

**CBRE**



# **BEACON ROOFING**

**1802 SOUTHERN AVE | SHREVEPORT, LA 71101**



# EXCLUSIVE MARKETING ADVISORS

---

## JOHNNY DUNN

Senior Associate  
+1 214 252 1175  
johnny.dunn@cbre.com

## JARED AUBREY

Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

## MICHAEL AUSTRY

First Vice President  
+1 214 252 1115  
michael.austry@cbre.com

## BEEZIE LANDRY

Broker of Record  
License #: SALE.0000029069-ACT



**CBRE**



# OFFERING SUMMARY

**PRICE:** \$1,046,000  
**CAP RATE:** 7.00%

NET OPERATING INCOME	\$73,202
GROSS LEASABLE AREA	34,308 SF
LOT SIZE	1.88 ACRES
DOCKS	4
DRIVE INS	2
CONSTRUCTION	MASONRY
CLEAR HEIGHT	20'
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	AUGUST 2006
LEASE EXPIRATION	SEPTEMBER 2024
REMAINING TERM	4.5 YEARS
LEASE TYPE	NN+
ROOF & STRUCTURE	TENANT
INCREASES	3% ANNUAL
OPTIONS	NONE
OPTIONS TO PURCHASE	NONE

**1802 SOUTHERN AVE  
SHREVEPORT, LA**



**CBRE**





# INVESTMENT HIGHLIGHTS

**Below Market Rent** - Beacon Roofing Supply is paying only \$2.13 / SF NNN at the site while the Shreveport Industrial Submarket is commanding \$3.98 / SF / YR NNN (Source: COSTAR), meaning the tenant is paying nearly half of market rent, giving the landlord significant upside and leverage moving forward. Tenant has **No Options Remaining**

**Ideal Shreveport Location** - Located at the intersection of Interstate 49 (Connecting to Texarkana and Lafayette) and Interstate 20 (Connecting to Dallas/Fort Worth and Jackson, MS). Asset is only 6.5 Miles via I-20 to the Shreveport Regional Airport, and only 3.9 Miles from the Shreveport Downtown Airport

**In Demand Building Features** - This site contains fenced outside storage, Masonry Construction of 34,308 SF, 20' Clear Height, 4 Docks, 2 Grade Level Doors on 1.88 Acres. The offering is well below replacement cost at \$30.46 when estimated cost to replace is \$45/SF

**Publicly Traded Tenant** - Beacon Roofing Supply is currently updating its branding to Beacon Building Products to reflect its full product range of residential and commercial building products. It is a Fortune 500 Company with \$7.11 Billion in Annual Revenue (FY 2019) and Publicly traded (NASDAQ: BECN) with a current Market Cap of \$2.53 Billion

**Prime Highway Access** - Located right on the corner of two major interstates, I-20 (Over 101,000 Vehicles Per Day) and I-49 (Over 59,000 Vehicles Per Day)



