



Representative Photo

DOLLAR GENERAL PLUS (Relocation Store)
14612 Highway 165
Kinder, LA 70648

TABLE OF CONTENTS

I. Executive Profile

Executive Summary

Investment Highlights

Property Overview

II. Location Overview

Aerial

Site Plan

Map

III. Market & Tenant Overview

Demographic Report

Market Overview

Tenant Overview



**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.

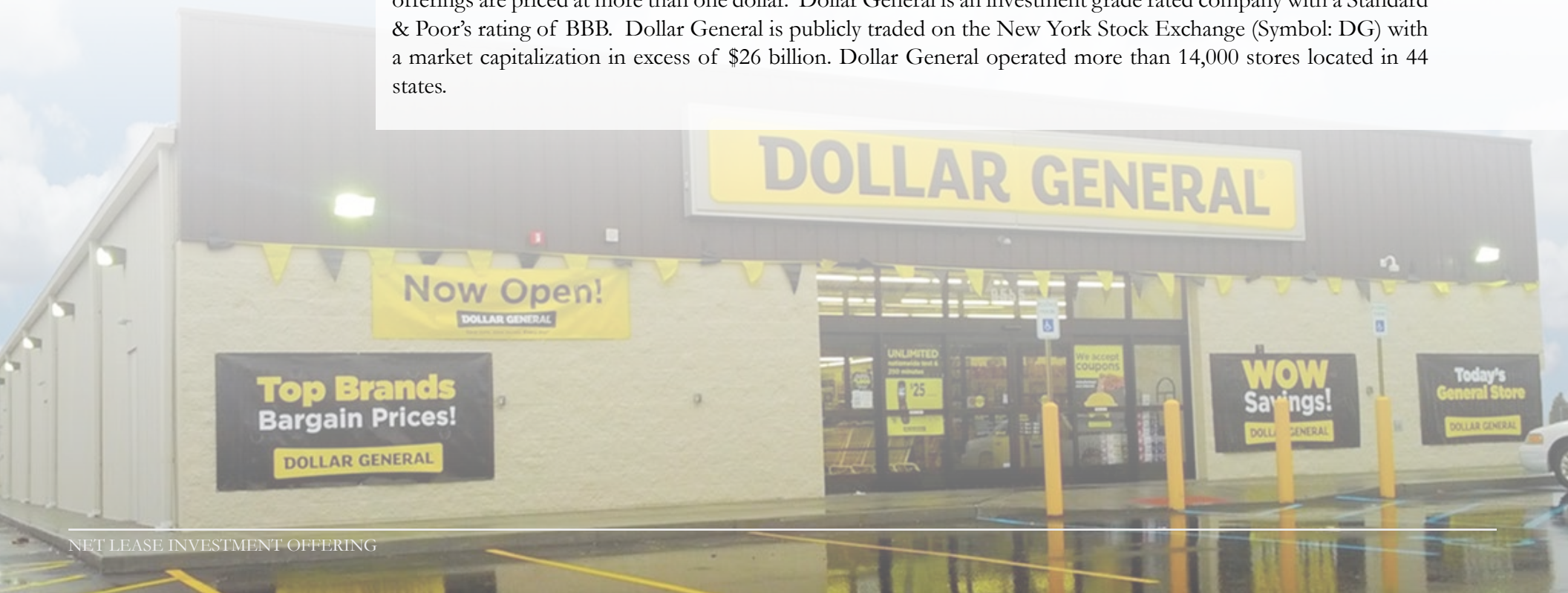


**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General Plus property located in Kinder, Louisiana. There are fourteen years remaining on the Dollar General Plus lease which expires on March 31, 2032. The lease features 10% rental escalations in each of the three 5-year renewal option periods. The Dollar General Plus is a relocation and expansion of an existing store in the area showing their commitment to the community. Dollar General Plus locations are larger than traditional Dollar General stores that have more coolers/freezers to keep more perishable items in stock.

