



BRAND NEW FIRESTONE COMPLETE AUTO CARE

ACTUAL STORE

27860 JUBAN ROAD, DENHAM SPRINGS, LA 70726

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Farmington Hills, MI 48334
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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INVESTMENT SUMMARY

List Price:	\$3,891,200
Current NOI:	\$175,104.00
Initial Cap Rate:	4.50%
Land Acreage:	+/- 1.0
Year Built	2022
Building Size:	6,262 SF
Price PSF:	\$621.40
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.73%

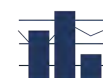
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 6,262 SF. Firestone Complete Auto Care store located in Denham Springs, Louisiana. This property will offer a brand new Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rental rate increases every 5 years during the primary term and including each five (5) year option to renew. The store successfully opened with rent commencing on March 28, 2022.

This Firestone store is highly visible as it is strategically positioned near a hard signalized corner on Juban Road which sees 24,436 cars per day, just off of I-12 which sees 78,887 cars per day. **This site is across from Juban Crossing, a 471-acre, mixed-use community center which draws around 2.9 Million visitors annually - making it a top 3% performer out of all shopping centers in the state of Louisiana!** The major tenants are Rouses Market, Movie Tavern, Belk, Ross Dress for Less, TJ Maxx, Old Navy, Ulta Beauty, and many more. The five mile population from the site is 66,116 while the one mile average household income is \$83,801 per year, which is ideal for a Firestone. This area is experiencing great growth with the one mile population growth rate at 4.20%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Firestone. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant. List price reflects a cap rate of 4.50% based on NOI of \$175,104.



PRICE \$3,891,200



CAP RATE 4.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **5% Rental Rate Increase Every 5 Years | Now Open!**
- Brand New BTS 2022 Construction | Essential Business
- **Hard Signalized Location | Just off the I-26 Exit**
- **Located in a Retail Hub | Across from Juban Crossing (2.9M Visits/year)**
- **Juban Crossing Performs in the Top 3% of all Shopping Centers in Louisiana (974/32,983)!**
- 5 (5 Year) Options | 5% Rental Increase At Each Option
- One Mile Household Income \$83,801
- **Five Mile Population 66,116**
- **One Mile Population Growth Rate 4.20%**
- **78,887 Cars Per Day on I-12 | 24,436 Cars Per Day on Juban Road**

FIRESTONE COMPLETE AUTO CARE

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$175,104.00	\$27.96
Gross Income	\$175,104.00	\$27.96
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$175,104.00	\$27.96

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.0 Acre
Building Size:	6,262 SF
Traffic Count # 1:	24,436 on Juban Rd
Traffic Count # 2:	78,887 on I-12
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

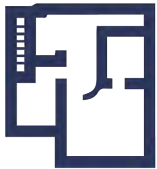
Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$175,104.00
Rent PSF:	\$27.96
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/28/2022
Lease Expiration Date:	3/31/2037
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Yrs & Options
Renewal Options:	Five (5 Year)
Lessee Name:	Bridgestone Retail Operations, LLC
Tenant Website:	www.Firestone.com



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Firestone	6,262	3/28/2022	3/31/2037	\$175,104.00	100.0		\$27.96
				\$183,859.20		3/28/2027	\$29.36
				\$193,052.16		3/28/2032	\$30.83
			Option 1	\$202,704.77		3/28/2037	\$32.37
			Option 2	\$212,840.01		3/28/2042	\$33.99
			Option 3	\$223,482.01		3/28/2047	\$35.69
			Option 4	\$234,656.11		3/28/2052	\$37.47
			Option 5	\$246,388.91		3/28/2057	\$39.35
Averages	6,262			\$184,005.12			\$29.38



TOTAL SF
6,262



TOTAL ANNUAL RENT
\$175,104.00



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$29.38



NUMBER OF TENANTS
1

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FIRESTONE TIRE AND RUBBER COMPANY is an American Tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and used this to become the original equipment supplier of Ford Motor Company automobiles and was also active in the replacement market.

