



**AT&T**

**1125 N VICTOR II BLVD  
MORGAN CITY, LA 70380**



## LISTED BY

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## INVESTMENT HIGHLIGHTS

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### PROPERTY DETAILS:

- NN+ Leased Property – Landlord has Minimal Responsibilities limited to roof and structure
- Increases in Primary Term of Lease and Option Periods – Strong 10% rental increases every five (5) years providing a robust hedge against inflation
- Build-to-Suit Development – Recently constructed in 2016, AT&T Wireless carefully selected this location to build their company’s state-of-the-art prototype

### RETAIL TRADE AREA:

- Strategically Positioned – Property is ideally outparceled to a Walmart Neighborhood Market that was recently constructed within the past 5 years
- Healthy Average Household Income Profile – Roughly \$60,000 within a 1,3, & 5-Mile Radius
- Dominant Market Share – Only AT&T Wireless location in Morgan City, LA with the nearest site over 30-miles away

### TENANT OVERVIEW:

- Corporate Guaranteed Lease – 100% Leased to New Cingular Wireless PCS, LLC d/b/a AT&T Mobility Corp. who is a wholly owned subsidiary of AT&T Inc.
- Founded in 1983 with over 35 years in operations, AT&T Inc. (NYSE: T) is a world leader in communications, media & entertainment, and technology that is currently the second-largest wireless telecommunications carrier in the U.S.
- In 2018, AT&T was ranked #20 on the Fortune Global 500 list and currently holds an S&P Investment Grade Credit Rating of “BBB”
- Known as “Best Network by Design” – In the past 5 years alone, AT&T has invested nearly \$145 Billion into their network, more than any other U.S. public company in efforts to fulfill consumers’ demands

# 2 FINANCIAL OVERVIEW

## INVESTMENT SUMMARY

» <b>OFFERING PRICE</b>	\$2,477,927
» <b>CAP RATE</b>	7.15%
» <b>TERM</b>	±7.5 Years
» <b>LEASE TYPE</b>	Fee Simple
» <b>INCREASES</b>	10% Every 5 Years

## TENANT SUMMARY

Tenant Trade Name	AT&T Inc.
Lease Guarantor	New Cingular Wireless, PCS LLC
Type of Ownership	Fee Simple
Lease Type	NN+
Roof and Structure	Owner Responsibility
Original Lease Term	10 Years
Lease Commencment	4/16/2016
Rent Commencemnt	10/31/2016
Lease Expiration Date	10/31/2026
Term Remaining	±7.5 Years
Options	Four, 5-Year Options
Increases	10% Every 5 Years

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
10/31/16 - 10/31/21	\$14,764.31	\$177,171.75	7.15%
11/1/21 - 10/31/26	\$16,238.73	\$194,864.82	7.86%
Option 1	\$17,861.80	\$214,341.66	8.65%
Option 2	\$19,649.59	\$235,795.11	9.52%
Option 3	\$21,614.15	\$259,369.80	10.47%
Option 4	\$23,775.56	\$285,306.78	11.51%





## PROPERTY DESCRIPTION

### ADDRESS

1125 N Victor II Blvd

### LOCATION

Morgan City, LA 70380

### APN

3224381066

### YEAR BUILT

2016

### SQUARE FOOTAGE

±4,821 SF

### LAND AREA

±1.16 Acres

## PARCEL MAP



## TENANT OVERVIEW



# AT&T

» **COMPANY NAME**

AT&T INC.

» **OWNERSHIP**

PUBLIC

» **YEAR FOUNDED**

1983

» **INDUSTRY**

TECHNOLOGY

» **HEADQUARTERS**

DALLAS. TX

» **NO. OF EMPLOYEES**

±273,210

AT&T Inc. is an American multinational conglomerate holding company headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, the largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications. Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2018, AT&T is ranked #9 on the Fortune 500 rankings of the largest United States corporations by total revenue.

The current AT&T reconstitutes much of the former Bell System, and includes ten of the original 22 Bell Operating Companies along with the original long distance division.

