



**MONARCH  
GROUP**

Tractor Supply Co. | Donaldsonville, LA  
For Sale \$3,658,350 | Inquire for Cap



## ● Offering Highlights

- 15 Year Net Lease
- NN Structure
- Corporate Guaranty - NASDAQ: TSCO
- 5% Increases in Rent Every 5 Years
- Early 2017 Construction



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# 1 PROPERTY OVERVIEW

## Offering Highlights

Monarch Group is pleased to offer for sale a 100% fee simple interest in the Tractor Supply Co. retail store. Donaldsonville is the parish seat of Ascension Parish located in south Louisiana. Donaldsonville is located along the west bank of the Mississippi River. Donaldsonville is a part of the Baton Rouge MSA. The town sits 25 feet above sea level, with excellent drainage.

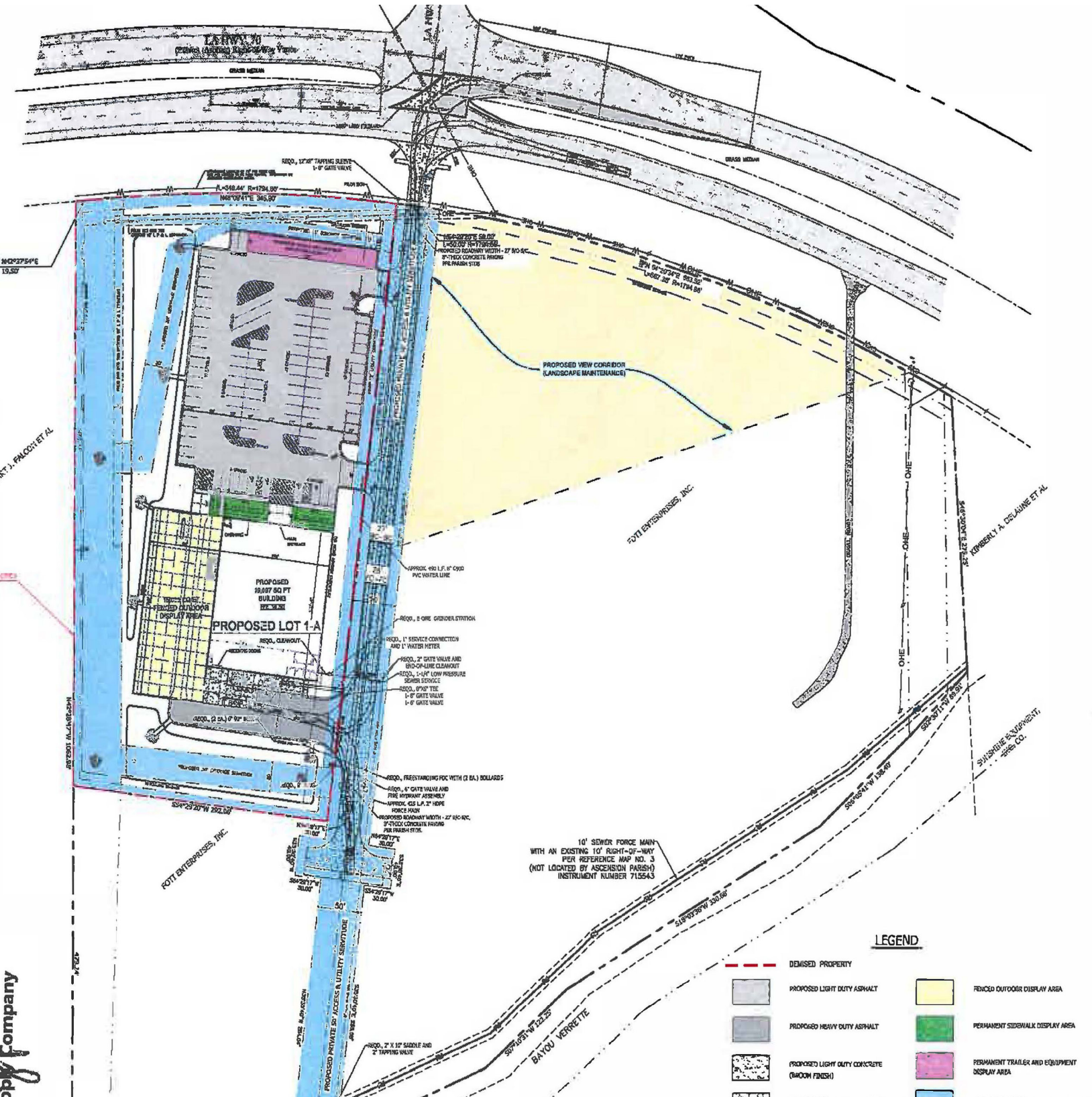
- New Tractor Supply Company Retail Store with Fifteen (15) Year Base Term
- Four (4), Five (5) Year Renewal Options
- 5% Rent Escalations Every Five (5) Years
- LL is Responsible for Roof, Structure, Parking Lot, & Liability Insurance (NN)
- Located on Highway 70, Offering Convenient Access and Excellent Visibility



