



REGAL COURT

7435 YOUREE DRIVE | SHREVEPORT, LA 71105

OFFERING MEMORANDUM



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T A B L E O F C O N T E N T S

04 - Executive Summary

10 - Property Overview

12 - Financial Overview

18 - Area Overview

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

SECTION

01

OFFERING SUMMARY



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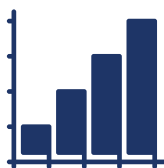
INVESTMENT HIGHLIGHTS

- **SERVICE-ORIENTED, INTERNET-PROOF TENANCY**
- **100% OCCUPIED RETAIL ASSET WITH SIGNIFICANT NOI GROWTH:** Two of three tenants have 10% Rental Increases in their next option period.
- **MINIMAL NEAR-TERM MAINTENANCE:** Built in 2011, the Subject Property is a modern strip center that will require minimal maintenance
- **DENSE RETAIL CORRIDOR:** There is over 3.2 million square feet of retail within 1-mile
- **AFFLUENT TRADE AREA:** Average Household Income above \$80,000 within 3-miles
- **STRATEGICALLY LOCATED** in Shreveport's busiest retail corridor, just north of Louisiana State University's Shreveport campus
- **SHADOW-ANCHORED BY 200,000+ SQ. FT. REGAL COURT POWER CENTER:** Consisting of tenants such as Dick's Sporting Goods, Bath & Body Works, Ulta Beauty, and more.



PRICE

\$2,400,000



CAP RATE

7.00%



NOI

\$167,483



CURRENT OCCUPANCY

100%



GROSS LEASABLE AREA (SF)

±6,600 SF





**NEXGEN
RELOADED**

**CELL PHONE
REPAIR**

xfinity



petco

HomeGoods

**Office DEPOT.
OfficeMax**

ROSS
DRESS FOR LESS

**BED BATH &
BEYOND**
Beyond any store of its kind.

Kroger

**BARNES
& NOBLE**

Ashley
HOMESTORE

belk

**five
BEL'W**

Marshalls

**HOBBY
LOBBY**

target

**BEST
BUY**

**RACK
ROOM
SHOES**

**CVS
pharmacy**

Starbucks

FIVE GUYS
BURGERS and FRIES

WORLD MARKET
Conn's
PET SMART

T.J. maxx

JJ

GNC
LIVE WELL

**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN

verizon

Cane's
CHICKEN FINGERES

LOWE'S

ZAXBY'S

AspenDental

Walmart

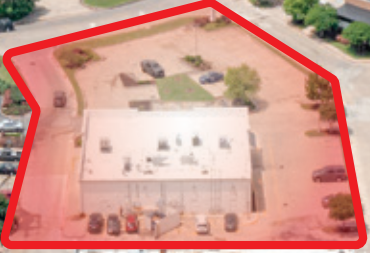
JCPenney

AT&T

**NOTHING
bunDT
CAKES**

YOUREE DRIVE
± 23,000 VPD

**BR baskin
robbins**



**LAUGHING
CRAB**

CELL PHONE REPAIR
We Save Your Mobile Life™
xfinity
**NEXSEN
RECORDED**

LSUS
SHREVEPORT

WK
WILLIS-KNIGHTON

Walmart
Supercenter

Goodwill

KIRKLAND'S

KOHL'S

PartyCity

ihop

McDonald's

Bath & Body Works

DICK'S
SPORTING GOODS

CAVENDER'S
BOOT CITY

ULTA
BEAUTY

EL PASO
MEXICAN GRILL

CHEVROLET

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NEXGEN
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DSW
DESIGNER SHOE WAREHOUSE®

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JCPenney



AspenDental



Michaels

sam's club

target

BED BATH & BEYOND
Beyond any store of its kind.

BEST BUY

T.J. maxx

Kroger

BARNES & NOBLE

Guitar Center
SALLY BEAUTY
CATO
DOLLAR TREE

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AT&T
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FIREHOUSE SUBS
FOUNDED BY FIREMEN
verizon

Olive Garden
ITALIAN KITCHEN

JJ
JIMMY JOINTS
CIGARETTES

CVS pharmacy

ZAXBY'S

Canes
RAISING CHICKEN FINGERS

GNC
LIVE WELL

AspenDental

LOWE'S

BR baskin robbins

LAUGHING CRAB

Wendy's

EL PASO MEXICAN GRILL

CPR+
CELL PHONE REPAIR
We Save Your Mobile Life™
xfinity
NEXGEN RELOADED

JCPenney

SECTION 02

PROPERTY OVERVIEW



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Asset Overview

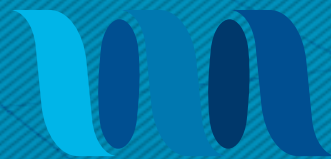
Name	Regal Court
Address	7435 Youree Dr
City, State	Shreveport, LA
APN	171329-083-0004-00
Land Area	±1.35 Acres
Year Built / Year Renovated	2011
Property Type	Strip Center
Net Rentable Area	±6,600 SF
Total Tenants	3
Current Occupancy	100.0%

