



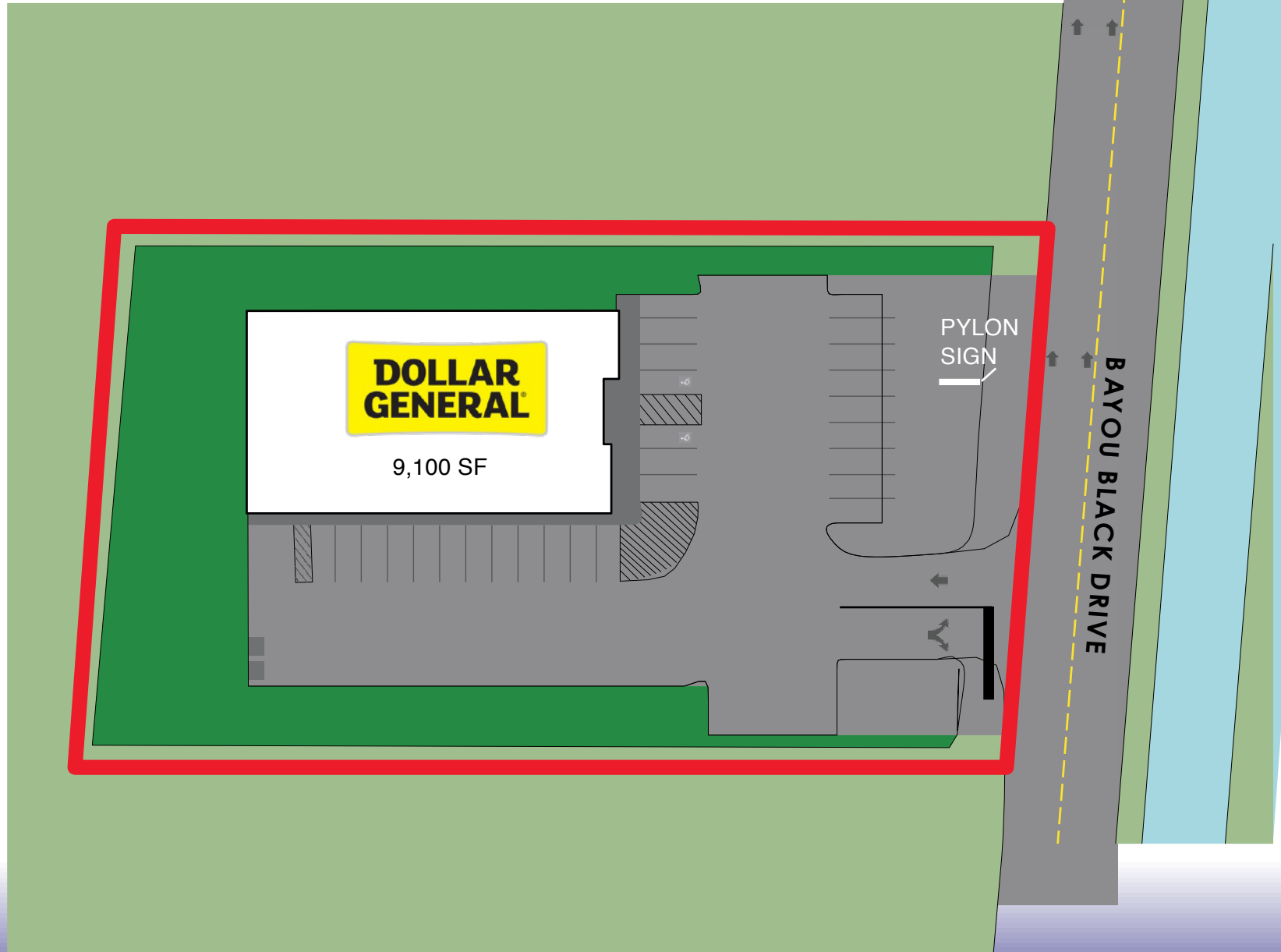
Dollar General Co.