The newly constructed 10,640 square foot property is strategically located along Highway 165, the primary thoroughfare in the parish. Dollar General Plus 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 Plus 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:**

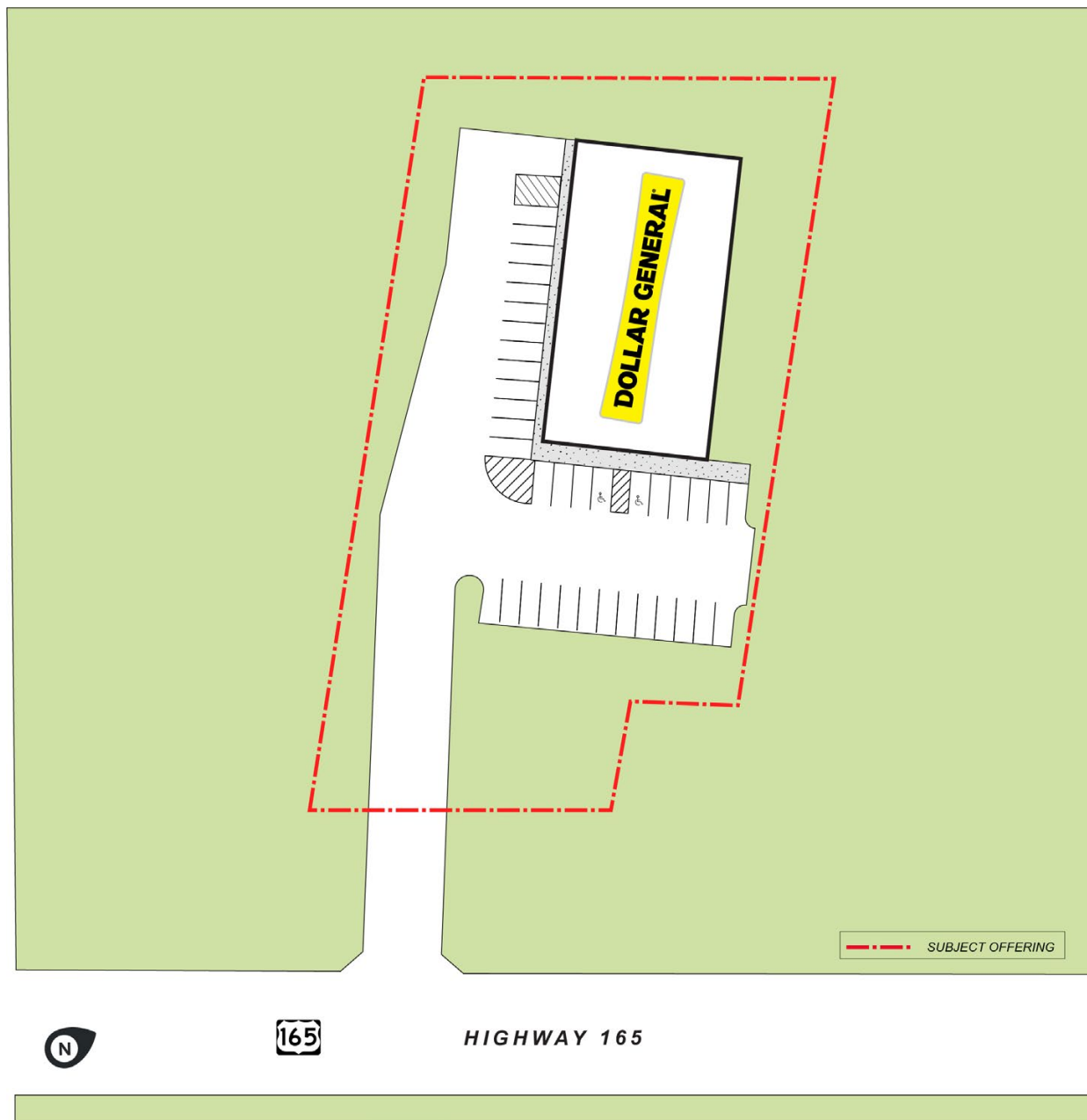
- Larger format Dollar General Plus location
- Investment grade company with an S&P rating of BBB
- New construction (2017)
- 14 years remaining on corporate lease
- Relocation of an existing store showing their commitment to the area
- 10% rental escalations in each renewal option period
- Located along the area's primary thoroughfare
- Concrete parking lot

