NEW 20-YEAR ABSOLUTE NNN LEASE

FILE PHOTO

CIA commercial investment advisors

BANG REALTY

OFFERING MEMORANDUM

FREDDY'S

1802 A MACARTHUR DRIVE | ALEXANDRIA, LOUISIANA 71301

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Highlights

PRICE	CAP RATE	NOI
$2,400,000	7.00%	$168,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to Alexandria Power Center with key tenants such as Harbor Freight, Office Depot, Citi Trends & Ashley Furniture; Nearby *major retailers* include Walmart, Target, Lowe's, Home Depot, Sam's Club, Hobby Lobby, Marshalls, Ross Dress for Less, Academy Sports + Outdoors, Old Navy, Boot Barn, Shoe Station, Five Below, Best Buy, Books-A-Million, Albertsons, PetSmart, Bath & Body Works, Planet Fitness; *one mile from Alexandria Mall* - a single-story enclosed mall anchored by Dillard's, Michaels, & JCPenney with key tenants such as Hibbett Sports, Ulta Beauty, Shoe Dept.

Higher Education: 9 miles from **Louisiana State University of Alexandria** - a public college offering various undergraduate degrees in numerous disciplines, serving 7,684 students

Healthcare: 1 mile from **CHRISTUS St. Frances Cabrini** - offering a full-range of specialty & subspecialty services for preemie, pediatric, and teenage patients such as a Level 3 Regional Neonatal Intensive Care Unit with 300 beds; 4 miles from **Rapides Regional Medical Center** - an acute care facility with 346 licensed beds, it recognized as a Level II Trauma Center & Advanced Primary Stroke

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 10% rental escalations every 5 years with four 5-year options to renew

TENANT | PERSONAL GUARANTORS

Seasoned 18+ year restaurant veteran that started out in the Subway system, opened/sold 4 successful Walk-Ons Sports Bistreaux locations and now own/operates 5 Freddy's in Arkansas! The lease is further backed by operator's Personal Guarantees!

HIGH SALES VOLUME LOCATION

Successfully open & operating since 2024 with **attractive 7.58% Rent to Sales Ratio!**

TRAFFIC COUNTS

Pad site to Alexandria Power Center, positioned on a ±0.41-acre parcel with excellent drive-by visibility on US-71 with traffic counts of 31,403 CPD!

DENSE RETAIL CORRIDOR

Across the highway from Alexandria Mall, blocks away from Walmart, Sam's Club, Lowe's, Hobby Lobby & Academy Sports + Outdoors

2026 DEMOGRAPHICS

Population (5-mi)	57,067
Households (5-mi)	23,059
Average Household Income (1-mi)	**$90,392**

Financial Analysis

SITE ADDRESS	1802 A MacArthur Drive Alexandria | Louisiana 71301
TENANT	**AOM 2, LLC**
GUARANTOR	**Brandon Thompson & Rachel Thompson**
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,897 SF*
LOT SIZE	±0.41 acre*
YEAR BUILT	2024
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an **Absolute NNN lease**. Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	August 1, 2026
EXPIRATION DATE	August 31, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

** According to Rapides Parish Assessor*

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	**08/01/26** to 08/31/31	$168,000	7.00%
Years 6-10	09/01/31 to 08/31/36	$184,800	7.70%
Years 11-15	09/01/36 to 08/31/41	$203,280	8.47%
Years 16-20	09/01/41 to **08/31/46**	$223,608	9.32%
		AVG ANNUAL RETURN	**8.12%**

RENEWAL OPTIONS

1st Option	09/01/46 to 08/31/51	$245,969
2nd Option	09/30/51 to 08/31/56	$270,566
3rd Option	09/01/56 to 08/31/61	$297,622
4th Option	09/01/61 to 08/31/66	$327,384

Tenant Profile

Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 560 locations across 37 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise Awards & Recognition