4155 Bayou Black Drive, Houma, Louisiana

CORE Real Estate Group, LLC
100 Centre on the Lake, Lake St. Louis, MO 63367
www.corerealestatellc.com



Site Plan



Executive Overview

Offering Price	\$1,428,250
CAP Rate	7.25%
NOI	\$103,548.00
TERM	15 Years (2/27/14 - 2/28/29)
Price/SF	\$157
Year Built	2014
Zoning Type	Commercial
County	Terrebonne Parish
Lease Type	ABSOLUTE NNN

Lease Abstract

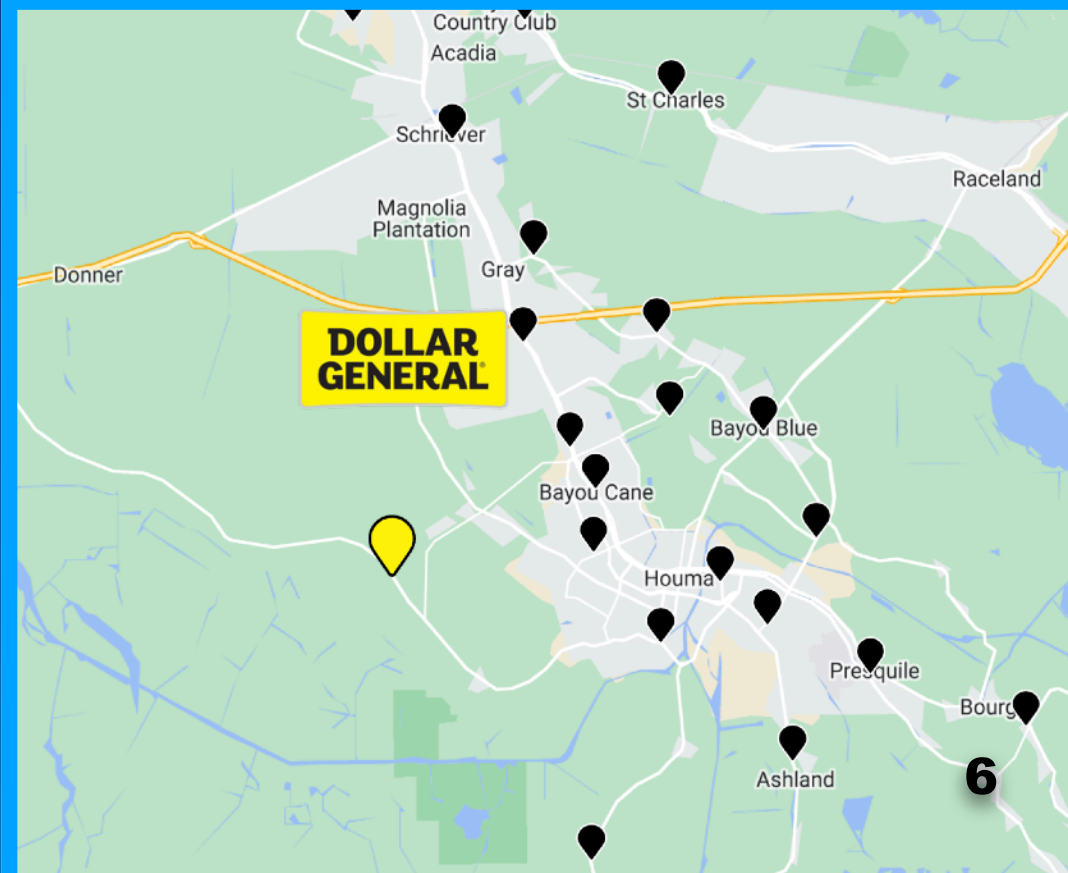
TENANT	Dolgencorp, LLC
GUARANTOR	Dollar General Corporation
ADDRESS	4155 Bayou Black Drive, Houma, Louisiana
RENT COMMENCEMENT	February 27, 2014
LEASE EXPIRATION	February 28, 2029
RENEWAL OPTIONS	Four (4) five (5) year options
REAL ESTATE TAXES	Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises.
INSURANCE	Tenant shall, at its sole cost, carry and maintain Liability Insurance and Property Insurance. Landlord shall be the named insured, and Tenant and Landlord's designated mortgagee, if any, shall be named as an additional insureds under the Liability Insurance. Tenant shall be named as the loss payee, and Landlord and Landlord's designated mortgagee shall be named as additional loss payees, under the Property Insurance policy.
REPAIR & MAINTENANCE	Tenant shall, at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.
UTILITIES	Tenant shall pay for all utilities used by it in the Demised Premises.
MAINTENANCE BY LANDLORD	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

