



3301 BERT KOUNS IND LOOP | SHREVEPORT, LA 71112

\$1,133,013
LIST PRICE

±4 YEARS
TERM REMAINING

NNN
LEASE

8.50%
CAP RATE

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EXECUTIVE OVERVIEW

SECTION
01



INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** - Gives landlord a management-free investment that they can put on the shelf and “coupon-clip”
- **E-Commerce Resistant** - The convenience store industry is one of the safest compared to other traditional retail industries as it is e-commerce and recession resistant
- **Accelerated Depreciation / Major Tax Benefit** - Fee simple ownership of a convenience store with a gas component may allow an investor to depreciate the improvements over a 15-year schedule versus a traditional 39-year schedule!
- **Corner Location** - Excellent visibility and access as a result of business being situated on a hard-corner location
- **Plenty of Renewal Options** - Tenant has 7 options to renew the lease
- **Investment Grade Credit Rating** - Circle K's credit rating is BBB as rated by Standard & Poors
- **Dominant Player** - Circle K is the 2nd largest convenience store retailer across the globe; Alimentation Couche-Tard operates over 14,000 locations worldwide



LIST PRICE

\$1,133,013



YEAR 1 NOI

\$96,306.12



CAP RATE

8.50%



GROSS LEASABLE AREA

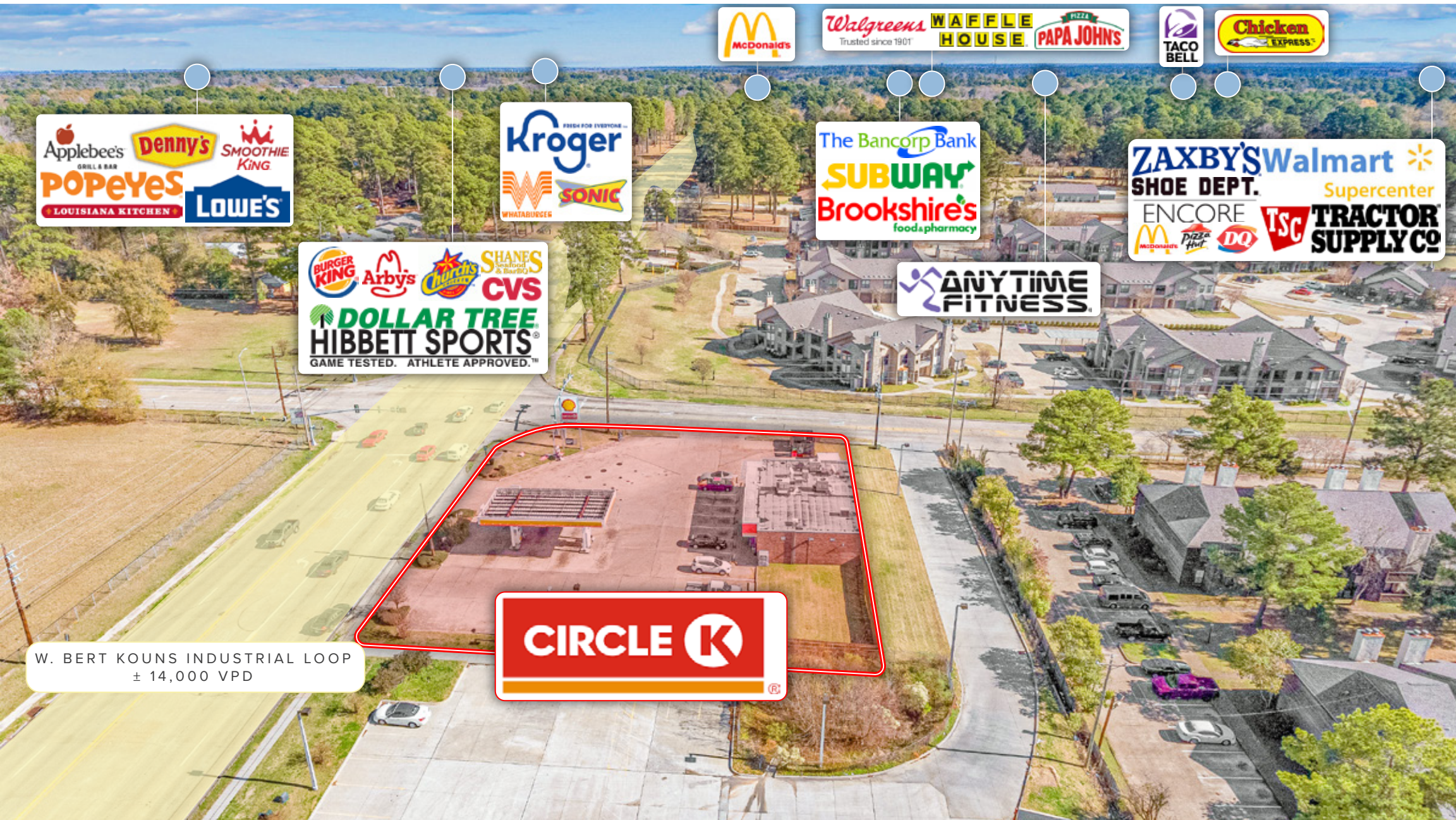
±2,690 SF



LEASE TERM REMAINING

±4 YEARS

SURROUNDING TENANTS



FINANCIAL OVERVIEW

SECTION
02



INVESTMENT SUMMARY

List Price	\$1,133,013
NOI	\$96,306.12
CAP Rate	8.50%
Price/SF	\$421.19
GLA	±2,690 SF
Landscaping	Professional
Topography	Generally Level

TENANT SUMMARY

Tenant Name	Circle K
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Commencement Date	12/20/2006
Rent Commencement Date	12/20/2006
Lease Expiration Date	12/31/2023

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate	Increases
Years 11-15	\$8,025.51	\$96,306.12	8.50%	-
Years 16-17	\$8,426.79	\$101,121.43	8.93%	5.00%
Option 1 (Years 18-20)	\$8,848.12	\$106,177.50	9.37%	5.00%
Option 2 (Years 21-25)	\$9,290.53	\$111,486.37	9.84%	5.00%
Option 3 (Years 26-30)	\$9,290.53	\$111,486.37	9.84%	-
Option 4 (Years 31-35)	\$9,755.06	\$117,060.69	10.33%	5.00%
Option 5 (Years 36-40)	\$10,242.81	\$122,913.72	10.85%	5.00%
Option 6 (Years 41-50)	\$10,754.95	\$129,059.41	11.39%	5.00%
