



4455 PINES RD
SHREVEPORT, LA 71129
OFFERING MEMORANDUM
MATTHEWS
REAL ESTATE INVESTMENT SERVICES

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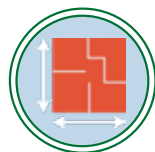
EXECUTIVE OVERVIEW



LIST PRICE:
\$780,000



CAP RATE:
5.00%



SQUARE FOOTAGE:
±1,817 SF



LOT SIZE:
0.82 AC



YEAR BUILT:
2016



DRIVE THRU:
YES

PROPERTY SUMMARY

Matthews Retail Advisers is pleased to present the opportunity to acquire the 100% fee simple interest to the Domino's Pizza, located at 4455 Pines Rd, Shreveport, LA 71129 (the "Property").

The Subject Property is comprised of a single story 1,817 sq.ft. retail building situated on 0.82 acres of land (35,719 sq.ft. parcel). Newly developed in 2016, the all-brick construction Domino's Property is a strategically-placed relocation store & brand new prototype format for the largest Domino's franchisee in the system, RPM Pizza, LLC who operate over 130 stores, employ roughly 3,000 team members, and consistently dominate the pizza space in each of the respective markets in which they operate in. Located directly off Pines Rd & situated right off the exit of I-20, the Subject Property directly benefits from an elevated combined traffic count of roughly ±85,000 VPD.

The Property is operating under an original 10 year lease and includes CPI Increases Every 5 Years and throughout the (4) 5-year Options to renew. This particular location is a rapidly growing & vibrant corridor within the city of Shreveport, and directly benefits from several schools, the nearby Walmart & Home Depot anchors, multiple churches, and healthy retail synergy that the surrounding retailers offer.

INVESTMENT HIGHLIGHTS

- Carefree Absolute Triple Net Lease (NNN) – Zero landlord responsibilities providing the ultimate source of investment passivity
- ± 6.5 Years Remaining on Original 10 Year Lease which commenced in 2016 – Lease includes CPI Increases every 5 years capped at 10% which extend throughout the Four, 5-Year Options
- Freestanding STNL 1,817 SF Domino's property built in 2016 situated on 0.82 Acres of Land (35,720 SF of land)
- Premium High-Quality All-Brick Construction – the restaurant is a brand-new prototype relocation store, has attractive curb appeal, and includes a Drive-Thru which is rare for a Domino's concept

TENANT HIGHLIGHTS

- Successful & Strong Operator – RPM Pizza, LLC is the largest Domino's Pizza franchisee in the system with over 130 stores currently in operation
- High Performing Domino's Franchisee with Historically Strong AUV – with over 130 Domino's restaurants in operation, RPM Pizza, LLC boasts avg. store sales above the national avg. for a typical Domino's operation
- Strong & Consistent Mgmt. Team – RPM Pizza, LLC attributes their success in the Pizza business to strong store management teams, restaurant general managers long tenures, and an employment team of over 2,500 team members.
- Massive Growth in the Pizza Space in the Past 15 Years – Domino's has maintained strong domestic growth & is a dominant competitor in the national retail pizza space with annual sales exceeding \$5.4 Billion across the ±5,500 total U.S. locations

LOCATION HIGHLIGHTS

- Strong Demographic Fundamentals – Shreveport is the 3rd largest city in Louisiana, with the Shreveport-Bossier City MSA exceeding 441,000 people
- Freeway Exit Location off Busy I-20 – Located directly off I-20 with direct lateral frontage on Pines Rd, Domino's benefits from high traffic volumes with a combined vehicle count of over ±85,000 cars per day
- Domino's situated within close proximity to various national hotel brands including Fairfield Marriott, Homewood Suites Hilton, Hilton Garden Inn, Ramada, LaQuinta Inn & Suites, Comfort Suites and Howard Johnson Inn.
- The Shreveport Regional Airport is less than five miles away, includes more than five major airlines and is considered the second busiest air cargo airport in the state.
- Strong & Evolving Retail Location – Much of the traffic in this trade area is driven by the nearby anchors Walmart Supercenter and the Home Depot. Additionally, the subject property benefits from the surrounding national retailers such as, Rite Aid, Save-A-Lot, Walgreens, CVS, Cracker Barrel, Capital One, Hibbett Sports, Popeye's, Dairy Queen, Chevron, Subway, AT&T, Home Store, Wing Stop, GameStop, UPS, Cracker Barrel, Anytime Fitness and many more.



