

OFFERING MEMORANDUM



Exclusively Listed By

BROKER OF RECORD
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04

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

LOCATION HIGHLIGHTS

- 229,000 People and 97,000 Households within a 5-Mile Radius of the Property
- 108,000 People and 45,000 Households within a 3-Mile Radius of the Property
- \$90,000 Estimated Household Income within a 5-mile radius, and \$85,000 within a 3-Mile Radius
- 4 Minute Drive to Louis Armstrong New Orleans International Airport with 12.7 Million Annual Passengers
- Located on the main thoroughfare between the Airport and Downtown New Orleans
- ±40,600 Vehicles Per Day pass the property on Airline Drive
- 4.8 Year Retail WALT

BUILDING HIGHLIGHTS

- **In 2022 & 2023 Landlord Invested \$5,400,000 in Capital Improvements**
- **Brand New Roof** installed in 2022 throughout the entire center
- **Parking lot improved** with new asphalt in 2022 and restriped in 2024
- **Brand New HVAC** units as of 2022 throughout entire center
- **Brand New Elevator** Mechanics, Remote Monitoring, and Renovated Cab as of 2022
- **Brand New LED** lighting and 4K Cameras with Remote Access throughout entire center
- **Ochsner Health System invested additional \$3,800,000** into their buildout in 2022

TENANT HIGHLIGHTS

- **O'Reilly Auto Parts** is an investment grade credit tenant (S&P BBB) with over 5,500+ locations throughout the country
- **Ochsner Health System** is a leading healthcare provider with 46 hospitals and 370+ health and urgent care centers throughout the Gulf South
- **Take 5 Oil Change** is a subsidiary of Driven Brands, Inc. (4,700 units with over \$5.3B in system-wide sales) with over 800+ locations nationwide. Take 5 recently signed a 15-year ground lease agreement at M.A. Green Shopping Center
- **Cash America Pawn** is a subsidiary of FirstCash Holdings, Inc., a publicly traded company with a \$5.3 billion market cap and over 3,000 locations throughout the USA and South America
- **Metairie Bank** is a regional bank with over \$591 million in assets (2023) and 15 locations primarily throughout the Greater New Orleans area



FINANCIAL OVERVIEW

PRICING SUMMARY:

Sale Price	\$12,281,000
Price PSF (\$)	\$119

RETURNS SUMMARY:

Proforma Cap Rate	8.75%
Proforma Cash-on-Cash	9.00%
Loan Constant	8.29%
Debt Yield	13.46%
Debt Yield (-) Cap Rate Spread	47 BPS

CAPITAL SUMMARY:

Required Equity	\$4,298,350
Debt	\$7,982,650
Capital Reserves	\$25,877

DEBT SUMMARY:

LTV	65%
Loan Amount	\$7,982,650
Interest Rate	6.75%
Amortization	25 Years
Term	10 Years
I/O Years	0 Years
Monthly Debt Service	\$55,153
Annual Debt Service	\$661,837
Proforma Net Cash Flow	\$386,852
DSCR	1.62x

PROPERTY INFORMATION:

Year 1 NOI	\$1,074,566
Current Occupancy	94,062 SF
Gross Leasable Area	103,506 SF
Retail WALT	4.8 Years



RETAIL TENANTS

O'REILLY AUTO PARTS



O'Reilly Auto Parts is a leading retailer offering an extensive range of automotive parts, tools, and accessories. O'Reilly is an investment grade credit tenant (S&P BBB) with over 5,500+ locations throughout the country.

METAIRIE BANK



Metairie Bank is a regional bank with over \$591 million in assets (2023) and 15 locations primarily throughout the Greater New Orleans area. Known for its strong community ties and personalized customer service, the bank has been a trusted financial partner in the Metairie area for decades.

SMART BUY LIQUIDATION



Smart Buy Liquidation Outlet offers a diverse selection of high-quality, discounted products by sourcing surplus and excess inventory, providing customers with significant savings on various items.

BRIDGE HOUSE



Bridge House is a non-profit multi-location thrift store and used-car seller providing income to support the treatment of hundreds of individuals in the local community.

TACO DADDY



Taco Daddy is a local taco restaurant and is known for its creative and delicious tacos and fun atmosphere. Taco Daddy recently signed their lease and is currently in progress with their tenant buildout for the existing outparcel. This is Taco Daddy's second location.