Option 7 (Years 51-60)	\$11,292.70	\$135,512.38	11.96%	5.00%

TENANT OVERVIEW

SECTION
03





TENANT OVERVIEW

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America.

In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil.

Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.



TM



COMPANY NAME

CIRCLE K



NO. OF EMPLOYEES

±40,000



YEAR FOUNDED

1951



INDUSTRY

CONVENIENCE STORE



HEADQUARTERS

TEMPE, AZ



WEBSITE

WWW.CIRCLEK.COM

AREA OVERVIEW

SECTION
04

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 PROJECTION	4,021	18,471	52,007
2019 ESTIMATE	3,822	17,620	51,268
2010 CENSUS	3,340	15,453	49,179
GROWTH 2020 - 2025	5.21%	4.83%	1.44%
GROWTH 2010 - 2020	14.43%	14.02%	4.25%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 PROJECTION	1,473	7,234	22,216
2019 ESTIMATE	1,408	6,845	21,897
2010 CENSUS	1,254	5,819	21,060
GROWTH 2020 - 2025	4.62%	5.68%	1.46%
GROWTH 2010 - 2020	12.28%	17.63%	3.97%
INCOME	1-MILE	3-MILE	5-MILE
AVERAGE HH INCOME	\$73,140	\$71,199	\$70,516

SHREVEPORT, LA

As the third-largest city in the state of Louisiana and the seat of Caddo Parish, Shreveport extends along the Red River. Shreveport was once a major player in United States oil business, and at one time could boast Standard Oil of Louisiana as a locally based company. Recently, Shreveport has largely transitioned into a service economy specifically within the gaming industry and tourism.

BUSINESS CLIMATE

The Shreveport-Bossier City was recently named as a growing area for the technology industry by technology magazine “Innovation and Tech Today”. The recent increase in tech industry jobs through employers such as CSRA and Eatel has put the area on a shortlist of places to watch. The growing number of technology and IT companies located in the region has created nearly 3,000 new tech jobs in the last few years.

In addition to the tech growth, the region has seen an increase of Fortune 500 companies like CenturyLink and IBM to technology start-ups such as CyberReef Solutions. Shreveport allows those who live there to work virtually anywhere.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Circle K** located in **3301 Bert Kouns Ind Loop, Shreveport, LA 71112** ("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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