

OFFERING MEMORANDUM



**LEESVILLE
LOUISIANA**

Seasoned Operator New NNN Lease



Marcus & Millichap



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NNN DEAL
THE SINGLE TENANT RESOURCE

Marcus & Millichap







INVESTMENT SUMMARY

1402 SOUTH 5TH STREET, LEESVILLE, LA 71446

PRICE: \$1,230,000

CAP: 5.07%

RENT: \$62,424

OVERVIEW

Price	\$1,230,000
Gross Leasable Area (GLA)	2,800 SF
Lot Size (approx.)	0.60 Acres
Net Operating Income	\$62,424
CAP Rate	5.07%
Year Built	1990

LEASE ABSTRACT

Lease Type	NNN
Original Lease Term	20 Years
Lease Start (Estimate)	11/16/2017
Lease Expiration (Estimate)	11/15/2037
Renewal Options	3x5
Increases	2% Annual Increases
Landlord Obligation	None At All

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
Current Term	\$62,424.00
2020	\$63,672.48
2021	\$64,945.93
2022	\$66,244.85
2023	\$67,569.75
2024	\$68,921.14
2025	\$70,299.56
2026	\$71,705.55

INVESTMENT HIGHLIGHTS

This passive investment opportunity offers a buyer the possibility to acquire a true sleep-at-night investment.

The lease is a 20-year true NNN lease (no landlord obligations). The lease commenced in 2017, and offers annual rent escalations which hedges against inflation.

The Tenant is responsible for all aspects of the maintenance and operation of the facility, including CAMs, Real Estate Taxes, Insurance, Roof and structural aspects, and landscaping.

The lease is backed by a seasoned operator, Yourco, inc. The franchisee has been in operation for 30+ years and offers a franchise and personal guarantee. The operator is invested into the success of the operation.

The icon consists of the letters "NNN" in a bold, white, sans-serif font, enclosed within a white rectangular border.

**NNN lease -
no landlord obligations.**



**High visibility with 23,041 +/-
vehicles passing in front of
the site daily.**



**Located just south
of Louisiana's largest
opportunity zone, the area
is poised to experience
significant growth.**



**Annual rent bumps
hedges against inflation.**



**Located along the Causeway
which is the main
thoroughfare thru Leesville**



INVESTMENT HIGHLIGHTS

- ◆ New 20 Year Absolute-Net Lease with 3-5 Year Options and 2% Annual Increases
- ◆ Located on Main Retail Corridor with Numerous Surrounding National Retailers
- ◆ Multi-Unit Guarantee as Well as a Personal Guarantee*



18,874
TOTAL
POPULATION
WITHIN 5-MILE
RADIUS



\$56,222
AVERAGE
HOUSEHOLD
INCOME WITHIN
5-MILE RADIUS



28,646 VPD - S 5TH ST



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NNN DEAL
THE SINGLE TENANT RESOURCE





Byrd Regional
Hospital

Doctors Hospital
At Deer Creek



Vernon Parish
Sheriff's Office

BURGER
KING

Eaves
Apartments

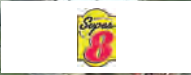


McDonald's

Aaron's, Inc.

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.

DOLLAR TREE



Walgreens







TENANT SUMMARY

ARBY'S

Arby's is a 52-year-old legacy brand in the midst of a growth spurt. Arby's Restaurant Group, Inc. owns, operates, and franchises quick-service sandwich restaurants with menu items that include meats, sliders, salads, sides, beverages, and desserts. Arby's was founded in 1964 and is headquartered in Atlanta, Georgia. Roark Capital Group acquired the company in July 2011 and owns 81.5% of the company, with The Wendy's Company owning the other 18.5%. Arby's has more than 3300 restaurants and with plans to open more. Their franchisees are also expanding their operations. For instance, United States Beef Corporation (U.S. Beef), which owns more than 330 Arby's locations nationwide, plans to expand to 400 locations by 2020. AEG Group LLC, which is owned by former RTM Restaurant Group president John Wade, has 21 Arby's® restaurants and hopes to aggressively expand by 2025.

