



FAMILY DOLLAR FOR SALE IN WESTWEGO



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

LIST PRICE: \$1,750,000

Location Overview: 1.05 Acre Corner Lot with 161 feet fronting Westbank Expressway and 294 feet fronting Louisiana Street in Westwego, LA.

Building Information: 12,240 sf free standing retail building constructed in 2012 and anchored by Family Dollar. The building sits on the corner of Westbank Expressway and Louisiana Street, which is a lit intersection. Property is highly visible from Westbank Expressway and has over 60 parking spaces.

Lease Information: Family Dollar is in the seventh year of an initial 10 year term lease. There are six (6) , five (5) year renewal options with a rent increase of 10% at each renewal. Sales reports show strong and consistent revenue and are available upon request.

Cap Rate: 7.7%



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TENANT OVERVIEW

Dollar Tree recently acquired Family Dollar, Inc. in July 2015. Together they are considered the nation's largest small-box discount retailer, operating over 14,000 stores nationwide. Family Dollar operates under a landlord friendly net lease structure. As a result, Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

The typical Family Dollar net lease is 15 years with successive option periods of five (5) years each. The lease also includes rent increases of 10% every five (5) years and during the options. The Family Dollar net lease typically requires minimal responsibilities from the landlord, limited only to roof & structural maintenance while the tenant is responsible for insurance, taxes and all other maintenance and repairs.

Family Dollar Properties & Lease Stats

Average Sale Price	\$1,804,236
NOI	\$115,471
\$/Square Foot	\$200-\$230
Building SF	6,000 - 8,000
Lot Size	0.5 - 1.5 Acres
Lease Term	15 Years
Escalations	10% Every 5 Years
Stock Symbol	DLTR



PROPERTY PHOTOS



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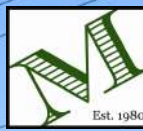


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PROPERTY SURVEY



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POINTS OF INTEREST MAP



- | | | | | |
|------------------------|-----------------|------------------|-----------------------------|------------------------------|
| 1 WAFFLE HOUSE | 4 MCDONALDS | 7 WEGEAUX CAFE | 10 WESTWOOD SHOPPING CENTER | 13 CVS |
| 2 EXPRESS INN & SUITES | 5 SMOOTHIE KING | 8 WESTBANK GRILL | 11 PIGGLY WIGGLY | 14 WADE'S SEAFOOD SHACK |
| 3 WEGO SMOKIN BBQ | 6 BURGER KING | 9 WALGREENS | 12 KFC | 15 BAYOU SEGNETTE STATE PARK |

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