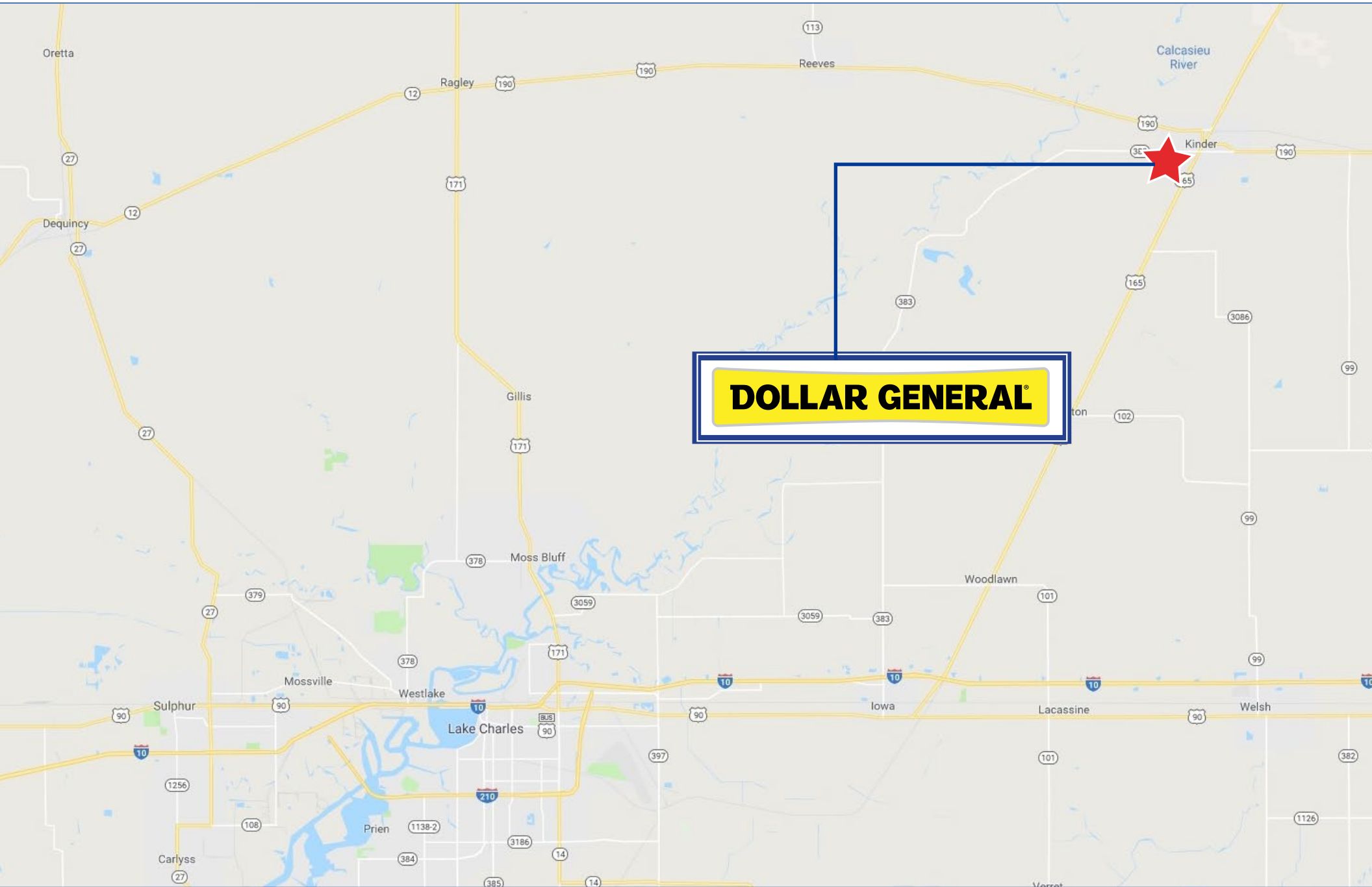


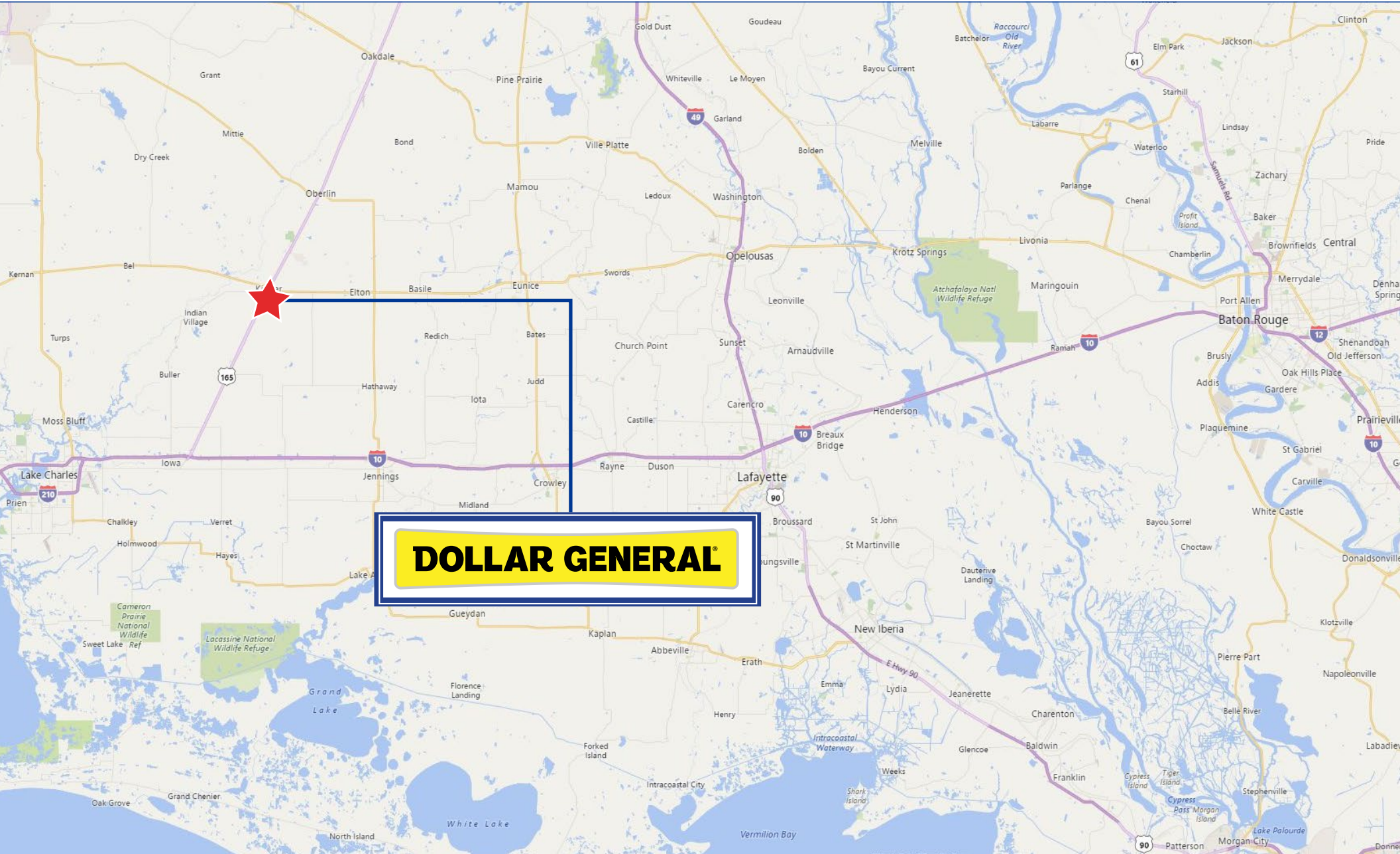
**PROPERTY
OVERVIEW:**

Price:	\$1,387,620										
Cap Rate:	7.00%										
Rent Schedule:	<table> <thead> <tr> <th><u>NOI</u></th> <th><u>Escalation Date</u></th> </tr> </thead> <tbody> <tr> <td>\$97,133</td> <td></td> </tr> <tr> <td>\$106,847</td> <td>4/1/2032 (Option 1)</td> </tr> <tr> <td>\$117,531</td> <td>4/1/2037 (Option 2)</td> </tr> <tr> <td>\$129,285</td> <td>4/1/2042 (Option 3)</td> </tr> </tbody> </table>	<u>NOI</u>	<u>Escalation Date</u>	\$97,133		\$106,847	4/1/2032 (Option 1)	\$117,531	4/1/2037 (Option 2)	\$129,285	4/1/2042 (Option 3)
<u>NOI</u>	<u>Escalation Date</u>										
\$97,133											
\$106,847	4/1/2032 (Option 1)										
\$117,531	4/1/2037 (Option 2)										
\$129,285	4/1/2042 (Option 3)										
Lease Commencement Date:	March 21, 2017										
Lease Expiration Date:	March 31, 2032										
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:	2017										
Lease Type:	Absolute NNN (No Landlord Responsibilities)										
Parking:	36 Spaces										
Rentable Square Feet:	10,640 SF										
Lot Size:	1.41 Acres										
