

NET LEASE INVESTMENT OFFERING



Goodwill
12897 US-90
Luling, LA (New Orleans MSA)

THE
Boulder
GROUP

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**DISCLAIMER
STATEMENT:**

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant Goodwill property located within the New Orleans MSA in Luling, Louisiana. The property was recently built in 2017 and has approximately eight years remaining on the lease. Additionally, there are 10% rental escalations every five years and in each two 5-year renewal options.

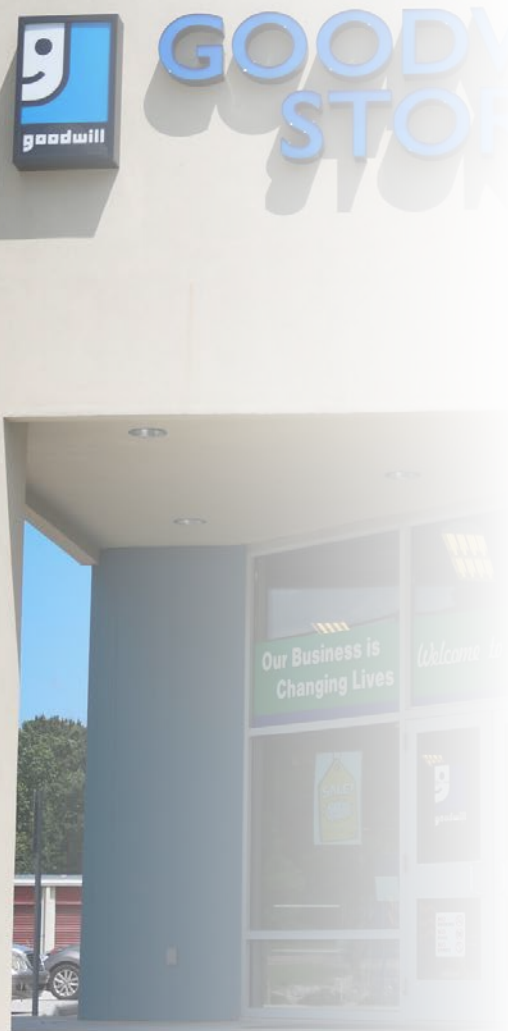
The 10,501 square foot property is located along US-90 (28,080 VPD), a primary east-west thoroughfare that leads to New Orleans. The property is adjacent to Walmart Supercenter and near other retailers including McDonald's, Winn-Dixie, Walgreens, Wendy's, Popeyes, AutoZone and Capital One Bank. Additionally, the Goodwill is located near Lakewood Elementary School and Hahnville High School (1,466 students) which drives continual traffic to the trade corridor. There are 36,068 people living within five miles of the property with an average household income of \$85,148.

Goodwill Industries of Southeastern Louisiana, Inc., or shortened to Goodwill, is an American nonprofit 501(c)(3) organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from otherwise obtaining a job. In addition, Goodwill Industries may hire veterans and individuals who lack education or job experience or face employment challenges. In 2017, Goodwill Industries of Southeastern Louisiana, Inc., had 1.36 million transactions in their 23 retail stores. Additionally, 11 million pounds of donated goods were kept out of landfills through recycling and repurposing.



**INVESTMENT
HIGHLIGHTS:**

- Located within the New Orleans MSA
- Recently constructed (2017)
- Lease converts to NNN during option periods
- 10% rental escalations every five years
- Located along US-90 (28,080 VPD), a primary east-west thoroughfare that leads to New Orleans
- Adjacent to Walmart and near other retailers including McDonald's, Winn-Dixie, Walgreens, Wendy's, Popeyes, AutoZone and Capital One Bank
- Located near Lakewood Elementary School and Hahnville High School (1,466 students) which drives continual traffic to the trade corridor
- 36,068 people living within five miles of the property with an average household income of \$85,148



