

**cricket**<sup>SM</sup>  
wireless

SHREVEPORT, LA

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GRATIS



**STRIVE**

# Cricket Wireless

2950 N Market St  
Shreveport, LA 71107

## OFFERING SUMMARY

<b>Price</b>	\$435,000
<b>Cap Rate</b>	8.25%
<b>Net Operating Income</b>	\$36,000
<b>Year Built</b>	2013
<b>Gross Leasable Area</b>	1,200 SF
<b>Lot Size</b>	0.10 Acres

## LEASE SUMMARY

<b>Lease Term</b>	6 Years
<b>Lease Commencement</b>	5/1/2015
<b>Lease Expiration</b>	4/30/2021
<b>Remaining Term</b>	2 Years
<b>Lease Type</b>	NN
<b>Roof &amp; Structure</b>	Landlord
<b>Increases</b>	5% Every Three Years in Option Period
<b>Options</b>	2 x 3 Year
<b>Options to Purchase</b>	None

## ANNUALIZED OPERATING DATA

<b>Year(s)</b>	<b>Commencement</b>	<b>Annual</b>	<b>Increase</b>
<b>1-6</b>	5/1/2015	\$36,000	-
<b>Option 1: 7-9</b>	5/1/2021	\$37,800	5.00%
<b>Option 2: 10-12</b>	5/1/2024	\$39,690	5.00%
<b>NET OPERATING INCOME</b>		\$36,000	





Cricket Wireless is a prepaid wireless service provider in the United States, a wholly owned subsidiary of AT&T. Cricket offers mobile voice, text, and data using parent AT&T's nationwide network. Cricket Wireless was founded in 1999 by Leap Wireless International. Cricket's first market was Chattanooga, Tennessee, and through much of its early growth became known as a network focused on small, rural markets. On July 12, 2013, AT&T agreed to acquire Cricket's parent company Leap Wireless International, granting Cricket access to AT&T's network. Cricket's nationwide 4G LTE network now covers more than 99 percent of Americans via affordable service plans that don't require an annual contract.



Mobilelink is a authorized retail and one of the largest partners to major wireless carriers in the United States. Originally founded in Houston with three locations, Mobilelink has expanded throught the U.S. and currently operates over 450 locations nationwide. It is the largest authorized retailer for Cricket Wireless and continues to grow its footprint into more rural areas, giving customers a choice of value product, with exceptional financial value.

#### COMPANY SUMMARY

<b>Company</b>	Cricket Wireless LLC
<b>Ownership</b>	Public (Subsidiary of AT&T)
<b>Ticker Symbol</b>	T
<b>Exchange</b>	NYSE
<b>Number of Locations</b>	4,300+
<b>Years in Business</b>	19 Years
<b>Headquarters</b>	Atlanta, GA
<b>Website</b>	<a href="http://www.cricketwireless.com">www.cricketwireless.com</a>

#### COMPANY SUMMARY

<b>Company</b>	Mobilelink USA
<b>Ownership</b>	Private
<b>Number of Locations</b>	450+
<b>Years in Business</b>	14 Years
<b>Headquarters</b>	Sugar Land, TX
<b>Website</b>	<a href="http://www.mobilelinkusa.com">www.mobilelinkusa.com</a>



- NN Lease - Minimal Landlord Responsibility
- Pad Site to Brookshires Brothers
- Nation's Largest Authorized Dealer of Cricket Wireless - operates 450+ locations
- Located right off Interstate 220 & Hwy 71 and just over 2 Miles from the Shreveport Downtown Airport
- Traffic Counts Exceed 41,000 Vehicles Per Day on Hwy 71 and 38,000 Vehicles Per Day on Interstate 220
- Surrounding National Retailers include Brookshire Brothers, Aaron's, Walgreens, Dollar Tree, Dollar General, Sally Beauty, Waffle House, Domino's, Pizza Hut, Whataburger, Sonic Drive-In, Checkers and Many, Many More

