

2517 Hollywood Ave | Shreveport, LA 71108

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



2517 Hollywood Ave | Shreveport, LA 71108

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EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **10-Year Extension:** The tenant, Boost Mobile, just executed a 10-year extension demonstrating long-term commitment to the site.
- **Low Price Point:** With a purchase price of \$350,000, the subject property is a unique opportunity to acquire a long-term net lease asset below replacement cost.
- **Opportunity Zone:** Subject property is in an opportunity zone, providing additional tax benefits to potential investors (consult CPA).
- **Retail Synergy:** The Asset benefits from being strategically positioned near National Credit Retailers such as Family Dollar, CVS Pharmacy, Dollar Tree, Regions Bank, among others.

LOCATION HIGHLIGHTS

- **Strong Demographics:** Shreveport has a population of more than 129,000 within a 5-mile radius of the site.
- **Major Thoroughfare:** Boost Mobile is located ± 2 miles from interstate 20 which sees over $\pm 110,000$ VPD.
- **Points of Interest:** Subject Property is located within close proximity of major traffic drivers to the Region such as Shreveport Regional Airport, Barksdale AFB, and Independence Stadium
- **Major Medical Hub:** Shreveport is home to multiple renowned Healthcare Facilities including LSU Health Shreveport, Specialists Hospital Shreveport, and University Health Shreveport.

PROPERTY PHOTOS



FINANCIAL OVERVIEW



\$350,000
LIST PRICE



\$29,940
NOI



8.55%
CAP RATE



±4,000 SF
GLA



±0.43 AC
LOT SIZE



2006
YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Boost Mobile
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Lease Type	NN
Landlords Responsibilities	Taxes
Original Lease Term	10 Years
Rent Commencement Date	07/01/2023
Lease Expiration Date	07/31/2033
Term Remaining on Lease	±10 Years
Increases	10% Every 5 Years
Options	None

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	ANNUAL NOI	CAP RATE
7/1/2023 - 7/31/2028	\$2,745	\$32,940	\$29,940	8.55%
7/1/2028 - 7/31/2033	\$3,019.50	\$36,234	\$33,234	9.49%

FINANCING INQUIRIES

For financing options reach out to:

CHAD PLUMLY

+1 (404) 348-4873

chad.plumly@matthews.com



TENANT PROFILE



Boost Mobile is a well-established telecommunications company that operates in the wireless communications industry. Founded in 2000, Boost Mobile has become one of the leading providers of prepaid mobile services in various markets, including Paraguay. The company focuses on delivering affordable and flexible mobile plans and services to a wide range of customers, particularly those seeking budget-friendly options without compromising on quality.

One of the key advantages of Boost Mobile is its strong network infrastructure. The company utilizes reliable and extensive coverage provided by major telecommunications carriers, ensuring that customers receive consistent and high-quality service. This is especially important in Paraguay, where connectivity is crucial for individuals and businesses alike.

Boost Mobile also prioritizes customer support and strives to deliver exceptional service. The company has a dedicated customer service team that is readily available to assist customers with inquiries, technical support, and account management. Additionally, Boost Mobile provides various self-service options, such as online account management and an intuitive mobile app, allowing customers to conveniently handle their accounts and services.