Tax Parcel Map



SECTION 03

FINANCIAL OVERVIEW



REGAL COURT

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Financial Overview

Year 1		
INCOME	Total	\$PSF
Rental Income	\$172,200	\$26.09
Reimbursement Revenue	\$53,522	\$8.11
Effective Gross Revenue	\$225,722	\$34.20
EXPENSES		
Real Estate Taxes	\$27,959	\$4.24
Insurance	\$3,600	\$0.55
CAM	\$20,000	\$3.03
Management (3% of EGR)	\$6,680	\$1.01
Total Operating Expenses	\$58,239	\$8.82
Net Operating Income	\$167,483	\$25.38

Rent Roll

Suite	Tenant	Lease		Square Feet	% of NRA	Contract Rental Rate		Rent		Annual Recovery	Recovery Per Area	Expense Category	Recovery Method
		Start	End			Year	Month	\$ PSF/Yr.	\$ PSF/Mo.				
100	CC's Coffee House (NexGen Reloaded)	Dec-17	Dec-27	1,500	22.7%	\$42,000	\$3,500	\$28.00	\$2.33	\$16,848	\$11.23	CAM INS TAX MGMT	PRS PRS PRS PRS Capped at 10% EGI
200	CPR Phone Repair	Jul-15	Aug-25	1,500	22.7%	\$33,000	\$2,750	\$22.00	\$1.83	\$9,000	\$6.00	CAM INS TAX MGMT	PRS Capped at \$6.00 PSF PRS Capped at \$6.00 PSF PRS Capped at \$6.00 PSF PRS Capped at \$6.00 PSF
300	Xfinity	Jun-18	Jun-28	3,600	54.5%	\$97,200	\$8,100	\$27.00	\$2.25	\$27,674	\$7.69	CAM INS TAX MGMT	PRS Capped 5% YoY PRS PRS PRS Capped 3% EGI
Occupied Totals - In Place				6,600	100.0%	\$172,200	\$14,350	\$26.09	\$2.17	\$53,522	\$8.11		
Vacant Totals				0	0.0%	\$0	\$0	\$0.00	\$0.00	\$0	\$0.00		
Totals				6,600	100.0%	\$172,200	\$14,350	\$26.09	\$2.17	\$53,522	\$8.11		

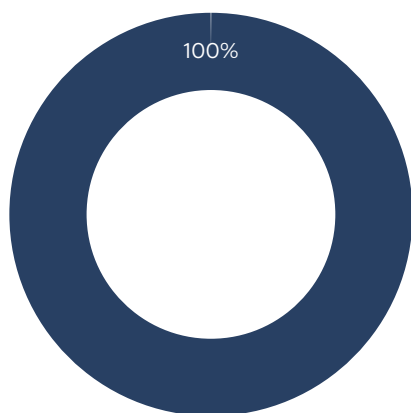
*** NexGen Reloaded has taken over the lease for CC's Coffee

Summary Tenant Profile

Tenant Name	Square Feet	Lease Expiration	In-Place Rent	% of Revenue	Tenant Type	Credit
<i>Top Tenants</i>						
CC's Coffee House (NexGen Reloaded)	1,500	Dec-27	\$42,000	24.4%	Shops	Local/Regional
CPR Phone Repair	1,500	Aug-25	\$33,000	19.2%	Shops	Local/Regional
Xfinity	3,600	Jun-28	\$97,200	56.4%	Shops	National/Credit
Total	6,600		\$172,200	100%		

