

CDI Centre Commercial Offering Summary

2900 Westfork Drive, Baton Rouge, Louisiana 70827



MAESTRI·MURRELL^{INC.}
REAL ESTATE

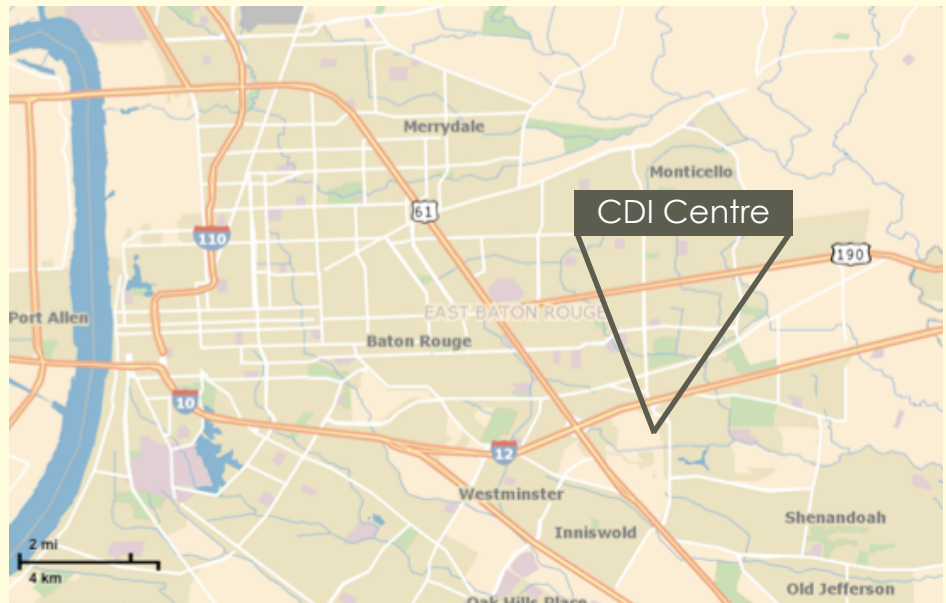
Baton Rouge Office Market Overview

The Greater Baton Rouge Association of Realtors Commercial Investment Division reports that currently there are 26 class A office buildings in the Baton Rouge area, totaling 3,169,434 square feet of office space. Rental rates per square foot average \$18.73 ranging from \$16.50 to \$22.00 per square foot. The occupancy rate for the class A market is 94.80% with 3,010,034 square feet occupied.

There are four principal geographic areas that define the class A market: Downtown, Acadian/College, Essen/Bluebonnet, and Sherwood Forest.

The CDI Center is Located in Southeast Baton Rouge, lying in the Sherwood Forest sub market, which is composed of two class A buildings 4000 S. Sherwood Office Building and The CDI Centre.

Baton Rouge Office Market By Area				
Area	Square Feet	Occupied	Occupancy Rate	Rate
Acadian/College	430,166	409,430	95.18%	\$20.08
Downtown	1,037,217	954,265	91.40%	\$18.75
Essen/Bluebonnet	1,520,849	1,467,337	96.54%	\$18.58
Sherwood Forest	181,202	179,002	98.79%	\$17.50
Total	3,169,434	3,010,034	94.80%	\$18.73



Baton Rouge Growth Model

Baton Rouge is Louisiana's state capital, economic hub, and post-Katrina the State's largest city. The Baton Rouge Metropolitan Statistical Area has a 2005 estimated population of 729,282 and a 10 year growth rate of 13.20% from 1990 to 2000. Post-Katrina 2006 population estimate is 779,000 absorbing 79,000 people since the hurricane. The 2010 projected population is 809,282.

Baton Rouge Population Highlights			
	2000 Census	2005 Estimate	2010 Projection
Total Population	705,973	729,282	750,538
Population Density (Pop/Sq. Mi)	167.5	173	178.1
Total Households	256,637	259,805	262,225

CDI Centre Investment Overview

Strategic Acquisition Opportunity

The CDI Centre gives the investor an opportunity to gain entrance into Baton Rouge's coveted class A office market. The 100% occupied CDI Centre will add diversity to any portfolio by allowing the investor to purchase 58.34% of the Sherwood Forest class A sub-market. This investment allows for significant income and capital appreciation opportunity.

Investment Highlights

- Total Building Size: 105,720 SF
- Parking Spaces: 544
- Land Area: 6.08 Acres
- Core Factor: 15%
- Year Built: 1983

Tenancy List

Occupant Name	SF	% Occupancy
Home Depot	46,608	44%
CDI Engineering	31,013	29%
Atrium Executive Center	17,375	16%
GSE Process Solutions	3,007	3%
Nationstar Mortgage, LLC	2,881	3%
LPA Group	1,171	2%
Dispenza Enterprises	1,589	2%
Wackenhut Corporation	1,536	1%
Totals	105,720	100%

Cash Flows

Rental Income 2006	\$1,732,150.00
Expenses	\$528,600.00
NOI	\$1,203,550.00
Projected Asking Price	16,500,000.00
Price Per SF	\$156.07



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Additional Information

If you have any questions or require additional information, please contact Masestri-Murrell Real Estate Inc.

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