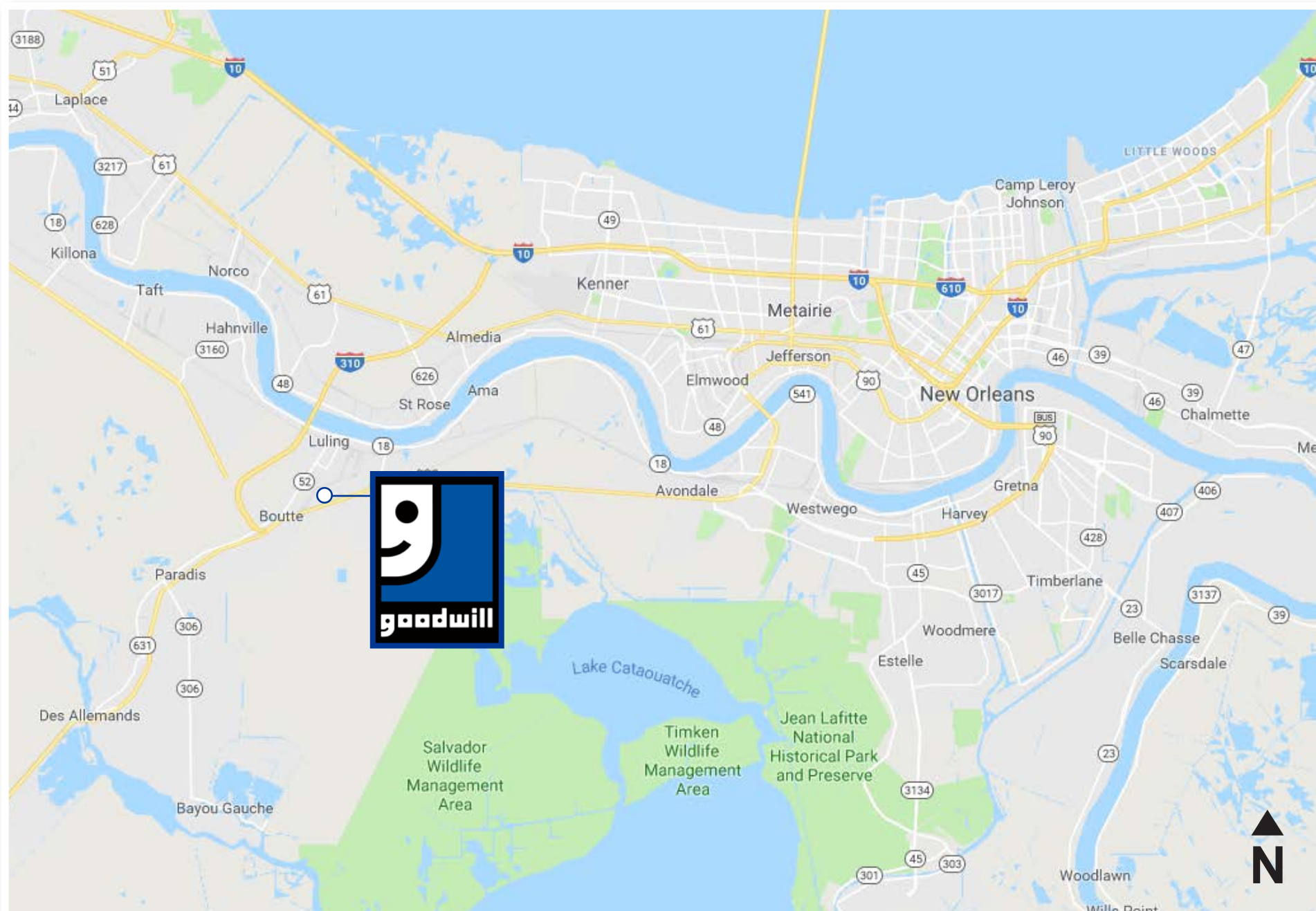
PROPERTY
OVERVIEW:

Price:	\$2,268,380
Cap Rate:	7.10%
Net Operating Income:	\$161,055
Lease Expiration Date:	February 1, 2027
Renewal Options:	Two 5-Year
Rental Escalations:	10% every five years
Tenant:	Goodwill Industries of Southeastern Louisiana, Inc.
Year Built:	2017
Lease Type:	Primary Term: NN Starting 2/2/2027: NNN
Building Size:	10,501 SF
Land Size:	1.40 AC











