

**HOMER
MOTOR SUPPLY**

Homer
Seafood

**Firesale
Grocery**

NRS



**VALUE ADD
VACANCY**

Value Add Grocery Anchored Center | NOI: \$151,342 | 78% Occupied

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INVESTMENT HIGHLIGHTS



NOI: \$151,342



VALUE ADD GROCERY ANCHORED

Recession resistant discount grocer anchoring center with 22% vacancy for immediate upside.



NEW ROOF AND NEW PARKING LOT

New TPO and roll roof over 88% of the shopping center as of 2020, and new asphalt/stripping in parking lot.



LONG TERM TENANCY & STABILITY

60% of the tenants having more than 18 years at the center.



BITE SIZED DEAL

Allowing buyer to purchase a grocery anchored center at a high cap rate and low price point.



VALUE ADD

With 22% of the center vacant for immediate upside.



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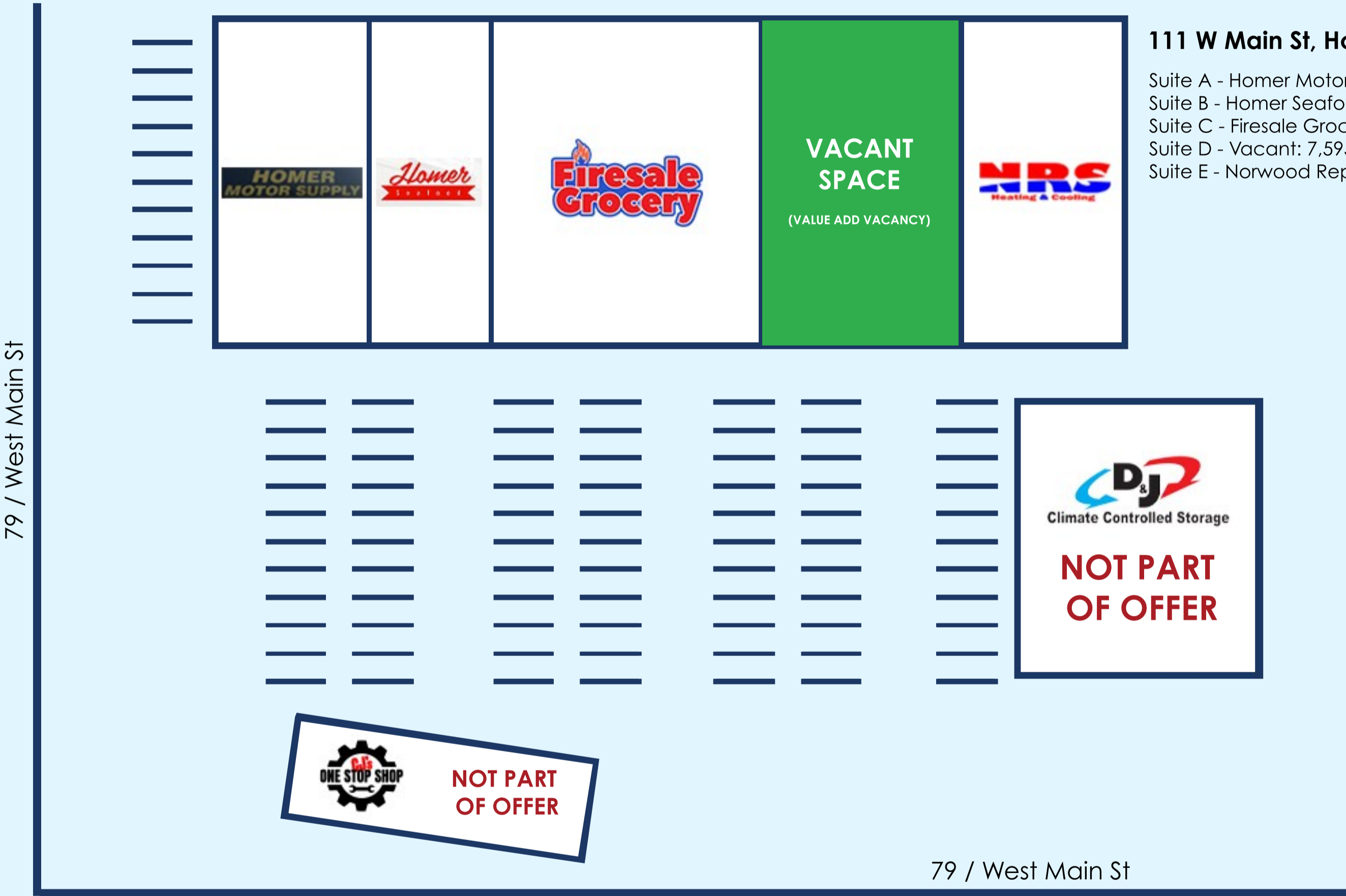
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CURRENT SITE PLAN