CASH AMERICAN PAWN



Cash America Pawn is a subsidiary of FirstCash Holdings, Inc., a publicly traded company with a \$5.3 billion market cap and over 3,000 locations throughout the USA and South America.

OCHSNER HEALTH SYSTEM



Ochsner Health System invested \$3,800,000 into their buildout and they are a leading healthcare provider with 46 hospitals and 370+ health and urgent care centers throughout the Gulf South.

TAKE 5 OIL CHANGE



Take 5 Oil Change is a subsidiary of Driven Brands, Inc. (4,700 units with over \$5.3B in system-wide sales) with over 800+ locations nationwide. Take 5 recently signed a 15-year ground lease agreement at M.A. Green Shopping Center.

RETAIL TENANTS

CLAY'S CAFE



Clay's Cafe is a charming eatery that offers a cozy atmosphere and a delicious menu, making it a beloved spot for breakfast and lunch in the community.

CHURCH ON A MISSION



Church on a Mission is dedicated to community service and outreach, offering resources and opportunities for individuals looking to get involved and make a positive impact.

ROUNDTREE GROUP



Roundtree Management Group is focused on providing exceptional property management services, emphasizing client satisfaction. Roundtree Group represents M.A. Green Shopping Center as well as others throughout Louisiana.

NOLA MUNCHIES



NOLA Munchies showcases a delectable selection of New Orleans-inspired treats all beautifully presented to celebrate the vibrant flavors and culinary traditions of the Big Easy.

HAPPY NAILS

Happy Nails Salon is a popular destination for clients seeking expert nail care and a relaxing spa experience, known for its friendly service and wide range of manicure and pedicure options.

ANGEL'S PET GROOMING

Angel's Pet Grooming provides exceptional care for pets with a focus on gentle and thorough grooming services, ensuring each animal leaves looking and feeling their best.

PERFECTION BARBER SHOP

Perfection Barber Shop is celebrated for its exceptional craftsmanship and personalized service, making each visit a unique experience.

NEW HISPANIC RETAIL

New Hispanic Retail focuses on services that cater to the diverse needs of the Hispanic community, fostering connections through authentic offerings and personalized experiences.

WASH A MATIC

Wash A Matic offers a range of convenient laundry services, including self-service machines and professional washing and folding. Known for its modern facilities and commitment to customer satisfaction, it provides a reliable solution for busy individuals and families.

FLOWER STORE

Flower Store is a charming retailer that specializes in fresh, seasonal blooms and unique arrangements, perfect for any occasion or simply to brighten someone's day.

LASHES PLUS

Lashes Plus is known for its high-quality lash extensions and beauty products, helping customers with their expert advice and personalized service.

AMERICAN FAST TAX

American Fast Tax and Financial Services offers comprehensive tax preparation and financial planning solutions, helping clients navigate their financial needs with expertise and personalized care.



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ASSET OVERVIEW

ASSET OVERVIEW

Name	M.A. Green Shopping Center	Year Renovated	2022
Address	7801-7905 Airline Dr Metairie, LA 70003	Gross Leasable Area	±103,506 SF
City, State	Metairie, LA	Total Retail Suites	20
APN	0-92-0002225 0-91-0006632	Total Office Suites	58
Land Area	±6.45 AC	Total Suites	78