## SNAPSHOT



Estimated Vehicles  
Per Day

41,000



Average Household  
Income

\$66,348



Population Growth  
2010-2018

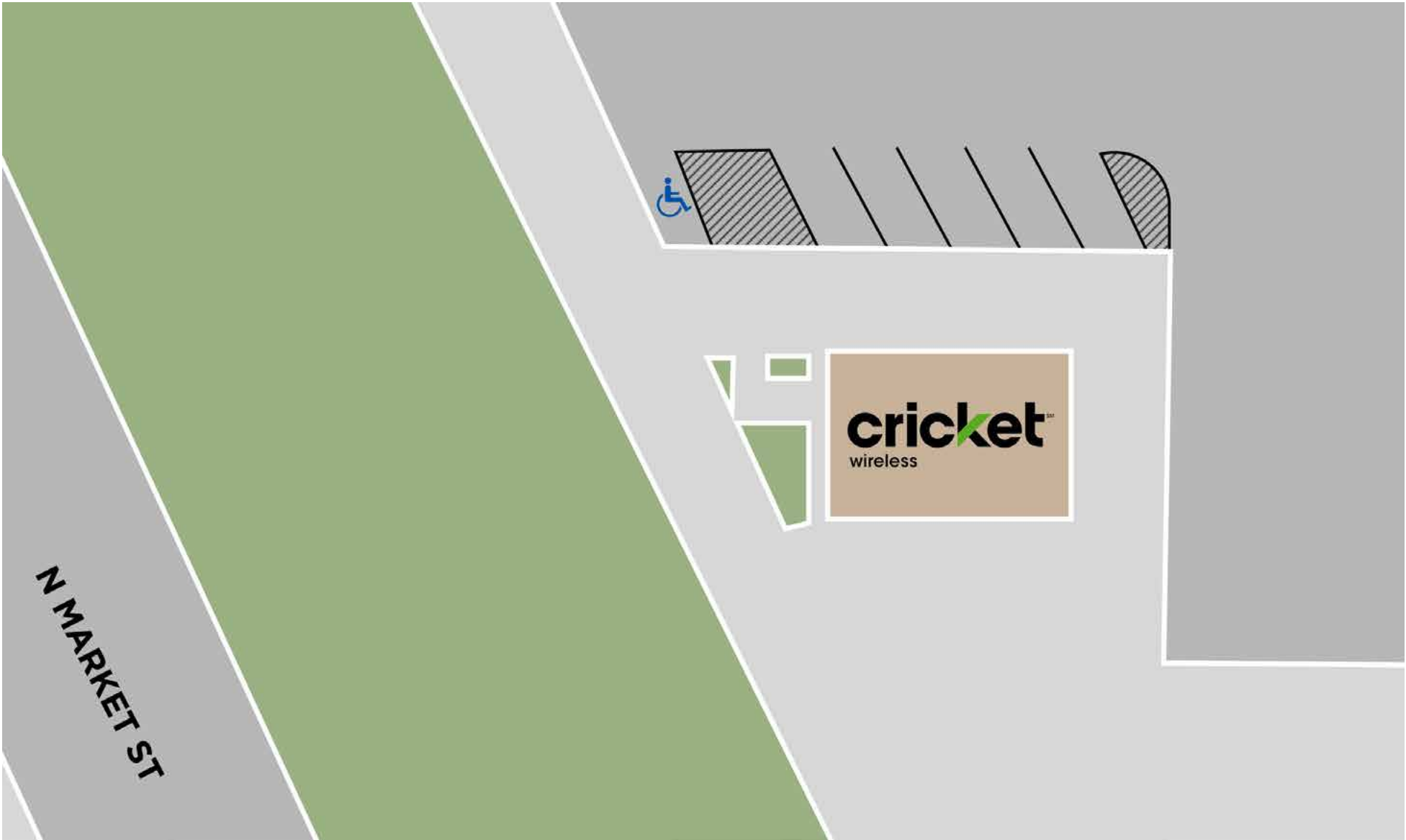
2.19%



Population: 5 Mile  
Radius

62,395

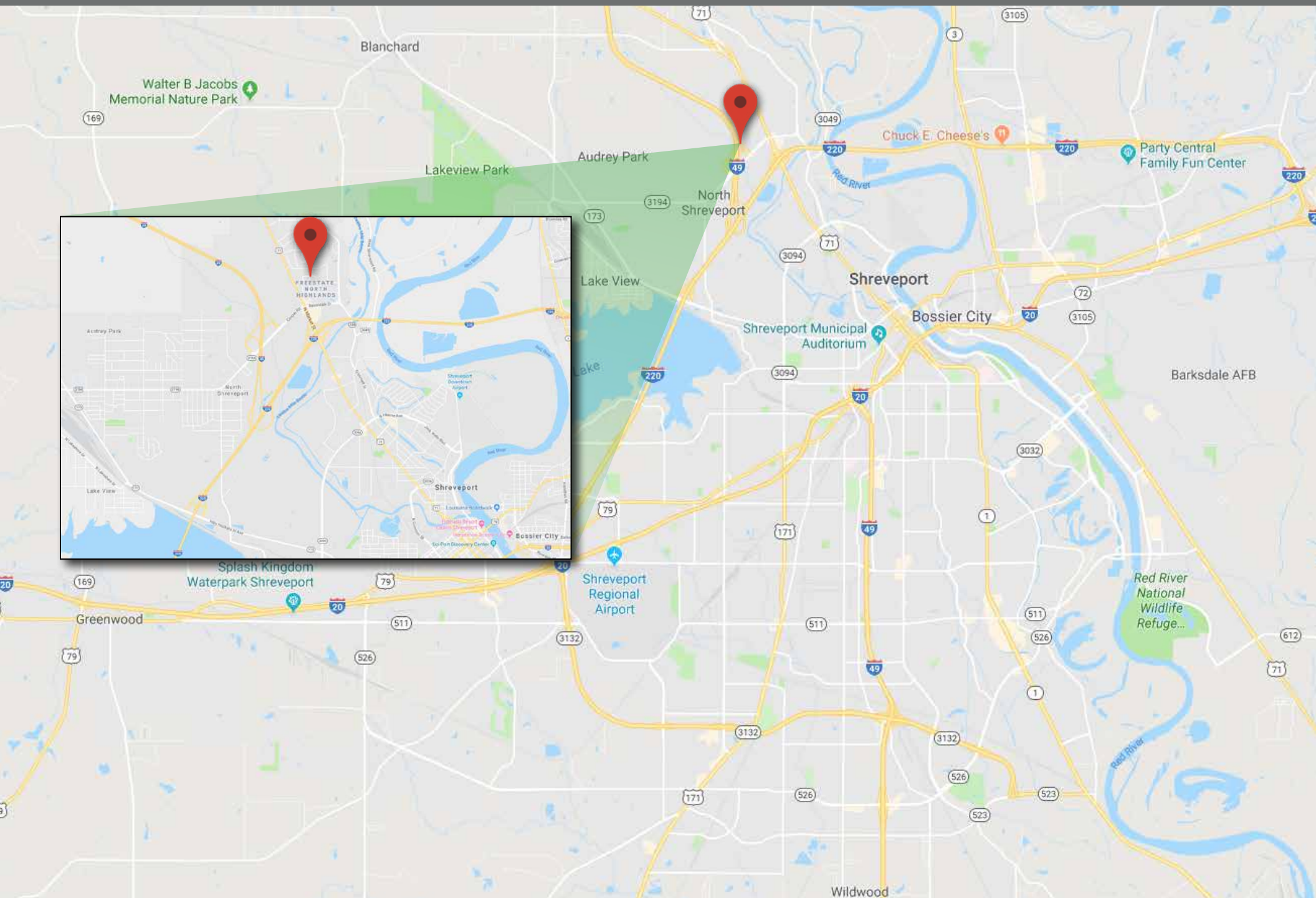
















# Shreveport, LA

## OVERVIEW

Shreveport is a city in the U.S. state of Louisiana. With an 2017 population estimate of 192,036, it is the most populous city in the Shreveport-Bossier City metropolitan area and ranks third in population in Louisiana after New Orleans and Baton Rouge. The bulk of Shreveport is in Caddo Parish, of which it is the parish seat, and extends along the west bank of the Red River into neighboring Bossier Parish.

Shreveport was founded in 1836 by the Shreve Town Company, a corporation established to develop a town at the juncture of the newly navigable Red River and the Texas Trail, an overland route into the newly independent Republic of Texas. The city grew throughout the 20th century and, after the discovery of oil in Louisiana, became a national center for the oil industry. Standard Oil of Louisiana (now part of ExxonMobil) and United Gas Corporation (now part of Pennzoil) were headquartered in the city until the 1960s and 1980s.

Over the last 40 years, Shreveport has largely transitioned to a service economy. In particular, there has been rapid growth in the gaming industry.

The city hosts various riverboat gambling casinos, and, during the early 2000s, was second only to New Orleans in Louisiana tourism.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Companies with significant operations or headquarters in Shreveport are AT&T, Chase Bank, Regions Financial Corporation, and APS Payroll. Additionally, Shreveport is a major medical center of the region and state, and features the Louisiana State University Health Sciences Center Shreveport.

