



RAISING CANE'S

RECENTLY EXTENDED LEASE | 36K CPD TRAFFIC COUNTS

1046 KINGS HIGHWAY, SHREVEPORT, LA 71104



Actual Site



Marcus & Millichap
THE DUONG RETAIL GROUP



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EXECUTIVE SUMMARY

Investment Highlights



Corporate Guaranteed Raising Cane's Restaurant



Located at the Corner of a Signalized Intersection with Traffic Counts Exceeding 30,000 Cars Per Day



Tenant Recently Extended Their Lease Which Demonstrates a Strong Commitment to the Site



Raising Cane's has One of the Strongest Brand Loyalties in the State of LA | Raising Cane's is Headquartered in Baton Rouge, LA

Prime Retail Location

- ▶ Located 3 Blocks East **LSU Health Shreveport Medical Center with 400+ Beds**
- ▶ Located Right Off Interstate 49 with a **Traffic Count Over 77,000 Cars Per Day**
- ▶ Located in Close Proximity to Shreveport Downtown Airport (DTN)
- ▶ Only 3 Miles from **Downtown Shreveport and Bossier City**
- ▶ **Large ±1.14 Acre Parcel**
- ▶ **Over 156,000 Residents** Within 5 Miles of the Subject Property

Corporate Guaranteed Lease

- ▶ Absolute NNN Lease with **Zero Landlord Responsibilities** – Ideal for Investors not Local to the Market
- ▶ Proven Location with the **Tenant Occupying this Site Since 2006**
- ▶ Raising Cane's has **Over 500 Locations** with an **Average Unit Volume of \$3,500,000+ in Sales Per Store**
- ▶ Raising Cane's Tenant is One of the Fastest Growing QSR Restaurants in the United States with **Annual Revenue of \$1.5B**



MARKET OVERVIEW

Close Up Aerial Photo

Mall St. Vincent

Dillard's



AMERICAN EAGLE
OUTFITTERS



HIBBETT
SPORTS

Ochsner LSU
Health Shreveport
Shriners Hospitals
for Children

LSU Health
Shreveport - Academic
Medical Center



Kings Highway
(±36,300 CPD)



SUBJECT
PROPERTY



McDonald's



Downtown
Shreveport

Professional
Offices

NOTE: Property boundaries are for representative purposes only and must be verified by Buyer.

MARKET OVERVIEW

Aerial Photo



Shreveport
Downtown Airport

Downtown
Shreveport, LA

Bossier City, LA

Margaritaville
Resort & Casino

Louisiana
Boardwalk Outlets

Horseshoe Bossier City
Casino & Hotel

NW Louisiana
Technical College

Allendale SFR

Booker T. Washington
High School

Lakeside
Community Park

Lakeside SFR

Downtown Riverfront
Shreveport, LA

Red River



Shreveport Industrial Zone
Hundreds of Businesses
& Manufacturing Facilities



SUBJECT
PROPERTY



Midway SFR

Kings Highway
(±36,300 CPD)

Ochsner LSU
Health Shreveport

LSU Eye
Clinic



LSU Health
Shreveport - Academic
Medical Center

Shriners Hospitals
for Children

McDonald's

Walgreens

C.E. Byrd
High School



Mall
St. Vincent

TENANT OVERVIEW

Raising Cane's

From the Raising Cane's Website

Visit www.raisingcanes.com for More Information



Our concept is simple and unique.. we only have ONE LOVE – quality chicken finger meals! At Raising Cane's® you get an exceptionally high quality product served quickly and conveniently. We can do this because we offer a limited menu. The specialized systems developed by Raising Cane's® allow us to maintain a level of quality unmatched in the industry. Our commitment to this concept will not allow us to compromise our quality, cut corners or clutter our menu with new products that do not fit our core menu offering.

Website	www.raisingcanes.com
# of Locations	500+
Avg. Unit Volume	\$3,500,000+

We have continued this commitment as we have continued to grow and we work to ensure each Raising Cane's gives back to the communities they are located in.

We recognize our responsibility in supporting the community and enjoy improving the lives and communities of the people whom make the company the success that it is.

Every crew member at Raising Cane's® helps give back to the community when they work hard to make Raising Cane's® successful. That hard work generates income and resources that we use to give back to our communities. Raising Cane's® does not want to be just another restaurant chain in the community. We want to become an integral part in that community.

We look forward to seeing you in cities across America as we celebrate 25 years of ONE LOVE®.

THE VISION - RAISING CANE'S

To grow restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture, and active community involvement.



The Caniac Combo

High Quality Chicken Fingers

< ONE LOVE >

HIGH QUALITY CHICKEN FINGER MEALS

100%
We use only 100% premium chicken tenderloins.

24 Hours
Our 24-hour marinade is one of the reasons our chicken fingers are so juicy.

Never-ever Frozen
Our chicken fingers are always fresh, never frozen. No exceptions.