BRIDGESTONE CORPORATION is a Japanese multinational auto and truck parts manufacturer founded in 1931. The company is the largest manufacturer of tires in the world, following by Michelin, Goodyear (United States), Continental (Germany), and Pirelli (Italy). Bridgestone acquired Firestone Tire and Rubber Company in 1988. As of May 2020, Bridgestone Group had 180 production facilities in 25 countries. The company produced revenues of \$32.08 billion and a net income of \$2.97 billion for 2019.

"A"
GRADE
PARENT COMPANY


2200 STORES
NATIONWIDE


55,000
EMPLOYEES


120 YEARS
IN BUSINESS


NASHVILLE
HEADQUARTERS



THE BRIDGESTONE AMERICAS FAMILY OF ENTERPRISES includes more than 40 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone, and associate brands tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart, and off-the-road tires.

THE TENANT UNDER THE LEASE IS BRIDGESTONE RETAIL OPERATIONS, LLC (BSRO) which operates as a wholly owned subsidiary of Bridgestone America's Inc. BSRO is headquartered in Bloomingdale, IL and operates the largest network of company owned automotive service providers in the world—nearly 2,200 tires and vehicle service centers across the United States—including Firestone Complete Auto Care, Tires Plus, and Wheelworks store locations.



JUBAN CROSSING

Located at the northwestern corner of the intersection of I-12 and Juban Road, just east of Louisiana's Capital city. Juban Crossing is a destination unlike any other in Livingston Parish. With a prime location at the northwestern corner of the intersection of I-12 and Juban Road, just east of Louisiana's capital city, Juban Crossing combines four separate districts for work, shopping, playing and living. The first phase of retail stores is open now.

Once complete, the development will span over 1.2 million square feet of easily accessible space in one of south Louisiana's most desirable growth areas. Juban Crossing provides the ideal destination for anyone and every taste. Current activity and prospective plans include over 100 premier stores, restaurants and service businesses as well as single and multi-family residences and a hotel.

The 471-acre, mixed-use community will invite activity at every crossing and become a community center where its residents and visitors can shop, live, work and play.

CENTER INFORMATION

Website: www.jubancrossing.com

Major Tenants: Academy Sports, Belk, Ulta,
Bed Bath & Beyond, Five Below,
Kirkland's, Michaels, & Old Navy

AREA HIGHLIGHTS

- Livingston Parish school district ranks among top five in state
- 70% increase in per capita income
- Total job growth of 150%
- Trade area household expenditures exceed 1.5 billion

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PROXIMITY TO LOCAL ATTRACTIONS