TAX PARCEL MAP



CONDENSED RETAIL RENT ROLL

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Renewal Options	Lease Type
Retail							
R - 70901	Bridge House	19,500 SF	18.84%	1/1/2022	12/31/2031	3 x 5 Year(s)	NNN
R - 7941	O'Reilly	10,500 SF	10.14%	1/1/2025	12/31/2029	1 x 5 Year(s)	NNN
R - 7929	Oschner	10,034 SF	9.69%	1/1/2022	12/31/2031	3 x 5 Year(s)	NNN
R - 7923	Cash America Pawn	8,760 SF	8.46%	1/1/2022	12/31/2026	1 x 5 Year(s)	NNN
R - 7819	Church on a Mission - Ryan Keller	4,500 SF	4.35%	1/15/2023	12/31/2027	2 x 5 Year(s)	NNN
R - 7911-7917	Smart Liquidation	8,000 SF	7.73%	4/15/2023	7/31/2026	3 x 3 Year(s)	NNN
R - 7815	New Hispanic Retail	1,100 SF	1.06%	10/1/2022	9/30/2025	1 x 3 Year(s)	NNN
R - 7813C	Take 5	1,390 SF	1.34%	12/1/2024	11/30/2039	4 x 5 Year(s)	NNN
R - 7807	Metairie Bank	4,000 SF	3.86%	6/1/2020	5/31/2025	2 x 5 Year(s)	NNN
R - 7821 A	Happy Nails	2,000 SF	1.93%	10/19/2019	8/31/2029	2 x 5 Year(s)	NNN
R - 7909	Wash A Matic	2,050 SF	1.98%	2/19/2021	2/18/2031	2 x 10 Year(s)	NNN
R - 7801	Clay's Cafe	1,710 SF	1.65%	10/1/2023	9/30/2026	3 x 3 Year(s)	NNN
OP - 7933	Taco Daddy	1,706 SF	1.65%	7/1/2024	6/30/2027	3 x 5 Year(s)	NNN
R - 7821	Nola Munchies	1,500 SF	1.45%	10/1/2021	9/30/2027	2 x 3 Year(s)	NNN
R - 7811	American Fast Tax	1,325 SF	1.28%	6/1/2024	5/31/2026	3 x 3 Year(s)	NNN
R - 7939	Angel's Pet Grooming	1,000 SF	0.97%	5/15/2022	5/14/2027	3 x 3 Year(s)	NNN
R - 7813 A	Perfection Barber Shop	750 SF	0.72%	6/30/2020	6/29/2030	2 x 5 Year(s)	NNN
R - 7817	Flower Store	750 SF	0.72%	6/15/2024	5/31/2027	3 x 3 Year(s)	NNN
R - 7935	Lashes Plus	691 SF	0.67%	1/1/2024	12/31/2026	3 x 3 Year(s)	NNN
R - 7813 B	Roundtree Group	444 SF	0.43%	-	-	None	NNN
Occupied Total	20 Suites	81,710 SF	100.00%	WALT (Rent):	4.8 Years		
Vacant Total	0 Suites	0 SF	0.00%	WALT (Area):	4.8 Years		
Total (100%)	20 Suites	81,710 SF	100.00%				

CONDENSED OFFICE RENT ROLL

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Renewal Options	Lease Type
Second Floor Office							
O - 200	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 201 A/B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 202 A/B	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 203 A/B	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 204	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 205	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 206	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 207	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 207 A/B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 207 C	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 207 D	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 207 E	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 207 F	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 208	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 209	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 210	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 211 A/B	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 211 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 211 D	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 214	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 215 A/B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 216	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross

CONDENSED OFFICE RENT ROLL

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Renewal Options	Lease Type
Third Floor Office							
O - 300	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 302	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 303	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 304 A	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 304 B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 304 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 304 D/E	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 304 F	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 305 B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 305 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 305 D	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
305E 306A/B	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 305 F	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 306 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 306 D	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 306 E	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 306 F	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 A	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 B	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 D	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 E	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 307 F	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 308	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 309, 310, 305A	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 311 A/B	Available	389 SF	0.38%	YTY	YTY	None	Gross
O - 311 C	Occupied Office Suite	389 SF	0.38%	YTY	YTY	None	Gross
O - 311 D	Available	389 SF	0.38%	YTY	YTY	None	Gross

CONDENSED OFFICE RENT ROLL

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Renewal Options	Lease Type
Eight (8) Brand New 1st Floor Office Suites							
O - 7813 C/D - 1	Occupied Office Suite	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 2	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 3	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 4	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 5	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 6	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 7	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
O - 7813 C/D - 8	Available	293 SF	0.28%	1/1/2025	12/31/2025	None	Gross
Occupied Total	32 Suites	12,352 SF	56.67%	WALT (Rent):	-		
Vacant Total	26 Suites	9,444 SF	43.33%	WALT (Area):	-		
Total (100%)	58 Suites	21,796 SF	100.00%				