ARBY'S



SHREVPOR,LA

HEADQUARTERS (INTERNATIONAL / US)

YOUREE, INC

TENANT

7

OF LOCATIONS

FRANCHISEE & PERSONAL

LEASE GUARANTOR

PRIVATE

OWNERSHIP

30+ YEARS

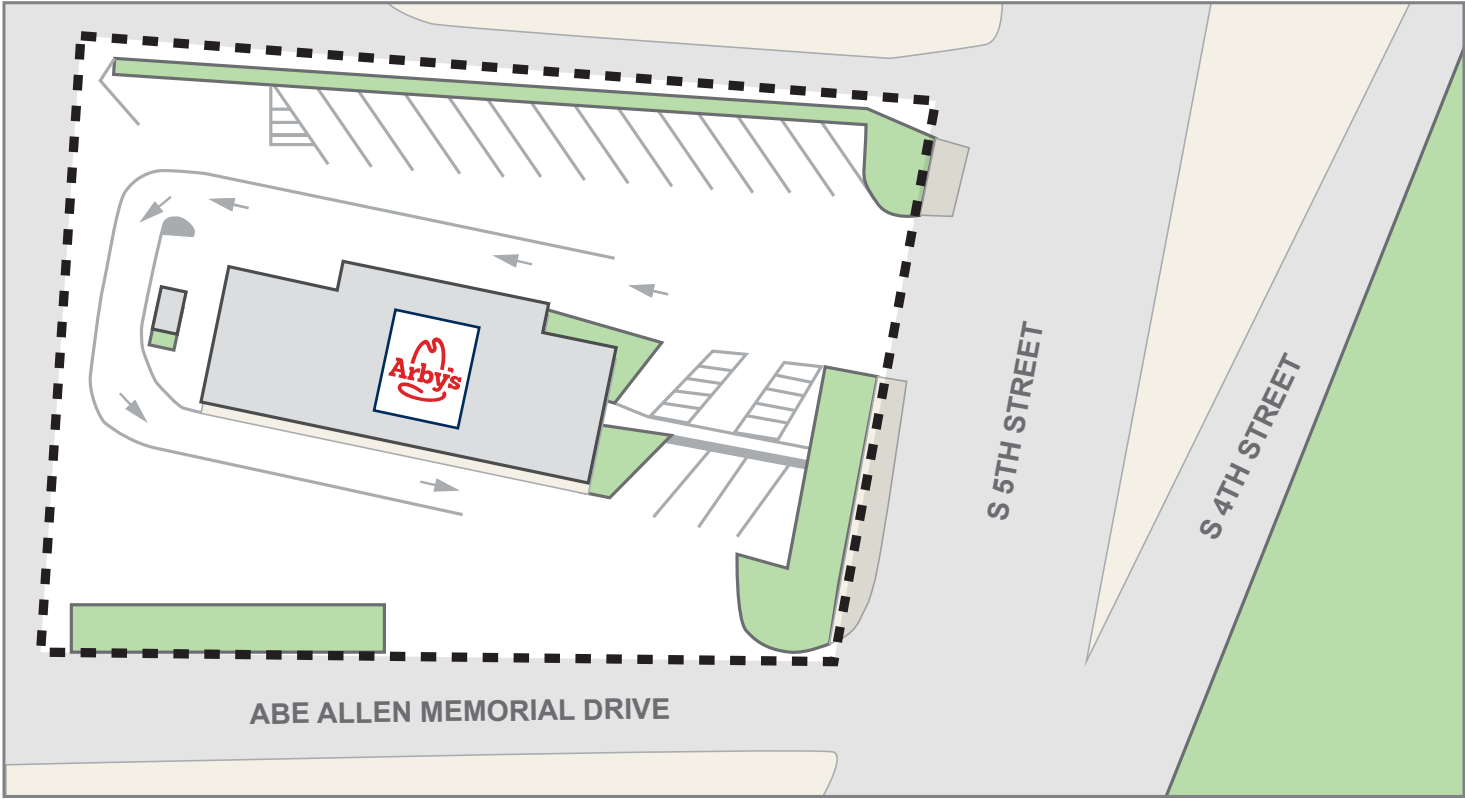
Years in Business

WWW.ARBYS.COM

WEBSITE



SITE PLAN

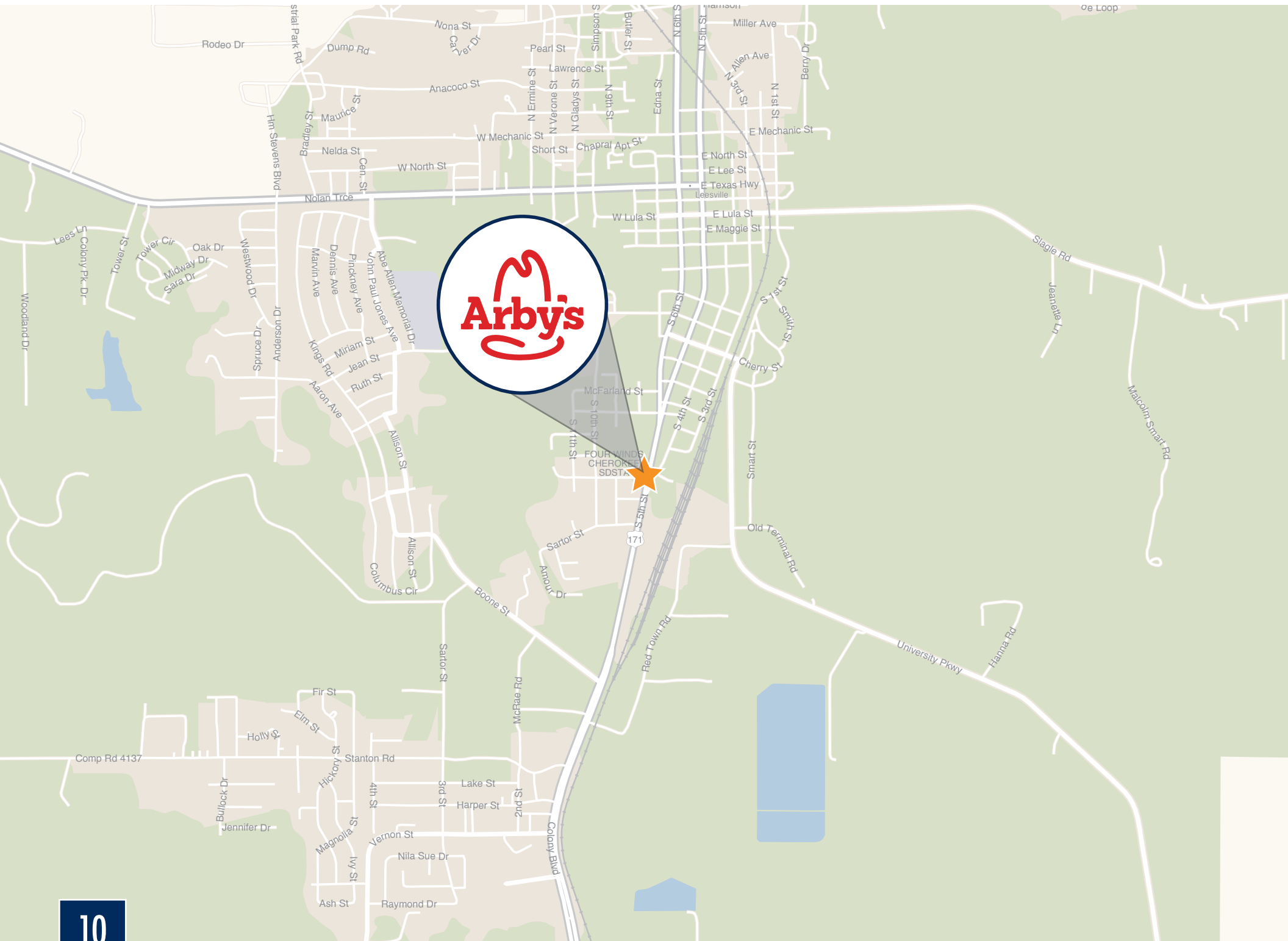


NNN DEAL
THE SINGLE TENANT RESOURCE

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REPRESENTATIVE PHOTO





LOCATION OVERVIEW

