

FOR SALE

TALBOT
REALTY GROUP



MATTRESS FIRM NNN LEASED INVESTMENT

<u>Address:</u>	533 N. Carrollton Avenue New Orleans, LA 70119
<u>Sales Price:</u>	\$2,125,000
<u>Building Size:</u>	4,781 Square Feet
<u>Lot Size:</u>	64.67' / 64.17' x 98' / 92.67' 6,108 square feet
<u>Zoning:</u>	HU-MU, Historic Urban Neighborhood Mixed-Use District
<u>Cap Rate:</u>	6.64%
<u>Comments:</u>	This property was renovated in 2016 into this single tenant facility. The property is located adjacent to Massey's Professional Outfitters, and near the Mid-City Market, anchored by Winn-Dixie and across the street from Rouses Supermarket, CVS, Marshalls, Petco, T-Mobile, and Wingstop.

FOR MORE INFORMATION CONTACT:
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. SEPT 2020

533 N. CARROLLTON AVENUE, NEW ORLEANS, LA

LEASE INFORMATION:

<u>Tenant:</u>	Mattress Firm, Inc., whose corporate headquarters are located in Houston, TX has approximately 2,500 stores in 49 states in the United States. Steinhoff International Holdings owns 50% of Mattress Firm, Inc.
<u>Term:</u>	The initial lease term expires July 31, 2026. The tenant has 2-5 year renewal options at a base rent of \$32.50 per SF, NNN in the first renewal term and \$35.00 per SF, NNN in the second renewal term.
<u>Base Rent:</u>	\$141,039.50 per annum \$29.50 per SF, NNN
<u>Landlord Responsibility:</u>	The Landlord is responsible for the structural, slab, roof, parking, landscaping, exterior painting, wiring, plumbing, pipes, conduits and equipment which serve the Premises but are not located within the interior thereof.



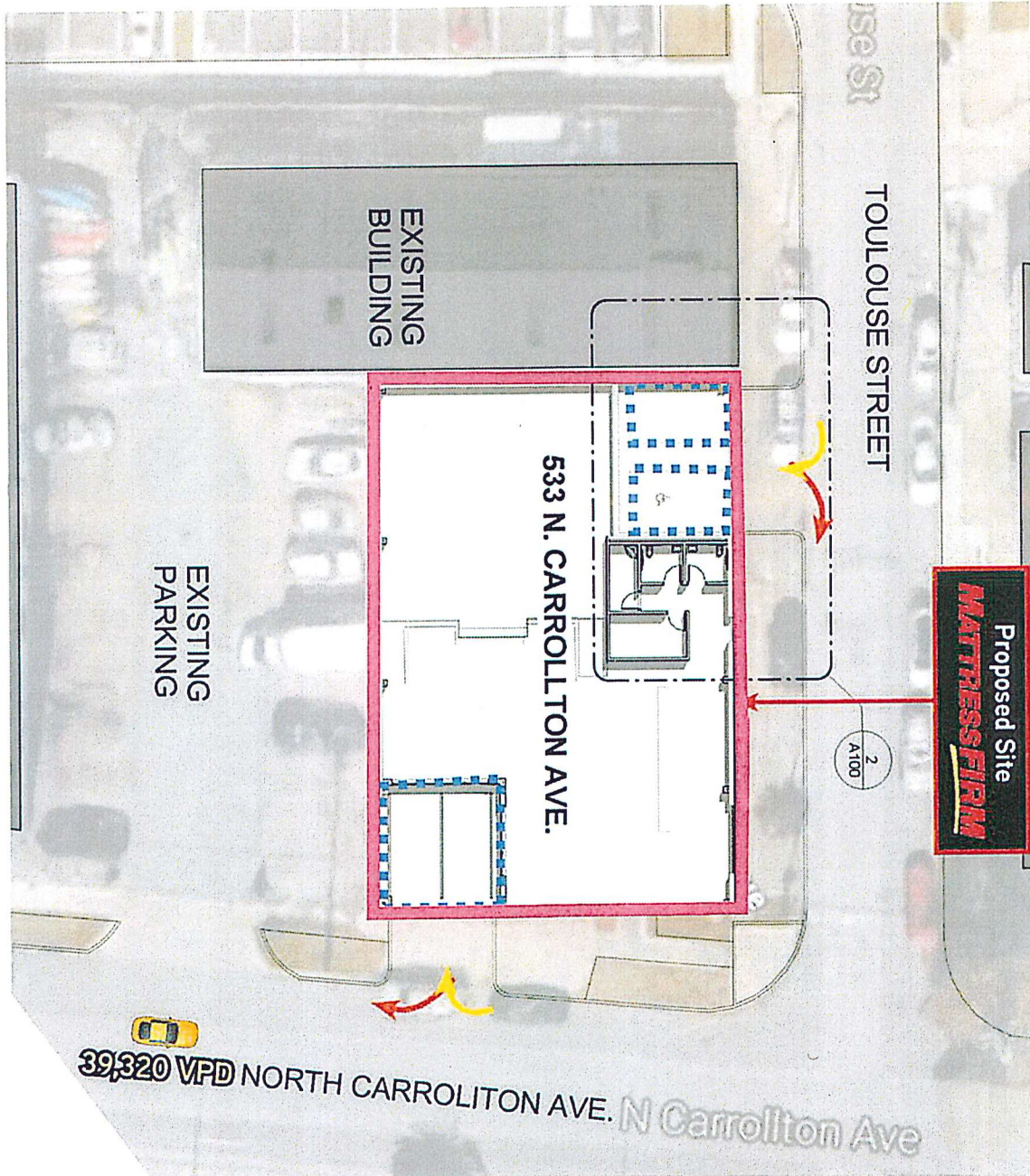
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GENERAL NOTES:
PAINT COLOR: SHERWIN
WILLIAMS: #SW6078 REALIST
BEIGE