REACH OUT TO BROKER FOR FULL OFFERING MEMORANDUM,
COMPLETE RENT ROLL, AND 10-YEAR CASH FLOW

JOE NELSON

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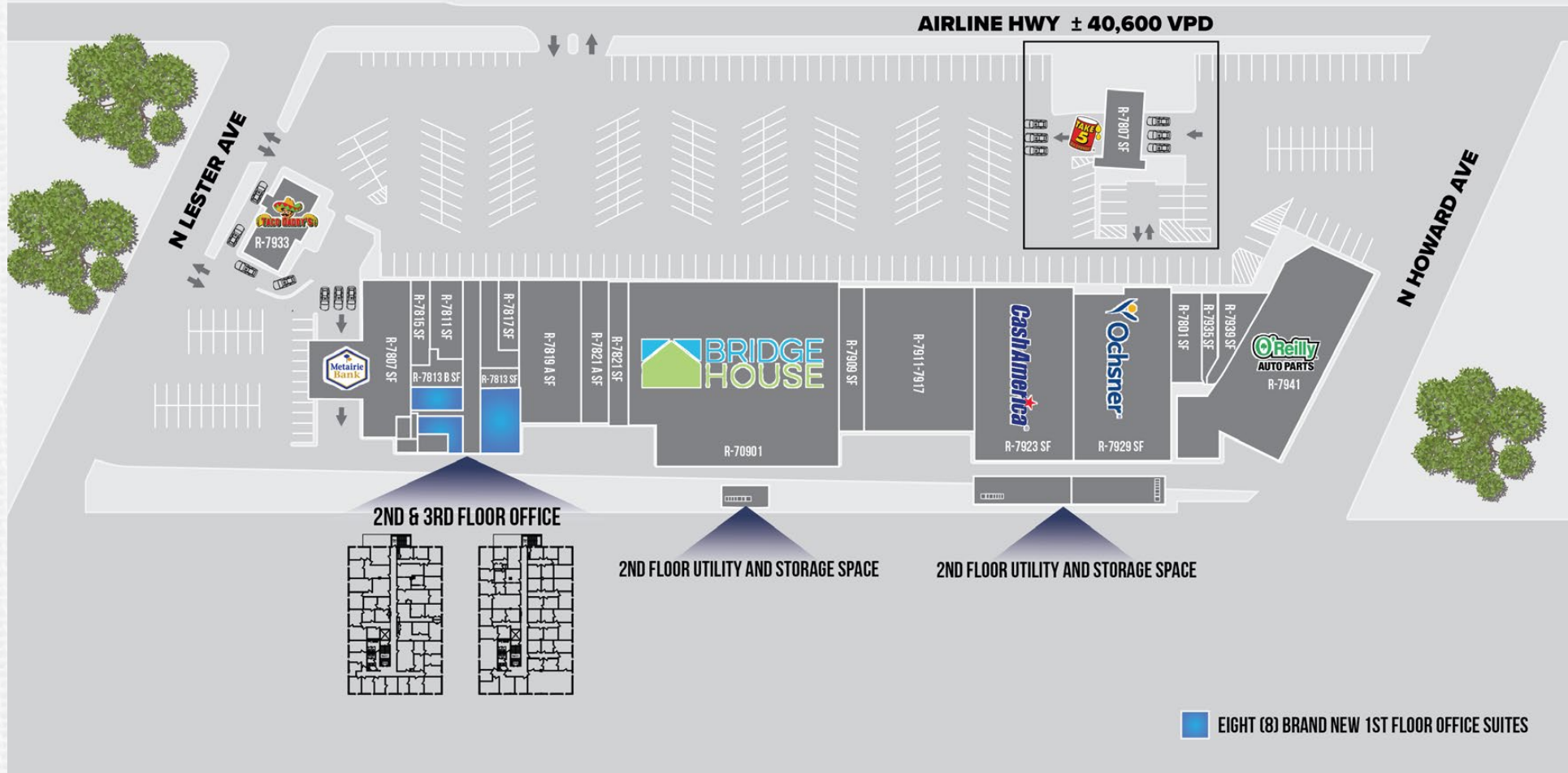
(424) 220-7244

SITE PLAN



UNIT #	TENANT	SPACE
R - 70901	BRIDGE HOUSE	19,500 SF
R - 7941	O'REILLY	10,500 SF
R - 7929	OSCHNER	10,034 SF
R - 7923	CASH AMERICA PAWN	8,760 SF
R - 7819	CHURCH ON A MISSION	4,500 SF
R - 7911-7917	SMART LIQUIDATION	8,000 SF
R - 7815	VANIDADES Y MAS	1,100 SF
R - 7813C	TAKE 5	1,390 SF
R - 7807	METAIRIE BANK	4,000 SF
R - 7821 A	HAPPY NAILS	2,000 SF

