



OFFERING MEMORANDUM

MADISON PLAZA SHOPPING CENTER

2031 E. MADISON AVENUE . BASTROP . LOUISIANA . 71220

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2031 E. MADISON AVENUE,
BASTROP, LA 71220

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— OFFERING SUMMARY —



Address: 2031 E. Madison Avenue, Bastrop, Louisiana 71220

List Price: \$3,500,000 | \$30.38 PSF

GBA: +/- 115,203 SF

Site Size: +/- 15.08 Acres

Zoning: CC-2, Commercial Corridor

Parking: +/- 475 Parking Spaces

Offering Overview: The Madison Plaza Shopping Center is a 115,203 square foot retail center situated along Madison Avenue in the heart of Bastrop. Madison Plaza is located along one of the busiest roadways in the city with the property boasting 538 feet of frontage along E. Madison Avenue. Dollar General has expressed recent interest in some of the vacant space and there is opportunity for a value add income play with increased rental revenue post acquisition.

Productivity Notes: The shopping center is currently 67.5% occupied generating an average rental rate of \$5.31 per square foot of leased space or \$412,596 per annum. Overall, the current occupancy and average rental rate is well supported by competitive market data. The tenant mix includes national credit tenants such as Citi Trends, Hibbett's Sporting Goods, Harbor Freight, U.S. Agencies and Affordable Home Furnishings. The units are leased on a mixture of gross and triple-net terms. Historically, the property has operated at 80%+ occupancy levels.

Please contact the Brokers for additional information on this value add retail play.

PROPERTY OUTLINE



E. MADISON AVE.



MADISON PLAZA



PROPERTY PHOTOS





TENANT DATA



Contract Rent Roll						
Unit	Tenant Name	Size (sf)	Monthly Rent	Annual Rent	Rent / SF	Lease Type
1	Vacant	19,200	--	--	--	--
2	Harbor Freight	14,400	\$6,349	\$76,188	\$5.29	Modified Gross
3	Citi Trends	11,076	\$7,015	\$84,180	\$7.60	NNN
4	Rear Storage Units	5,300	\$900	\$10,800	\$2.04	NNN
5	U.S. Agencies	1,200	\$1,316	\$15,792	\$13.16	Pays pro-rata share of OpEx
6	Thrift Store	8,400	\$7,000	\$84,000	\$3.26	NNN
7	Thrift Store	4,860				
8	Thrift Main Store	12,500				
9	Affordable Furniture	11,880	\$6,090	\$73,080	\$6.15	Gross
10	Vacant	11,400	--	--	--	--
11	Hibbett's Sporting	5,700	\$3,589	\$43,068	\$7.56	Modified Gross
12	Vacant	2,100	--	--	--	--
13	Vacant	900	--	--	--	--
14	Vacant	900	--	--	--	--
15	Vacant	3,030	--	--	--	--
16	Cash Cow Finance	2,373	\$2,124	\$25,488	\$10.74	Modified Gross
	Totals	115,219		\$412,596	\$5.31	
	% SF Occupied	67.50%				
	Effective Occupancy	62.50%				

Comments: Landlord covers all exterior repairs including HVAC, roofing, site repairs and other major expenses. All tenants pay pro-rata share of operating expenses EXCEPT Citi Trends, Thrift Store and Affordable Furniture.

RENTAL DATA



INCOME AND EXPENSE RECONCILIATION

CURRENT PROFORMA :

BASE RENT	\$412,596
TAXES	\$9,968
INSURANCE (2022)	\$ 38,628
MANAGEMENT	\$16,531
REPAIRS & MAINTENANCE	\$ 32,476
RESERVES	\$11,520
TOTAL EXPENSES	<u>\$109,123</u>
<u>OpEx %</u>	26.44%
<u>NET OPERATING INCOME</u>	\$303,473

NOTE: Approximately 35% of the leasable building area is leased on triple-net terms with the balance being leased on gross terms. The current proforma reflects operating expense amounts with the net reimbursements applied.



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EXCLUSIVELY LISTED BY



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

