

CAPITAL MARKETS | RETAIL



OFFERING MEMORANDUM

DOMINO'S

8910 GREENWELL SPRINGS RD | BATON ROUGE, LA 70814

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third parties without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of

the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CBRE



01

INVESTMENT SUMMARY

EXECUTIVE SUMMARY

DOMINO'S

8910 GREENWELL SPRINGS RD
BATON ROUGE, LA, 70814

PRICE

\$417,635

CAP RATE

5.75%

NET OPERATING INCOME	\$24,014	LEASE TYPE	ABSOLUTE NET
TENANT	JHP PIZZA, LLC	BUILDING SIZE	1,300 SF
OCCUPANCY	SINGLE TENANT	LOT SIZE	.59 ACRES
YEAR BUILT	1997	LEASE EXPIRATION:	8/31/2027



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Oak Villa Joor Rd

GREENWELL SPRINGS RD



RENT ROLL

TENANT INFO		LEASE TERMS		ANNUAL RENT	OPTIONS TO EXTEND	RENT INCREASES	LEASE DETAILS
TENANT	SIZE	BEGIN	END				TAXES, INSURANCE, MAINTENANCE
DOMINO'S	1,300 SF	4/11/22	8/31/2027	\$24,014	THREE, 5 YEAR OPTIONS TO EXTEND	CPI NOT TO EXCEED 10%.	ABSOLUTE NET



*Subject parcel outline is not exact



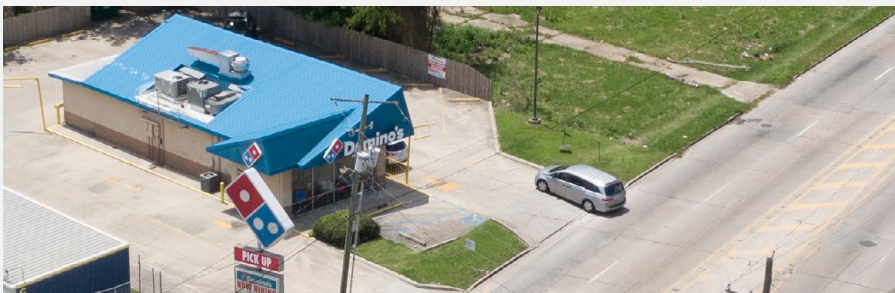
02

PROPERTY DETAIL

PROPERTY SUMMARY

INVESTMENT OVERVIEW

CBRE is pleased to offer for sale this single tenant Dominos located in Baton Rouge, LA. The lease is absolute net and continues through August 31st of 2027. This property has been operating as a Dominos for more than 25 years. The lease allows for three, 5-year options to extend. The property is well served by its visibility from highway 37 and its multiple points of ingress/egress. The property has a drive thru and is well located within a dense retail area as it is surrounded by national retailers including Walgreens, CVS, ABC Supply Co, O'Reilly Auto Parts, Dollar Tree, Dollar General, Exxon Mobil and more.



HIGHLIGHTS

- Absolute net lease; no landlord responsibilities whatsoever
- Long history operating as a Dominos in this location
- Very low rent to sales ratio
- Excellent visibility from Highway 37 connecting to US Highway 190 to the west
- 2 different points of ingress/egress
- Drive thru location
- Dense retail corridor within 1 mile of national retailers including Walgreens, CVS, ABC Supply Co, O'Reilly Auto Parts, Dollar Tree, Dollar General, Exxon Mobil and more

BRAND OVERVIEW

DOMINO'S PIZZA

Domino's is the largest pizza restaurant chain in the world, with more than 17,800 locations and 350,000 employees worldwide in more than 90 international markets. Founded in 1960, Domino's roots have been in convenient pizza delivery, with a significant amount of sales coming from carryout customers. Although the company is a highly-recognized global brand, the focus has been on serving the local neighborhoods and doing business through their large network of franchise owners and company-owned stores. On average, Domino's sells more than 3 million pizzas each day throughout their global system. In the US in 2020, 70% of ordering was through Domino's digital channels.