EXHIBIT "B"



Proposed Site
MATTRESS FIRM

Tenant's
Protected
Area

Parking
Area

MERM
FAMILY OF BRANDS

EXHIBIT "A"

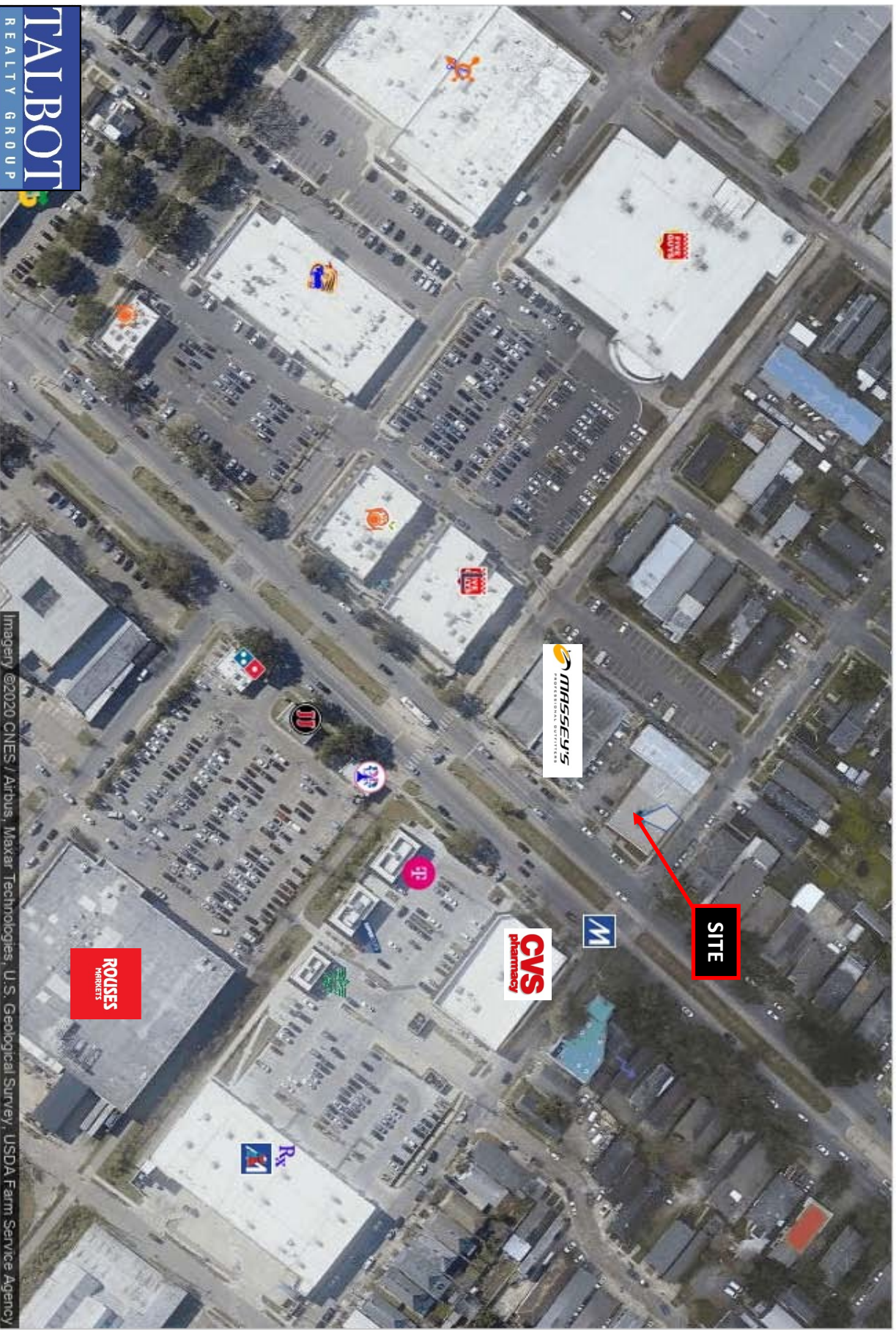
LEGAL DESCRIPTION

A CERTAIN PIECE OF PORTION OF GROUND, together with all improvements, located in the SECOND DISTRICT of the CITY OF NEW ORLEANS, in SQUARE 540, bounded by N. CARROLLTON AVENUE, ST. LOUIS, DAVID, and TOULOUSE STREETS, designated by the LETTER "G" on the survey by E.L. Eustis, C.E., dated March 19, 1937, said portion of ground forms the corner of N. Carrollton Avenue and Toulouse Street, 64 feet, 8 inches, 2 lines front on N. Carrollton Avenue, 64 feet, 2 inches, 2 lines in width in the rear, by a depth and front on Toulouse Street of 98 feet, 0 inches, 7 lines, and a depth on the side towards St. Louis Street of 92 feet 8 inches 6 lines and being composed of the front and greater portions of original Lots 7 and 8. And according to the survey of Gilbert, Kelly & Couturie, Inc., Surveying and Engineering, dated October 25, 1993, the hereinabove described property has the same designation, location and measurements as hereinabove set forth, except that the measurements hereinabove set forth are title measurements and that the hereinabove described property measures 64 feet, 8 inches, 1 line from on North Carrollton Avenue (actual), 64 feet, 4 inches, 5 lines in width in the rear (actual), by a depth and front on Toulouse Street of 97 feet, 1 inches, 5 lines (actual) and a depth on the side line nearer St. Louis Street of 92 feet, 8 inches, 6 lines (Actual).

