

*Offering Memorandum*



County Market  
TOTAL DISCOUNT FOODS

## EXECUTIVE SUMMARY

### Investment Highlights

Qualified investors are extended the opportunity to acquire Danville Plaza Shopping Center in Monroe, Louisiana. Monroe is located in Ouachita Parish in northern Louisiana. Danville Plaza is a 137,996 square foot Grocery-Anchored Community Center.

**Price: \$7,395,000**

**NOI: \$591,734**

**Cap Rate: 8.00%**

#### Retail Corridor

Monroe is the primary retail destination for all of Ouachita Parish and the rest of Northeast Louisiana. Danville Plaza is located in a premier position in Monroe's top shopping destination. Louisville Avenue is a major highway that runs through the heart of the most active commercial activity in the area. Other retailers in the immediate vicinity include Walmart, Planet Fitness, Anytime Fitness, Stein Mart, Raising Cane's, Whataburger, Walgreens and CVS Pharmacy. The area is also home to a number of brand new office parks.

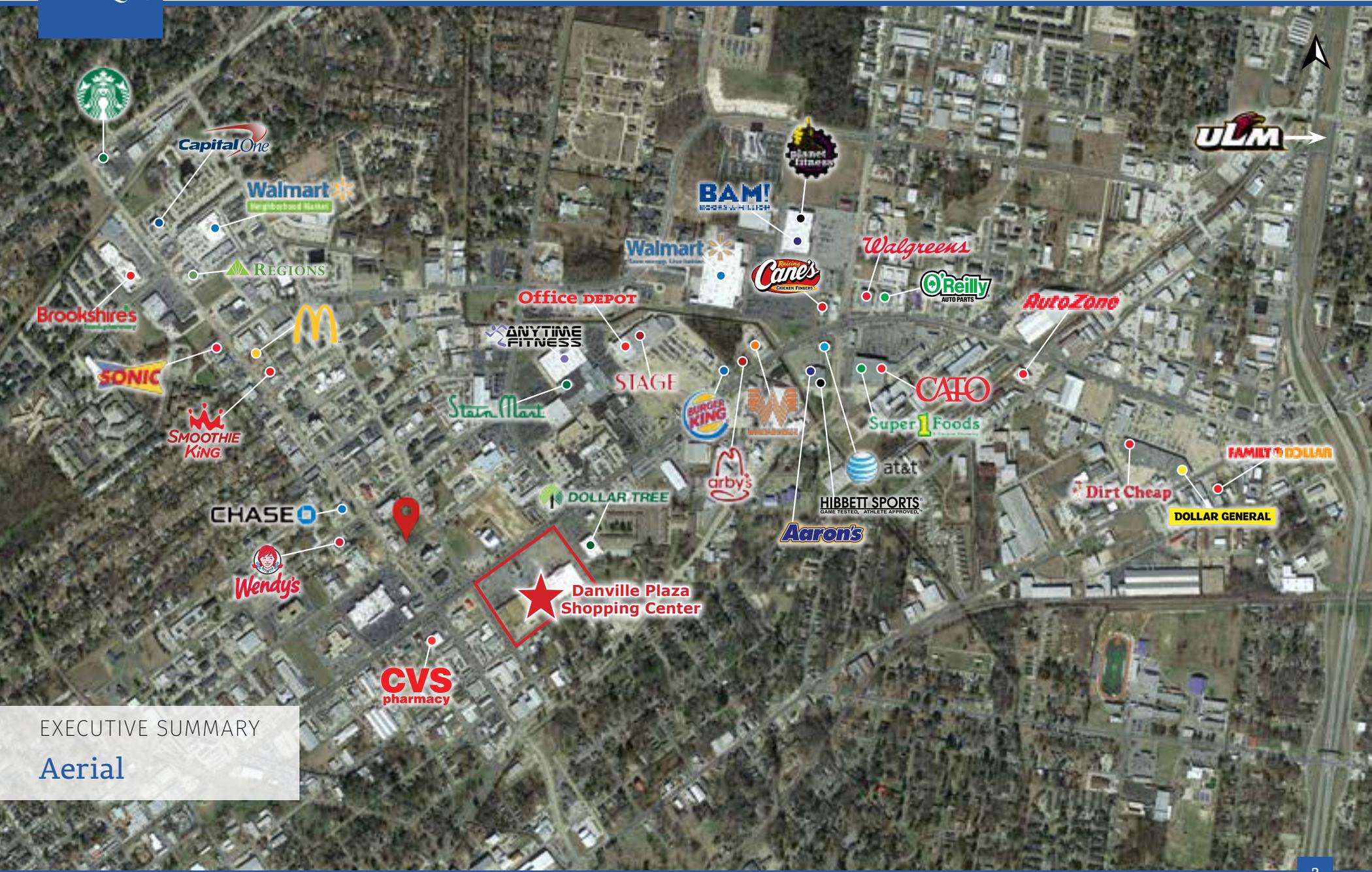
#### Stability

Occupancy rates continue to remain very strong throughout the area. Danville Plaza has maintained a very high occupancy rate for several years. This trend is expected to continue, which will continue to provide an investor with very stable returns on existing NOI. There is approximately 22,580 square feet of vacant space providing an opportunity to increase the NOI and value of the center as well as the opportunity to sell or develop the vacant outparcel.