**\$170.8 B**

2018 REVENUE

**\$19.4 B**

2018 NET INCOME

**2,200+**

LOCATIONS WORLDWIDE





ROUSES MARKETS

WAFFLE HOUSE



# BAYOU SHAFFER

DOLLAR GENERAL



±34,604 VPD

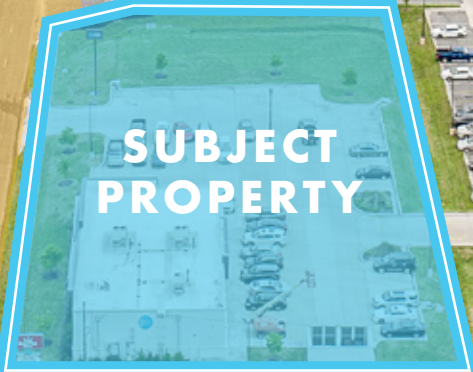


REGIONS



9TH ST

VICTOR II BLVD





## MORGAN CITY, LA

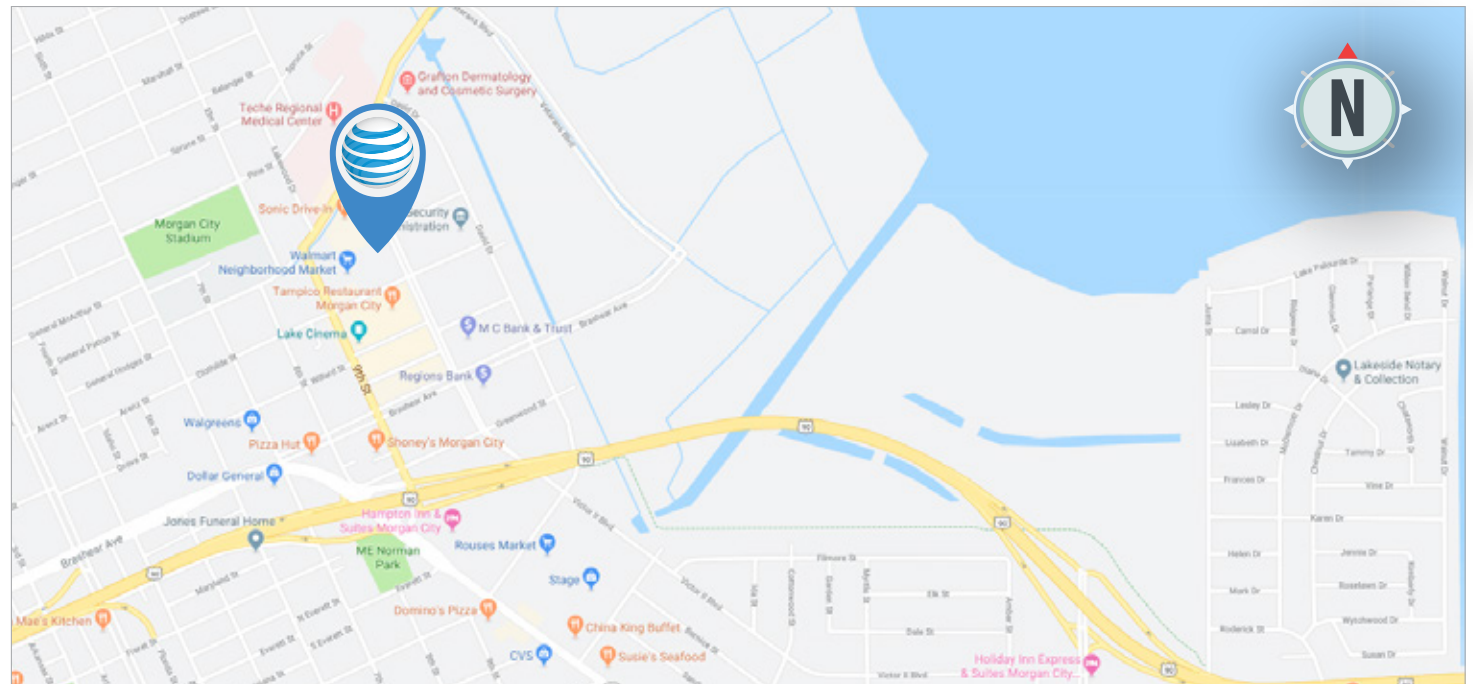
The city of Morgan City is conveniently located “right in the middle of everywhere” approximately 70 miles west of New Orleans, 60 miles south of Baton Rouge and 60 miles east of Lafayette on scenic Highway 90.

Morgan City’s unforgettably named Louisiana Shrimp and Petroleum Festival on Labor Day weekend is a dual celebration of its prime industries. But throughout the year visitors can easily see the impact of the oil and seafood businesses on this city in the middle of the Atchafalaya River’s massive delta.

