

NORTHERN TOOL + EQUIPMENT CORPORATE GUARANTEE W/ 2% ANNUAL INCREASES

200 JOHN WESLEY BLVD, BOSSIER CITY, LA 71112

NEWER 2023 CONSTRUCTION



OFFERING MEMORANDUM

Marcus & Millichap



sam's club
 Academy SPORTS+OUTDOORS
 TARGET
 Kroger
 LOWE'S
 THE HOME DEPOT
 Walmart
 DRESS FOR LESS

Brookshire's food & pharmacy
 SONIC
 goodwill
 AutoZone
 McDonald's

b p c c
 BOSSIER PARISH COMMUNITY COLLEGE
 ±6,300 Students


NORTHERN™
 TOOL + EQUIPMENT


LOUISIANA DOWNS
 CASINO & RACETRACK


 SHREVEPORT REGIONAL AIRPORT

JCPenney BARNES & NOBLE
 TARGET sam's club
 PET SMART BEST BUY WHOLE FOODS MARKET
 HOBBY LOBBY five BELOW

BROOKSHIRE GROCERY ARENA

OLDE OAKS GOLF CLUB

RED RIVER NATIONAL WILDLIFE REFUGE

DOWNTOWN SHREVEPORT

BARKSDALE AIR FORCE BASE

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Executive Summary

200 John Wesley Blvd, Bossier City, LA 71112

FINANCIAL SUMMARY

Price	\$5,498,000
Cap Rate	7.65%
Building Size	22,017 SF
Net Cash Flow	7.65% \$420,625
Year Built	2023
Lot Size	2.55 Acres

LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Northern Tool
Guarantor	Corporate
Roof and Structure	Landlord Responsible*
Lease Commencement Date	September 27, 2023
Lease Expiration Date	September 30, 2035
Lease Term Remaining	9+ Years
Rental Increases	2% Annually
Renewal Options	2, 5 Year Options
Right of First Refusal	None

*20 year roof warranty in place until 2043.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 9/30/2026	\$420,625	7.65%
10/1/2026 – 9/30/2027	\$429,038	7.80%
10/1/2027 – 9/30/2028	\$437,619	7.96%
10/1/2028 – 9/30/2029	\$446,371	8.12%
10/1/2029 – 9/30/2030	\$455,299	8.28%
10/1/2030 – 9/30/2031	\$464,405	8.45%
10/1/2031 – 9/30/2032	\$473,693	8.62%
10/1/2032 – 9/30/2033	\$483,167	8.79%
10/1/2033 – 9/30/2034	\$492,830	8.96%
10/1/2034 – 9/30/2035	\$502,648	9.14%

Base Rent	\$420,625
Net Operating Income	\$420,625
Total Return	7.65% \$420,625



NORTHERN™
TOOL + EQUIPMENT



JCPenney
Dillard's
SURGE
ENTERTAINMENT
BY DREW BREE'S
PIERRE BOSSIER MALL

Bargain
OLLIE'S OUTLET
GOOD STUFF CHEAP
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
chji's
SONIC

TINSLEY
ATHLETIC COMPLEX

ZAXBYS
planet fitness
FAMILY DOLLAR

Starbucks
IHOP
SEVEN 7 BREW
DRIVE THRU COFFEE 333
WAFFLE HOUSE
TACO BELL

BOSSIER CITY
CIVIC CENTER



Bass Pro Shops
Bath & Body Works
REGAL

BOSSIER
HIGH SCHOOL
±725 Students

Public Storage
Hampton
TOWNEPLACE
SUITES
MARRIOTT
TEXAS

BARKSDALE
AIR FORCE BASE

NORTHERN™
TOOL + EQUIPMENT

Super 1 Foods
AutoZone

HORSESHOE.
BOSSIER CITY

W
O'Reilly
AUTO PARTS
WHATABURGER
Hilton
Garden Inn
Days Inn
SCOOTER'S
COFFEE
HOMewood
SUITES
BY HILTON
Denny's
LA QUINTA
INNS & SUITES
McDonald's