Period	Monthly Rent	Return
Lease Years 1-10	\$103,548.00	7.75%
Lease Years 11-15	\$106,654.00	7.98%
Lease Years 16-20 (Option 1)	\$117,320.00	8.78%
Lease Years 21-25 (Option 2)	\$129,052.00	9.66%
Lease Years 26-30 (Option 3)	\$141,957.00	10.62%
Lease Years 31-35 (Option 4)	\$156,153.00	11.69%

Investment Highlights

- The property is conveniently located on Bayou Black Drive, the primary route through the area.
- Minimal competition from retailers in the immediate area and is close to important community amenities and employers
- Average household income of \$99,719 within a three-mile radius
- Average household income of \$98,166 within a five-mile radius.
- Less than seven miles from downtown Houma





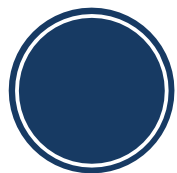
About Houma City

Houma is the largest city in and the parish seat of Terrebonne Parish and the largest principal city of the Houma–Bayou Cane–Thibodaux Metropolitan Statistical Area (MSA), commonly referred to as the “Houma-Thibodaux” area. The economy of Houma-Thibodaux and the surrounding Bayou Region is strong and poised for continued expansion. The region’s top employers include strategic service providers to some of the largest energy companies in the world, shipbuilding giants that help power the U.S. Coast Guard and commercial marine industry, and regional healthcare facilities like Terrebonne General Medical Center. This interconnected network of energy commerce helps make the economy in Houma-Thibodaux one of the strongest in the region.