HEADQUARTERS

Irvine, California

WEBSITE

boostmobile.com

OF EMPLOYEES

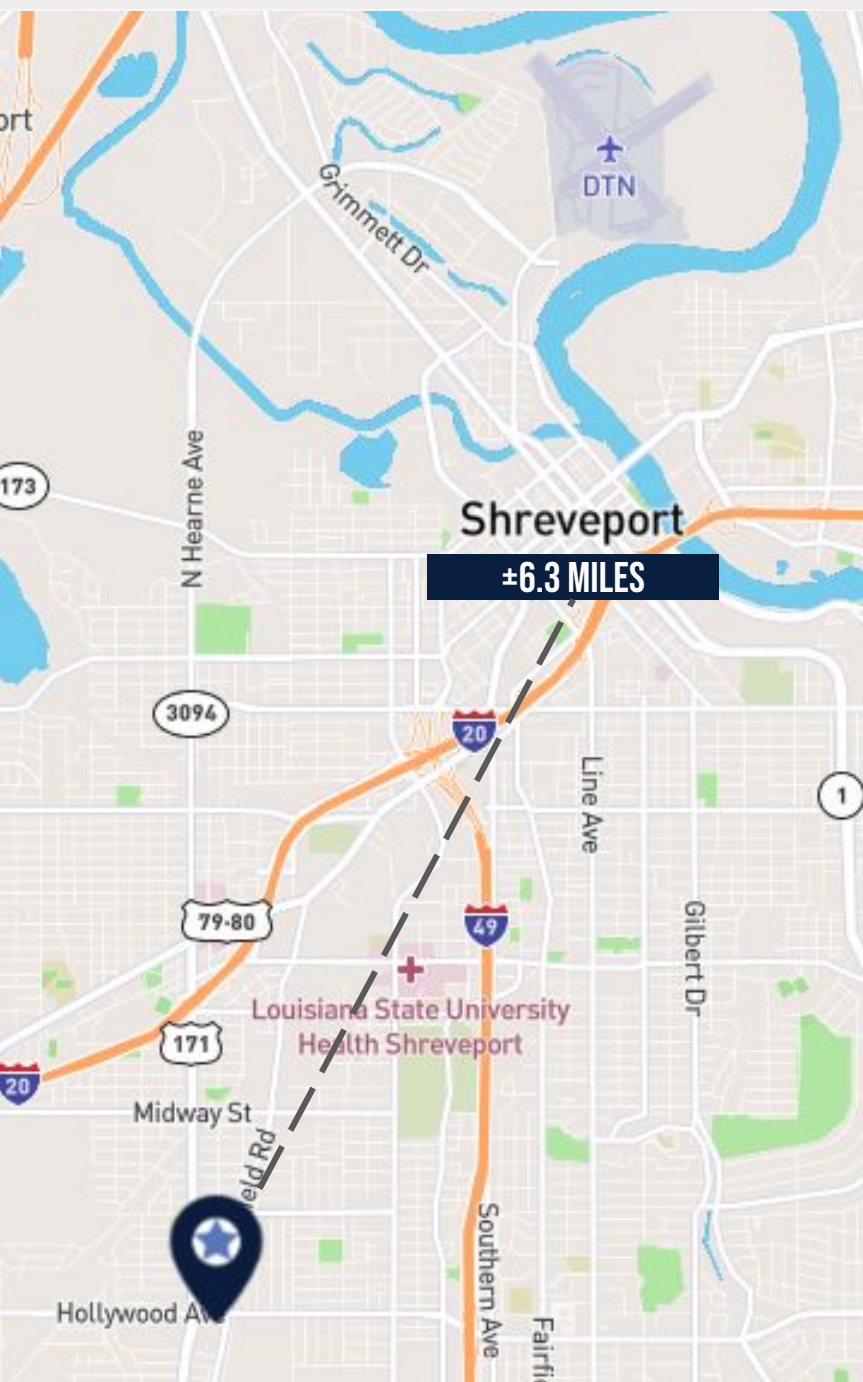
501-1,000+

YEAR FOUNDED

2000



AREA OVERVIEW



SHREVEPORT, LA

In Shreveport, you experience true southern Louisiana culture. While it may be a couple of hours' distance from New Orleans, it's all about the bayou. What makes this city unique is that the close proximity to the Texas border blends southern charm and western culture together.

Immersing yourself in the area's natural surroundings is easy at Cypress Black Bayou Park, where you can enjoy a day on the water and hanging out with friends. Another great green space is Caddo Park, which has a large lake that houses over 70 types of fish.

