



BLVD Real Estate
Investment
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Brookshire's
Since 1928

Rayne Plaza - Lafayette MSA (Rayne) Louisiana
Value Add - Strong Performing Grocer (1% Rent-To-Sales)



RAYNE PLAZA

1403-1415 The Blvd Rayne, LA 70578

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PRICING

Pricing:	\$3,500,000
Price per SF:	\$44 PSF
Net Operating Income:	\$267,011
Cap Rate:	7.63% / 12.20% Pro Forma
Pro Forma NOI:	\$426,906

INVESTMENT HIGHLIGHTS

- **Successful Grocery Anchored Neighborhood Shopping Center (1% Rent-To-Sales Ratio) with recent Lease Renewal. Recent Lease Extension** on a 40+ Grocer Operating History (Formerly Winn Dixie) with 70% National Tenants including corporate lease with Berkshire's Grocery (dba Super 1), Ace Hardware, Anytime Fitness, H&R Block, Edward Jones.
- **Near 100% leased center with Stable Cash Flow** stream and long term upside potential.
- **Extremely Low Price Per Foot**, and low rents combined with stable cash flow.
- **Strong Retail Location**, directly off Interstate 10 with excellent access & visibility. Situated between large retail corridors servicing the local community - Creating top tier customer draw and strong tenant synergy.
- **Outstanding freeway access** - The Subject Property is located within a mile from Interstate 10 On-Ramps and Off-Ramps.
- **Strong Daily Needs Area** - Subject Property features Super 1 Grocery Store, Ace Hardware, Anytime Fitness & Daily Needs Tenants.
- **New Waffle House Location (NAP)** coming soon located within center adjacent to Super 1 Foods.

PROPERTY SPECIFICATIONS

Address:	1403-1415 The Blvd Rayne, LA 70578
Building Size:	79,220 SF
Land Area:	6.9 Acres
APN:	0170214600
Year Built:	1975
Parking Counts:	297 spaces
Traffic Counts:	The Blvd : 17,100 VPD
	Highway 10: 41,750 VPD

DEMOGRAPHICS

Source: Costar 2023	3 Mile	5 Miles	10 Miles
Population	10,986	13,956	52,753
Average HHI	\$51,214	\$56,613	\$66,867
Employees	3,240	4,323	15,958

AERIAL



N

NOT TO SCALE



INTERSTATE 10 (41,750 VPD)



This map illustrates the Atchafalaya River system in Louisiana. The river originates in the north, flows south through the Atchafalaya National Wildlife Refuge, and then turns east towards the Gulf of Mexico. Key locations along the river include Rayne, Lafayette, and Baton Rouge. The map also shows the Atchafalaya National Wildlife Refuge, the Thistlethwaite State Wildlife Management Area, and the Lake Fausse Pointe State Park. Major highways such as I-10, I-55, and I-190 are depicted, along with various smaller roads and waterways like the Little Tenesse River.

