

THE McENERY COMPANY



99,000 SF SERVICE CENTER | FULLY
LEASED INVESTMENT OPPORTUNITY

ENGINEERS ROAD | BELLE CHASSE | LA

INVESTMENT HIGHLIGHTS:

- 99,000 Square feet Industrial Service Center
- 100% Leased
- Operational & Economic Upside
- Rent Roll is well below market
- Stable Occupancy and Cash Flow



EXECUTIVE SUMMARY

100% Leased Industrial Investment Opportunity. Located on Engineers road the site is improved with three, detached, ground level, multi-tenant, light industrial buildings containing a total of 99,000 SF/NRA. The facility includes ±12,400 SF (12%) of finished area. Eave Heights are approximately 14' sides/16' Center. There are 31 tenant spaces which range in size from 1,875 SF to 11,250 SF, with the majority being less than 2500 sq/ft. Occupancy is 100%. The improvements were originally built ±40 years ago and are in overall very good condition. The site is a rectangular shaped, ±236,000 SF or 5.42 acre usable (area inside toe of levee) site. The total site size is 9.32 acres and includes approximately 400' of frontage on the northern backline of the Intercoastal Waterway.

The unit mix consists of mostly smaller spaces with minimal office buildout, of which there is steady demand. Below market rents provided for tremendous operational and economic upside.

With a fully leased status, the property has a pro forma market rent projection of \$542,000, the market rent determination rendered in a recently developed Stegall Benton & Associates real estate appraisal. Market rent potential may be even higher than this. The average rent per SF at \$5.42 per SF given the suites sizes is potentially low. The property is priced well below the market value conclusion rendered in this 2023 appraisal. A copy of the appraisal can be released upon request.

BUILDING SF	99,000 SF
# OF UNITS	31
YEAR BUILT	1983
OCCUPANCY	100%
ZONING	I-3 Heavy Industrial

ROOF INFORMATION

- 2211 Engineers Rd. - New roof in 2020.
- 2215 Engineers Rd. - Roofing Metal was installed originally in 2006. New Screws in 2021
- 2217 Engineers Rd. - Roofing Metal was installed originally in 2008. New Screws in 2022

PROPERTY CHARACTERISTICS

- EFFICIENT UNIT MIX
- LOW OFFICE BUILDOUT
- CONSTRUCTION TYPE - STEEL FRAME/METAL
- ROOF - STANDING SEEM (SEE ROOFING DESCRIPTION)
- CENTRAL AIR CONDITIONING
- ELECTRICITY INDIVIDUALLY METERED
- CITY WATER SERVICE
- 5.42 ACRES INSIDE THE INTERCOASTAL LEVEE
- 9.32 ACRES TOAL SITE SIZE
- PLAQUEMINES PARISH
- 400' INTERCOASTAL WATERWAY FRONTAGE
- STABILIZED/COMPACT SITE
- AMPLE PARKING



PRO FORMA PROPERTY INCOME & EXPENSES

POTENTIAL GROSS INCOME:	\$542,000
MARKET VACANCY PROJECTION:	5%
EFFECTIVE GROSS INCOME:	\$514,000

	EXPENSE PER SF	ANNUAL EXPENSES
PROPERTY TAXES (level)	\$0.37	\$37,107
PROPERTY INSURANCE	\$1.05	\$104,682
GENERAL MAINTENANCE & REPAIR	\$0.16	\$16,045
COMMON UTILITIES	\$0.09	\$9,531
JANITORIAL/LAWNCARE	\$0.14	\$13,970
TOTAL EXPENSES:		\$181,335
PRO FORMA NET INCOME:		\$332,665

UNIT MIX: CURRENT RENT ROLL

UNIT NUMBER		TOTAL SF	OFFICE SF	PRICE/SF	MONTHLY RENT	ANNUAL RENT
1		1,875 SF	360 SF	\$5.44	\$850	\$10,200
2		1,875 SF	360 SF	\$4.80	\$750	\$9,000
3		9,375 SF	720 SF	\$3.00	\$3250	\$39,000
4		3,750 SF	720 SF	\$4.16	\$1300	\$15,600
5		1,875 SF	360 SF	\$5.08	\$795	\$9,540
6		1,875 SF	360 SF	\$5.44	\$850	\$10,200
7		1,875 SF	360 SF	\$4.48	\$700	\$8,400
8		1,875 SF	360 SF	\$6.08	\$950	\$11,400
9		1,875 SF	360 SF	\$5.60	\$875	\$10500
10		1,875 SF	360 SF	\$4.80	\$750	\$9,000
11		3,750 SF	980 SF	\$3.84	\$1,200	\$14,400
12		3,750 SF	476 SF	\$4.96	\$1,550	\$18,600
13		1,875 SF	476 SF	\$7.04	\$1,100	\$13,200
14		1,875 SF	300 SF	\$5.76	\$900	\$10,800
15		1,875 SF	348 SF	\$4.80	\$750	\$9,000
16		1,875 SF	348 SF	\$5.12	\$700	\$8,400
17		1,875 SF	348 SF	\$5.76	\$800	\$9,600
18		1,875 SF	348 SF	\$5.12	\$900	\$10,800
19		1,875 SF	360 SF	\$5.12	\$800	\$9,600
20		3,750 SF	720 SF	\$4.16	\$1,600	\$19,200
21		3,750 SF	180 SF	\$3.41	\$1300	\$15,600
22		11,250 SF	1860 SF	\$4.80	\$3,200	\$38,400
23		2,250 SF	0 SF	\$4.26	\$900	\$10,800
24		2,250 SF	0 SF	\$5.86	\$800	\$9,600
25		2,250 SF	252 SF	\$6.13	\$1,100	13,200
26		2,250 SF	360 SF	\$5.33	\$1,150	\$13,800
27		4,500 SF	180 SF	\$5.33	\$2,000	\$24,000
28		2,250 SF	200 SF	\$4.80	\$900	10,800
29		2,250 SF	200 SF	\$5.06	\$950	\$11,400
30		4,500 SF	0 SF	\$5.05	\$1,893	\$22,716
31		9,000 SF	0 SF	\$4.00	\$3,000	\$36,000
TOTAL: 31		99,000 SF	12,400 SF	\$4.81	\$39.664	\$475,964
VACANCY:		0 SF VACANT				

PROPERTY OUTLINE



*Outline to be used for reference only and not in place of official survey or plans *



THE McENERY COMPANY



LISTING AGENTS:



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THE McENERY COMPANY



INDUSTRIAL INVESTMENT OPPORTUNITY

100,000 SF

ENGINEERS ROAD
BELLE CHASSE, LA

THE McENERY COMPANY | 810 UNION STREET, 4TH FLOOR, NEW ORLEANS, LA 70112 | 504-274-2701 | MCENERYCO.COM



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: _____