#### Recent Tenant Activity

- County Market recently exercised a 3-year renewal option, extending their lease term to April 2019.
- Shoe Show recently exercised a 5-year renewal option, extending their lease term to June 2021.
- Rainbow has occupied 6,000 square feet since 2006 and recently relocated and expanded within the center to 8,450 square feet.



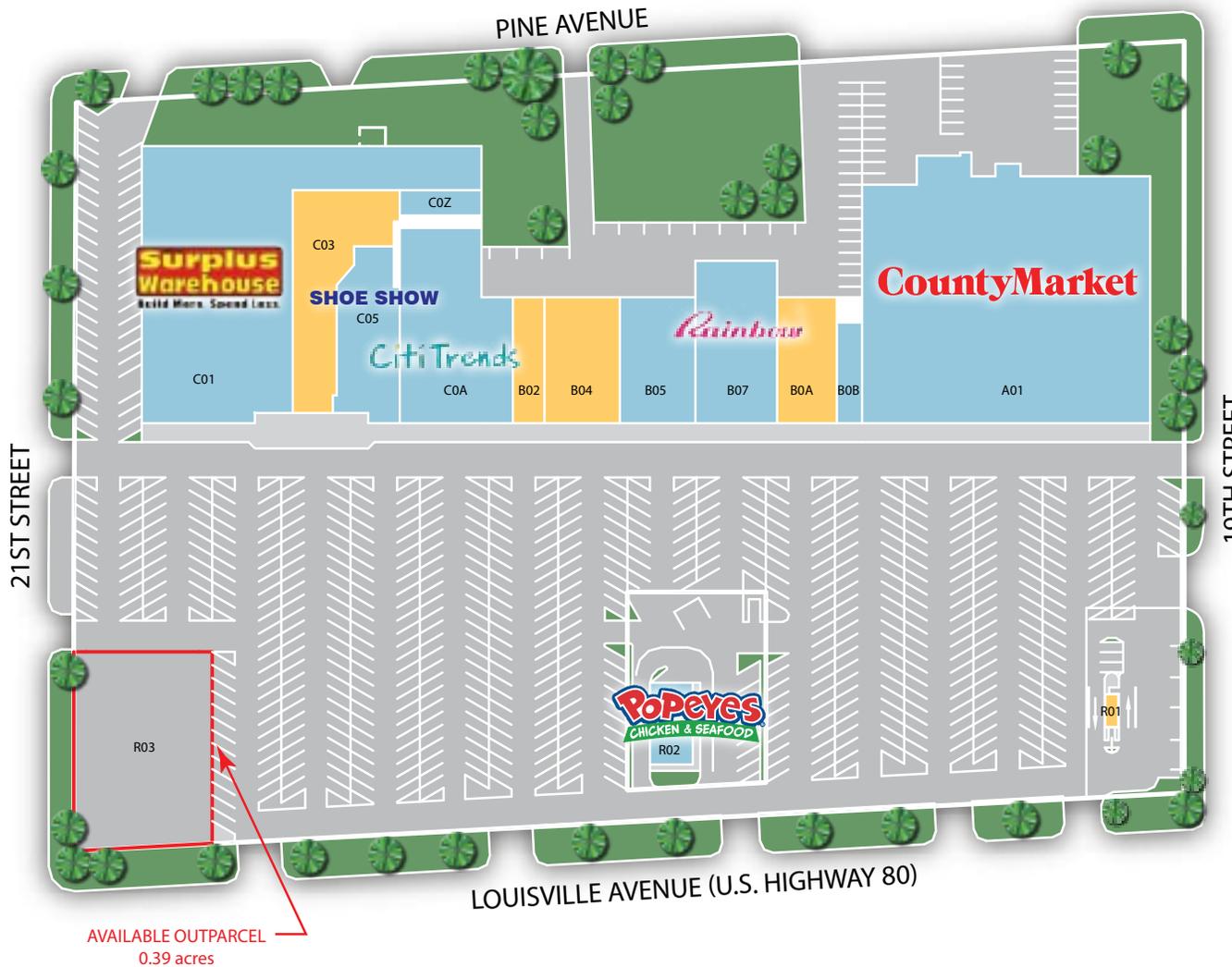


EXECUTIVE SUMMARY  
Aerial



EXECUTIVE SUMMARY

Site Plan



TENANT LIST

A01	COUNTY MARKET	45,351 SF
B0A	AVAILABLE (47'6" x 100')	4,750 SF
B0B	CHECK INTO CASH	1,600 SF
B02	AVAILABLE (25' x 100')	2,500 SF
B04	AVAILABLE (60' x 100')	6,000 SF
B05	RENT-WAY	6,000 SF
B07	RAINBOW	8,450 SF
C0A	CITI TRENDS	12,500 SF
C0Z	NO FRONT	1,628 SF
C01	SURPLUS WAREHOUSE	31,380 SF
C03	AVAILABLE (31'6" x 176'6")	9,070 SF
C05	SHOE SHOW	6,286 SF
R01	AVAILABLE (10' x 26')	260 SF
R02	POPEYE'S	2,221 SF
R03	AVAILABLE OUTPARCEL (17,269 SF LAND)	SF