The city is near one of the best outlet malls in the state. The Outlets at Louisiana Boardwalk has over 70 retailers and fantastic restaurants. Line Avenue Shopping District is another popular area with five miles of specialty shops and boutiques.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	63,559	129,994	261,055
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	25,461	56,375	109,953
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$67,275	\$70,129	\$78,925

ECONOMY

Shreveport was once a major player in the United States oil business and at one time could boast Standard Oil of Louisiana as a locally based company. Today, Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. Major industries contributing to the growth of the local economy include defense & aerospace, education, gaming, health care, and film. With its low cost of living and affordable cost of doing business, North Louisiana has attracted many companies in the recent years to relocate to the city. According to Forbes, Shreveport has a gross metro product of \$23.5 billion.



Shreveport has largely transitioned into a service economy specifically within the gaming industry. Several casinos and the Harrah's Louisiana Downs horse racetrack are major contributors to the gaming industry in the city. The city is also a major medical hub as it is home to Willis-Knighton Medical Center, LSU Health Shreveport, University Health Shreveport, and Christus Schumpert Highland Hospital. Known as "Hollywood South", Shreveport is the third-largest film industry in the United States, just behind California and New York. Several major blockbuster films have been filmed in the city, including Olympus Has Fallen, Texas Chainsaw 3D, and Dark Places.



Louisiana State University Shreveport (LSUS)

Situated on the southeastern side of the city, Louisiana State University Shreveport is a member of the Louisiana State University System. With over 7,000 students, LSUS is made up of 3 colleges offering 21 undergraduate programs and 12 graduate programs. It also boasts over 70 campus organizations including Greek life, honor societies, and professional clubs. LSU Shreveport alone generates \$87.5 million in total economic impact, \$30.4 million in total earnings, and supports 807 total jobs (436 of which are direct employment).

LSUS prides itself on providing a high-quality education that prepares students for successful careers and meaningful contributions to society. The university offers over 25 undergraduate degree programs across fields such as business, education, liberal arts, sciences, and health professions. Additionally, LSUS offers several master's degree programs and a doctoral program in Leadership Studies, catering to individuals seeking advanced education and professional development.

CAMPUS ACTIVITIES

LSUS is committed to fostering a vibrant and engaging campus community. The university offers various extracurricular activities, clubs, and organizations that cater to students' diverse interests and passions. Students have the opportunity to participate in academic, cultural, and recreational events, contributing to a well-rounded college experience. Additionally, LSUS is a member of the National Association of Intercollegiate Athletics (NAIA), and its athletic teams, known as the Pilots, compete in a range of sports, providing students with opportunities for athletic involvement and school spirit.



COMMUNITY OUTREACH

Furthermore, LSUS maintains strong connections with the local community and actively contributes to the economic and social development of the region. The university collaborates with local businesses, organizations, and government entities, fostering partnerships that benefit both students and the community. These connections also provide students with internship and job placement opportunities, helping them gain practical experience and network within their chosen fields.



JUST 4 KIDZ DAYCARE



TEAM US BARBER & BEAUTY

HEARNE AVE ± 17,000 VPD

PAT & JERRY'S LOUNGE



BIG WILL'S



SUBJECT PROPERTY

MANSFIELD RD

HOLLYWOOD AVE ± 17,000 VPD





PERFORMANCE
FOODSERVICE

**SOUTHWESTERN
ELECTRIC POWER
COMPANY**
An AEP Company

EAGLE
DISTRIBUTING SHREVEPORT

Peregrine

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RENT-A-CENTER
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