Property Address:	14612 Highway 165, Kinder, LA 70648										
Construction Type:	<p>Concret Block Façade Concrete Parking Lot</p>										









DOLLAR GENERAL®

DEMOGRAPHIC REPORT:

Population	5-Mile	10-Mile	15-Mile
------------	--------	---------	---------

Total Population	5,054	7,184	8,672
Total Households	1,963	2,256	3,220

Income	5-Mile	10-Mile	15-Mile
--------	--------	---------	---------

Average Household Income	\$53,887	\$61,593	\$59,621
--------------------------	----------	----------	----------



**MARKET
OVERVIEW:**



Kinder, Louisiana

Kinder is a town in Allen Parish, Louisiana with a population of over 2,500 people. One of the most easily accessible cities in Southwestern Louisiana, Kinder is home to an abundance of activities for everyone. Outdoor enthusiasts can revel in excellent fishing and canoeing that are available on the Calcasieu and Ouiska Chitto rivers. To the northwest, at West Bay Wildlife Management area, some of the best duck and goose hunting in the region is available.



Kinder is home to Coshatta Casino Resort, the largest casino resort in Louisiana. The casino resort features a 100,000 square foot gaming floor, luxurious hotel rooms, a luxury RV resort, restaurants, live entertainment and an 18-hole golf course. Kinder is home to manufacturing and distribution center for Miami, Florida-based marine survival equipment company Datrex Incorporated.

James A. Kinder, a Union soldier, went south during the Civil War and after the war, he returned to the state, settling first in Rapides Parish in 1870, then moving south to Kinder. He homesteaded a Soldier's Land Grant of 138.77 acres and built a home and store where Highway 165 and Highway 190 now intersect. His customers called the store Kinder's Store. In 1903, Louisiana issued a proclamation declaring the site the Village of Kinder. In 1911, Kinder had a population of 1,088, thereby entitling it to be classified as a town. Gov. Jared Young Sanders proclaimed Kinder a town on March 4, 1911.

townofkinder.com



"Kinder Pride Never Dies"

**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

DOLLAR GENERAL®



Representative Photo

Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

3520 Lake Avenue, Suite 203
Wilmette, IL 60091

www.bouldergroup.com