111 W Main St, Homer, LA 71040

- Suite A - Homer Motor Supply: 6,400 SF
- Suite B - Homer Seafood: 3,350 SF
- Suite C - Firesale Grocery: 10,448 SF
- Suite D - Vacant: 7,595 SF
- Suite E - Norwood Repair Services: 6,000 SF

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RENT & EXPENSES

RENT ROLL

Tenant	Sq. Ft.	Lease Commence	Lease Exp.	Monthly Rent	Annual Rent
Homer Motor Supply	6,400	1/3/1990	1/3/2035	\$1,500.00	\$18,000.00
Homer Seafood	3,350	5/1/2005	5/31/2028	\$1,500.00	\$ 8,000.00
Firesale Grocery	10,448	5/1/2023	5/31/2028	\$ 10,000.00	\$120,000.00
Vacant	7,595	-	-	-	-
Norwood Repair Service	6,000	MTM	MTM	\$600.00	\$7,200.00
TOTAL	33,793			\$13,600	\$163,200

Refer to leases for verification. You are solely responsible for independently verifying the information in this memorandum. Any reliance on it is solely at your own risk.

EXPENSES

Utilities	\$1,780
Property Taxes	\$3,102
Insurance	\$3,214
Repairs & Maint.	\$3,762
Annual Expenses	\$11,858

Net Operating Income:
\$151,342

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PROPERTY OVERVIEW

111 W Main St, Homer, LA 71040



SQ. FT. LEASED
26,198

SQ. FT. AVAIL
7,959

YEAR BUILT
1985

ACERAGE
2.522

HVAC: New as of 2020

Roof: Extensive renovations and new roof over Firesale Grocery in 2020

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Firesale Grocery is an overstock grocery store with 30% to 90% off traditional groceries. The business buys liquidation and close to date product and sells it at a steep discount, similar to a dollar store, but with sharper discounts. Firesale Grocery has signed a 5 year lease demonstrating commitment to the site.

5 Unit Operator
Grocery Anchor



With over 30 years on the site and a recent 15 year extension, Homer Motor Supply has cemented themselves as the one stop shop in the community for automotive and motor products. A recession proof and consistent business providing a necessity based retailer in conjunction with other necessity based businesses in the center.

30 years on site
Necessity based business



Homer Seafood is a pillar in the Homer community, offering fresh seafood to customers for over 18 years. A staple in the community, Homer Seafood is a known "go-to" for Seafood lovers in Homer.

Over 18 year at location
Voted best seafood in Homer

MAJOR CAPITAL IMPROVEMENTS

Over the last 5 years ownership has invested heavily in the center with 88% of the roof is new as of 2020 with both new TPO roof and roll roof. In addition the parking lot is new with new asphalt and striping. The HVAC units in Firesale Grocery's space were replaced as well. In total ownership has invested over \$100,000 in capital improvements in the last few years providing long term minimal repair risk.

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HOMER, LA DEMOGRAPHICS

	1 MILE	10 MILE
2022 POPULATION	1,281	9,830
2022 HOUSEHOLDS	461	2,981
2022 AVG HH INCOME	\$26,088	\$38,502
2022 MEDIAN HH INCOME	\$17,045	\$26,718



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