Culturally, Shreveport plays a notable role in film and television. Tax incentives offered by the state government have given Louisiana the third-largest film industry in the country, behind California and New York. A number of films and television series have been made in Shreveport, taking advantage of the city's numerous filmmaking facilities.





	1 MILE	3 MILE	5 MILE
<b>Population:</b>			
2023 Projection	1,496	15,155	62,227
2018 Estimate	1,536	15,478	62,395
2010 Census	1,611	15,827	61,058
2018 Population Hispanic Origin	24	230	2,334
<b>2018 Population by Race:</b>			
White	679	2,600	21,474
Black	797	12,625	39,062
Am. Indian & Alaskan	5	24	203
Asian	31	80	696
Hawaiian & Pacific Island	5	20	65
Other	19	128	896
U.S. Armed Forces:	2	10	451
<b>Households:</b>			
2023 Projection	528	5,000	24,482
2018 Estimate	542	5,108	24,509
2010 Census	572	5,228	23,914
Owner Occupied	387	2,754	12,383
Renter Occupied	155	2,354	12,126
2018 Avg Household Income	\$66,348	\$37,716	\$44,947
2018 Med Household Income	\$43,518	\$22,563	\$28,289
<b>2018 Households by Household Inc:</b>			
<\$25,000	175	2,747	11,190
\$25,000 - \$50,000	116	1,219	6,557
\$50,000 - \$75,000	64	483	2,760
\$75,000 - \$100,000	99	360	1,742
\$100,000 - \$125,000	31	118	825
\$125,000 - \$150,000	7	30	366
\$150,000 - \$200,000	21	74	571
\$200,000+	29	78	498

Demographic data © CoStar 2018

## CONFIDENTIALITY AGREEMENT

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 STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.



## Net Lease Disclaimer

**STRIVE hereby advises all prospective purchasers of Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**



## Information About Brokerage Services

**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



exclusively listed

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