BOOMTOWN
CASINO & HOTEL

Live!
CASINO • HOTEL

FOOD CITY
Advance
Auto Parts





Hampton
by HILTON

studio
6
extended stay

RUSHEON
MIDDLE SCHOOL
±600 Students

TEXAS
GRILL

Hilton
Garden Inn
HOMWOOD SUITES
BY HILTON

Waffle
HOUSE

16,000 CPD
OLD MINDEN RD

MainStay
SUITES
EXTENDED STAY
BY CHOICE HOTELS

RACEWAY

POE FEDERAL
CREDIT
UNION
OWNED - STANDARD - INTEREST AVAILABLE

LAQUINTA
INNS & SUITES

SCOOTER'S
COFFEE

MURPHY
USA

CIRCLE K

NORTHERN
TOOL + EQUIPMENT

studio
6
extended stay

77,100 CPD
INTERSTATE 20

Days Inn
Denny's

Mazda



Property Description



INVESTMENT HIGHLIGHTS

- » **9+ Years Remaining on Lease with Corporate Guaranty by Northern Tool + Equipment**
- » 2% Annual Rental Increases with Multiple Renewal Options
- » **107,252 Residents within a 5-Mile Radius - Growing Trade Area in the Shreveport MSA**
- » Excellent Freeway Visibility, Situated Immediately Off Interstate 20 (±77,100 Cars per Day), a Major Connector for Northern Louisiana with Direct Access to Texas and Mississippi
- » **Surrounded by National Retailers: Harbor Freight, JCPenney, McDonalds, Texas Roadhouse, and More**
- » Minutes from Barksdale Air Force Base, the Region's Largest Employer
- » **Close Proximity to Downtown Shreveport, Home to Shopping, Dining, Hotels, and Casinos**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	9,785	46,983	108,012
2025 Estimate	9,665	46,681	107,252
Growth 2025 - 2030	1.25%	0.65%	0.71%

Households

2030 Projections	4,517	21,378	48,121
2025 Estimate	4,448	21,111	47,493
Growth 2025 - 2030	1.55%	1.26%	1.32%

Income

2025 Est. Average Household Income	\$46,426	\$57,596	\$73,968
2025 Est. Median Household Income	\$37,939	\$43,407	\$57,072

