR FOR SALE

RECENTLY EXTENDED LEASE

811 Polk Street

Mansfield, Louisiana 71052



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- **Family Dollar currently doing some Renovations**
- 12,600 sq. ft. Family Dollar Store on 1.2 Acres
- NN Lease/Minimal Landlord Responsibility
- Centrally located in the Community
- 10% Increase in Each Option
- 5 (5) Year Options
- Corporate Guaranteed Lease
- Investment Grade Credit Rating “BBB-”
- 5 Mile Population Exceeds 8,300 Residents
- Recently Renewed for 5 years in 2019
- Strong Store Sales

PRICE: \$760,000

CAP RATE: 8.70%

LEASE TYPE: NN

PRIMARY LEASE TERM: 10 YEAR

INCREASES: 10%

FOR MORE INFO CONTACT: STEVE SAGMANI

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 12,600 SF Family Dollar store located in Mansfield, LA. The property is encumbered with a NN Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations of ten percent at each of the five, five year option periods. 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 highly visible as it is strategically positioned on Polk Street with over 18,000 vehicles per day. The one mile average household income exceeds \$33,000 per year, making this location ideal for a Family Dollar. 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:	\$760,000
CURRENT NOI:	\$66,000
INITIAL CAP RATE:	8.70%
BUILDING SIZE:	12,600 sq. ft.
LAND ACREAGE:	1.2 acres
ZONING:	Commerical
YEAR RENOVATED:	2009
TENANT:	Family Dollar
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
ANNUAL RENT:	\$66,000
TAXES, INSURANCE & CAM:	Tenant Responsibility
ROOF, STRUCTURE & PARKING:	Landlord Responsibility
LEASE START DATE:	07/01/2019
LEASE EXPIRATION DATE:	06/30/2024
LEASE TERM REMAINING:	4 Years
RENT BUMPS:	10% at each Option
OPTIONS:	5 (5) Year Options
LEASE GUARANTOR:	Family Dollar Stores of Virginia, Inc.
LEASE GUARANTOR STRENGTH:	BBB-
TENANT WEBSITE:	www.familydollar.com

FOR MORE INFORMATION CONTACT:

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Broker of Record

Mathew Laborde
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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

POPULATION	1 MILE	3 MILES	5 MILES	HH INCOME	1 MILE	3 MILES	5 MILES
Total Population 2020	3,896	7,080	8,140	Total Households	1,522	2,814	3,251
Average Age	36	36.6	37.2	Average HH Income	\$41,197	\$44,573	\$46,974
# of Persons Per HH	2.5	2.5	2.5	Average House Value	\$81,390	\$83,801	\$89,199

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Mansfield is a small city in, and the parish seat of, DeSoto Parish, Louisiana, United States. The population was 5,001 at the 2010 census, a decline of more than 10 percent from the 2000 tabulation. Mansfield is 77 percent African American. Mansfield is part of the Shreveport–Bossier City Metropolitan Statistical Area. In 1855 the first woman's college west of the Mississippi River, Mansfield Female College, founded by the Methodist Church, opened in Mansfield. A two-year college, its first class graduated in 1856. Financial difficulties and the threat of war closed the college from 1860 to the end of the American Civil War, during which its buildings served as a hospital for soldiers wounded in the battle of Mansfield; it reopened in 1865. In 1930, Mansfield Female College merged with Centenary College of Louisiana in Shreveport and closed its doors permanently. In 2003, the Louisiana State Legislature moved to convert the main building of Mansfield Female College, the Lyceum, into a future museum.

Mansfield was the childhood home of Joshua Logan, an award-winning director, producer, playwright and screenwriter for film and stage. He is most famous for directing Hollywood classics such as South Pacific, Picnic, Paint Your Wagon, Sayonara, Bus Stop and Fanny. Logan received the Pulitzer Prize at the age of forty for the libretto of South Pacific, which he cowrote with Oscar Hammerstein II. Logan used Mansfield as the setting for his play The Wisteria Trees.



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