UNIT #	TENANT	SPACE
R - 7909	WASH A MATIC	2,050 SF
R - 7801	CLAY'S CAFE	1,710 SF
OP - 7933	TACO DADDY	1,706 SF
R - 7821	NOLA MUNCHIES	1,500 SF
R - 7811	AMERICAN FAST TAX	1,325 SF
R - 7939	ANGEL'S PET GROOMING	1,000 SF
R - 7813 A	PERFECTION BARBER SHOP	750 SF
R - 7817	HOLLYWOOD FLOWERS	750 SF
R - 7935	LASHES PLUS	691 SF
R - 7813 B	ROUNDTREE GROUP	444 SF



RETAIL LEASE EXPIRATION SCHEDULE

Year	Year End	Sq Ft	% of GLA	Cumulative %
1	2024	0	0%	0%
2	2025	5,393	5%	5%
3	2026	20,486	20%	25%
4	2027	9,456	9%	34%
5	2028	0	0%	34%
6	2029	12,500	12%	46%
7	2030	750	1%	47%
8	2031	31,584	31%	77%
Occupied		80,169	77%	
Vacant		9,444	9%	
Total		89,613	87%	



RETAIL LEASE EXPIRATIONS







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INTERIOR PHOTOS

FIRST FLOOR INTERIOR RETAIL

LOBBY AND ELEVATOR



METAIRIE BANK



ROUNDTREE GROUP



PERFECTION BARBER SHOP



FIRST FLOOR INTERIOR OFFICE (8 SUITES)

FIRST FLOOR OFFICE - FRONT ENTRANCE



FIRST FLOOR OFFICE - REAR ENTRANCE



FIRST FLOOR OFFICE SUIT (1 OF 8)



FIRST FLOOR OFFICE HALLWAY



SECOND FLOOR INTERIOR OFFICE (28 SUITS)

SECOND FLOOR ELEVATOR AND HALLWAYS



OFFICE SUIT



SECOND FLOOR HALLWAY



SECOND FLOOR ELEVATOR AND HALLWAYS



THIRD FLOOR INTERIOR OFFICE (22 SUITS)

THIRD FLOOR ELEVATOR AND HALLWAYS



OFFICE SUIT



THIRD FLOOR HALLWAY



THIRD FLOOR BATHROOM



OUTPARCELS (BUILDOUTS IN PROGRESS)

