

OFFERING MEMORANDUM

Bossier Extended Stay

750 Live Casino Boulevard, Bossier City, LA 71111

\$700,000.00 Re-model Credit at Closing

Presented By:

Randall Boughton

Commercial Advisor

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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

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PROPERTY INFORMATION

Section 1

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NAI Rampart



PROPERTY DESCRIPTION

Huge redevelopment opportunity.

Introducing 750 Live Casino Boulevard, a prime commercial offering. Zoned RFD (Riverfront Development), it presents an exceptional opportunity to create a captivating guest experience in the thriving Casino Area.

PROPERTY HIGHLIGHTS

- 43,694 SF building with 146 units
- Renovation started in 2024 for modern appeal
- Ideal location in the Casino Area
- Zoned RFD (Riverfront Development)
- Prime investment opportunity
- Proven track record for hospitality success
- Strong historical performance
- Attractive amenities for guests

OFFERING SUMMARY

Sale Price:	\$5,200,000
Re-model Credit at Closing:	\$700,000.00
Number of Rooms:	146
Lot Size:	3.457 Acres
Building Size:	43,694 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	363	2,171
Total Population	206	824	4,789
Average HH Income	\$60,529	\$48,546	\$40,520



PROPERTY DESCRIPTION

THREE PROPERTIES AVAILABLE. TWO MOTELS AND ONE GAS STATION / CONVENIENCE STORE.

THIS OFFERING MEMORANDUM IS FOR 750 LIVE CASINO ONLY.

SEE OYO MOTEL LISTING FOR ADDITIONAL INFORMATION.

Huge redevelopment opportunity.

Introducing 750 Live Casino Boulevard, a prime commercial offering. Zoned RFD (Riverfront Development), it presents an exceptional opportunity to create a captivating guest experience in the thriving Casino Area.

The Restaurant and Lounge are currently leased for \$15,000 per month.

LOCATION DESCRIPTION

Let the legacy of its 1967 construction lay the foundation for your next visionary venture.

The site, with its' Interstate 20 frontage enjoys one of the highest visibility hospitality properties in the area. The location on Live Casino Blvd., exposes the investors new project to thousands of casino visitors weekly.

Discover the vibrant hospitality market surrounding Bossier City's premier Live Casino destination. Situated in an area synonymous with world-class entertainment, the location offers proximity to the bustling gaming scene, with renowned casinos like Margaritaville Resort Casino and Horseshoe Bossier City just moments away. Additionally, the property is surrounded by an array of popular dining, shopping, and leisure options, ensuring a steady stream of visitors seeking a full-service hospitality experience. With its prime position in the heart of this dynamic market, the area presents an exceptional opportunity for investors looking to capitalize on the thriving hospitality sector.



PROPERTY HIGHLIGHTS

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- - Ideal location in the Casino Area
- - Zoned RFD (Riverfront Development)
- - Prime investment opportunity
- - Proven track record for hospitality success
- - Strong historical performance
- - Attractive amenities for guests
- - Spacious and versatile floor plan
- - Excellent potential for revenue growth



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LOCATION INFORMATION

Section 2

Prepared By:

