

NNN LEASED INVESTMENT

7457 Hwy 5, Gloster, La.

7457 Louisiana 5, Gloster, LA 71030

Presented By:

Andy Nguyen

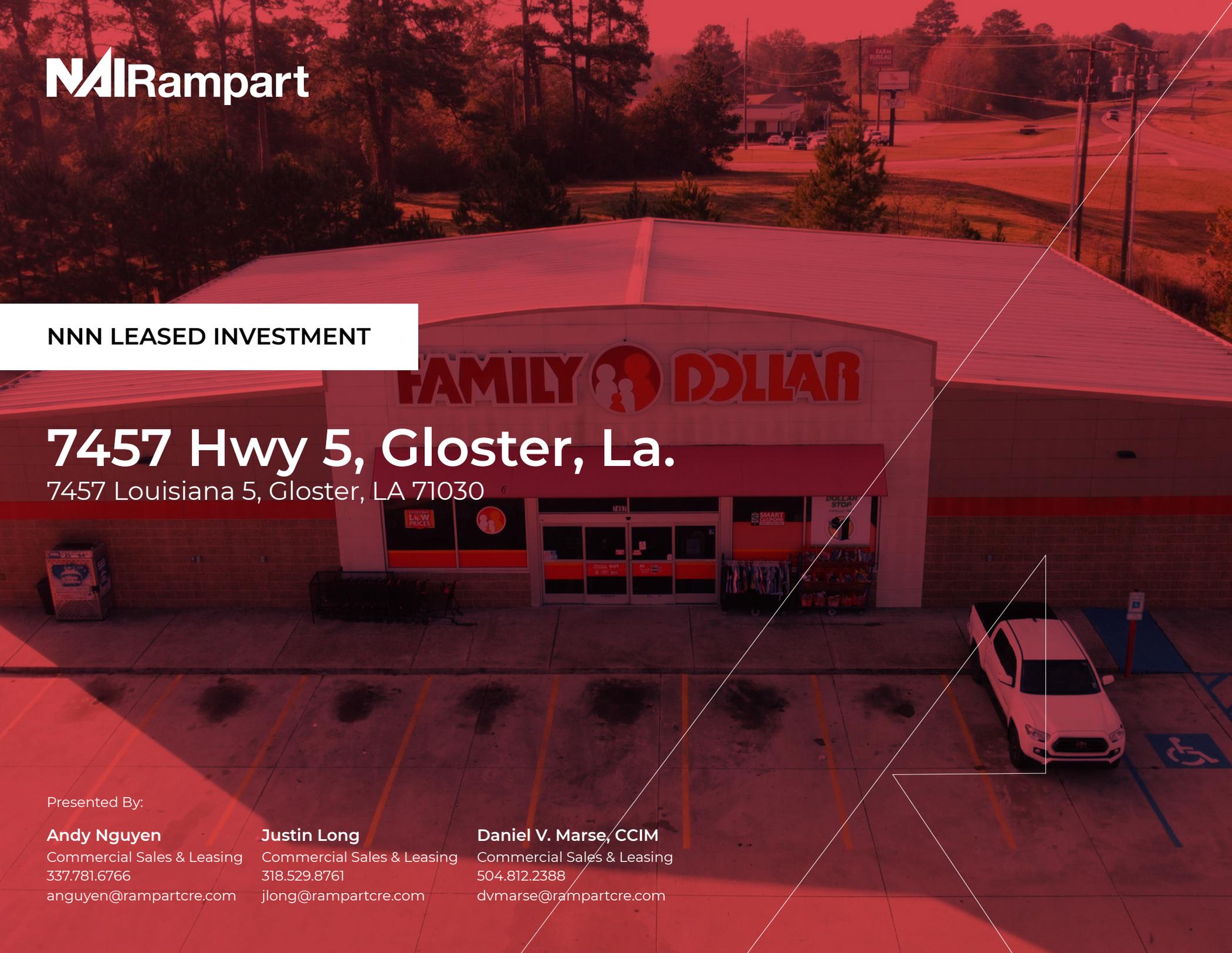
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PROPERTY DESCRIPTION

Family Dollar NNN Offering: An ±8,320 SF retail asset (built 2016) at the signalized intersection of Hwy 171 and LA Hwy 5. Featuring a stabilized passive income stream and attractive rental growth, this is a prime opportunity for NNN-focused investors seeking low-management yield.

