

INVESTMENT OFFERING

DOLLAR GENERAL
market

DOLLAR GENERAL MARKET

6404 Hwy 3
Benton (Shreveport), LA 71006



REPRESENTATIVE PHOTO

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DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and Rod Noles ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz

Tel: (619) 218-6427

jwertz@wertzrealestate.com

CA Lic No. 01448585

Listed with Louisiana

broker Rod Noles Lic. No.

BROK.0000019413.A-ASA

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,283,784
DOWN PAYMENT	100% / \$2,283,784
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.50%
YEAR BUILT	2025
LOT SIZE	1.70 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	04/17/2025
LEASE EXPIRATION DATE	04/30/2040
INCREASES	5% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$148,446.00	\$12,370.50
Years 6-10	\$155,868.30	\$12,989.03
Years 11-15	\$163,661.72	\$13,638.48
Years 16-20 (Option 1)	\$171,844.81	\$14,320.40
Years 21-25 (Option 2)	\$180,437.05	\$15,036.42
Years 26-30 (Option 3)	\$189,458.90	\$15,788.24
Years 31-35 (Option 4)	\$198,931.85	\$16,577.65
BASE RENT		\$148,446.00
NET OPERATING INCOME		\$148,446.00
TOTAL RETURN YR-1	6.50%	\$148,446.00

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TENANT OVERVIEW



DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOps shelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	6404 Hwy 3 Benton (Shreveport), LA 71006
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
LEASE TERM	Fifteen (15) Years
INCREASES	5% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$148,446.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General Market located in Benton (Shreveport), LA. The new 15-year absolute NNN lease includes 5% rental increases every 5-years in the primary lease term and in the (4) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on Benton Road, a major thoroughfare through Benton which boasts over 13,000 vehicles per day. This Dollar General is just minutes from downtown Benton, LA and only 15-miles to downtown Shreveport. This strategic location is positioned to capture both local and commuter traffic, supported by strong surrounding population centers.

Dollar General's presence in Benton, LA offers a strategic advantage to both the community and the retailer. Located in a growing residential area just north of Shreveport, Benton serves as a key local hub for the surrounding communities. Dollar General provides convenient access to essential goods and household items, fulfilling daily needs for residents who might otherwise travel longer distances for basic retail. The store not only enhances local retail infrastructure but also supports job creation and stimulates economic activity. With continued residential growth and limited competition in the immediate trade area, Dollar General is well-positioned to benefit from Benton's expanding population and consistent consumer demand.



INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction
- 15-Year Absolute NNN Lease w/ 5% Rent Increases Every 5-Years in Primary Term & Options (Zero LL Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Average Household Income Exceeds \$105,000 (5-Mile Radius)
- Excellent Visibility & Frontage on Benton Rd Which Boasts Over 13,000 Vehicles Per Day
- Strategically Located Just 15-Miles from Downtown Shreveport