Domino's business model is straight forward: they handcraft and serve quality food at a competitive price, with easy ordering access and efficient service which are aided through innovative technology. Domino's generates revenues and earnings by selling food, equipment and supplies to franchisees primarily in the U.S. and Canada, and by operating a number of Domino's stores. Franchisees profit by selling pizza and other complementary items to their local customers.

Within international markets, the company grants geographical rights to the Domino's Pizza® brand to master franchisees. These master franchisees also profit by running pizza stores, and often by sub-franchising and selling ingredients and equipment to those sub-franchisees. Everyone in the system can benefit, including the end consumer, who can feed their family Domino's menu items conveniently and economically.



\$4.117B
IN 2020 REVENUE



350,000
TOTAL WORLDWIDE EMPLOYEES



17,800
WORLDWIDE LOCATIONS



AMENITIES MAP





03

MARKET OVERVIEW

MARKET OVERVIEW

BATON ROUGE, LOUISIANA

Named by French explorers as “the Red Stick City,” Baton Rouge is where Louisiana’s capital, flagship university, and distinctive Cajun and Creole cultures all come together. Located in Southeast Louisiana, Baton Rouge is the fifth largest city on the Mississippi River and home to Louisiana’s largest parish as the seat of East Baton Rouge Parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area’s assets are integral to the nation’s logistics and energy networks. Additionally, the city’s cost of living is low, cost of housing is approximately 20% lower than neighboring southern metros while boasting a thriving arts culture and food scene making it a hub for unique festivals all year long.

Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System’s flagship university and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the United States. The Port of Greater Baton Rouge is the 10th-largest in the U.S. in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling ocean-going tankers and cargo carriers. Major corporations participating in the economy of Baton Rouge and its metropolitan statistical area include Lamar Advertising Company, BBQGuys, Marucci Sports, Piccadilly Restaurants, Raising Cane’s Chicken Fingers, ExxonMobil, and Dow Chemical Company.

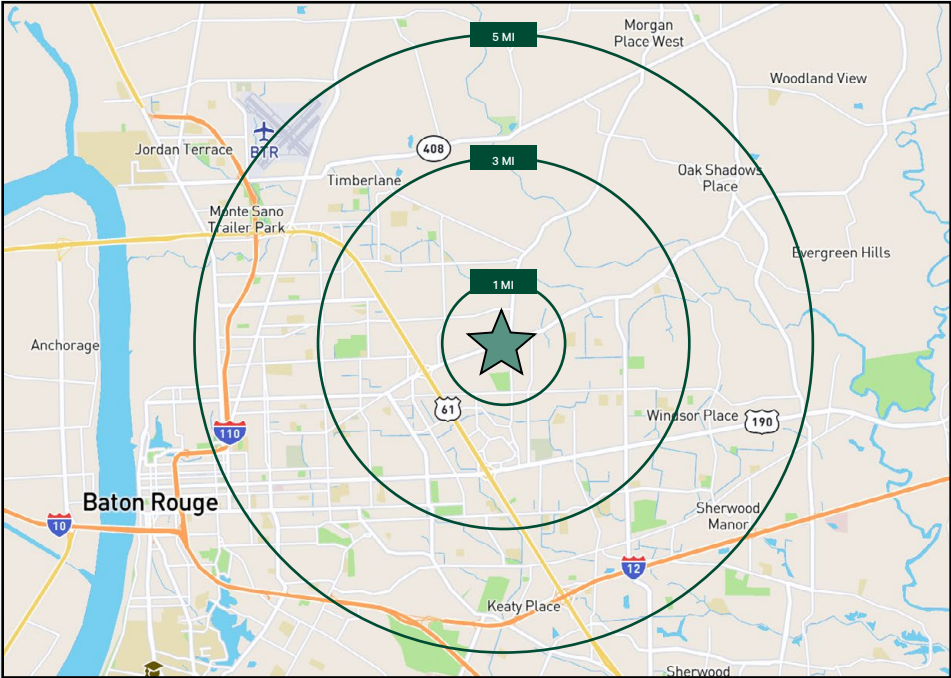
Baton Rouge’s largest industry is petrochemical production and manufacturing. ExxonMobil’s Baton Rouge Refinery complex is the fourth-largest oil refinery in the country; it is the world’s 10th largest. Baton Rouge