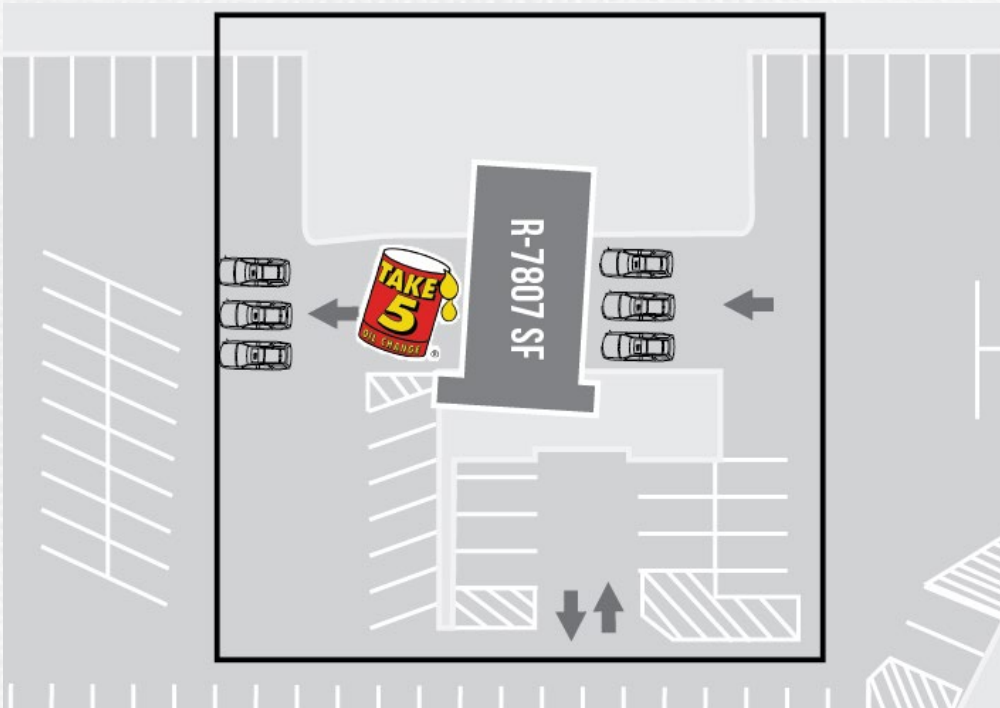
TACO DADDY EXTERIOR



TACO DADDY INTERIOR



TAKE 5 OIL CHANGE SITE PLAN



TAKE 5 OIL CHANGE



REPRESENTATIVE PHOTO



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AREA OVERVIEW



**SUBJECT
PROPERTY**



JPRD SOFTBALL COMPLEX



AIRLINE HWY ± 40,600 VPD



RALPH J. BUNCHE ELEMENTARY
256 STUDENTS





LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT

± 170,100 VPD



Walmart Supercenter

Wendy's Winn-Dixie AutoZone

LAFRENIERE PARK



SUBJECT PROPERTY

O'Reilly AUTO PARTS

Walgreens



T.H. HARRIS MIDDLE SCHOOL 633 STUDENTS

McDonald's

BURGER KING



RUDOLPH MATAS ELEMENTARY 587 STUDENTS



AIRLINE HWY ± 40,600 VPD

TACO BELL

Hilton



WASHINGTON ELEMENTARY 104 STUDENTS

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES FAMILY DOLLAR SUBWAY

Chick-fil-A CHICKEN FINERS



RALPH J. BUNCHE ELEMENTARY 278 STUDENTS

JEFFERSON PERFORMING ARTS EDUCATE ENTERTAIN ENRICH

WORLD MARKET AT&T ULTA BEAUTY FedEx

MISSISSIPPI RIVER



MARK TWAIN II APARTMENTS 514 UNITS

McDonald's

HOBBY LOBBY Ashley HOMESTORE THE HOME DEPOT BEST BUY Starbucks



MARK TWAIN I APARTMENTS 421 UNITS

planet fitness DOLLAR GENERAL

HomeGoods Marshalls five BELOW

INDUSTRIAL SECTOR



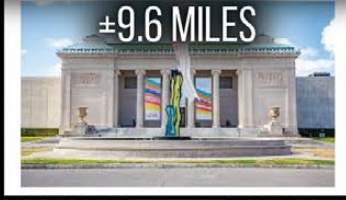
**LOUIS ARMSTRONG
INTERNATIONAL AIRPORT**
±9.0 MILES