20 Miles
Baton Rouge
Metropolitan
Airport



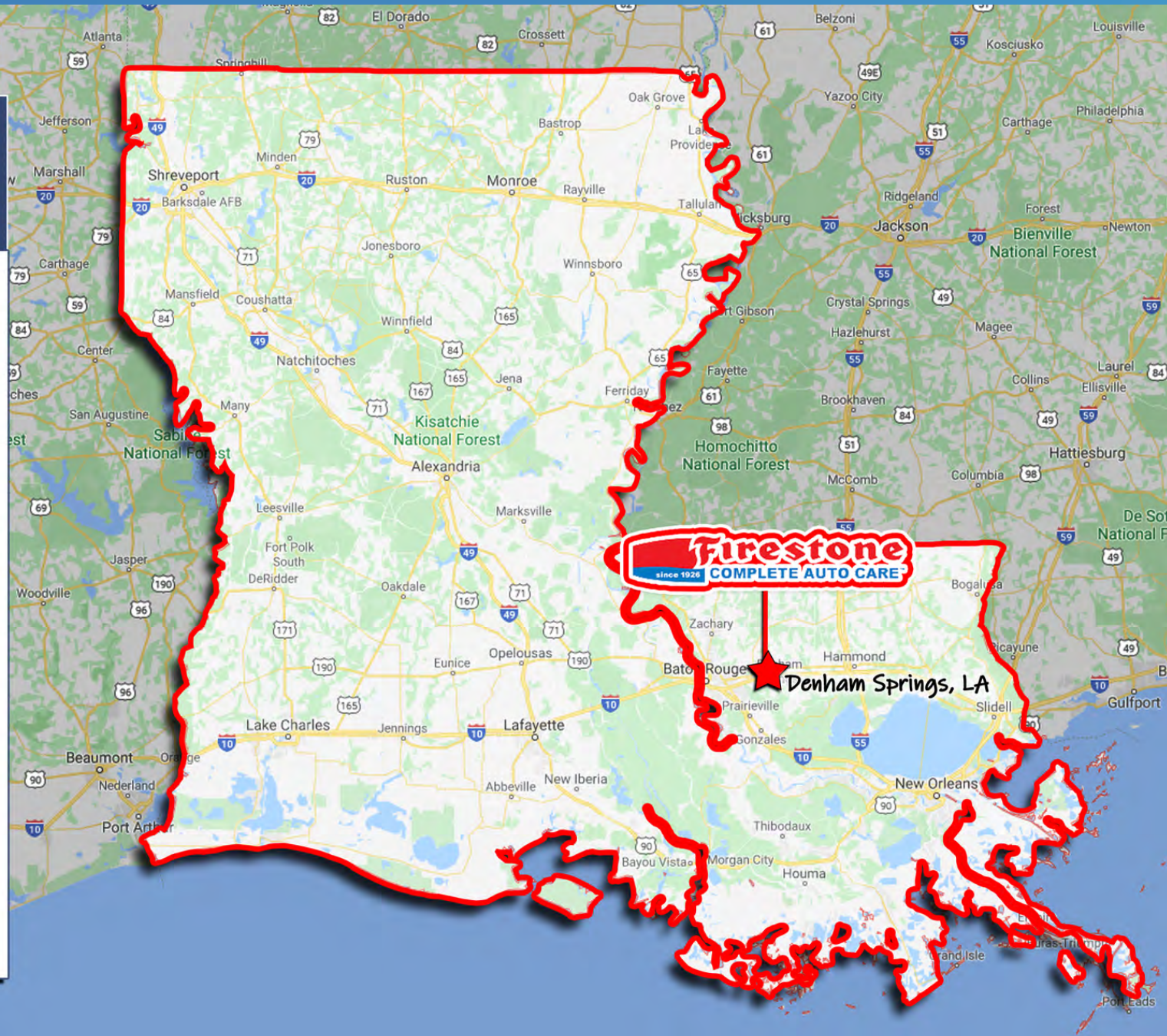
18 Miles
Baton Rouge,
LA



83 Miles
New Orleans,
LA



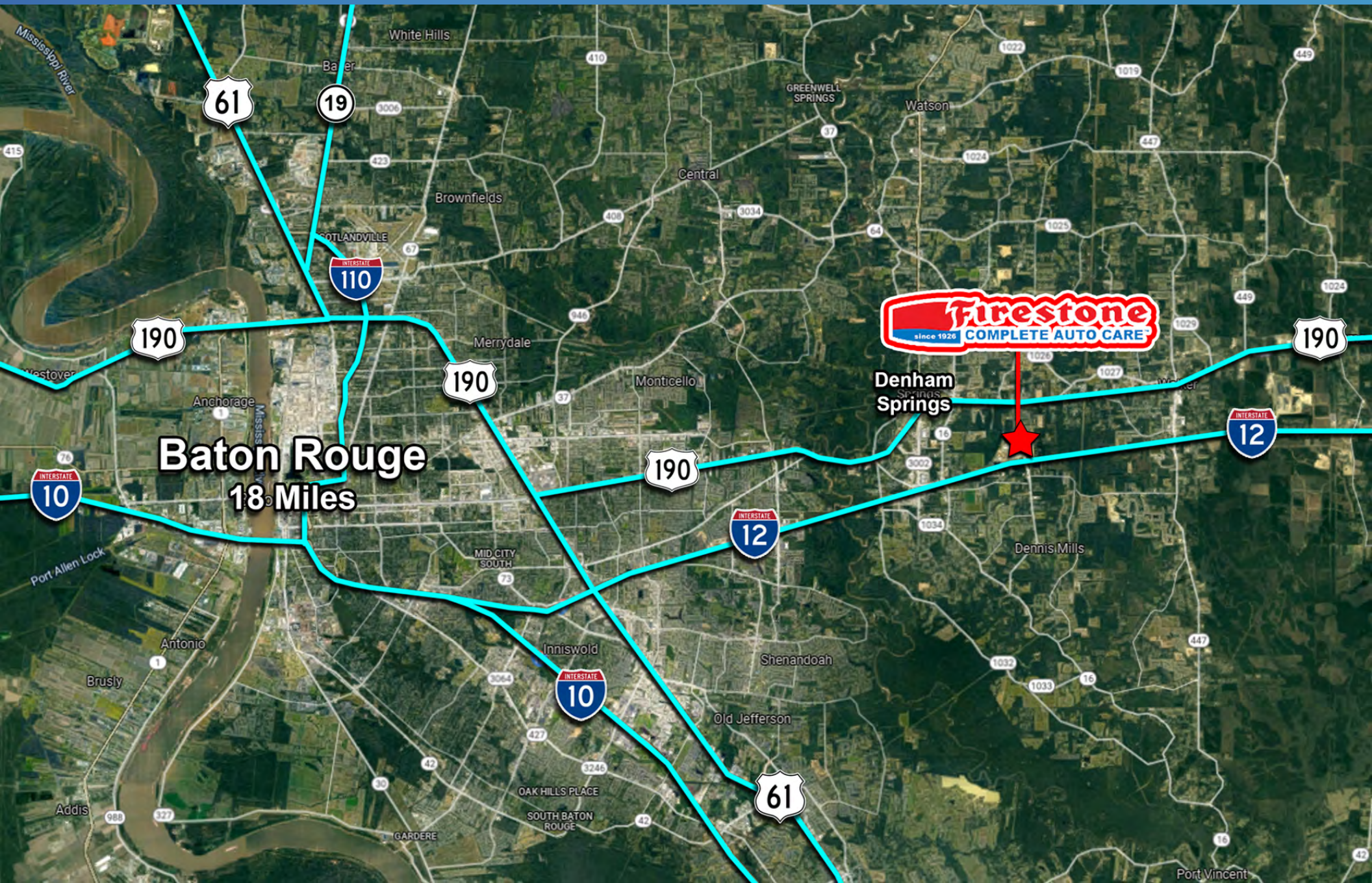
17 Miles
Louisiana
State
University



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Denham Springs is a city in Livingston Parish, Louisiana. The 2010 U.S. census placed the population at 10,215, up from 8,757 at the 2000 U. S. census. At the 2020 United States census, 9,286 people lived in the city. The city is the largest area of commercial and residential development in Livingston Parish. Denham Springs and Walker are the only parish municipalities classified as cities. The area has been known as Amite Springs, Hill's Springs, and Denham Springs.

Located just a short drive from Baton Rouge, Denham Springs accommodates a wide range of tastes. The city's Antique Village will leave the refined collector enraptured. The downtown cluster of stores offers low-cost items both down-home and decorative. In a different vein, the local Bass Pro Shops Outdoor World will beguile the rugged outdoorsman. The store's floor area approximates three and a half football fields, featuring a boat showroom, a seafood restaurant and an unfathomably large selection of sporting goods, apparel and outdoor items. For those seeking relaxation, the historic Spring Park recalls the origins of Denham Springs. Within decades of its founding in 1828, the local mineral springs provided the setting for a health resort of the type that was popular in the 19th and early 20th centuries. The vibrant town center that grew from those origins has earned Denham Springs designation as one of Louisiana's Main Street communities.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	1,978	33,140	66,116
Total Population 2026	2,061	33,574	67,286
Population Growth Rate	4.20%	1.31%	1.77%
Median Age	35.3	35.8	35.8
# Of Persons Per HH	2.7	2.7	2.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	720	12,205	23,954
Average HH Income	\$83,801	\$78,364	\$80,450
Median House Value	\$213,710	\$167,000	\$173,062
Consumer Spending	\$23.4 M	\$379.6 M	\$765.7 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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