also has rail, highway, pipeline, and deep-water access. Dow Chemical Company has a large plant in Iberville Parish near Plaquemine, 17 miles south of Baton Rouge. Shaw Construction, Turner, and Harmony all started with performing construction work at these plants.

The city of Baton Rouge is approximately 79 miles from New Orleans, 126 miles from Alexandria, 56 miles from Lafayette and 250 miles from Shreveport. It is also 173 miles from Jackson, Mississippi and 272 miles from Houston, Texas. The city’s proximity to Greater New Orleans, Greater Jackson, and Greater Houston makes it a prominent transportation hub between the metropolitan regions. The city is located on the first set of bluffs north of the Mississippi River Delta’s coastal plains. Because of its prominent location along the river and on the bluffs, which prevents flooding, the French built a fort in the city in 1719. Baton Rouge is the third-southernmost capital city in the continental United States, after Austin, Texas, and Tallahassee, Florida. It is the cultural and economic center of the Greater Baton Rouge metropolitan area.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	5,035	63,104	173,212
2021 Estimate	5,065	63,155	173,321
2010 Census	5,260	64,338	177,260
2000 Census	5,332	63,656	174,810
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Projection	1,889	23,121	67,094
2021 Estimate	1,907	23,200	67,250
2010 Census	2,008	23,873	69,210
2000 Census	2,120	23,787	67,817
HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2021 Estimate			
\$200,000 and Over	0.6%	2.2%	4.0%
\$150,000 - \$199,000	6.2%	3.4%	4.6%
\$100,000 - \$149,000	8.2%	9.1%	10.3%
\$75,000 - \$99,999	13.9%	9.5%	11.6%
\$50,000 - \$74,999	22.5%	17.3%	17.7%
\$35,000 - \$49,999	13.2%	13.5%	13.0%
Under \$35,000	35.4%	45.1%	38.9%
Average Household Income	\$63,740	\$63,740	\$92,488
Median Household Income	\$51,260	\$61,177	\$67,018

Source: ©2022 CBRE



DEMOGRAPHICS

TRAVEL TIMES FROM BATON ROUGE

NEW ORLEANS, LA	1.5 HOURS
HOUSTON, TX	4.5 HOURS
LITTLE ROCK, AK	6 HOURS
DALLAS, TX	6.5 HOURS
AUSTIN, TX	7.0 HOURS
OKLAHOMA CITY, OK	9.5 HOURS

POPULATION	BATON ROUGE	LOUISIANA
2026 Projection	234,990	4,827,714
2021 Current	233,107	4,758,119
2010 Census	230,714	4,533,372
2000 Census	228,762	4,468,976

POPULATION PROFILE	BATON ROUGE	LOUISIANA
Households		
2026 Projection	93,890	1,853,821
2021 Current	93,101	1,824,477
2010 Census	92,281	1,728,360
2000 Census	89,416	1,656,053
2021 Businesses	14,478	197,028
2021 Employees	181,063	2,122,242

HOUSEHOLDS BY INCOME	BATON ROUGE	LOUISIANA
2021 Estimate		
\$150,000 or More	10.4%	10.3%
\$100,000 - \$149,000	10.0%	13.1%
\$75,000 - \$99,999	9.8%	11.6%
\$50,000 - \$74,999	16.1%	16.3%
\$35,000 - \$49,999	11.5%	11.8%
Under \$35,000	42.2%	37.0%
Average Household Income	\$69,959	\$73,127
Median Household Income	\$44,083	\$51,294

Source: ©2022 CBRE



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