TENANT SUMMARY

Tenant	Domino's
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Lease Commencement Date	10/24/2016
Rent Commencement Date	10/24/2016
Lease Expiration Date	10/23/2026
Square Footage	1,817 SF
Years Remaining	± 6.5 YRS
Parking Spaces	11
Store Number	3054
Roof and Structure	Tenant Responsibility
Options	4, 5 Year Options
Increases	10% Every 5 Years



DRIVE THRU:
YES



RENT ROLL

TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES	OPTIONS	LEASE TYPE
TENANT NAME	BLDG SIZE	COMMENCEMENT DATE	LEASE EXPIRATION	ANNUAL BASE RENT	DATE	INCREASES	LEASE TYPE
RPM Pizza, LLC	1,817 SF	10/24/16	10/23/2026	\$39,000	Years 6-10	CPI* Increases Every 5 Years *Not to Exceed 10%	(4) 5 Years Absolute NNN



TENANT OVERVIEW



Domino's

» Company Name	» Headquarters	» Year Founded	» Credit Rating
Domino's	Arbor, Michigan	1960	S&P: 400 Component
» Ownership	» No. of Employees	» Industry	» Stock Symbol
Public	±290,000	QSR	NASDAQ: DPZ

Domino's Pizza, Inc., branded as Domino's, is an American pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan, and incorporated in Delaware. In February 2018, the chain became the largest pizza seller worldwide in terms of sales. The current Domino's menu in the United States features a variety of Italian-American main and side dishes. Pizza is the primary focus, with traditional, specialty, and custom pizzas available in a variety of crust styles and toppings. Domino's Pizza, as of September 2018, has locations in 84 countries, including unincorporated territories such as Puerto Rico and Guam, overseas territories such as the Cayman Islands and states with limited recognition such as Kosovo and Northern Cyprus. It has its stores in 5,701 cities worldwide (2,900 international and 2,800 in the U.S.) In 2016, Domino's opened its 1,000th store in India. As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,127 in India, and 1,094 in the U.K.

\$811.6 M	\$92.7 M	16,000
2019 Sales	2017 Net Income	Locations Worldwide



AREA OVERVIEW

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.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city of Bossier is the location of Bossier Parish Community College. Companies with significant operations or headquarters in Shreveport are AT&T, Chase Bank, Regions Financial Corporation and APS Payroll.

From beautiful lakes to gripping sites along the Red River, there is much to see and do in Greater Shreveport. Recently named one of the happiest cities in the nation, it's no wonder so many choose this vibrant metropolis as their home. The compassion for family, appreciation for the arts and dedication to business derive from the strong roots on which the city originated from.

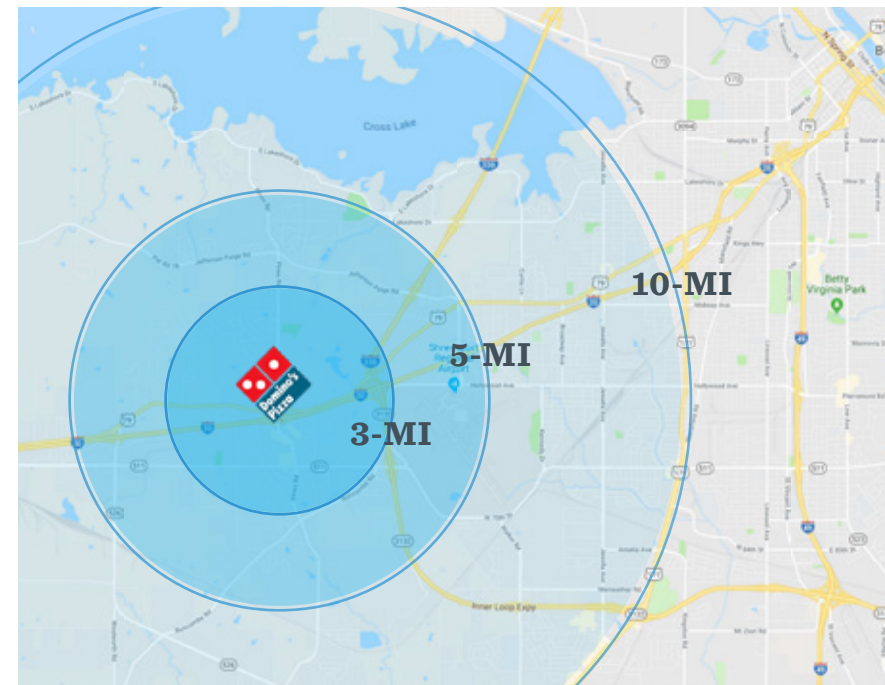
Shreveport is also known for its smaller sister city, Bossier City with only the river separating them. Together they have six historic districts as well as many landmarks which are listed on the National Register. Among all Louisiana cities with multiple historic landmarks, Shreveport ranks second only to New Orleans.

Shreveport continues to make amazing strides toward growth and residents can expect further development of the downtown area that will continue to bring additional opportunities for both business and leisure. The city certainly originates from a rich culture and history, which makes it a wonderful place to visit and an even better place to call home.



DEMOGRAPHICS

POPULATION	3 - MILE	5- MILE	10 - MILE
2019 Estimate	4,764	19,042	57,730
2024 Projection	4,656	18,593	56,243
HOUSEHOLDS	3 - MILE	5- MILE	10 - MILE
2019 Estimate	2,031	7,852	23,582
2024 Projection	1,990	7,695	23,108
INCOME	3 - MILE	5- MILE	10 - MILE
Average HH Income	\$43,855	\$53,063	\$48,323
Median HH Income	\$32,104	\$46,444	\$33,630



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Domino's** located at **4455 Pines Rd, Shreveport, LA 71129** ("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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