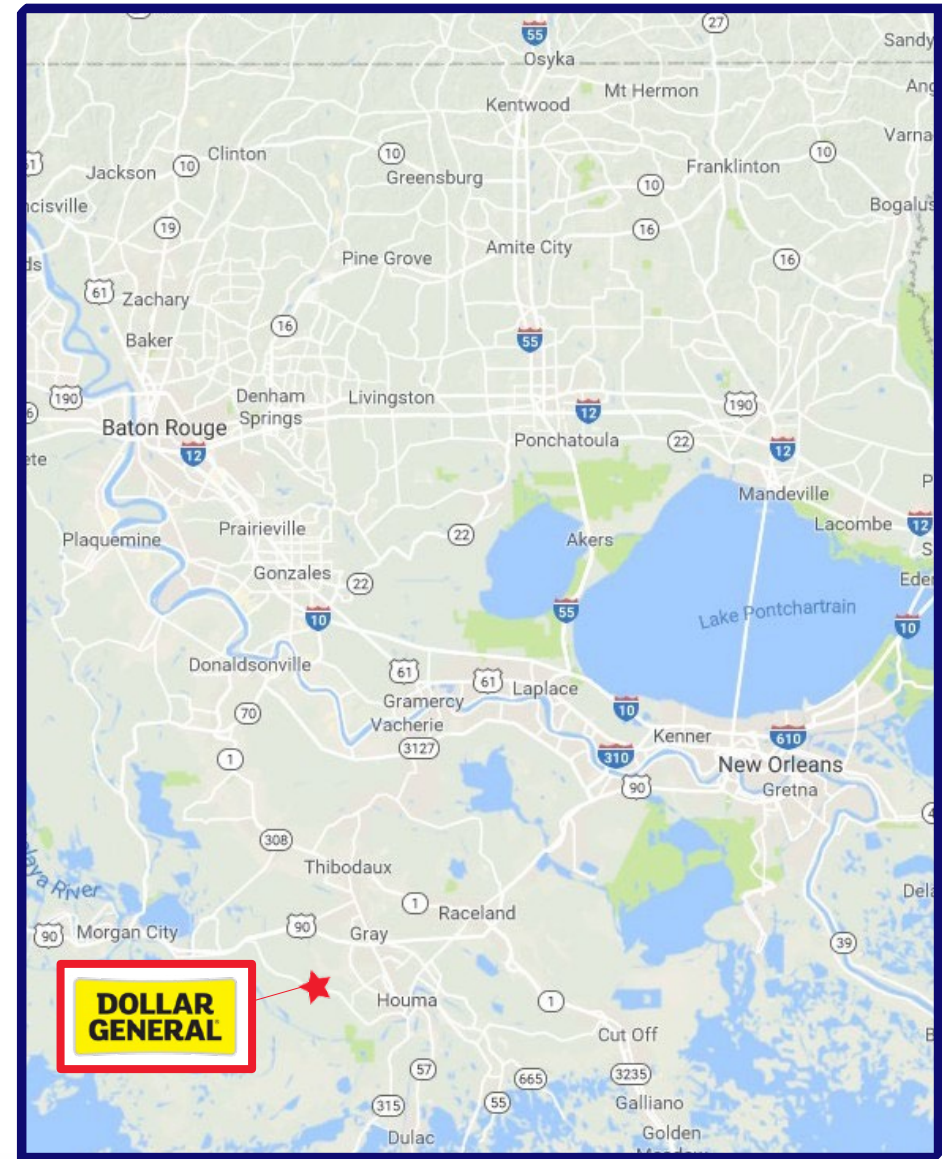
The Bayou Region of Southeast Louisiana is made up of the parishes of Assumption, Lafourche, St. Mary, and Terrebonne. All but Assumption are coastal parishes fronting on the Gulf of Mexico. As the name implies, the region is knit together by an extensive network of waterways, some in the form of natural bayous and others in the form of industrial channels capable of handling significant heavy industry and waterborne transportation. With the waterways comes an extensive inland port system with distribution points to areas throughout the United States and the world. Air, rail, and interstate access combine to form a complete system of moving goods and services into and out of the area. Oil and gas — exploration, production, transportation, and its related activities — form a significant basis for the economy and are augmented by strong growth in the medical, seafood, agriculture, metal manufacturing, tourism, retail, professional services, and hospitality industries. The region is consistently ranked one of the strongest regional economies in the nation due to its abundance of natural resources, highly productive workforce, strong university and technical college systems, affordable costs, and pro-business communities.

Demographics

2017 SUMMARY	3 Miles	5 Miles	10 Miles
Population	4,098	17,499	94,014
Households	1,410	6,401	34,646
Families	1,122	4,711	24,286
Average Household Size	2.90	2.73	2.69
Owner Occupied Housing Units	1,148	4,706	22,974
Renter Occupied Housing Units	261	1,694	11,672
Median Age	38.9	37.3	36.1
Average Household Income	\$99,719	\$98,166	\$71,063