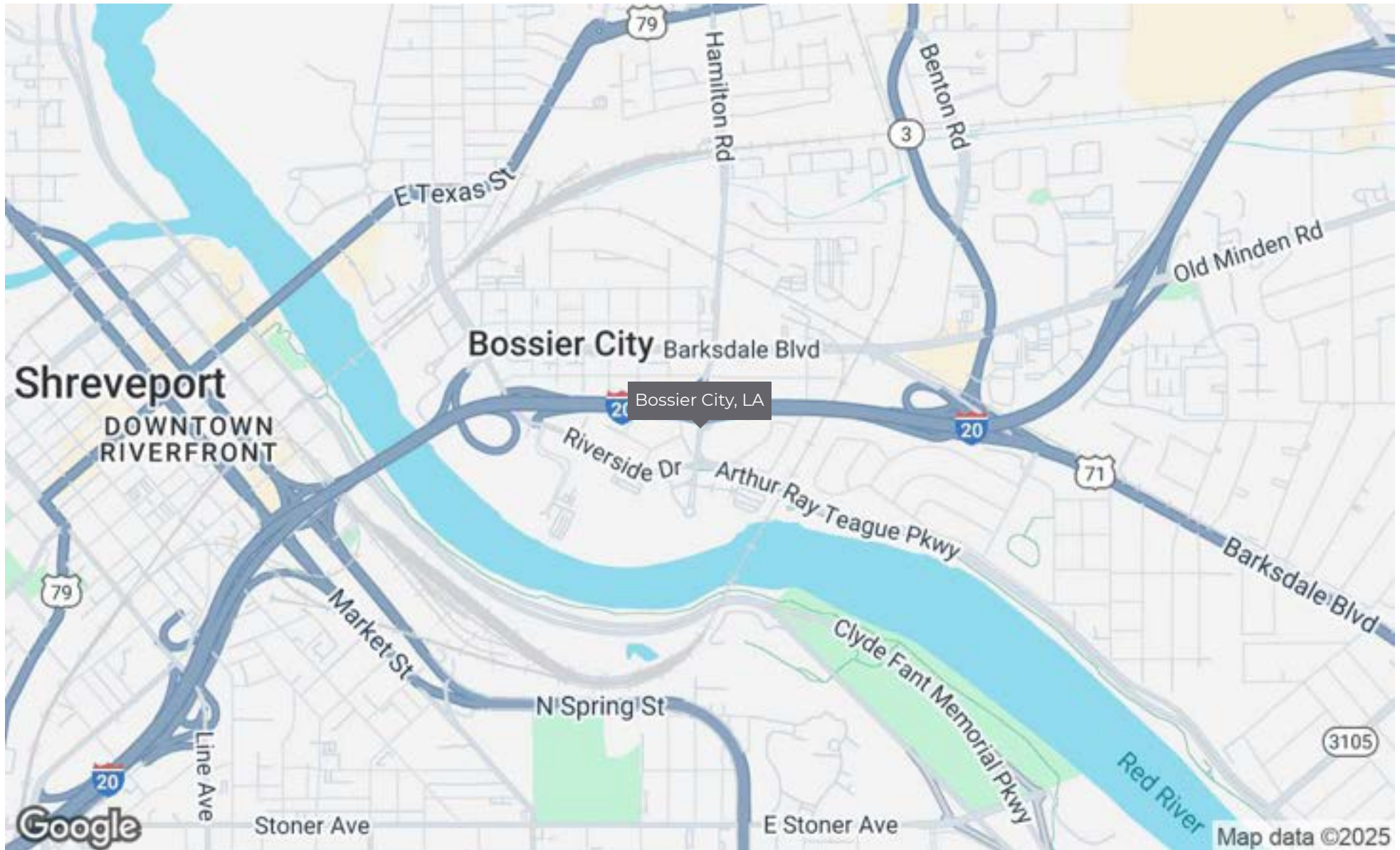
Randall Boughton

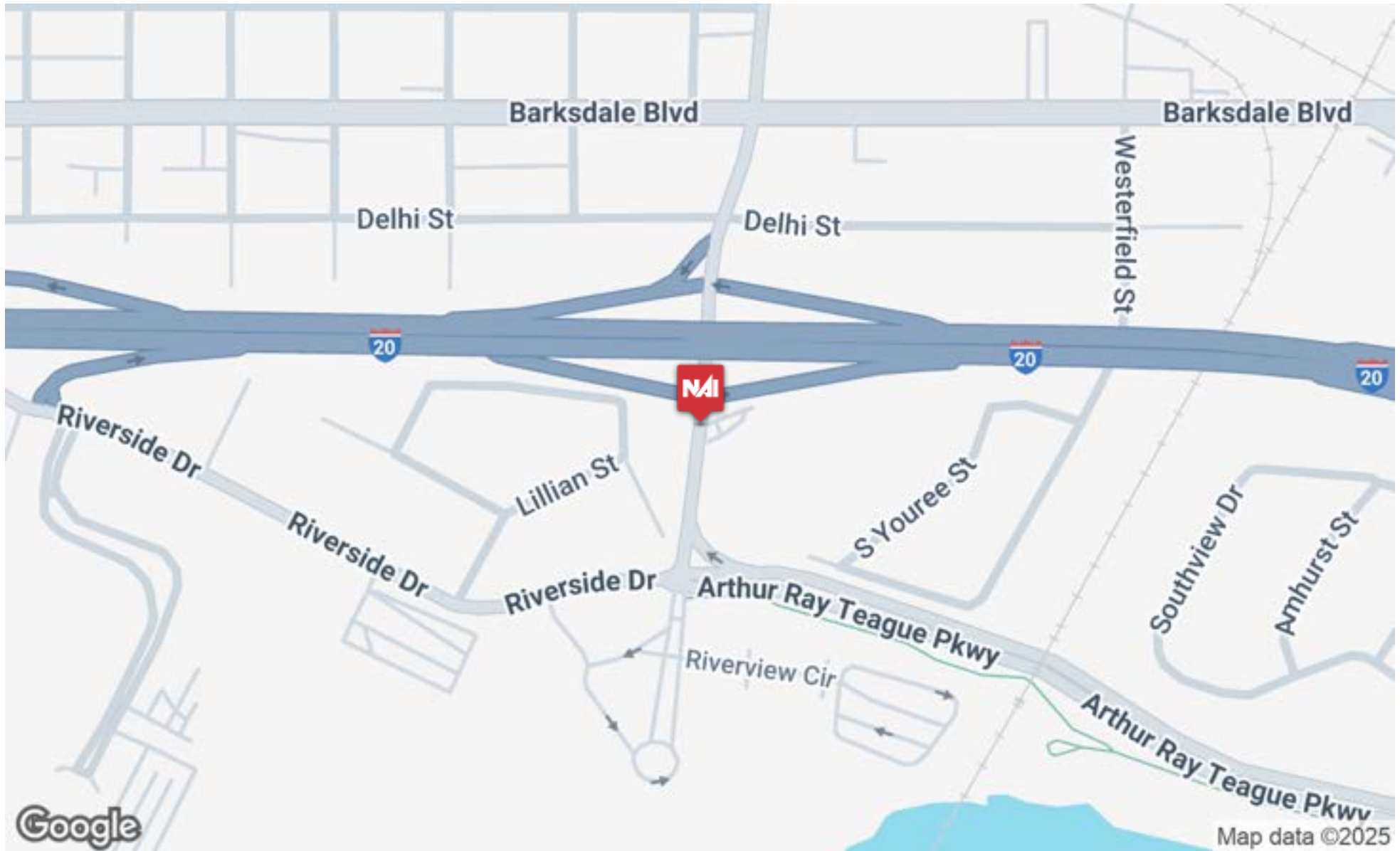
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NAI Rampart







DEMOGRAPHICS

Section 3

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NA Rampart

BOBBY GREENE
REAL ESTATE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	206	824	4,789
Average Age	43	38	35
Average Age (Male)	44	38	35
Average Age (Female)	42	39	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	363	2,171
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$60,529	\$48,546	\$40,520
Average House Value	\$154,813	\$129,303	\$125,317

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 4

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BOBBY GREENE
COMMERCIAL REAL ESTATE



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PROFESSIONAL BACKGROUND

Randy began his career in agricultural leasing and sales in 1986. He was appointed to the position of Standing Chapter 12 Bankruptcy Trustee for the Eastern, Middle and Western Districts of Louisiana. His expertise in leasing, asset management, financial planning and real estate valuation were key to the success of the program. Additionally, he served as Chapter 7 Trustee for the Western District of Louisiana in Alexandria, Louisiana. He is a 2011 graduate of the prestigious Jay W. Levine Institute.

He is Past President of the Louisiana CCIM Chapter, former national board member of the CCIM national organization, 2017 RVP of the Texas, Louisiana, and Oklahoma Region, past board member of the Louisiana Commercial Database Chapter and a former member of the East Baton Rouge Board of Realtor's Commercial Investment Division legislative committee.

Current and former clients include Kansas City Southern Railroad, JP Morgan Chase, corporate and franchisee operations and numerous independent restaurant operations in Louisiana and Mississippi. Other clients include private investors, law firms and accounting firms.

Randy is currently a Partner in the NAI Latter & Blum Supply Chain and Logistics Group. This group specializes in industrial site selection, asset sales, leasing, valuation and disposition.

EDUCATION

University of Louisiana at Monroe

Numerous Real Estate and Appraisal Courses

MEMBERSHIPS

Greater Baton Rouge Association of Realtors (GBRAR)

Certified Commercial Investment Member (CCIM)

2014 Louisiana CCIM Chapter President

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