Chicken Fingers



Crinkle-Cut Fries



Coleslaw



Cane's Sauce



Texas Toast



Ice Cold Drinks

TENANT OVERVIEW

Average Unit Volume - Rankings

Fast Food Restaurant Chain	Average Unit Volume	Preceding Year	Increase YoY
Raising Cane's	\$3,600,000	\$3,147,600	14%
Whataburger	\$3,088,900	\$2,935,600	5%
McDonald's	\$2,911,600	\$2,756,600	6%
In-N-Out	\$2,843,500	\$2,745,600	4%
Krispy Kreme	\$2,547,900	\$2,471,500	3%
Chipotle	\$2,188,700	\$1,989,800	10%
Zaxby's	\$2,156,200	\$2,026,800	6%
Habit Burger	\$1,958,200	\$1,891,300	4%
El Pollo Loco	\$1,852,000	\$1,807,300	2%
Panda Express	\$1,830,200	\$1,711,500	7%
Bojangles	\$1,773,100	\$1,708,900	4%
Taco Bell	\$1,691,300	\$1,589,800	6%
Wendy's	\$1,674,300	\$1,618,600	3%
Popeyes	\$1,580,800	\$1,416,400	12%
Jack in the Box	\$1,564,900	\$1,544,900	1%
Del Taco	\$1,446,600	\$1,431,000	1%
Burger King	\$1,390,600	\$1,365,600	2%
Carl's Jr	\$1,331,300	\$1,279,900	4%
Sonic Drive-In	\$1,314,400	\$1,235,300	6%
Arby's	\$1,161,700	\$1,175,700	-1%



Cane's Tailgate - Trays & Catering



Cane's Across America - Food Trucks & Event Catering

6 Areas of Focus - Cane's Community Goals



Active Lifestyles



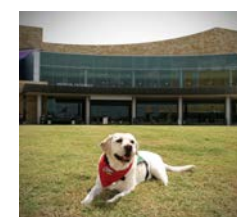
Entrepreneurship



Feeding the Hungry



Education



Pet Welfare



Everything Else!

FINANCIAL ANALYSIS

Offering Summary

Property Name	Raising Cane's
Property Address	1046 Kings Highway Shreveport, LA 71104
Assessor's Parcel Number	171412-155-0001-00
Current Occupancy	Fully Occupied
Year Built	2006
Gross Leasable Area (GLA)	±3,530 Square Feet
Lot Size	±1.14 Acres (±49,541 Square Feet)

Pricing

Price	\$5,960,000
Cap Rate	5.00%

Annualized Operating Data

Gross Potential Rent	\$298,085
Expense Reimbursements	Absolute NNN
Total Expenses	Absolute NNN
Net Operating Income	\$298,085

Lease Information

Total Lease Term	±30 Years
Lease Commencement	January 11, 2006
Lease Expiration	October 31, 2035
Lease Remaining	±14.60 Years
Lease Type	Absolute NNN
Increases	In Options
Options	Four, Five-Year @ 10%
Guaranty	Corporate



NOTE ON PORTFOLIO:

Six total Raising Cane's locations are available separately or as a portfolio.

Please see next page and contact Agents for more details.



MARKET OVERVIEW

Portfolio Overview - Additional Locations Available Separately or as a Portfolio - Please Contact Agents for More Details

Raising Cane's - Bossier City, LA - **UNAVAILABLE**

List Price	\$5,065,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Shreveport, LA - **AVAILABLE**

List Price	\$5,960,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Jefferson, LA - **UNDER CONTRACT**

List Price	\$5,430,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Mandeville, LA - **UNDER CONTRACT**

List Price	\$4,505,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Opelousas, LA - **AVAILABLE**

List Price	\$3,390,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Ridgeland, MS - **UNDER CONTRACT**