# PROPERTY LOCATION



**BEACON ROOFING**  
1802 SOUTHERN AVE  
SHREVEPORT, LA

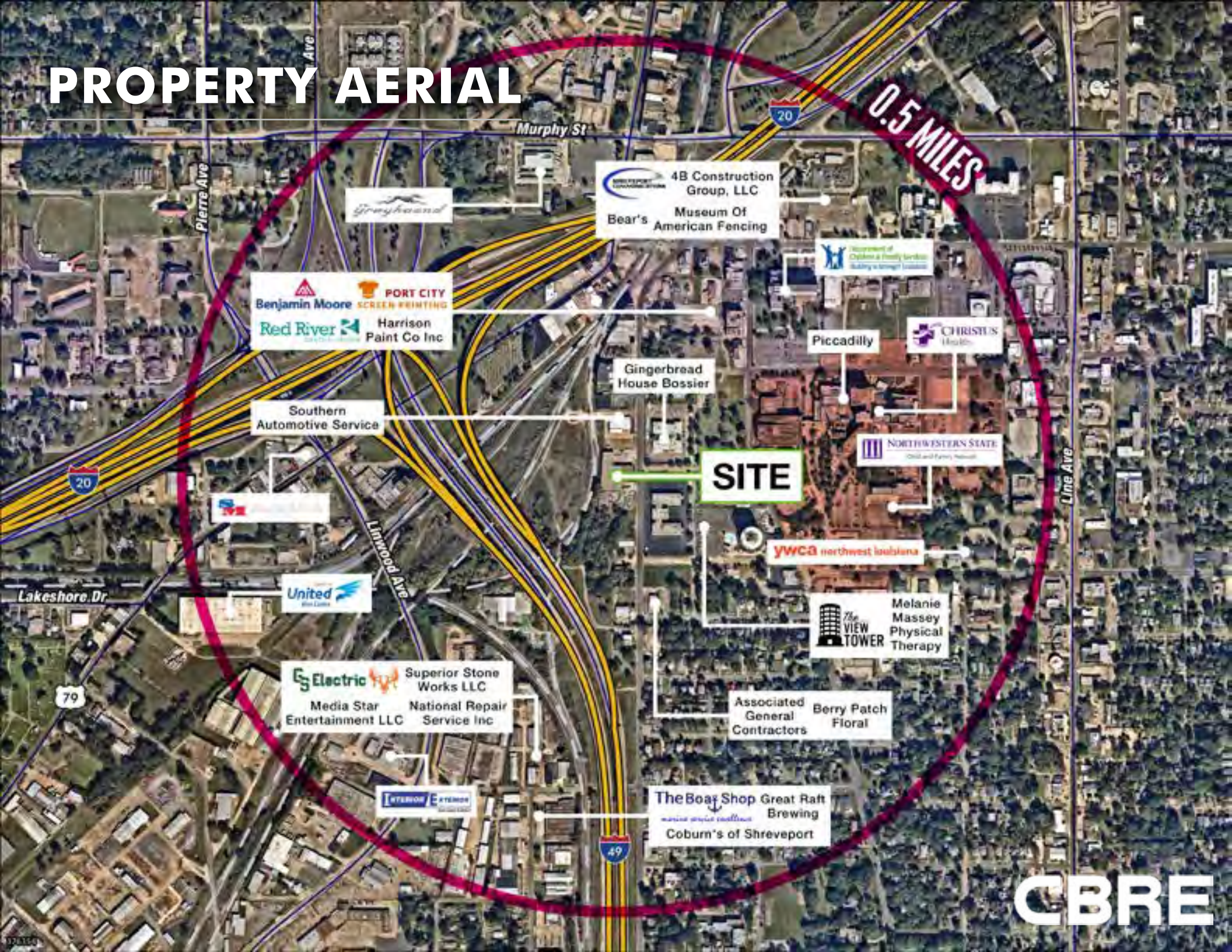


# PROPERTY AERIAL





# PROPERTY AERIAL



0.5 MILES

**SITE**

- 4B Construction Group, LLC
- Bear's Museum Of American Fencing
- Grayhound
- Benjamin Moore
- PORT CITY SCREEN PRINTING
- Red River
- Harrison Paint Co Inc
- Southern Automotive Service
- Gingerbread House Bossier
- Piccadilly
- CHRISTUS Health
- NORTHWESTERN STATE Child and Family Network
- ywca northwest louisiana
- Melanie Massey Physical Therapy
- The VIEW TOWER
- Associated General Contractors
- Berry Patch Floral
- The Boat Shop
- Great Raft Brewing
- Coburn's of Shreveport
- Electric
- Superior Stone Works LLC
- Media Star Entertainment LLC
- National Repair Service Inc
- United
- INTERIOR EXTERIOR
- Department of Children & Family Services Making a Stronger Louisiana
- Lakeshore Dr
- Murphy St
- Linwood Ave
- Pierre Ave
- Line Ave
- Interstate 20
- Interstate 49
- Interstate 79

**CBRE**



# TENANT OVERVIEW

## BEACON ROOFING SUPPLY

<b>TYPE:</b>	<b>Building Materials</b>
<b>SYMBOL (NASDAQ):</b>	<b>BECN</b>
<b>REVENUE:</b>	<b>\$7.11 Billion (2019)</b>
<b>NO. OF LOCATIONS:</b>	<b>580+</b>
<b>YEARS IN BUSINESS:</b>	<b>92+</b>
<b>HEADQUARTERS:</b>	<b>Herndon, VA</b>
<b>WEBSITE:</b>	<b><a href="http://www.becn.com">www.becn.com</a></b>

Beacon is an American publicly traded company which sells residential and non-residential roofing products, as well as related building products in North America. Beacon operates in all 50 states and in six Canadian provinces. The company also has a fleet of over 2,750 trucks and over 8,000 employees to help contractors grow business. Moreover, Beacon is a publically traded company on NASDAQ under BECN and was named to the NASDAQ Global Select Market. In 2018, the company had annual sales of over seven billion.



**CBRE**



# DEMOGRAPHICS

## POPULATION (2019)

3 MILES	63,989
5 MILES	153,240
7 MILES	220,502

## HOUSEHOLDS (2019)

3 MILES	26,271
5 MILES	61,722
7 MILES	89,063

## AVG HH INCOME (2019)

3 MILES	\$45,586
5 MILES	\$48,405
7 MILES	\$53,712

## TRAFFIC COUNTS (VPD)

I-20	101,654
I-49	59,618





# **WHY SHREVEPORT?**

Today, Shreveport is the center of a network that fuels business across the globe. ShrevePort sits at the intersection of I-20 and I-49, connecting Kansas City and Lafayette, Dallas and Atlanta. The river port continues to drive commerce, gaining businesses access to domestic and international markets through the Mississippi River and the Gulf Intracoastal Waterway.

**#3 LARGEST CITY POPULATION  
WISE IN LOUISIANA**

**NAMED TOP 25 CITIES ON THE  
RISE IN LOUISIANA**

**SHREVEPORT IS THE  
EDUCATIONAL, COMMERCIAL  
AND CULTURAL CENTER OF THE  
ARK-LA-TEX REGION, WHERE  
ARKANSAS, LOUISIANA, AND  
TEXAS MEET**

**FORBES MAGAZINE RANKED  
SHREVEPORT AS #18 FOR  
"BEST OPPORTUNITY CITIES"**

**SHREVEPORT REGIONAL IS  
THE #2 MOST TRAFFICKED  
FREIGHT AIRPORT IN  
LOUISIANA**

**SOUTHERN BUSINESS AND  
DEVELOPMENT NAMED  
SHREVEPORT AS A "GAME  
CHANGING COMMUNITY"**



# DISCLAIMERS

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



# BEACON ROOFING

1802 SOUTHERN AVE  
SHREVEPORT, LA 71101

## EXCLUSIVE MARKETING ADVISORS

---

### JOHNNY DUNN

Senior Associate  
+1 214 252 1175  
johnny.dunn@cbre.com

### JARED AUBREY

Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

### MICHAEL AUSTRY

First Vice President  
+1 214 252 1115  
michael.austry@cbre.com

### BEEZIE LANDRY

Broker of Record  
License #: SALE.0000029069-ACT