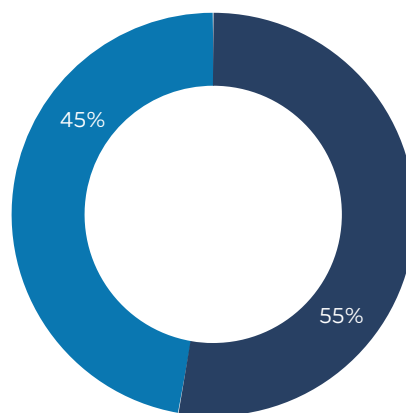
Occupancy

■ Occupied Totals In-Place ■ Vacant Totals



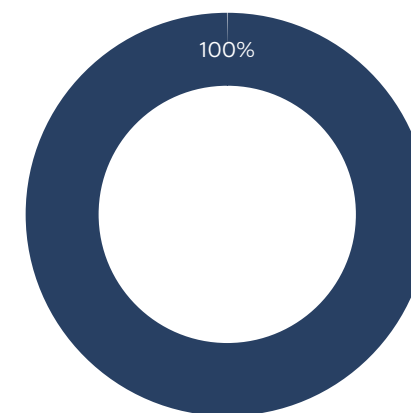
Tenant Breakdown

■ National/Credit ■ Local/Regional



Rent Breakdown

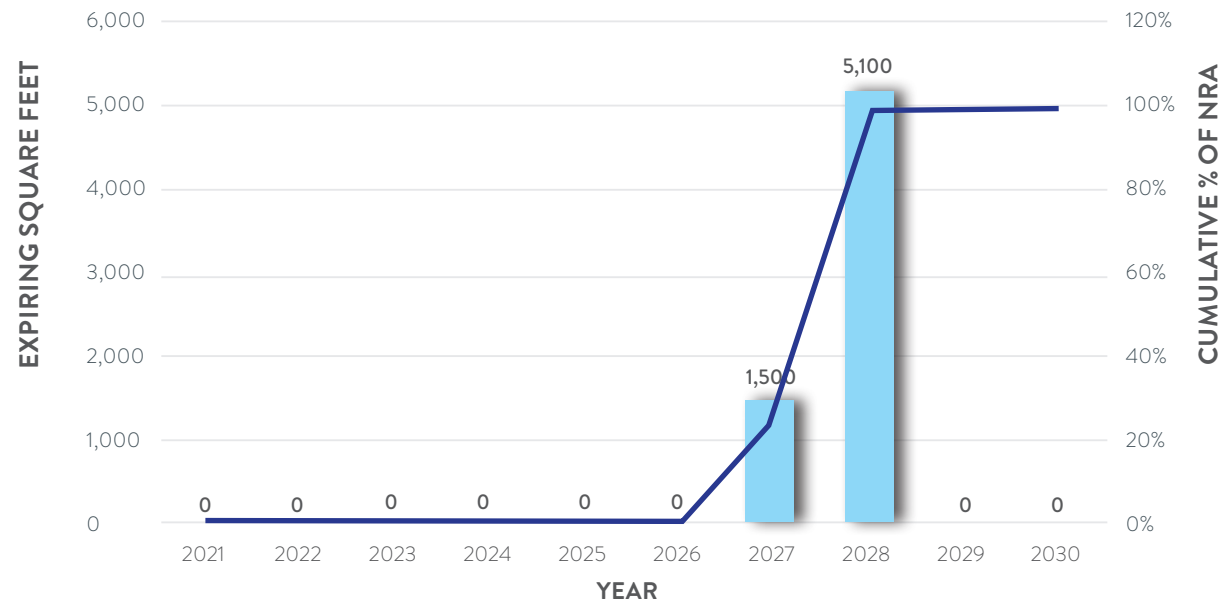
■ Local/Regional



Lease Expiration Schedule

Year	Year End	Sq Ft	% of GLA	Cumulative %
1	2021	0	0%	0%
2	2022	0	0%	0%
3	2023	0	0%	0%
4	2024	0	0%	0%
5	2025	0	0%	0%
6	2026	0	0%	0%
7	2027	1,500	23%	23%
8	2028	5,100	77%	100%
9	2029	0	0%	100%
10	2030	0	0%	100%
Occupied		6,600	100%	
Vacant		0	0%	
Total		6,600	100%	

Tenant Expirations



CC's Coffee Lease Abstract

USE

For the retail sale of bulk coffee and tea, coffee and tea by the cup, espresso drinks, non alcoholic frozen drinks, prepackaged coffee beans, tea beverages, spices, coffee-related equipment and supplies, magazines and newspapers, pastries, baked goods, packages foods, quiches, salads, soups, sandwiches, smoothies, ice-based or ice-blended drinks, fruit-based drinks, and other such incidental items that are, in Tenant's sole discretion, related to Tenant's coffee business.

EXCLUSIVE USE

Yes

COTENANCY

No

TERMINATION

Tenant may terminate this lease after 5.5 years if gross sales in any 12 month period during years 3-5 do not exceed \$500,000.

CAM

PRS

CAM CAP

NA

RET REIMBURSEMENT

PRS

INS REIMBURSEMENT

PRS

Xfinity Lease Abstract

USE

Multichannel video services or comparable services for the delivery of video programming, wired or wireless internet access services, wireline or wireless telephone services or home security systems.

EXCLUSIVE USE

Yes

COTENANCY

No

TERMINATION

Tenant may terminate this lease with 3 months notice at the end of the 7th lease year.

CAM

PRS

CAM CAP

5% YoY

RET REIMBURSEMENT

PRS

INS REIMBURSEMENT

PRS

In & Out Phone Repair Lease Abstract

USE

Tenant shall use the premises for the sale of cell phones, ipades, and tablets, depth finders, radios, drones, gaming consoles, lasers, printers, headphones, smart watches, and computers.