List Price	\$5,110,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years



MARKET OVERVIEW

Subject Property Photos



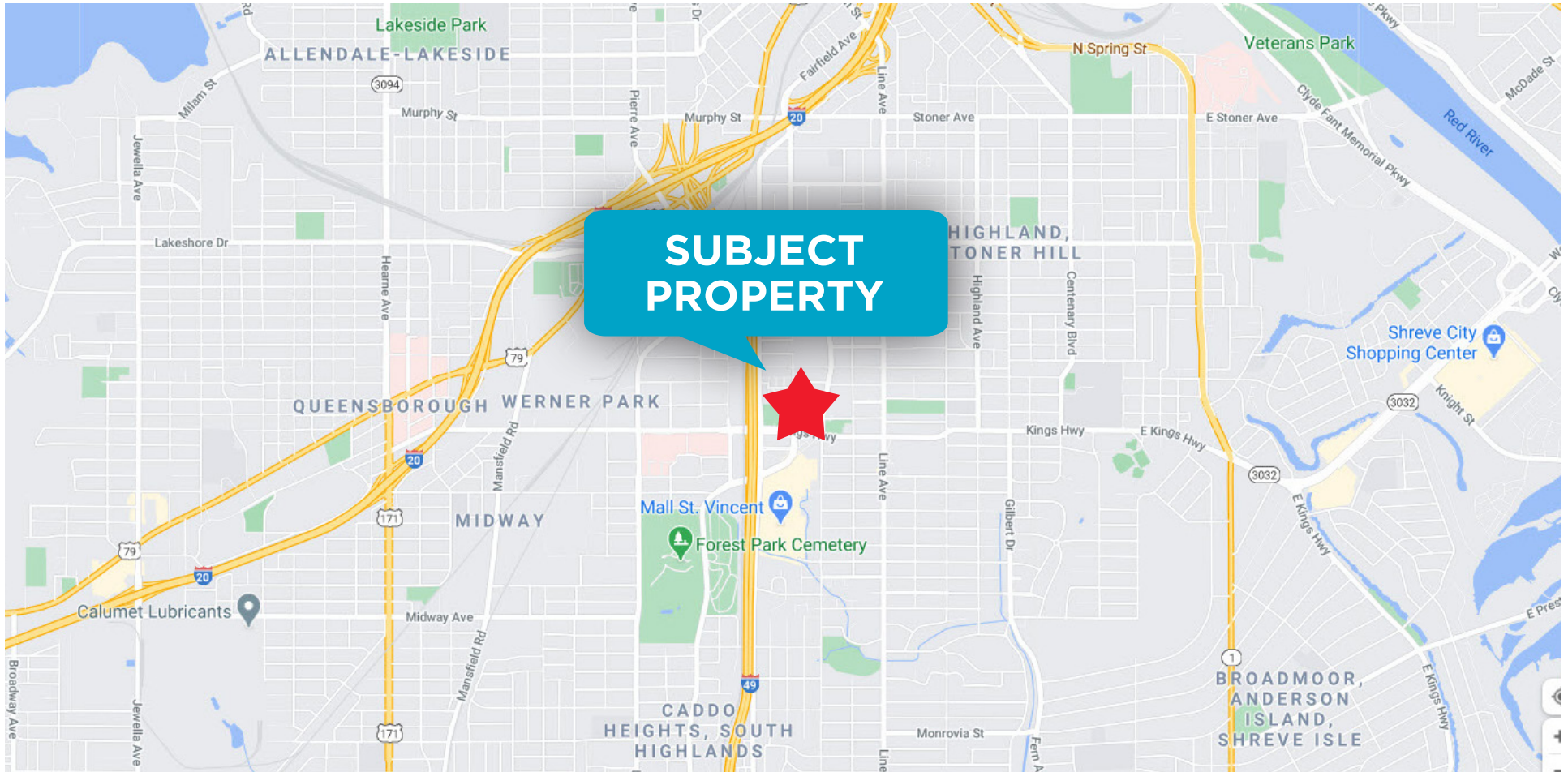
MARKET OVERVIEW

Subject Property Photos



MARKET OVERVIEW

Regional Map



±30,000

CARS PER DAY ON
KINGS HIGHWAY



±5 MILES

TO SHREVEPORT
DOWNTOWN AIRPORT (DTN)



±3 MILES

TO DOWNTOWN SHREVEPORT
AND BOSSIER CITY, LA



±49,000

CARS PER DAY ON
NEARBY INTERSTATE 49

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2025 Population	9,285	70,420	156,508
2020 Population	9,332	70,607	155,959
2015 Population	9,736	73,194	160,191
2010 Population	10,479	81,777	165,489

Households	1-Mile	3-Miles	5-Miles
2025 Households	4,100	28,906	62,990
2020 Households	4,096	28,790	62,337
2015 Households	4,324	30,201	64,831
2010 Households	4,648	32,621	65,023
2025 Owner Occupied Housing	42.1%	48.3%	45.3%
2025 Rent Occupied Housing	57.9%	51.7%	54.7%
2020 Owner Occupied Housing	42.4%	48.5%	45.7%
2020 Renter Occupied Housing	57.6%	51.5%	54.3%
2010 Owner Occupied Housing	47.3%	52.2%	49.6%
2010 Renter Occupied Housing	52.7%	47.8%	50.4%

Income	1-Mile	3-Miles	5-Miles
\$0 - \$14,999	18.8%	24.8%	22.1%
\$15,000 - \$24,999	17.3%	17.6%	17.0%
\$25,000 - \$34,999	14.0%	12.9%	13.0%
\$35,000 - \$49,999	12.4%	12.3%	13.7%
\$50,000 - \$74,999	14.5%	12.8%	14.4%
\$75,000 - \$99,999	8.1%	7.3%	7.8%
\$100,000 - \$124,999	5.8%	4.6%	4.8%
\$125,000 - \$149,999	2.2%	2.3%	2.4%
\$150,000 - \$200,000	3.0%	2.2%	2.0%
\$200,000 to \$249,999	1.4%	1.3%	1.1%
\$250,000 +	2.5%	1.9%	1.6%
2020 Median Household Income	\$34,897	\$30,746	\$33,195
2020 Average Household Income	\$61,866	\$53,974	\$53,740



155,959

2020 POPULATION
WITHIN A FIVE MILE RADIUS





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