INTERSTATE 10
± 170,100 VPD

NEW ORLEANS MUSEUM OF ART

±9.6 MILES



NEW ORLEANS

±9.0 MILES



FRENCH QUARTER

±11.4 MILES



CEASERS SUPERDOME

±9.5 MILES



DOWNTOWN NEW ORLEANS

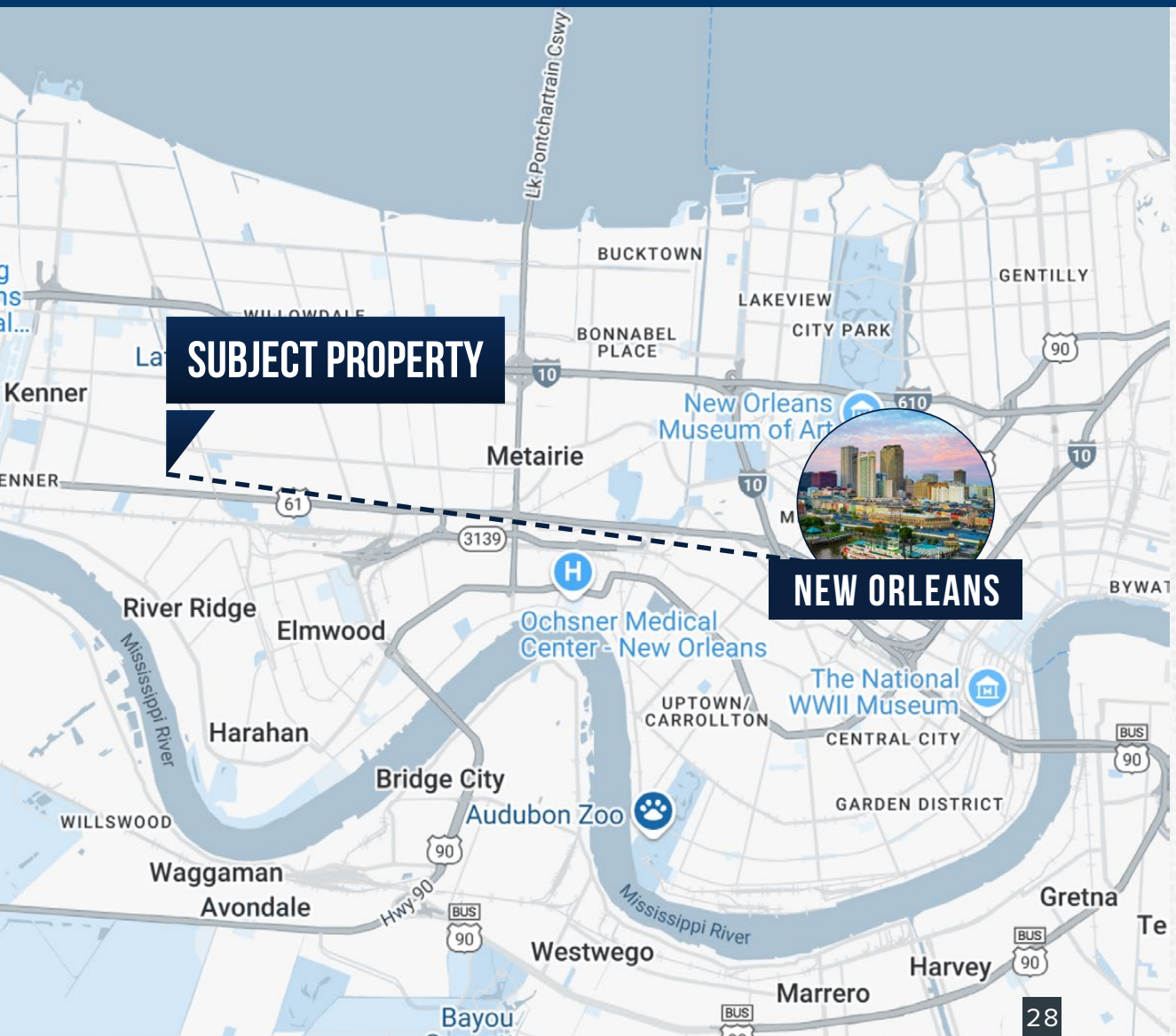
±11.5 MILES



**SUBJECT
PROPERTY**



Metairie, Louisiana, is a vibrant unincorporated community in Jefferson Parish, located just west of New Orleans. Known for its blend of suburban and urban characteristics, Metairie boasts a rich history and a diverse cultural scene. The area offers a variety of attractions, including shopping centers, restaurants, and entertainment venues, making it a popular destination for both locals and visitors. Metairie's proximity to New Orleans provides easy access to the city's renowned festivals and nightlife, while still offering a quieter, more residential atmosphere. The community is also known for its strong local sports culture, with the New Orleans Saints' practice facility located nearby. With its mix of amenities, cultural diversity, and convenient location, Metairie is a distinctive and appealing place to live and visit in the Greater New Orleans area.



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	15,966	104,932	228,667
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Population	6,637	43,976	95,638
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$75,397	\$78,857	\$83,101

NEW ORLEANS, LA

New Orleans, in southeastern Louisiana, is unquestionably one of the most distinctive cities of the New World, New Orleans was established at great cost in an environment of conflict. Its strategic position, commanding the mouth of the great Mississippi-Missouri river system, which drains the rich interior of North America, made it a pawn in the struggles of Europeans for the control of North America. As a result, the peoples of New Orleans evolved a unique culture and society, while at the same time blending many heritages. Its citizens of African descent provided a special contribution in making New Orleans the birthplace of jazz.