RENT ROLL

RENT ROLL
Rayne Plaza - Rayne, Louisiana

Suite	Tenant	Size (SF)	Current Monthly Rent	Current Monthly Base \$/SF	Current Annual Rent	Current Annual Base \$/SF	Market Rent	Increases	CAM Recovery	Lease Start	Lease Expiration	Options
1415	Brookshire Grocery Co. Corp. dba Super 1 Foods	30,625	\$11,754	\$0.38	\$141,044	\$4.61	\$6.00	None	NNN	8/13/84	6/18/30	1 (5-yr) @ \$11,754
1401	Anytime Fitness	8,400	\$1,700	\$0.20	\$20,400	\$2.43	\$8.00	None	Gross	2/14/12	2/28/27	1 (5-yr) @ \$1,700
1403	Ace Hardware	12,000	\$2,500	\$0.21	\$30,000	\$2.50	\$8.00	None	Gross	7/1/17	12/31/27	1 (5-yr) @ \$3,000
1405	Holy Smokes LLC	2,835	\$2,000	\$0.71	\$24,000	\$8.47	\$12.00	-	Gross	9/1/23	12/31/27	
1407	Casa Margarita	6,955	\$2,000	\$0.29	\$24,000	\$3.45	\$10.00	-	Gross	8/1/16	7/31/28	-
1409	Way 2 Thrift	7,800	\$2,000	\$0.26	\$24,000	\$3.08	\$10.00	None	Gross	10/1/22	12/31/28	-
1411	Finance America Business Group LLC	1,350	\$1,519	\$1.13	\$18,225	\$13.50	\$12.00	None	NNN	12/1/23	12/31/28	-
1413	Hollywood Nails	1,460	\$600	\$0.41	\$7,200	\$4.93	\$12.00	None	Gross	8/23/10	3/31/27	-
1407A	Security and Industrial Insurance	2,958	\$1,770	\$0.60	\$21,240	\$7.18	\$12.00	None	NNN	7/6/05	12/31/25	-
1407B	H&R Block	1,732	\$1,299	\$0.75	\$15,588	\$9.00	\$12.00	None	NNN	2/15/00	4/30/26	-
1407D	Edward Jones	877	\$730	\$0.83	\$8,760	\$9.99	\$12.00	None	Gross	3/1/21	2/28/26	-
1407E	Vacant	1,428	\$1,428	\$1.00	\$17,136	\$12.00	\$12.00	-	NNN	-	-	-
Storage	Vacant	800	\$400	\$0.50	\$4,800	\$6.00	\$6.00	None	Gross	5/1/23	4/30/25	-
Occupied		76,992	\$27,871	\$0.36	\$334,457	\$4.34	\$4.47					
Vacant		2,228	\$1,828	\$0.82	\$21,936	\$12.00	\$14.63					
Total		79,220	\$29,699	\$0.37	\$356,393	\$4.50	\$4.50					

The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.



TRANSACTION SUMMARY / PRICING / RENT COMPARABLES

Financial Information

Price: \$3,500,000 \$44 PSF

Estimated Operating Information

	<u>In-Place</u>		<u>Pro-Forma*</u>	
Gross Potential Rent	\$356,393		\$494,454	
Plus Recapture	\$60,884	48%	\$88,203	70%
Tot. Gross Potential Income	\$417,277		\$582,656	
Less Vacancy (Rent)	(\$21,936)	6%	(\$24,723)	5%
Less Vacancy (NNN)	(\$1,712)	3%	(\$4,410)	5%
Effective Gross Income	\$393,629		\$553,524	
Less Expenses	(\$126,618)		(\$126,618)	
Net Operating Income	\$267,011		\$426,906	
Cap Rate:	7.63%		12.20%	

Estimated Operating Expenses

Property Taxes (2024 Budget)	\$33,200	\$33,200
Insurance	\$30,000	\$30,000
CAM/Utilities	\$51,609	\$51,609
Mgmt 3.0%	\$11,809	\$11,809
Total	\$126,618	\$126,618

*Tenants with options at their contractual option rent, Tenants without options at market rent.





Brookshire's Food and Pharmacy is a supermarket chain based in Tyler, TX. There are more than 200 stores in Texas, Louisiana, Arkansas and Oklahoma under their five banners: Brookshire's, Super 1 Foods, Super 1 Foods, Fresh by Brookshire's, Spring Market and Reasor's. Today the company has more than 14,000 employee/partners at over 200 locations in four states.

Brookshire Grocery purchased 8 Winn-Dixie Stores in Louisiana. "We're excited about this agreement and the opportunity it provides us to further grow and expand in this region. These stores are a strong fit for our Super 1 Foods banner, and we look forward to welcoming new customers and employees in Acadiana," said Brad Brookshire, chairman and CEO of BGC, in a statement. "We're a family business celebrating our 90th anniversary this year, and we look forward to many more years here."

Company Type: Private

Revenue 2024: 4.4B

Revenue 2023: 4.6B

Revenue 2022: 3.7B

Revenue 2021: 3.4B

Revenue 2020: 2.6B



BGC is a family-owned, Christian company and partners can expect for meetings to begin with a prayer, followed by the company's core values, mission and vision statements. One of our company's core values is 'The Team Matters,' and this is evident throughout the company. You often hear partners refer to their co-workers as their "BGC family," because our partners truly care about each other, like family.