Entrepreneur *Ranked # 59 for Franchise 500 in 2025*	Entrepreneur *Ranked # 6 for The Top 10 Burger Franchises in 2024*	yelp *Ranked # 7 for Fastest-Growing Brands in 2024*	MOVERS + SHAKERS *Ranked # 15 for Fast Casuals Top 100 in 2024*
Entrepreneur *Ranked # 42 for Top Brands for Multi-Unit Owners in 2024*	QSR *Ranked # 43 for QSR 50*	Technomic by informa *Ranked # 62 for Top 500 Chain Restaurant Report in 2024*	Entrepreneur *Ranked # 76 for Fastest-Growing Franchises in 2024*

THE TENANT: AOM2, LLC

Seasoned 18+ year restaurant veteran that started out in the Subway system, opened/sold 4 successful Walk-Ons Sports Bistreaux locations and now own/operates 5 Freddy's in Arkansas! The lease is further backed by operator's Personal Guarantees!

Site Plan

Property Specifications

Parish	Rapides
Parcel #	2404333101001201
Lot Size	±0.41 Acre
GLA	±2,897 SF

Alexandria

Cavender's
Burlington
71
US-71
31,403 CPD
Kroger
petco
Alexandria Mall
Dillard's
JCPenney
Michaels
HIBBETT
Buckle
Rainbow
SHOE DEPT.
ULTA BEAUTY
CATO
claire's
target
BOOT BARN
Flowers Foods
WHOLESALE BAKERY
SUNBELT RENTALS
AFCO
AFCO
49
Walmart
MID-STATE SUPPLY
I-49 | 36,178 CPD
ASHLEY
Ivan Smith Furniture
HARBOR FREIGHT
CITITRENDS
Office Depot
DOLLAR GENERAL
ACE Hardware
NAPA
FADS & FRAMES
CVS
Mac's
Freddy's
planet fitness
Albertsons
BAM! BOOKS-A-MILLION
LOWE'S
SANTIKOS ENTERTAINMENT
MECHANICAL aca INDUSTRIAL
AIR CONDITIONING aca HEATING - PLUMBING
SCOTT M BRAME MIDDLE SCHOOL
709 STUDENTS
CALVARY BAPTIST CHURCH
HOBBY LOBBY
sam's club
Marshalls
five BELOW
ROSS DRESS FOR LESS
OLD NAVY
Bath & Body Works
BEST BUY
PETSMART
SHOE STATION
BUFFALO WILD WINGS
The Home Depot
165
71
US-71/Jefferson Hwy
US-165 | 15,631 CPD
Academy SPORTS + OUTDOORS
Olive Garden
OUTBACK STEAKHOUSE
SHIPLEY DO-NUTS
SAIA TRUCKING CO
UNITECH TRAINING ACADEMY
WALK-ON'S SPORTS BISTREAUX
CHEROKEE ELEMENTARY
576 STUDENTS
N

Alexandria Synopsis

Alexandria is the 9th largest city in Louisiana and is the parish seat of and the largest city in Rapides. It lies on the south bank of the Red River in almost the exact geographic center of the state. It is the principal city of the Alexandria Metropolitan Area which encompasses all of Rapides & Grant parishes.

Alexandria is on a level plain in the center of Louisiana longleaf pine forests, in which pine is interspersed with various hardwoods. A number of small bayous, such as Bayou Rapides, Bayou Robert, and Hynson Bayou, meander throughout the city.

Alexandria's economy is based upon agriculture & timber production, wholesale and retail trade, services & public sector activity.

TOP EMPLOYERS IN ALEXANDRIA:

1. Rapides School Board (education - 3,000 employees)
2. Christus St. Frances Cabrini Hospital (medical - 1,247)
3. Rapides Regional (medical - 1,200)
4. VA Medical Center (medical - 925)
5. City of Alexandria (government - 900)

2026 Demographics

	1-MI	3-MI	5-MI
Population	6,407	42,505	57,067
Households	2,736	17,264	23,059
Daytime Demos Age 16+	11,480	47,694	60,250
Median Age	38.9	37.0	36.5
Average Household Income	$90,392	$77,303	$74,065

City View

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