LEASE HIGHLIGHTS

- Approx. 5 years and 8 months remaining on primary term
- 10% rental escalation scheduled on 9/30/2026
- Six (6) five-year renewal options
- Each renewal option includes a 10% base rental rate increase

OFFERING SUMMARY

| | |
|------------------------|-------------|
| Sale Price: | \$1,140,000 |
| Lot Size: | 1.87 Acres |
| Building Size: | 8,320 SF |
| Current NOI: | \$84,276.00 |
| Current Cap Rate: | 7.39% |
| Cap Rate At 9/30/2026: | 8.13% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 168 | 663 | 1,648 |
| Total Population | 493 | 1,925 | 4,534 |
| Average HH Income | \$93,015 | \$92,916 | \$97,046 |

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| Period | Term | SF | Annual Pro Forma | Rent PSF | NOI | Cap Rate | Period Start | Period End | Rent Increase |
|---------------|-------------|-----------|-------------------------|-----------------|------------|-----------------|---------------------|-------------------|----------------------|
| Primary | Years 1-10 | 8,320 | \$84,276 | \$10.13 | \$84,276 | 7.39% | 7/14/16 | 9/30/26 | 10.00% |
| Primary | Years 11-15 | 8,320 | \$92,700 | \$11.14 | \$92,700 | 8.13% | 10/1/26 | 9/30/31 | 10.00% |
| Option 1 | Years 16-20 | 8,320 | \$101,974 | \$12.26 | \$101,974 | 8.95% | 10/1/31 | 9/30/36 | 10.00% |
| Option 2 | Years 21-25 | 8,320 | \$112,171 | \$13.48 | \$112,171 | 9.84% | 10/1/36 | 9/30/41 | 10.00% |
| Option 3 | Years 26-30 | 8,320 | \$123,388 | \$14.83 | \$123,388 | 10.82% | 10/1/41 | 9/30/46 | 10.00% |
| Option 4 | Years 31-35 | 8,320 | \$135,727 | \$16.31 | \$135,727 | 11.91% | 10/1/46 | 09/30/51 | 10.00% |
| Option 5 | Years 36-40 | 8,320 | \$149,300 | \$17.94 | \$149,300 | 13.10% | 10/01/51 | 09/30/56 | 10.00% |
| Option 6 | Years 41-45 | 8,320 | \$164,230 | \$19.74 | \$164,230 | 14.41% | 10/1/56 | 9/30/61 | |

Note: This is a NNN Lease with tenants responsible for all maintenance and improvements.