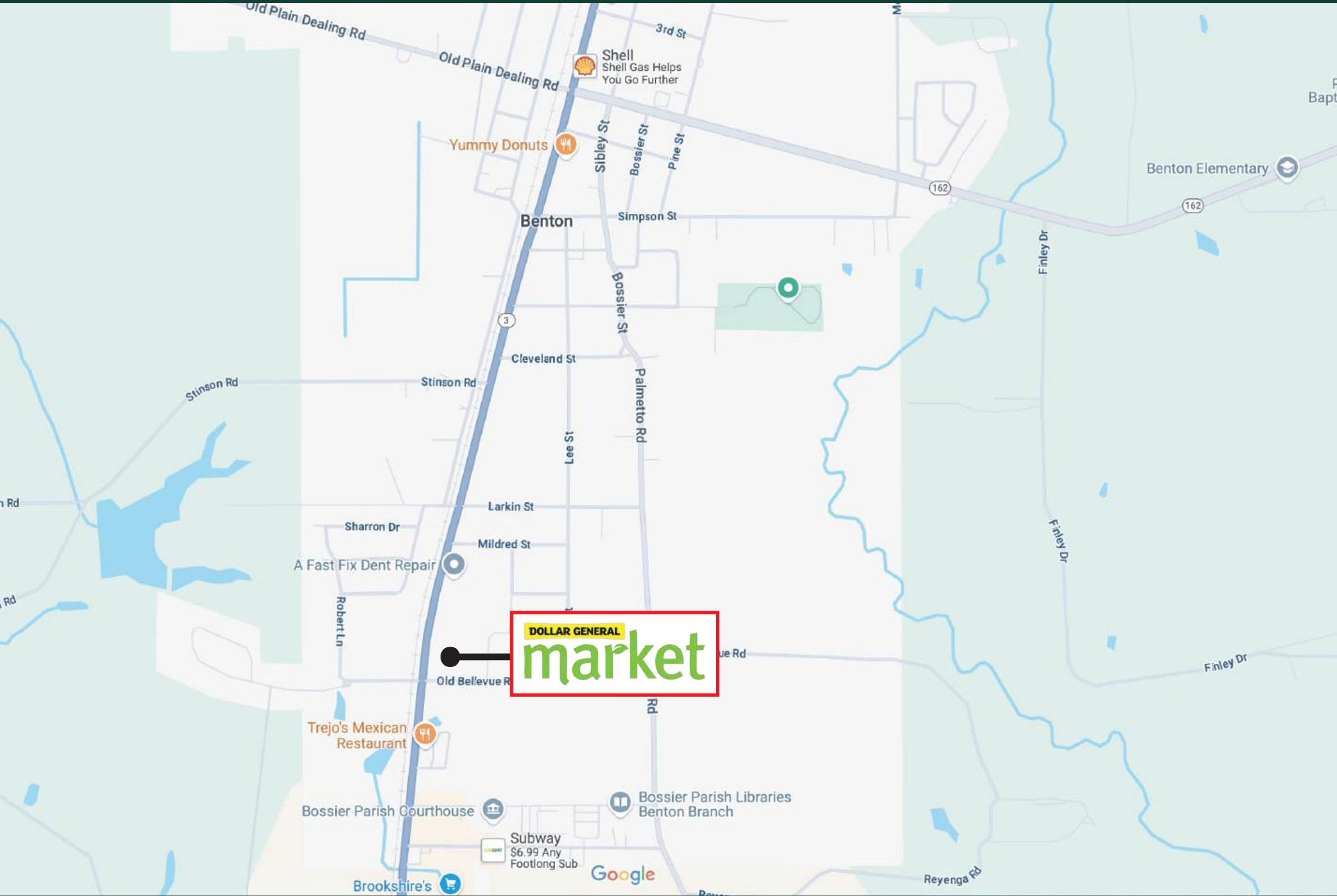
REPRESENTATIVE PHOTO

AERIAL PHOTO



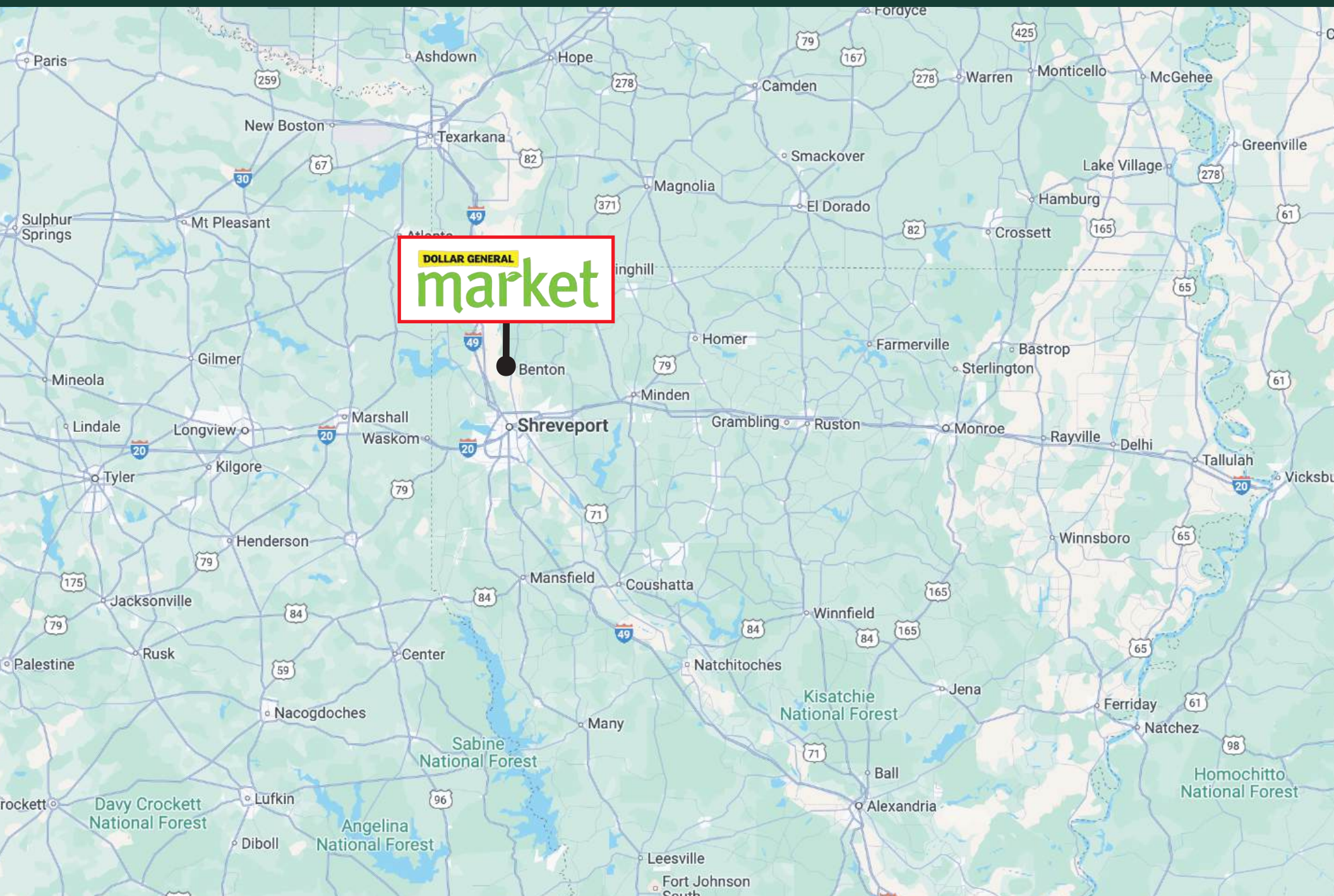
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