LEESVILLE, LOUISIANA

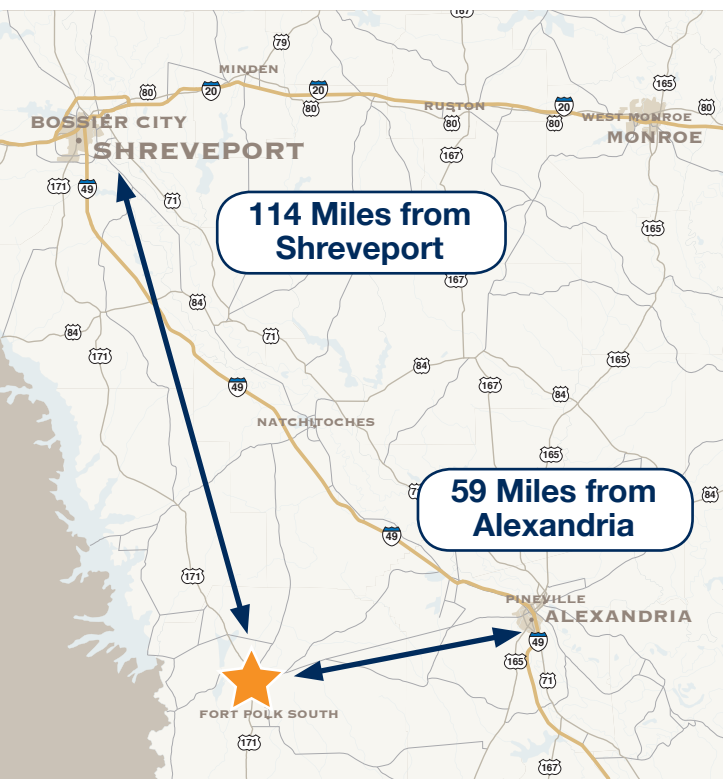
Leesville is a small city and the parish seat of Vernon Parish, Louisiana, United States. The population was 6,612 at the 2010 United States Census. It is part of the Fort Polk South Micropolitan Statistical Area. The city is home to the Fort Polk U.S. Army installation. The populations of Fort Polk and Leesville, if combined, would result in a city with a population of more than 20,000.

