

Downtown Baton Rouge

INVESTMENT OPPORTUNITY FOR SALE

600 & 602 Main Street, Baton Rouge, LA 70801

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$820,000
Building Size:	7,171 SF
Lot Size:	0.188 Acres
Price / SF:	\$114.35
NOI:	\$55,192
Zoning:	C-5, Business District
Market:	Baton Rouge
Submarket:	Downtown

Property Overview

600 & 602 Main Street are two retail buildings that are located along one of Downtown Baton Rouge's main thoroughfares on a signalized intersection (Main St & N 6th St). The properties are three blocks from I-110 and six blocks from the Louisiana State Capitol. Currently 100% occupied, Bad Axe Throwing signed a 5 year lease in January 2020 and Ruffin's Downtown Daiquiri is on a month to month lease.

Property Highlights

- Tenants: Bad Axe Throwing / Ruffin's Downtown Daiquiri
- Parking: Street
- Frontage: 64' on Main St.
- Frontage: 128' on N 6th St.

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RENT ROLL

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% Of GLA	Price Per SF/YR
*Bad Axe Throwing	600 Main	3,554	1/1/2020	1/1/2025	\$46,806	49.56	\$13.17
Ruffin's Downtown Daiquiri Lounge	602 Main	3,617	month to month	month to month	\$30,000	50.44	\$8.29
Totals/Averages		7,171			\$76,806		\$10.71

*Bad Axe Throwing
Lease Year 1: \$3,900/month
Lease Year 2: \$4,000/month
3.0% annual increases beginning year (3) three

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INCOME & EXPENSES

Income Summary	600, 602 Main St
600 Main Street - Bad Axe Throwing	\$46,800
602 Main Street - Ruffin's Daiquiri	\$30,000
Gross Income	\$76,800
Expense Summary	600, 602 Main St
Property Taxes	\$5,290
Insurance	\$3,586
Common Area Maintenance	\$7,171
Structural Maintenance & Reserves	\$1,793
Management	\$3,050
Administrative/Miscellaneous	\$717
Gross Expenses	\$21,607
Net Operating Income	\$55,192

*Total operating expenses are projected/estimated.

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AERIAL PHOTO



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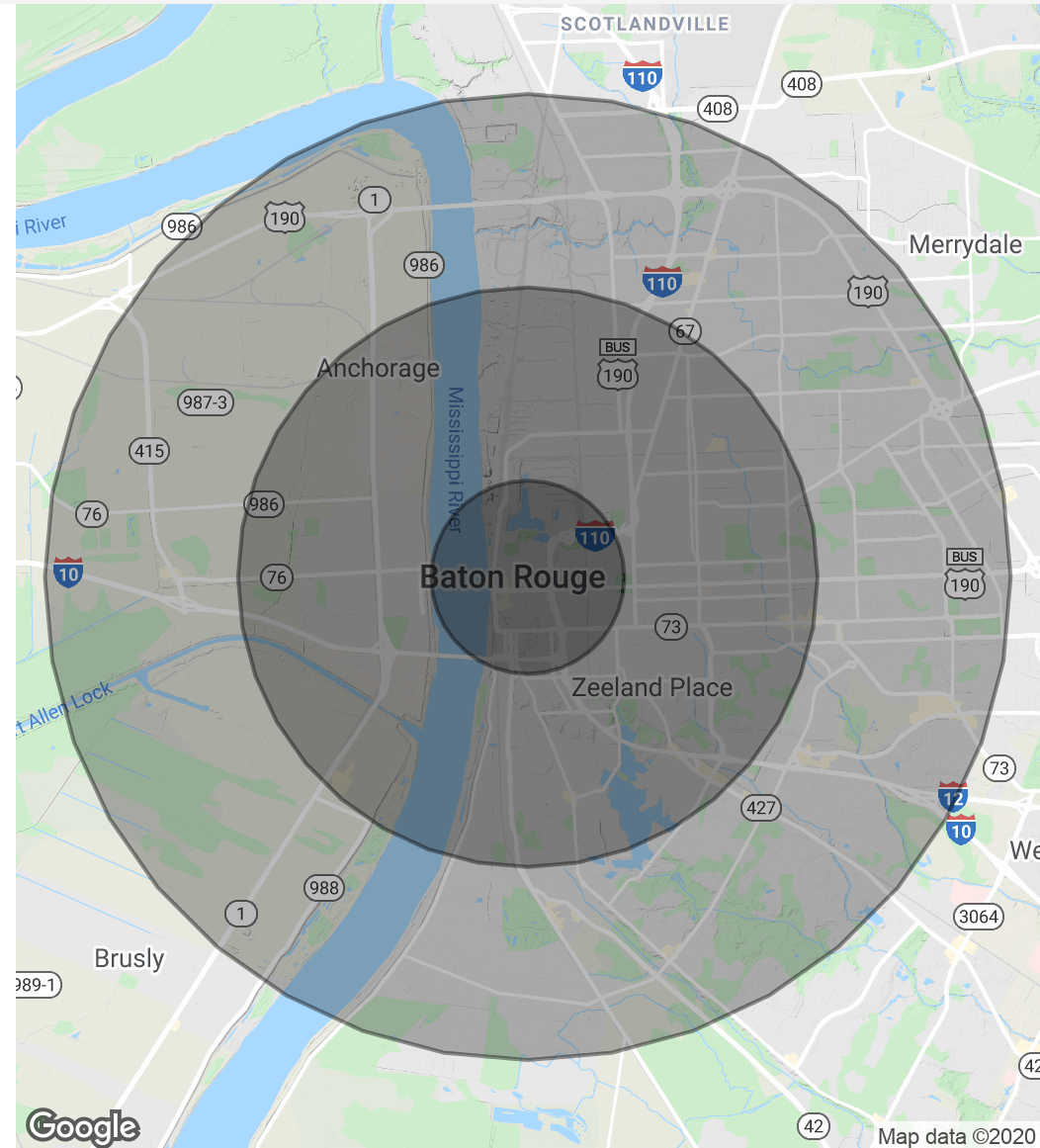
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,907	62,005	143,805
Average Age	30.5	31.4	30.5
Average Age (Male)	29.9	29.8	28.8
Average Age (Female)	31.3	33.0	32.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,443	23,612	54,875
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$40,485	\$46,650	\$50,817
Average House Value	\$99,121	\$164,592	\$224,505

** Demographic data derived from 2010 US Census*



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