BENTON (SHREVEPORT), LOUISIANA

The Shreveport–Bossier City metropolitan area, officially designated Shreveport–Bossier City by the U.S. Office of Management and Budget, or simply Greater Shreveport, is a metropolitan statistical area in northwestern Louisiana that covers three parishes: Caddo, Bossier, and DeSoto. At the 2020 United States census, the metropolitan region had a population of 393,406; its American Community Survey population was 397,590 per census estimates.

Shreveport–Bossier City is the economic and cultural center of Northwest Louisiana and the wider Ark-La-Tex tri-state region. It is also the largest economic metropolitan area in North Louisiana. The area's economic activity is centered in the city of Shreveport, the parish seat of Caddo Parish. Much of the Shreveport–Bossier City metropolitan area's economy is based on oil and natural gas, manufacturing, casinos, restaurants, and commerce. The city of Shreveport was once a major player in the national oil industry. Standard Oil of Louisiana and United Gas Corporation were headquartered in the city until the 1960s and 1980s. Since the downturn in the oil industry, telecommunications, technology, banking, healthcare and medical research, and advertising have been rising industries since the early 2000s. Filming has also been a prevalent industry in the metropolitan area.

The largest companies operating within the metropolitan area are Calumet Specialty Products Partners, SWEPCO, AT&T Mobility and Cricket Wireless, Louisiana State University, JPMorgan Chase, Regions Financial Corporation, Comcast, and Walmart. AT&T, Chase, and Regions have regional offices within Shreveport's downtown area. The Tyler, Texas-based Brookshire Grocery Company operates numerous Super 1 Foods and Brookshire's supermarkets in the area. In 2018, Greater Shreveport had a gross metropolitan product of nearly \$23.7 billion. Following statewide economic recovery trends, the Shreveport–Bossier City metropolitan area was expected to gain at least 5,000 jobs by the third quarter of 2021.



Benton: A Hidden Gem

Nestled in northwest Louisiana, Benton offers scenic beauty, small-town charm, and a family-friendly atmosphere.



Growing with the Region

Close to Bossier City and Shreveport, Benton provides easy access to urban amenities while supporting local business growth.



Nature, Community, and Culture

Known for its lakes, parks, and welcoming vibe, Benton is a peaceful retreat with a strong sense of community.



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2025 SUMMARY	3 MILES	5 MILES	10 MILES
Population	6,403	17,036	56,035
Median Age	40.4	39	40.3
Owner Occupied Housing Units	1,942	5,102	15,790
Renter Occupied Housing Units	394	1,059	5,297

2025 SUMMARY	3 MILES	5 MILES	10 MILES
Average Household Income	\$55,928	\$57,085	\$59,344
Households	6,086	6,613	13,747
Average Household Size	2.4	2.4	2.4
Total Consumer Spending	\$82M	\$229M	\$708M

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Wertz Real Estate Investment Services
3138 Roosevelt Street, Suite L
Carlsbad, CA 92008
Tel: (619) 218-6427
www.wertzrealestate.com

Listed with Louisiana broker
Rod Noles license BROK.0000019413.A-ASA



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____