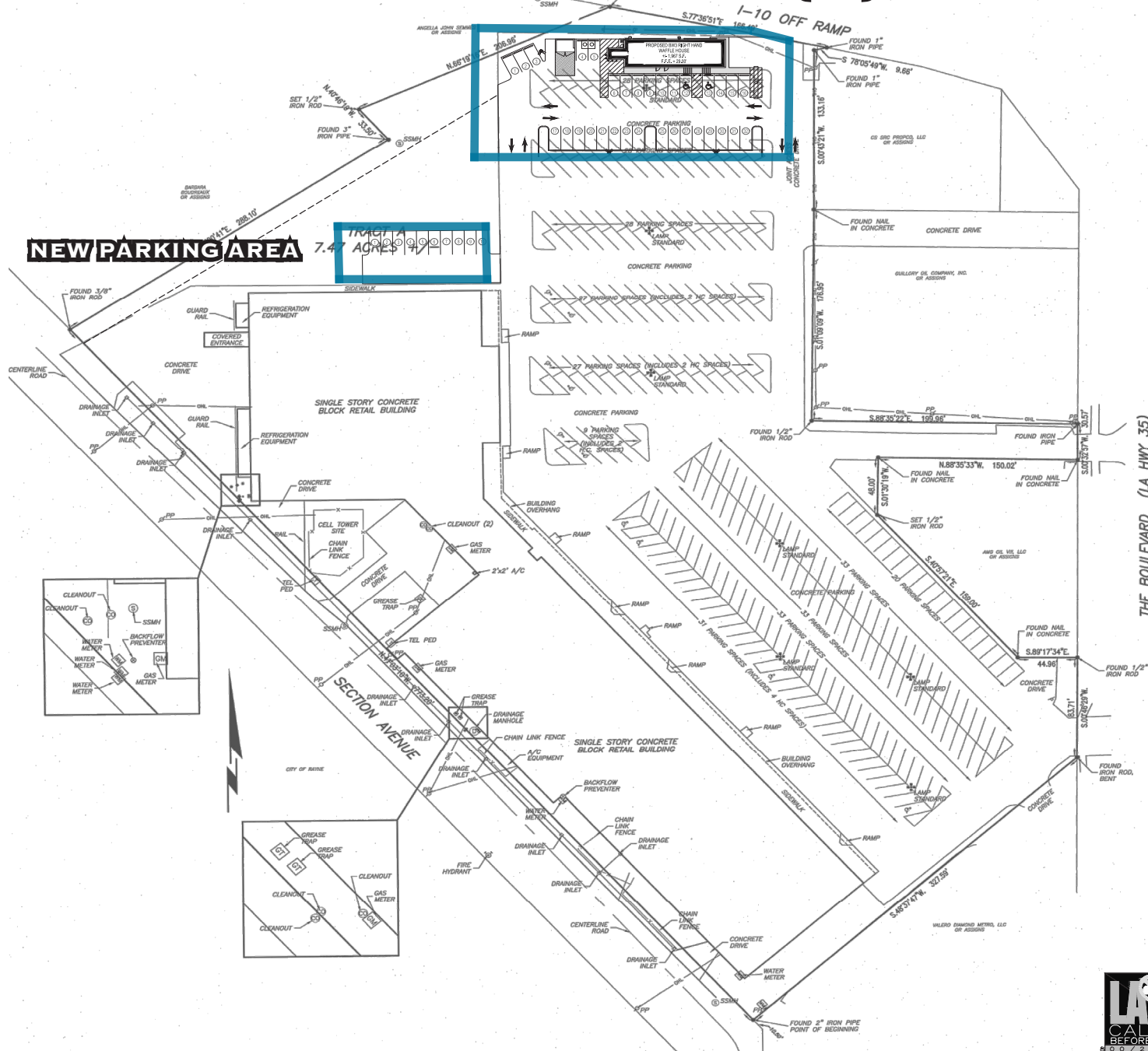
MARKET RENT SURVEY

Center Name	Co-Tenants	Address	Size	Asking Rents (NNN)
Crowley Village	Super 1 Foods, Planet Fitness	2000-2016 N Parkerson Ave Crowley, LA	1,540	\$15.00
Crowley Village	Super 1 Foods, Planet Fitness	2000-2016 N Parkerson Ave Crowley, LA	4,500	\$14.00
Parkway Plaza	Dollar Tree, Hibbett	2001 NW Evangeline Trwy, Lafayette, LA	1,250	\$14.00
Parkway Plaza	Dollar Tree, Hibbett	2001 NW Evangeline Trwy, Lafayette, LA	12,850	\$11.00
West Willow Shopping Center	Super 1 Foods, DD's Discount	215 W Willow St, Lafayette, LA	8,424	\$7.00
West Willow Shopping Center	Super 1 Foods, DD's Discount	215 W Willow St, Lafayette, LA	3,200	\$9.00