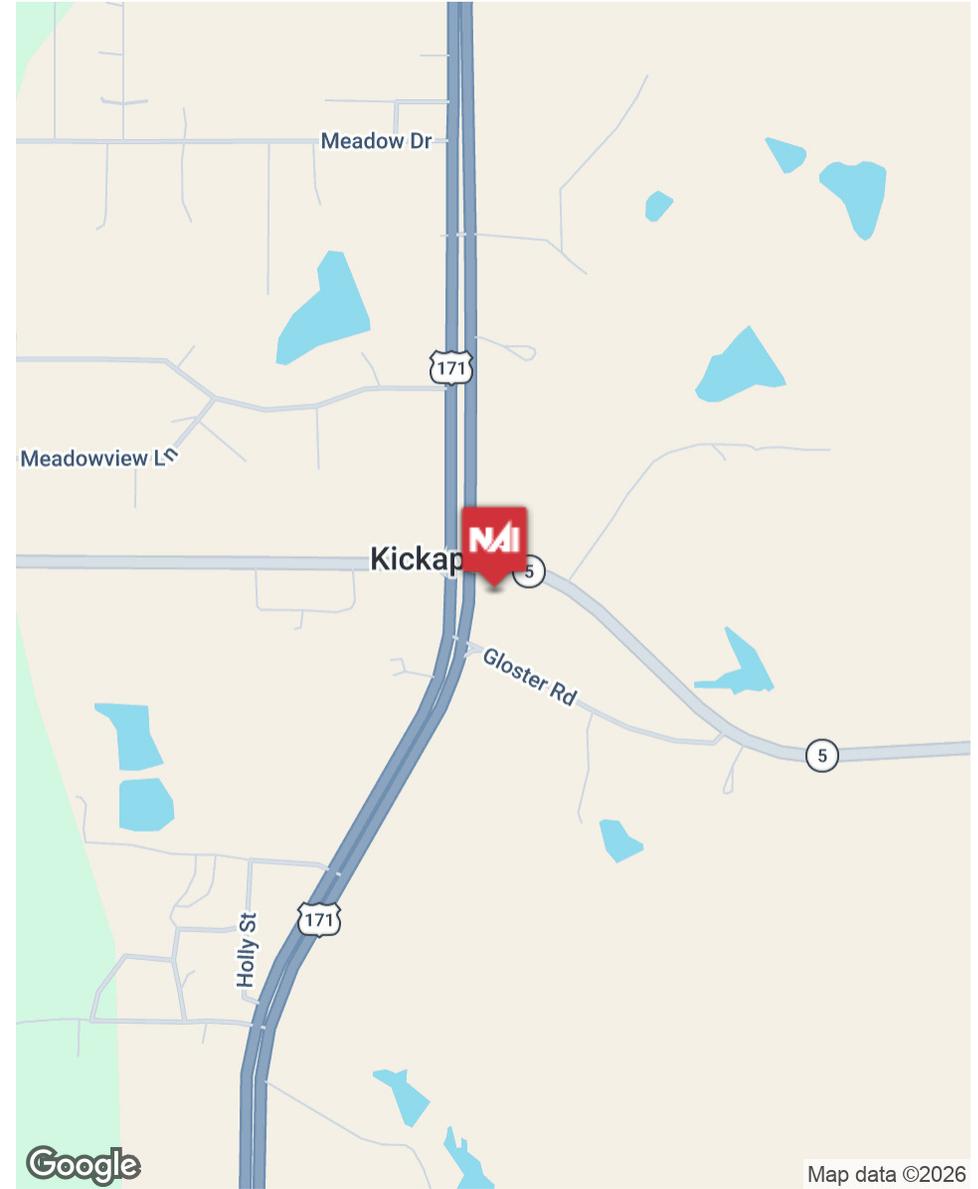