**TENANT
PROFILE:**

Goodwill Industries of Southeastern Louisiana, Inc., or shortened to Goodwill, is an American nonprofit 501(c)(3) organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from otherwise obtaining a job. In addition, Goodwill Industries may hire veterans and individuals who lack education or job experience or face employment challenges. Goodwill is funded by a massive network of retail thrift stores which operate as nonprofits as well. Goodwill's answer to its profit status is "As a unique hybrid called a social enterprise, we defy traditional distinctions. Instead of a single bottom line of profit, we hold ourselves accountable to a triple bottom line of people, planet, and performance.

In 2017, Goodwill Industries of Southeastern Louisiana, Inc., had 1.36 million transactions in their 23 retail stores. Additionally, 11 million pounds of donated goods were kept out of landfills through recycling and repurposing.

Website: <https://goodwillno.org/>

Retail Transaction (2017): 1.36 Million

Sales Revenue (2017): \$27,595,038



**LOCATION
OVERVIEW:**

Luling, Louisiana

Luling is a census-designated place (CDP) in St. Charles Parish, Louisiana, United States. The population was 11,512 at the 2000 census.



New Orleans, Louisiana

New Orleans is a consolidated city-parish located along the Mississippi River in the southeastern region of the U.S. state of Louisiana. With an estimated population of 393,292 in 2017, it is the most populous city in Louisiana. A major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States.



CITY OF NEW ORLEANS

New Orleans is world-renowned for its distinct music, Creole cuisine, unique dialect, and its annual celebrations and festivals, most notably Mardi Gras. The historic heart of the city is the French Quarter, known for its French and Spanish Creole architecture and vibrant nightlife along Bourbon Street. The city has been described as the “most unique” in the United States, owing in large part to its cross-cultural and multilingual heritage. Founded in 1718 by French colonists, New Orleans was once the territorial capital of French Louisiana before being traded to the United States in the Louisiana Purchase of 1803. New Orleans was once the third-most populous city in the United States, and it was the largest city in the American South from the Antebellum era until after World War II.

The city and Orleans Parish are coterminous. As of 2017, Orleans Parish is the third most-populous parish in Louisiana, behind East Baton Rouge Parish and neighboring Jefferson Parish. The city and parish are bounded by St. Tammany Parish and Lake Pontchartrain to the north, St. Bernard Parish and Lake Borgne to the east, Plaquemines Parish to the south, and Jefferson Parish to the south and west.

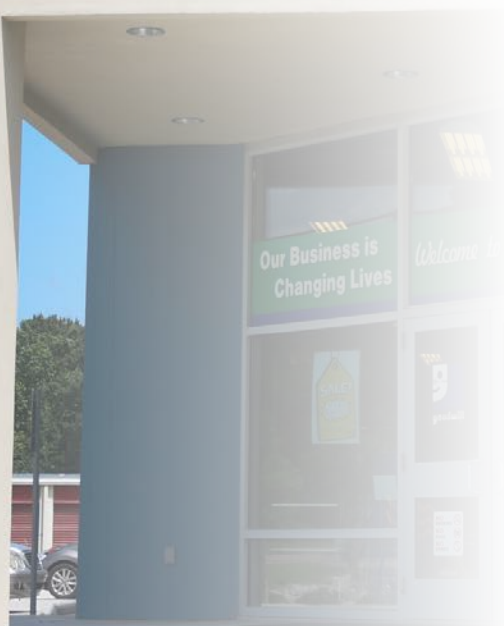
The city anchors the larger New Orleans metropolitan area which had an estimated population of 1,275,762 in 2017, making it the most populous metropolitan area in Louisiana and the 46th-most populated in the United States.



**DEMOGRAPHIC
REPORT:**

Population	1 Mile	3 Mile	5 Mile
Total Population	4,505	16,516	36,068
Total Households	1,592	5,828	12,719

Income			
Average Household Income	\$89,135	\$84,849	\$85,148





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