- Hwy 70, Donaldsonville, LA 70346
- 4.58 Acres
- 19,097 GLA
- NN
- 100% Occupied
- Rent Commencement Date ~ 3.15.17

# 1. Property Overview

## Tractor Supply Co. Offering



ppp Company

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

# 2 INVESTMENT OVERVIEW

## Tractor Supply Co.

Donaldsonville, LA



### ● Investment Overview

Price	\$3,658,350
Cap Rate	Inquire   Sign CA
Base Term	1/15/17 - 1/14/22 1/15/22 - 1/14/27 1/15/27 - 1/14/32
Option 1:	1/15/32 - 1/14/37
Option 2:	1/15/37 - 1/14/42
Option 3:	1/15/42 - 1/14/47
Option 4:	1/15/47 - 1/14/52

### ● Key Tenant Statistics

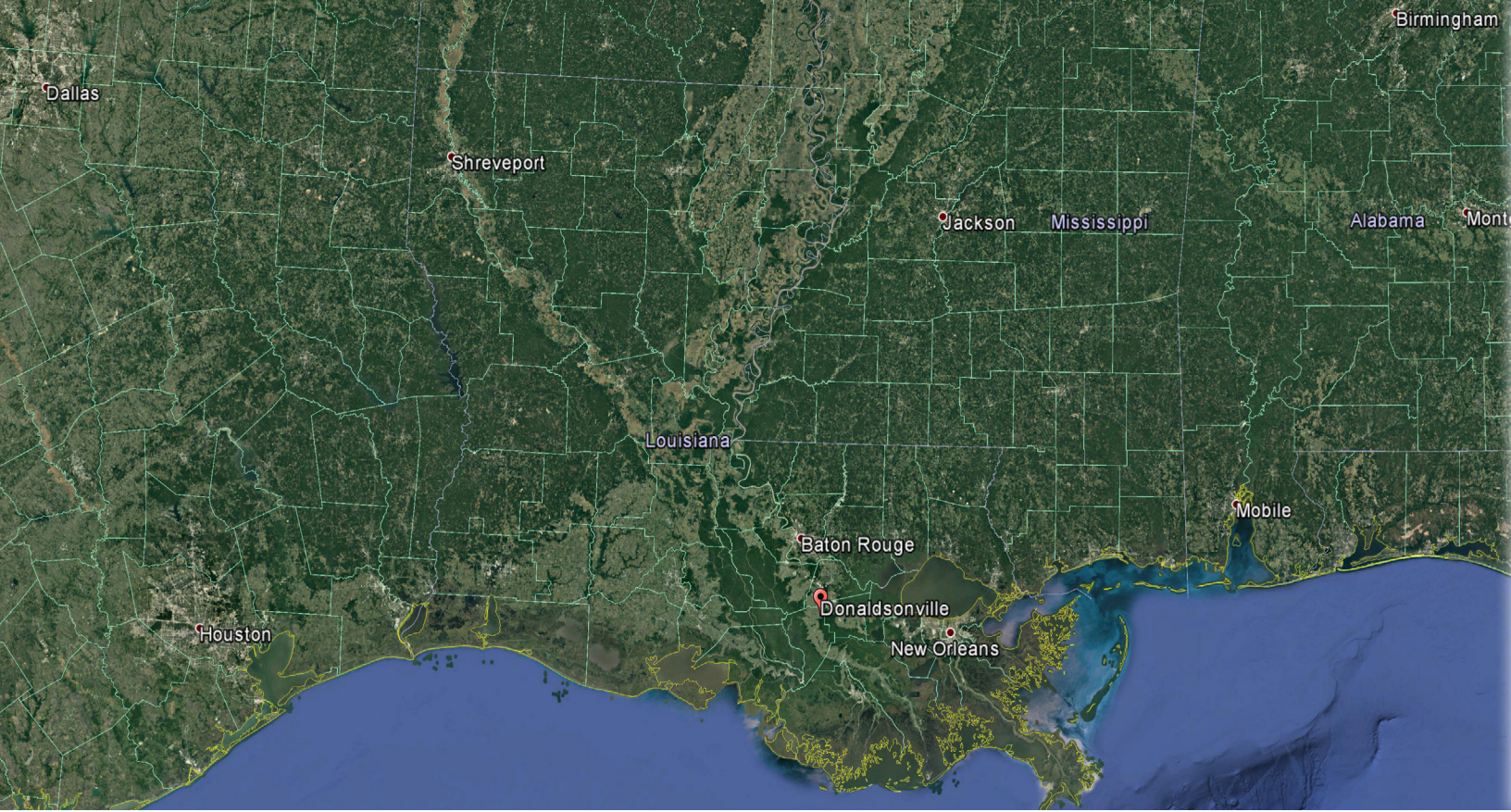
2015 Revenue	\$6.2B
2015 Net Income	\$410M
Total Stores	1,500 in 49 States
Stock Symbol	TSCO
Website	<a href="http://www.TractorSupply.com">www.TractorSupply.com</a>