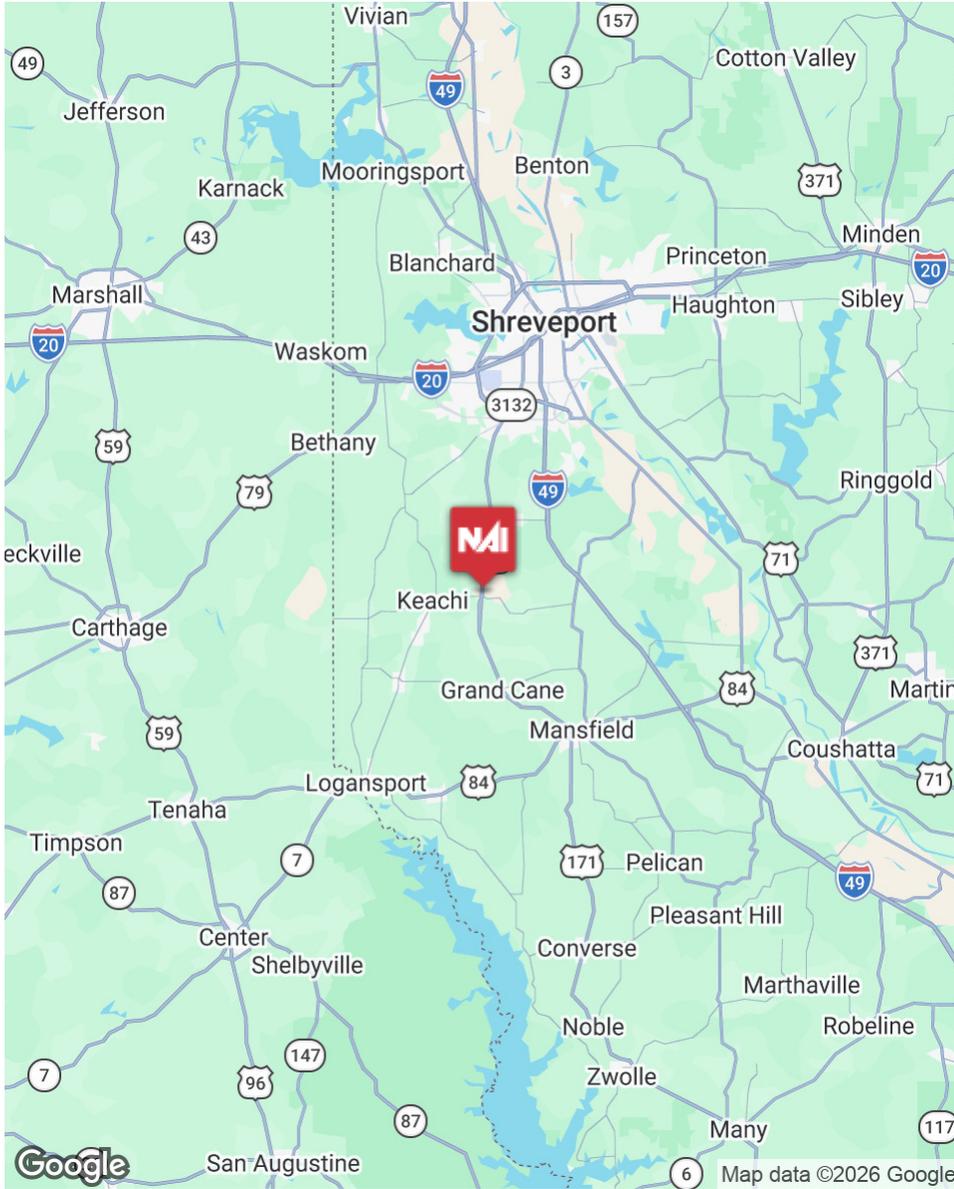
LOCATION OVERVIEW