SHOPPING CENTER SITE PLAN

NEW WAFFLE HOUSE PAD (NAP)



PARKING DATA

TOTAL # OF STALLS EXISTING	297
TOTAL # OF STALLS PROPOSED	297
# OF STALLS REMOVED BY WAFFLE HOUSE DEV.	42
# OF STALLS ADDED BY WAFFLE HOUSE (ON-SITE)	32
# OF STALLS ADDED BY WAFFLE HOUSE (OFF-SITE)	10

Not For Construction
**OVERALL
PARKING PLAN**



Lafayette MSA

Economic Diversification: While historically tied to the oil and gas industry, Lafayette has made strides in diversifying its economy. This includes growth in healthcare, technology, education, and renewable energy sectors. This diversification provides a more stable economic base.

Educational Institutions: The presence of the University of Louisiana at Lafayette contributes to a skilled workforce and fosters innovation. The university also drives economic activity through research and development.

Regional Hub: Lafayette serves as a major regional hub for commerce, healthcare, and culture in South Louisiana. This central location attracts businesses and residents from surrounding areas.

Cultural Richness: The unique Cajun and Creole culture of Acadiana attracts tourism, which supports the local economy. This cultural identity also contributes to a strong sense of community.

Infrastructure: Lafayette benefits from its position along major transportation corridors, including Interstate 10 and Interstate 49, facilitating the movement of goods and people.

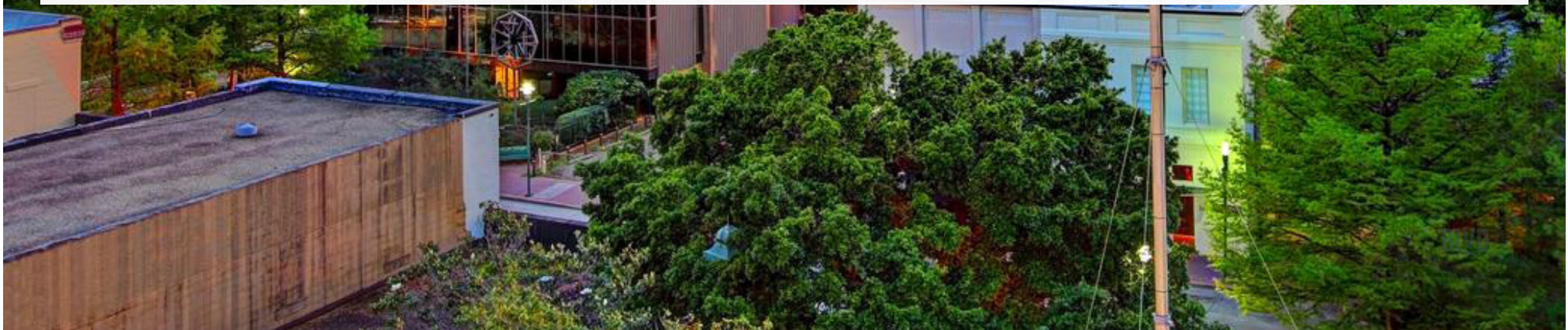
Growth Potential: While like most areas, Lafayette has its economic challenges, there are also areas of growth. With continued diversification, and new businesses coming into the area, there is potential for future growth.

Lafayette MSA - Retail Submarket Report (source: costar.com)

Rents: The Lafayette retail market has a vacancy rate of 2.1% as of the first quarter of 2025. Lafayette's vacancy rate of 2.1% compares to the market's five-year average of 2.2% and the 10-year average of 2.8%.

Over the past year, the market's vacancy rate has changed by 0.7%. Market rents in Lafayette are \$18.80/SF. Rents have changed by 3.4% year over year in Lafayette, compared to a change of 1.9% nationally. Market rents have changed by 3.8% in neighborhood center properties year over year, 3.0% in power center properties, 3.2% in strip center properties, 4.4% in mall properties, and 3.1% in general retail properties. In Lafayette, five-year average annual rent growth is 4.3% and 10-year average annual rent growth is 3.5%.

Sales: Estimated retail market pricing in Lafayette is \$160/SF. Average market pricing for Lafayette is estimated at \$135/SF for neighborhood center properties, \$133/SF for power center properties, \$137/SF for strip center properties, \$300/SF for mall properties, and \$155/SF for general retail properties. ****SUBJECT PROPERTY PRICING IS \$48 PSF****





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