# 3 LOCATION OVERVIEW

### 3. Location Overview

## Tractor Supply Co. Offering



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3. Location Overview  
Tractor Supply Co. Offering



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# 4 DEMOGRAPHICS

## 4. Demographics

# Tractor Supply Co. Offering



	1 mile	5 miles	15 miles
<b>Population</b>			
2000 Population	820	12,931	96,383
2010 Population	833	15,043	121,362
2016 Population	875	16,363	133,861
2021 Population	912	17,710	145,132
2000-2010 Annual Rate	0.16%	1.52%	2.33%
2010-2016 Annual Rate	0.79%	1.35%	1.58%
2016-2021 Annual Rate	0.83%	1.59%	1.63%
2016 Male Population	59.1%	48.6%	49.8%
2016 Female Population	40.9%	51.4%	50.2%
2016 Median Age	35.5	36.4	36.1

In the identified area, the current year population is 133,861. In 2010, the Census count in the area was 121,362. The rate of change since 2010 was 1.58% annually. The five-year projection for the population in the area is 145,132 representing a change of 1.63% annually from 2016 to 2021. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	39.3%	30.4%	61.9%
2016 Black Alone	59.7%	67.7%	33.4%
2016 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2016 Asian Alone	0.0%	0.3%	1.0%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	0.1%	0.5%	1.9%
2016 Two or More Races	0.8%	0.8%	1.4%
2016 Hispanic Origin (Any Race)	0.5%	1.8%	4.8%

### Median Household Income

2016 Median Household Income	\$52,614	\$45,715	\$58,344
2021 Median Household Income	\$56,348	\$50,965	\$65,036
2016-2021 Annual Rate	1.38%	2.20%	2.20%

### Average Household Income

2016 Average Household Income	\$55,768	\$64,795	\$76,216
2021 Average Household Income	\$59,213	\$70,703	\$82,762
2016-2021 Annual Rate	1.21%	1.76%	1.66%

### Per Capita Income

2016 Per Capita Income	\$24,197	\$23,689	\$26,842
2021 Per Capita Income	\$25,035	\$25,798	\$29,220
2016-2021 Annual Rate	0.68%	1.72%	1.71%

### Households by Income

Current median household income is \$58,344 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$65,036 in five years, compared to \$59,476 for all U.S. households



Thank You For Your Consideration

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