**AVERAGE HOUSEHOLD
INCOME OF \$99,719
WITHIN THREE MILES**

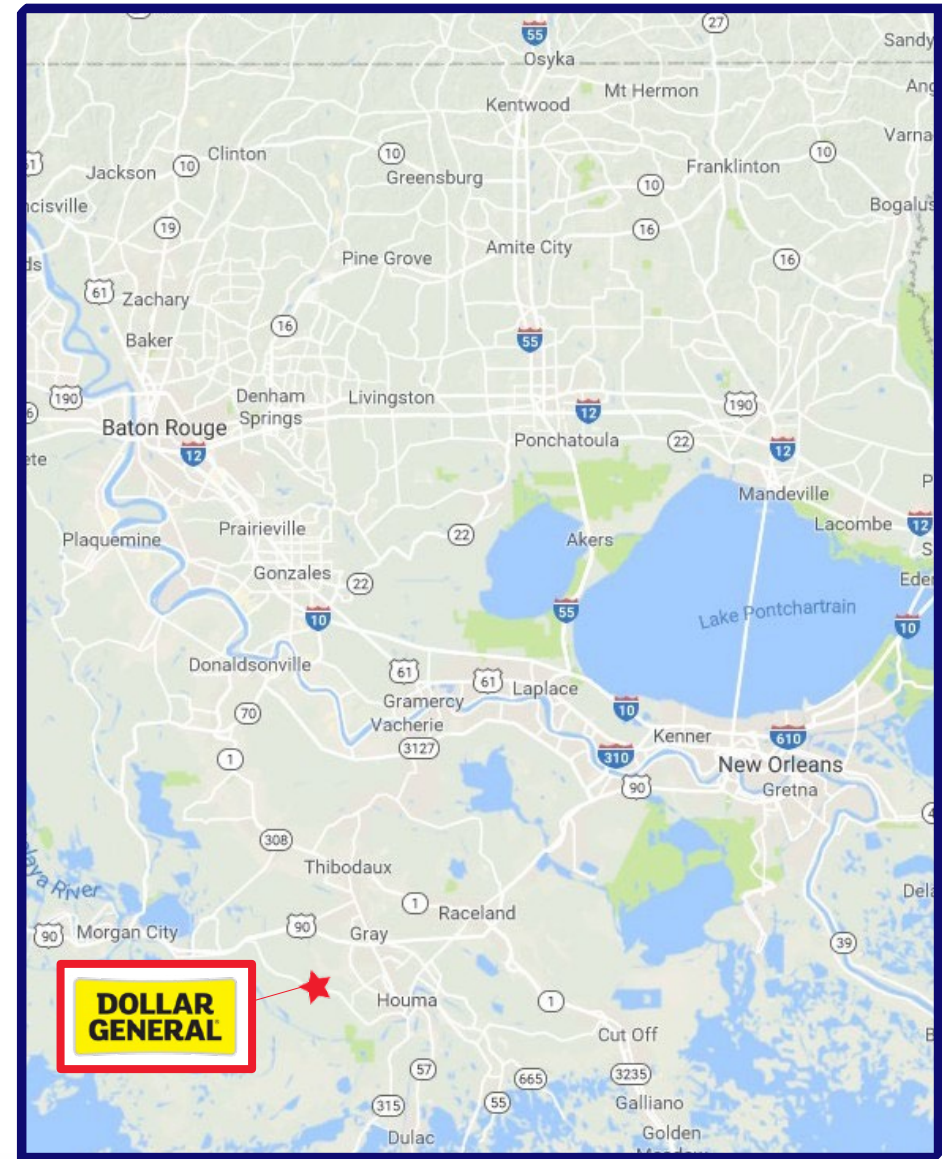


Demographics

2022 ESTIMATE	3 Miles	5 Miles	10 Miles
Population	4,357	18,626	97,166
Households	1,503	6,846	35,909
Families	1,190	4,997	24,993
Average Household Size	2.90	2.72	2.69
Owner Occupied Housing Units	1,221	5,021	23,812
Renter Occupied Housing Units	281	1,825	12,097
Median Age	40.6	38.7	37.4
Average Household Income	\$111,686	\$108,689	\$80,543



POPULATION OF 94,014
WITHIN 10 MILES



Aerial



Tenant Summary

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates 14,000 stores in 43 states and has plans for significant future growth. On September 15, 2016, Dollar General announced plans to hire 10,000 new employees and open 900 new stores in fiscal 2016 and 1,000 in fiscal 2017.

On June 16, 2016, Reuters released a report that found:

- » Wealthy millennials are increasingly shopping at dollar stores
- » The number of heads of households shopping at dollar stores who are under 35 years old and earning more than \$100,000 a year increased 7.1% between 2012 and 2015, compared to 3.6% at all retail stores
- » 29% of millennial dollar store consumers earn over \$100,000 annually
- » Wealthy millennials accounted for about 25% of sales

For more information, please visit www.dollargeneral.com.



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