New Orleans preserves an exuberant and uninhibited spirit, perhaps best exemplified by its Carnival season, which culminates in the famous annual Mardi Gras, when more than a million people throng the streets. With a city population of over 390,000 residents, it is the largest city in Louisiana, one of the country's most important ports, a major tourist resort, and a medical, industrial, and educational center.





NEW ORLEANS ECONOMY

New Orleans has a diverse economy with the main sectors being energy, advanced manufacturing, international trade, healthcare, and tourism. Home to internationally-known universities, hospitals, and a Bioinnovation Center, the city is also one of the country's top meeting and convention destinations. The busy harbor, besides adding to the city's cosmopolitan atmosphere, is the foundation of the metropolitan economy, influencing many aspects of urban life. Tourism still remains to be one of the top revenue generators and contributes almost 43% of the city's sales taxes paid by visitors. Tourism largely led the post-Katrina economic recovery and brings in an average of \$9 billion per year. More than 19.75 million visitors came to New Orleans in 2019 and spent over \$10.05 billion, supporting hundreds of restaurants, hotels, and tourism-related businesses and employing tens of thousands of workers (bizneworleans, 2019).



New Orleans is a major grain port both in the United States and worldwide; other exports include raw and processed agricultural products, fabricated metals, chemicals, textiles, oils, petroleum and petroleum products, tobacco, and paperboard. There has been substantial growth in bulk exports since the early 1980s, which has made New Orleans the lighter aboard ship (LASH) cargo and Seabee barge capital of the world. Grain, coal, and animal feed make up a major portion of the LASH and Seabee trade. In international commerce, about 5,000 oceangoing vessels dock at New Orleans annually, and more than 40 nations have consular offices in the city.

\$3.9B

PORT OF NEW ORLEANS
ECONOMIC IMPACT

5,000+

VESSELS DOCK AT
NEW ORLEANS ANNUALLY

19,000+

PORT OF
NEW ORLEANS JOBS



NEW ORLEANS TOURISM

BOURBON STREET

Widely known for its iconic bars, delicious restaurants, and lively nightlife, Bourbon Street is the life of the party and the most popular street in New Orleans. Located at the heart of the French Quarter and extending for 13 blocks, Bourbon Street offers several points of interest such as The Royal Sonesta Hotel, Galatoire's Restaurant, Jean Lafitte's Blacksmith Shop, and Fritzel's European Jazz Club. Balconies in Bourbon Street are adorned by neon lights and colorful beads and lively jazz music can be heard throughout the street. Bourbon Street is constantly celebrating as it has become the prime destination for bachelorette and bachelor parties, birthdays, and many more celebrations. Popular festivals such as the Southern Decadence Festival and Mardi Gras attract millions of locals and tourists to Bourbon Street to participate in the festivities.

CENTRAL BUSINESS DISTRICT/DOWNTOWN

Widely known as Downtown, the Central Business District is known for its innovative workers, inventive restaurants, upscale shopping, and a variety of tourist attractions.

19.75M

VISITORS
ANNUALLY

\$10.05B

TOURISM ECONOMIC
IMPACT

MERCEDES-BENZ SUPERDOME

As one of the most recognizable landmarks in the heart of New Orleans, the Mercedes-Benz Superdome has attracted thousands of people for Super Bowls, Final Fours, major concerts, and festivals.

CHAMPIONS SQUARE

One of the city's most popular entertainment venues, Champions Square is a 90,000 square foot outdoor amphitheater located in the backyard of the Mercedes-Benz Superdome. During football season, Saints fans swarm the area for pregame tailgating parties.

CANAL STREET

Canal Street is the parade, shopping, and theater mecca of New Orleans. Canal Street has been hosting parades since the mid-1800s. It is a major parade route for the annual Mardi Gras parade and the location of the Christmas parade. Major shopping attractions in Canal Street include Rubenstein's, Meyer the Hatter, and The Shops at Canal Palace, which feature major retailers such as Saks Fifth Avenue and Brooks Brothers. Famous theaters at Canal Street include Saenger, which hosts touring Broadway shows, and Joy and Orpheum host international performers and shows.



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This Offering Memorandum contains select information pertaining to the business and affairs of **M.A. Green Shopping Center** located at **7801-7905 Airline Dr, Metairie, LA 70003** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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OFFERING MEMORANDUM



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