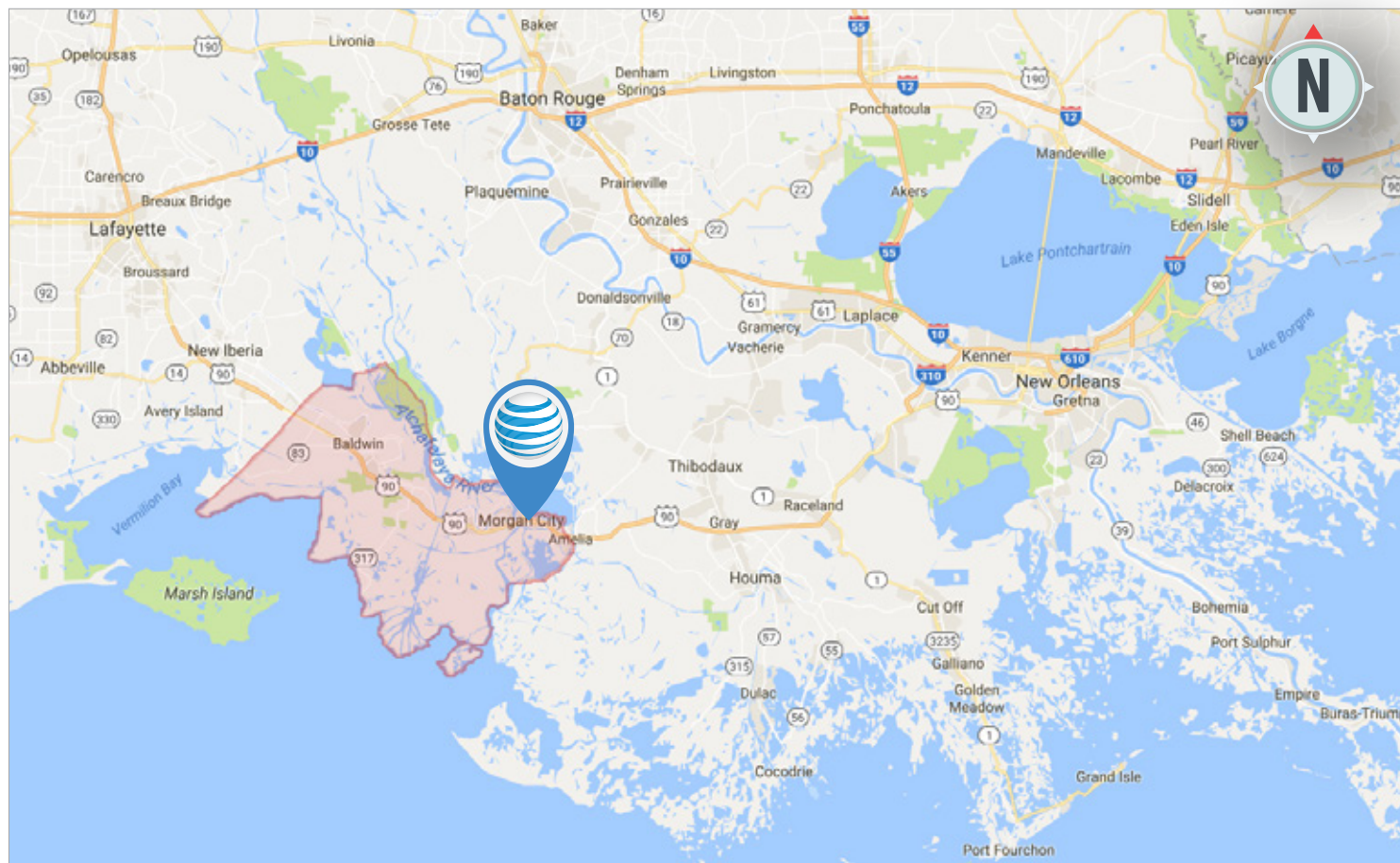
Even in the heart of Morgan City’s 19-block historic center, recognized as part of the state’s Main Street Program, one can climb the flood barrier known locally as the Great Wall for a bird’s eye view of the industrial vessels and shrimp boats plying the busy river before sampling a Cajun-style treatment of the fresh shellfish at a local restaurant. Tour a historic drilling rig and learn about Louisiana’s ties to the industry at the International Petroleum Museum or get a close encounter with the area’s natural heritage at the Swamp Gardens & Wildlife Zoo, which features alligators and black bears.

### DEMOGRAPHICS

2019 ESTIMATE	1 MILE	3 MILE	5 MILE
POPULATION	6,830	15,790	21,478
HOUSEHOLDS	6,830	15,790	21,478
AVERAGE HH INCOME	\$56,915	\$59,034	\$58,166







## ST. MARY PARISH

Today's St. Mary Parish was once part of Louisiana's Attakapas County. Its geographical position and proximity to the Great Atchafalaya River Basin and the Gulf of Mexico, coupled with its abundant wealth of natural resources, played a major role in shaping the industrial dynamics of the parish.

Agriculture and sugar mills, carbon black plants, shipbuilders, fabrication firms and seafood processors are all part of the industry found in St. Mary Parish. Interstate 49 will soon be completed through the parish, enhancing industrial and retail expansion along that corridor. The Parish has two ports – one on each end of the Parish, strategically located to accommodate business, industry, and international trade. A regional airport located near Patterson has a 5,400-foot runway and a companion 4,400-foot seaway to accommodate seaplanes.

Health care is provided by two hospitals – Teche Regional Medical Center in Morgan City and Franklin Foundation in Franklin. A Parish Health Clinic and several health units are accessible to all residents of the parish.

Education in St. Mary Parish offers both college and vocational curriculums and a full-time gifted program for grades 3 through 12. Public and private choices are available. South Louisiana Community College and Nicholls State University have campus sites in the parish. Louisiana Technical College offers technical training in many occupational choices

St. Mary Parish's diverse culture, industry, and bountiful natural resources provide an abundance of sporting and recreational activities, making it a great place to work and live.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of **AT&T** located in **1125 N Victor II Blvd, Morgan City, LA 70380** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

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 Seller 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 this Offering Memorandum.





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