Tenant Overview



 **BURNSVILLE, MINNESOTA**
Headquarters

 **1981**
Founded

 **±120**
Locations

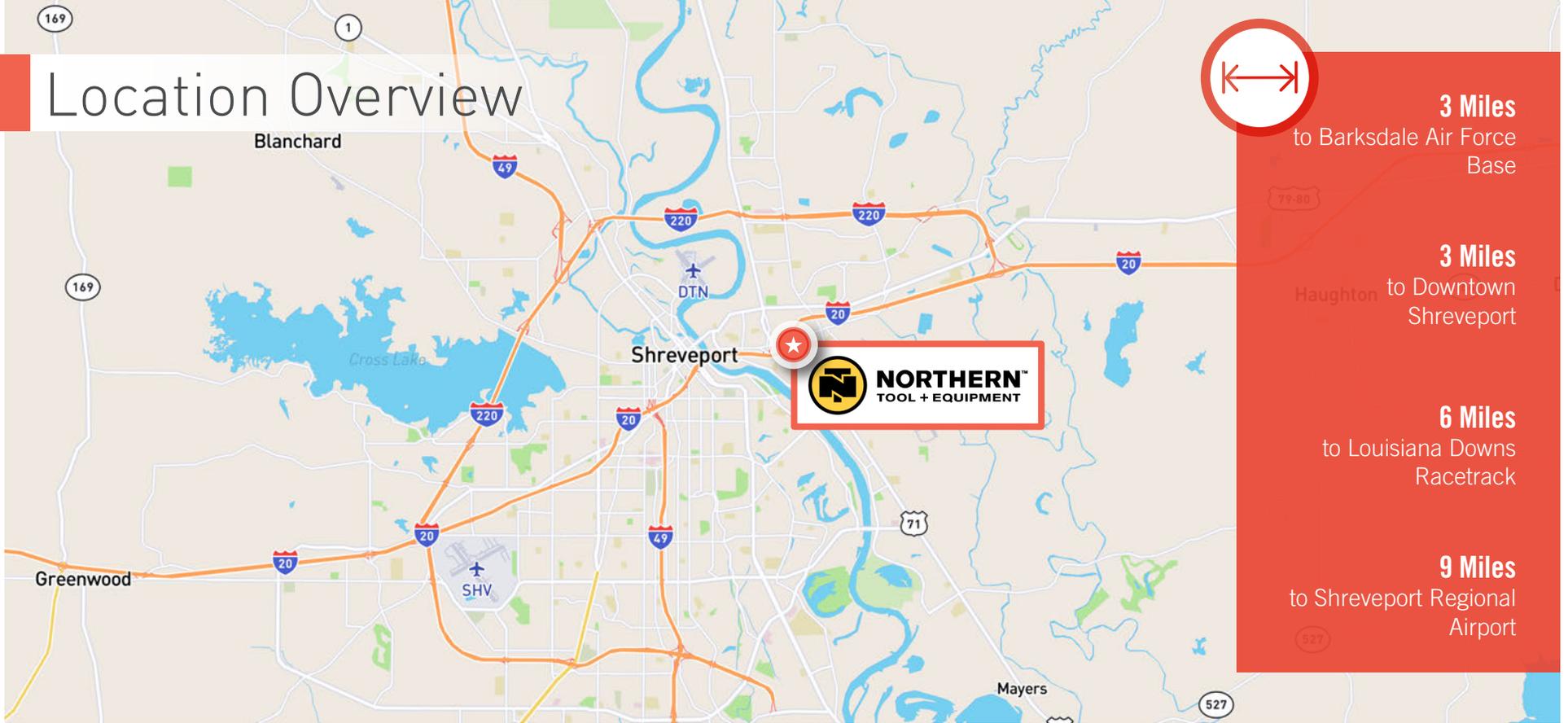
 **WWW.NORTHERNTOOL.COM**
Website

Northern Tool + Equipment is an industry leader, offering a wide selection of products, from consumer goods to industrial and construction equipment. The company is headquartered in Burnsville, Minnesota with warehouses located in Minnesota, South Carolina, and Texas. Northern Tool manufactures North Star, Powerhorse, and several other brands at facilities in Faribault, Minnesota and Ningbo, China. With over 120 store locations across more than 20 states, Northern Tool has a strong retail presence in the U.S. Northern Tool reaches an even wider audience through year-round catalog offerings, a website packed with over 100,000 tools, curbside store pickup, and nationwide delivery.

Property Photos



Location Overview



Bossier City is a city in Bossier Parish, Louisiana, home to an estimated 63,000 residents, making it the second-most populous city in the Shreveport-Bossier City metropolitan area. Located at the eastern bank of the Red River, Bossier City is closely tied economically and socially to its sister city, Shreveport, on the western bank. Bossier City has been ranked as one of Louisiana's top ten most successful cities and was ranked among the "Best Opportunity Cities" by Forbes magazine, as well as "Best Places to Find a New Job" by Money magazine.

SHREVEPORT METROPOLITAN AREA

The Shreveport metro is located in northwest Louisiana and is the commercial, cultural, and educational hub of the Ark-La-Tex region. The market is composed of Bossier, Caddo, De Soto, and Webster parishes, and is three hours east of

Dallas via Interstate 20. The metro's two most populous cities - Shreveport and Bossier City - are separated by the Red River. The city of Shreveport is the third-most populous in the state and accounts for more than 40 percent of the metro's population with 180,000 citizens. During the next five years, a population gain of 5,200 people is expected metro-wide.

The metro has diversified from its oil and gas beginnings to also include education, health care, gaming, manufacturing, and finance. Riverboat gambling, casinos, the Louisiana Downs racetrack, the Louisiana Boardwalk, and a convention center help bring tourists into the region and provide jobs. Barksdale Air Force Base is the metro's largest employer. Occupying more than 22,000 acres east of Bossier city, it provides direct and indirect employment to approximately 15,000 people.

[exclusively listed by]

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Zack House

Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

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Steve Greer

Broker of Record
225 376 6800
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