 **FAMILY
DOLLAR**

 **Little Caesars**

MANSFIELD RD

SUBJECT PROPERTY

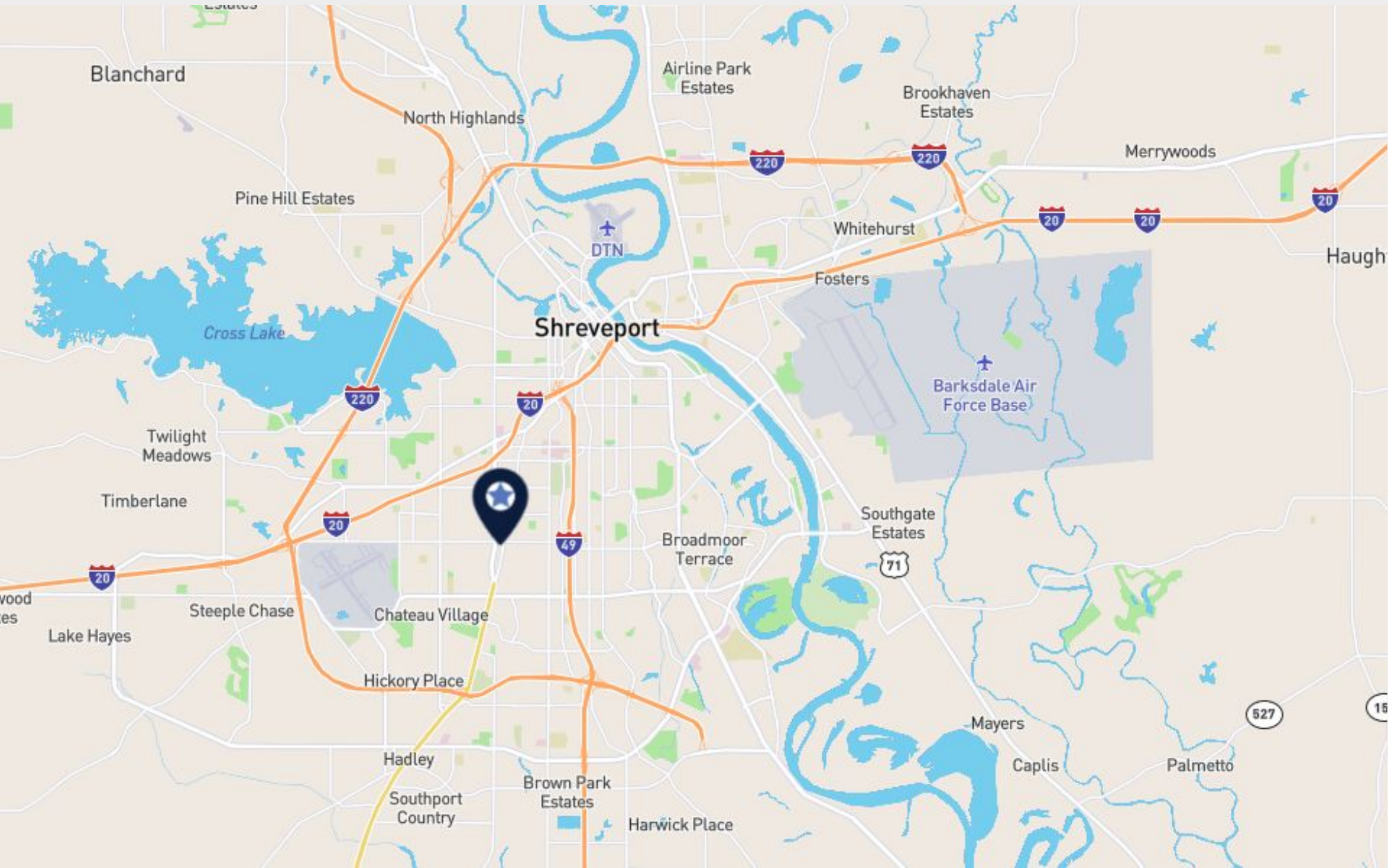
HOLLYWOOD AVE ± 17,000 VPD

THE POTATO LADY CREATIONS

BIG WILL'S

PAT & JERRY'S LOUNGE

AREA MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2517 Hollywood Ave, Shreveport, LA, 71108** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease, to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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