LEESVILLE HOUSING & EMPLOYMENT

In 2000, there were 3,275 owner occupied housing units in your area and there were 4,678 renter occupied housing units in your area. The median rent at the time was \$313.

In 2014, there are 6,363 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 54.03% of employees are employed in white-collar occupations in this geography, and 45.21 % are employed in blue-collar occupations. In 2014, unemployment in this area is 4.84%. In 2000, the average time traveled to work was 19.0 minutes.





MAJOR EMPLOYER VERNON PARISH

United States Dept of Army	13,115
Northrop Grumman Corporation	735
Beauregard Parish School Board	900
Fort Polk/JRTC	2,000
Wal-Mart	400
Byrd Regional Hospital	225
Cantu Services Inc	210

LOCATION HIGHLIGHTS

LEESVILLE, LA

THE "BEST HOMETOWN IN THE WORLD."



Population has grown 20% since 2010 and almost 40% of the population earns more than the national average each year.



High volume of traffic as parish residents travel to the area's shopping and dining spots, medical facilities, and employment opportunities.



LA 467, the area's main highway, runs through Leesville, making it an easily accessible city.



Strong visibility with ease of ingress/egress



DEMOGRAPHICS / LEESVILLE, LA



18,874

Total Population Within 5-Mile Radius



\$56,222

Average Household Income
Within 5-Mile Radius



\$44,179

Median Household Income
Within 5-Mile Radius



7,607

Total Households in 5-Mile Radius

POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Population	1,891	10,212	18,874
2018 Estimate			
Total Population	1,911	10,360	18,849
2010 Census			
Total Population	1,995	10,785	19,555
2000 Census			
Total Population	1,950	11,134	20,831
Current Daytime Population			
2018 Estimate	6,180	17,137	22,728
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Projection			
Total Households	771	4,198	7,607
2018 Estimate			
Total Households	778	4,231	7,519
Average (Mean) Household Size	2.34	2.43	2.47
2010 Census			
Total Households	830	4,489	7,917
2000 Census			
Total Households	809	4,610	7,883
Occupied Units			
2023 Projection	771	4,198	7,607
2018 Estimate	924	4,899	8,669
HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
2018 Estimate			
\$150,000 or More	1.84%	3.61%	3.58%
\$100,000 - \$149,000	7.57%	6.80%	8.27%
\$75,000 - \$99,999	9.26%	10.15%	10.58%
\$50,000 - \$74,999	18.88%	20.47%	21.35%
\$35,000 - \$49,999	17.33%	15.52%	16.88%
Under \$35,000	45.10%	43.44%	39.34%
Average Household Income	\$48,527	\$52,977	\$56,222
Median Household Income	\$38,516	\$40,882	\$44,179
Per Capita Income	\$20,269	\$21,800	\$22,548

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$47,954	\$49,006	\$50,780
Consumer Expenditure Top 10 Categories			
Housing	\$12,439	\$13,051	\$13,581
Transportation	\$10,298	\$9,985	\$10,530
Shelter	\$6,384	\$6,681	\$7,109
Food	\$4,835	\$4,823	\$5,086
Utilities	\$3,281	\$3,513	\$3,569
Health Care	\$3,247	\$3,414	\$3,313
Personal Insurance and Pensions	\$3,204	\$3,506	\$3,828
Entertainment	\$2,023	\$2,083	\$2,097
Cash Contributions	\$1,412	\$1,401	\$1,374
Household Furnishings and Equipment	\$1,384	\$1,387	\$1,392

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	1,911	10,360	18,849
Under 20	27.02%	27.44%	27.03%
20 to 34 Years	25.02%	24.22%	31.50%
35 to 39 Years	6.29%	6.47%	6.83%
40 to 49 Years	12.10%	11.36%	10.29%
50 to 64 Years	16.86%	17.33%	13.95%
Age 65+	12.72%	13.19%	10.40%
Median Age	33.44	33.82	30.06
Population 25+ by Education Level			
2018 Estimate Population Age 25+	1,220	6,649	11,580
Elementary (0-8)	4.11%	4.36%	3.56%
Some High School (9-11)	11.72%	10.67%	8.55%
High School Graduate (12)	32.34%	33.90%	31.61%
Some College (13-15)	28.63%	27.61%	28.00%
Associate Degree Only	5.18%	5.28%	5.62%
Bachelors Degree Only	10.49%	10.03%	13.40%
Graduate Degree	6.51%	6.75%	8.13%



LEESVILLE LOUISIANA

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