EXCLUSIVE USE

Yes

COTENANCY

No

TERMINATION

Tenant may terminate this lease if gross sales do not exceed \$500,000 in 3rd lease year.

CAM

PRS

CAM CAP

Total Reimbursements Capped at \$6.00 PSF

RET REIMBURSEMENT

PRS

INS REIMBURSEMENT

PRS

SECTION

05

AREA OVERVIEW



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SHREVEPORT, LA

As the third-largest city in the state of Louisiana and the seat of Caddo Parish, Shreveport extends along the Red River. Situated in northwest Louisiana, Shreveport is in the heart of the AR-LA-TX region. It is strategically located just three hours from Dallas, Texas, Little Rock, Arkansas, and Jackson, Mississippi. With a metro population of over 430,000 residents, Shreveport is a vibrant metropolitan area with a small-town atmosphere. The city offers a progressive business community, lots of attractions, a variety of entertainment amenities, and several institutions of higher education. The Shreveport metropolitan area provides lots of ample opportunities for individuals and businesses alike.

Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	5,191	47,528	127,319
2021 Estimate	5,368	49,222	129,921
2010 Census	5,784	53,592	133,410

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	2,599	21,255	51,516
2021 Estimate	2,682	22,023	52,632
2010 Census	2,857	24,018	54,339

INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$88,781	\$87,209	\$69,897

Economy

Today, Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. Major industries contributing to the growth of the local economy include defense & aerospace, education, gaming, health care, and film. With its low cost of living and affordable cost of doing business, North Louisiana has attracted many companies in the recent years to relocate to the city. According to Forbes, Shreveport has a gross metro product of \$23.5 billion.

Shreveport has largely transitioned into a service economy specifically within the gaming industry. Several casinos and the Harrah's Louisiana Downs horse racetrack are major contributors to the gaming industry in the city. The city is also a major medical hub as it is home to Willis-Knighton Medical Center, LSU Health Shreveport, University Health Shreveport, and Christus Schumpert Highland Hospital. Known as "Hollywood South", Shreveport is the third-largest film industry in the United States, just behind California and New York. Several major blockbuster films have been filmed in the city, including Olympus Has Fallen, Texas Chainsaw 3D, and Dark Places.

Located 4 nautical miles away from the central business district of Shreveport, the Shreveport Regional Airport is served by 4 major domestic airlines with non-stop flights to 9 cities throughout the United States. The airport serves over 600,000 passengers each year. It is strategically located near Interstates 20 and 49 and has rail access, making it ideal for shipping cargo. In 2020, the mayor of the city announced the launch of an aviation maintenance, repair, and overhaul facility near the airport that is set to bring 130 new jobs to the city.

Many other developments are coming to Shreveport. Amazon is building a fulfillment center on a 135-acre site on Corporate Drive. The fulfillment center will be a 3.4 million square foot facility with 5 floors. It is expected to create around 1,000 jobs in the local economy of Shreveport. This facility will be the first Amazon property in North Louisiana. The Shreveport Economic Recovery Task Force (SERT) released a revitalization plan for the city in Summer 2020 detailing improvements on downtown, digital, and transportation infrastructure.



Attractions



R.W. NORTON ART GALLERY

The R.W. Norton Art Gallery is Shreveport's largest museum. It is home to thousands of American and European artworks, including sculptures, paintings, and artifacts created by over 100 artists. The museum also boasts 40 acres of picturesque gardens with relaxing trails, containing 15,000 plants, including nearly 100 native and hybrid azaleas.



CROSS LAKE

Located west of the Red River, Cross Lake is an 8,575-acre man-made lake. It is the primary source of water for the city and is utilized for lots of outdoor recreational activities including boating, fishing, and hunting. A variety of parks and commercial facilities are located around the lake; it can be accessed from a variety of areas.



LOUISIANA STATE EXHIBIT MUSEUM

Housed in a neo-classical style building, the Louisiana State Exhibit Museum features 23 dioramas depicting life in swamps, oilfields, and rice plantations, artifacts from Caddo Native American history, and exhibits on the War of 1812 and the Civil War. Overall, the museum tells the story of Louisiana's environmental, economic, and cultural history.



LOUISIANA STATE UNIVERSITY SHREVEPORT (LSUS)

Situated on the southeastern side of the city, Louisiana State University Shreveport is a member of the Louisiana State University System. With over 7,000 students, LSUS is made up of 3 colleges offering 21 undergraduate programs and 12 graduate programs. It also boasts over 70 campus organizations including Greek life, honor societies, and professional clubs. The Shreveport campus is conveniently located near lots of shopping, dining, and entertainment amenities. LSU Shreveport alone generates \$87.5 million in total economic impact, \$30.4 million in total earnings, and supports 807 total jobs (436 of which are direct employment).

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of **Regal Court Shopping Center** located in **7435 Youree Drive, Shreveport, LA** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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