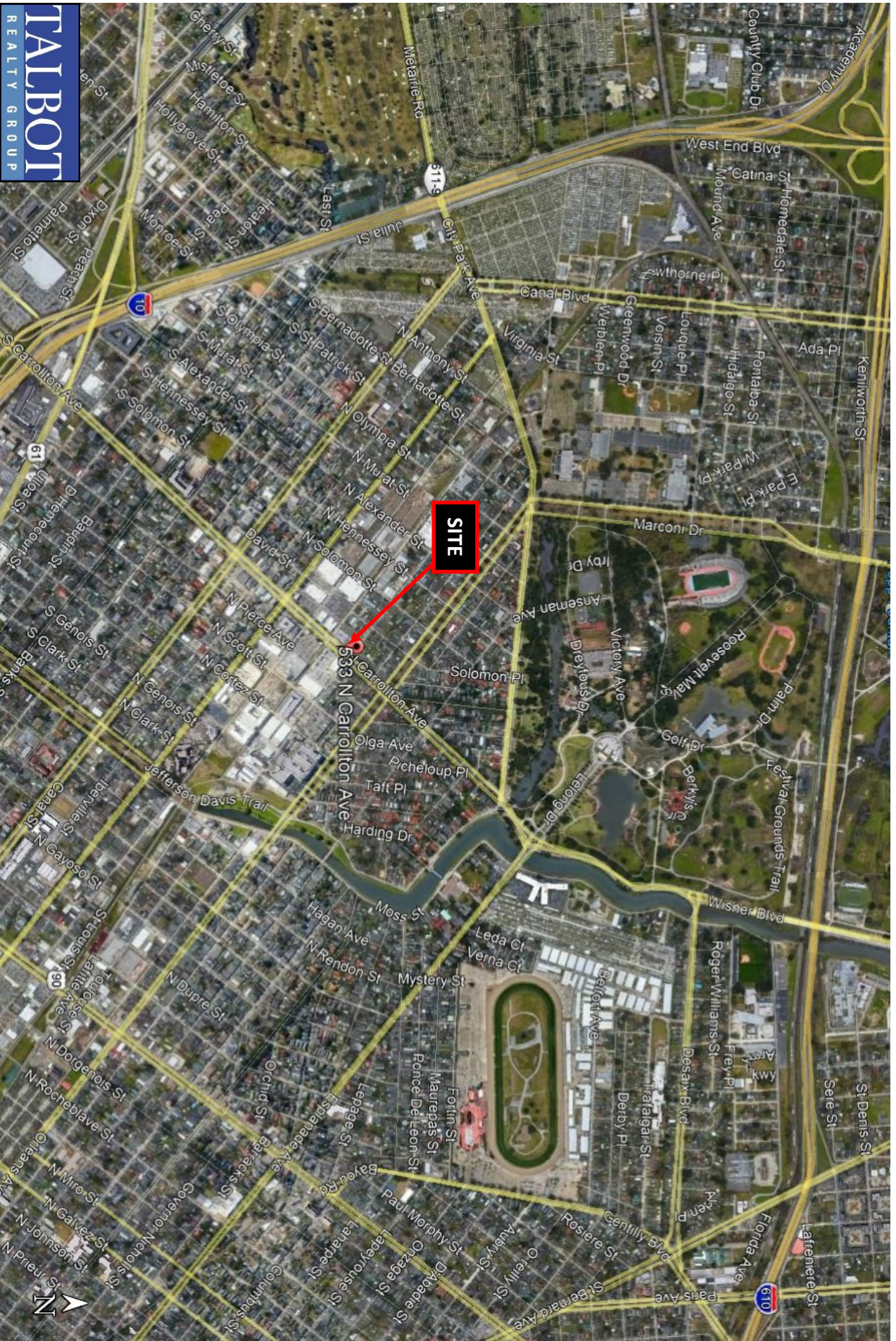
The improvements thereon bear Municipal No. 533 North Carrollton Avenue or 527 North Carrollton Avenue.

533 N. CARROLLTON AVENUE, NEW ORLEANS, LA

RETAIL MAP



533 N. CARROLLTON AVENUE, NEW ORLEANS, LA



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	20,964	183,271	362,942
2020 Estimate	20,993	181,257	361,355
2010 Census	19,149	153,252	324,080
Growth 2020-2025	(0.14%)	1.11%	0.44%
Growth 2010-2020	9.63%	18.27%	11.50%
2020 Population Hispanic Origin	3,032	13,721	29,410
2020 Population by Race:			
White	11,873	83,492	187,590
Black	8,363	90,659	158,686
Am. Indian & Alaskan	63	655	1,432
Asian	214	3,174	7,223
Hawaiian & Pacific Island	7	122	223
Other	474	3,155	6,201
U.S. Armed Forces:	47	184	543
Households:			
2025 Projection	9,884	79,779	159,528
2020 Estimate	9,917	78,803	158,848
2010 Census	9,178	66,085	142,688
Growth 2020 - 2025	(0.33%)	1.24%	0.43%
Growth 2010 - 2020	8.05%	19.24%	11.33%
Owner Occupied	3,134	33,814	73,234
Renter Occupied	6,782	44,990	85,614
2020 Avg Household Income	\$62,368	\$67,620	\$71,644
2020 Med Household Income	\$40,876	\$40,793	\$45,135
2020 Households by Household Inc:			
<\$25,000	3,380	28,383	50,798
\$25,000 - \$50,000	2,240	15,729	33,910
\$50,000 - \$75,000	1,562	10,990	23,437
\$75,000 - \$100,000	928	7,013	14,615
\$100,000 - \$125,000	607	5,156	10,919
\$125,000 - \$150,000	418	3,460	7,509
\$150,000 - \$200,000	393	3,304	7,238
\$200,000+	388	4,770	10,421