Gloster is a rapidly growing town situated just 15 miles south of Shreveport, Louisiana's third-largest city, and 12 miles west of the Texas state line. Employment in Gloster surged by eleven percent from 2022 to 2023, and the city is poised for even more job opportunities by 2026. The median income within a one-mile radius stands at an impressive \$93,000, highlighting the economic strength of this community. Moreover, Desoto Parish demonstrates a robust economy in northwest Louisiana, backed by strong job forecasts. Louisiana is actively expanding its workforce, having added over twenty thousand jobs in the past year alone. Cheap energy is a major draw for this area. The momentum in the job market is undeniably positive and promising to last for years to come.

PROPERTY HIGHLIGHTS

- Gloster is a growing town near Shreveport, LA (15 miles south) and the Texas state line (12 miles west)
- Employment in Gloster increased by 11% from 2022 to 2023
- More job opportunities are expected to arise by 2026
- Median income within a 1-mile radius is \$93,000
- Desoto parish shows steady economic growth with positive job forecasts
- 3.0% Household growth rate projected between 2025 - 2030

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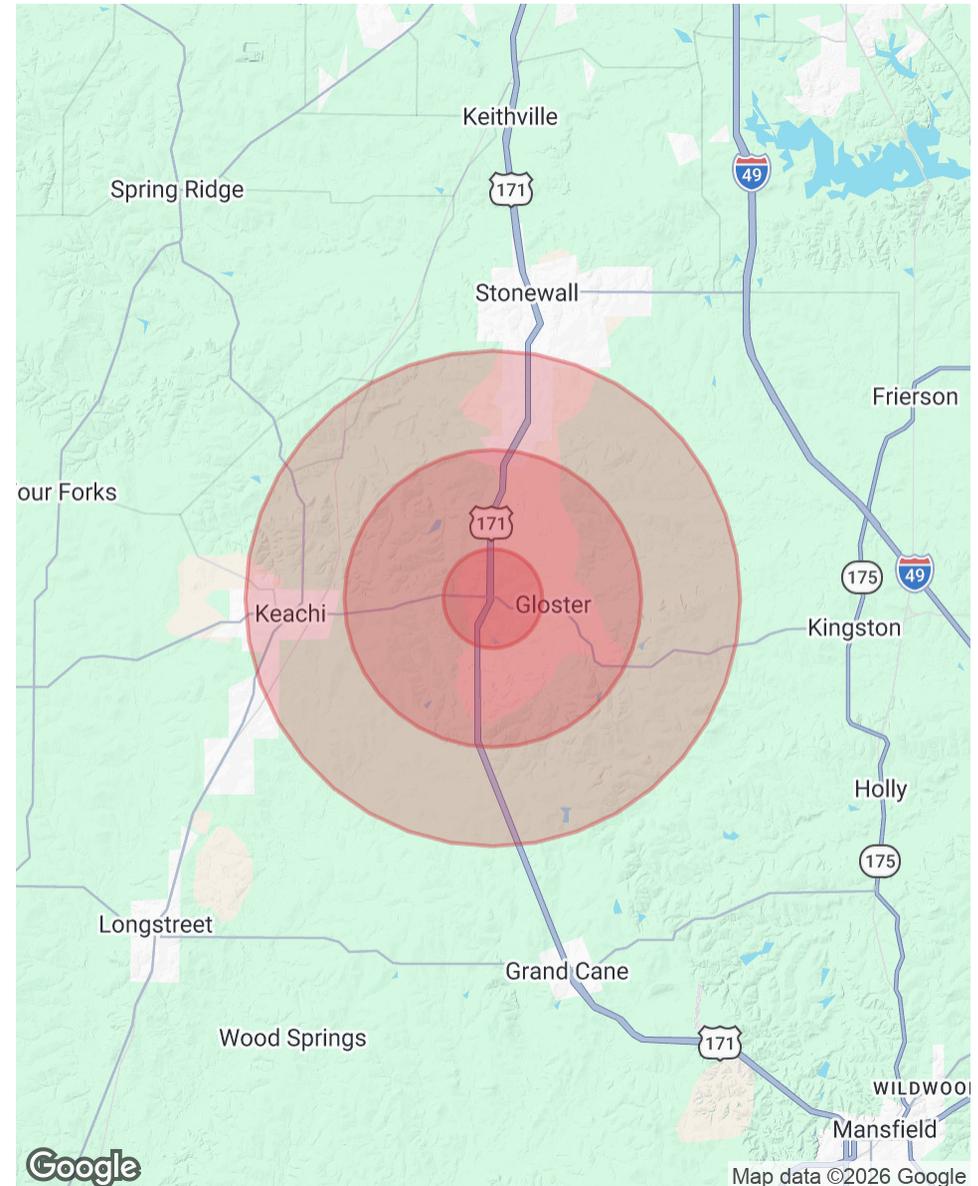


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 493 | 1,925 | 4,534 |
| Average Age | 37 | 37 | 39 |
| Average Age (Male) | 36 | 36 | 38 |
| Average Age (Female) | 38 | 38 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 168 | 663 | 1,648 |
| # of Persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$93,015 | \$92,916 | \$97,046 |
| Average House Value | \$281,376 | \$284,216 | \$290,591 |

Demographics data derived from AlphaMap



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