



REPRESENTATIVE PHOTO

The Kase Group

ACADEMY SPORTS + OUTDOORS | NET LEASED OFFERING

2900 DEREK DR LAKE CHARLES, LA 70607

OFFERING MEMORANDUM Presented By:

KASE ABUSHARKH | FOUNDING PRINCIPAL
T: 925.348.1844 E: kase@thekasegroup.com BRE#01311211

JACOB ABUSHARKH | MANAGING PRINCIPAL
T: 415.269.2474 E: jacob@thekasegroup.com BRE#01385529

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INVESTMENT OVERVIEW

The subject offering is a 71,410 square foot Academy Sports + Outdoors situated on 6.70 acres in Lake Charles, Louisiana. The fee simple net lease is corporately guaranteed by Academy Sports + Outdoors.

The net lease calls for minimal landlord obligations. The tenant has three, 5-year renewal options with 5% increases in rent every five years. The building is ideally located on a major retail thoroughfare. Neighboring tenants include Walmart SuperCenter, Lowe's and Old Navy.



INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

SCHEDULED INCREASES IN RENT

SITUATED IN MAJOR RETAIL TRADE AREA - NEAR ANCHOR TENANTS
LIKE WALMART, THE HOME DEPOT, LOWE'S, AND OFFICE DEPOT

OFFERING SPECIFICATIONS

PRICE \$8,225,212

CAP RATE 8.50%

NET OPERATING INCOME \$699,143

SQUARE-FOOTAGE 71,410

LOT SIZE 6.70 AC

FINANCIAL SUMMARY

ACADEMY SPORTS + OUTDOORS | NET LEASED OFFERING

2900 DEREK DR LAKE CHARLES, LA 70607

FEE SIMPLE OWNERSHIP

\$8,225,212

SUMMARY

TENANT NAME	ACADEMY SPORTS
SQUARE FOOTAGE	71,410
LEASE ENDS	7/31/2030
ANNUAL RENT	\$699,143
OPTIONS	THREE, 5 YEAR
INCREASES	5% EVERY 5 YEARS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$699,143	8.50%

TENANT OVERVIEW

ACADEMY SPORTS + OUTDOORS

Academy Sports + Outdoors is an American sporting goods discount store chain. It has corporate offices in the Katy Distribution Center in unincorporated western Harris County, Texas, United States, near Katy and west of Houston. For 74 years it was a privately held company owned by the Gochman family, until its May 2011 acquisition by Kohlberg Kravis Roberts investment firm.

Academy Sports & Outdoors came into existence in 1938, when Arthur Gochman and his business partner purchased Southern Sales, a San Antonio-based army-navy surplus chain comprising six stores that were by that year no longer making any profit. At the time, Gochman was a practicing attorney in San Antonio. He had not been formally educated as a businessman, but he had learned much about the surplus retail business from his father, Max Gochman, who had owned a surplus goods outlet in San Antonio and in 1935 still owned and operated a small chain of stores in Austin.



290+
LOCATIONS



17,000 +
EMPLOYEES



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,875	41,032	85,954
TOTAL HOUSEHOLDS	1,478	15,563	34,113
AVERAGE HOUSEHOLD INCOME	\$44,307	\$43,756	\$52,644
AVERAGE AGE	36.80	36.40	37.60



AREA OVERVIEW

LAKE CHARLES, LOUISIANA

Lake Charles is a city in southwest Louisiana. Downtown, the Mardi Gras Museum explores the history of the iconic festival through colorful costumes. The 1911 Historic City Hall Arts & Cultural Center features traveling exhibitions and local art. Nearby, the giant, centuries-old Sallier Oak tree stands on the grounds of the Imperial Calcasieu Museum, a visual arts center. The city also has several large casinos.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,478	15,563	34,113
TOTAL POPULATION	3,875	41,032	85,954
PERSONS PER HOUSEHOLD	2.60	2.50	2.40
AVERAGE HOUSEHOLD INCOME	\$44,307	\$43,756	\$52,644
AVERAGE HOUSE VALUE	\$87,597	\$103,792	\$133,403
AVERAGE AGE	36.80	36.40	37.60
WHITE	610	15,188	41,545
BLACK	3,105	24,064	40,665
AM. INDIAN & ALASKAN	24	228	482
ASIAN	30	588	1,432
HAWAIIAN & PACIFIC ISLAND	0	18	38
OTHER	107	947	1,792



LAKE CHARLES | LOUISIANA



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