

SIEGEN PLAZA

BATON ROUGE, LA



Investment Overview

Jones Lang LaSalle (“JLL”), is pleased to exclusively offer Siegen Plaza (the “Property”), a 94% leased, 156,441 square foot, Target shadow-anchored power center advantageously located at the heavily traveled intersection of Interstate 10 and Siegen Lane in Baton Rouge, Louisiana. The Property offers stable cash flow with a robust national tenant roster, near-term value enhancement potential through mark-to-market opportunities, **and the ability to sell the five restaurant ground leases at accretive cap rates.** Siegen Plaza provides investors with the unique investment opportunity to acquire one of the highest-performing centers in Baton Rouge’s most dominant retail corridor with a reliable cash flow, strong tenant mix, and multiple value enhancement opportunities.

EXCEPTIONAL
Customer
Loyalty

STRATEGICALLY
POSITIONED

Rent Roll

82% NATIONAL
/ REGIONAL
TENANCY

SuperTarget
SHADOW-ANCHORED

OUTSTANDING
Tenant Tenure
13+ YEARS

CITY OF
Baton Rouge
HOME TO LSU
AND STATE CAPITOL

Top 3%
VISITED SHOPPING
CENTER
NATIONALLY



Siegen Plaza

| | |
|-------------------------------|------------------------------------|
| Address | 6725 Siegen Ln |
| Owned GLA | 156,441 |
| Site | ~22.88 Acres |
| Occupancy | 94% |
| Anchors | Ross, HomeGoods, Petco, Five Below |
| Year Built / Renovated | 2001 / 2011 |
| Parking | 2,944 Surface Spaces |

High Performing Regional Power Center



HomeGoods
#1 in Louisiana

petco
18 Years of Tenure

ROSS
DRESS FOR LESS
#2 in Louisiana

Jason's deli
#2 in Louisiana
20 years of Tenure

GameStop
12 Years of Tenure

EYEMART EXPRESS
12 Years of Tenure

Siegen Lane: 40,000 VPD

Offering includes 5 free standing pad sites: Whataburger, IHOP, Olive Garden, T-Mobile/CC's Coffee, Siegen Plaza

VE BEL'W

carter's

OSH KOSH
Bigosh



TARGET

NAP

#1 in Baton Rouge
Top 96% in US

T-Mobile



Chick-fil-A

NAP

ffee House, and Chick-Fil-A

Dedicated Rent Roll

Ensuring Cash Flow Stability

- ◇ Evenly spread rollover with no significant expiration events
- ◇ Ross Dress for Less (30,186) and Petco (13,500) recently exercised their 5-year renewal options
- ◇ **Zero anchor tenant rollover until 2024**

MAJOR TENANTS

ROSS
DRESS FOR LESS

MOODY'S:
A2

HomeGoods

MOODY'S:
A2

five BELOW
petco

PAD SITES

Olive Garden
ITALIAN KITCHEN

MOODY'S:
BAA3

W
WHATABURGER

IHOP

Chick-fil-A



Exceptionally High-Performing Tenancy

The high-performing, demographically aligned tenant mix perfectly serves the surrounding trade area demographics creating a highly loyal customer base. The average customer visits the center 4.6 times annually, and over 660,000 visits are driven by customers that shop at Siegen Plaza 30+ or more times annually.



HomeGoods

#1

HOMEGOODS
IN LOUISIANA



ROSS
DRESS FOR LESS

#2

ROSS DRESS FOR LESS
IN LOUISIANA



TARGET

Top 96%
IN THE US

Siegen Plaza

PAST 12 MONTHS AT A GLANCE

Top 3%

OF U.S.
SHOPPING
CENTERS

5.0M

ESTIMATED
NUMBER
OF VISITS

4.58

AVERAGE
VISITS PER
CUSTOMER

*Source: Placer

Best of Baton Rouge

Situated equidistant between Lafayette and New Orleans, Baton Rouge sits at the heart of Louisiana. As the second largest city in the state, Baton Rouge is also ranked #2 for best places to visit in the state by VacationIdea.com's "Top 25 Places to Visit in Louisiana". Visitors have the opportunity to tour the state capitol building, explore the largest swamp in the United States at Atchafalaya Basin, as well as take a tour to the Magnolia Mound Plantation House.

ACCOLADES

#5

TOP DIGITAL CITY
IN AMERICA

(Center of Digital
Government)

#19

BEST SMALL CITY IN
THE UNITED STATES

(National Geographic
Traveler Magazine)



MOST PET
FRIENDLY CITIES

(WalletHub)

#30

BEST CITY FOR
VETERANS TO LIVE

(Veterans United)



AMERICA'S
TOP 100 BEST
PLACES TO RETIRE

(Where to Retire
Magazine)

Top 5

HAPPIEST CITY
IN AMERICA

(Harvard and
Vancouver School
Study)

Top US City

WITH THE MOST
GREEN SPACES

(National Geographic)



FORMER CAPITOL BUILDING



ATCHAFALAYA BASIN



LONGWOOD NEIGHBORHOOD



OAK HILLS NEIGHBORHOOD

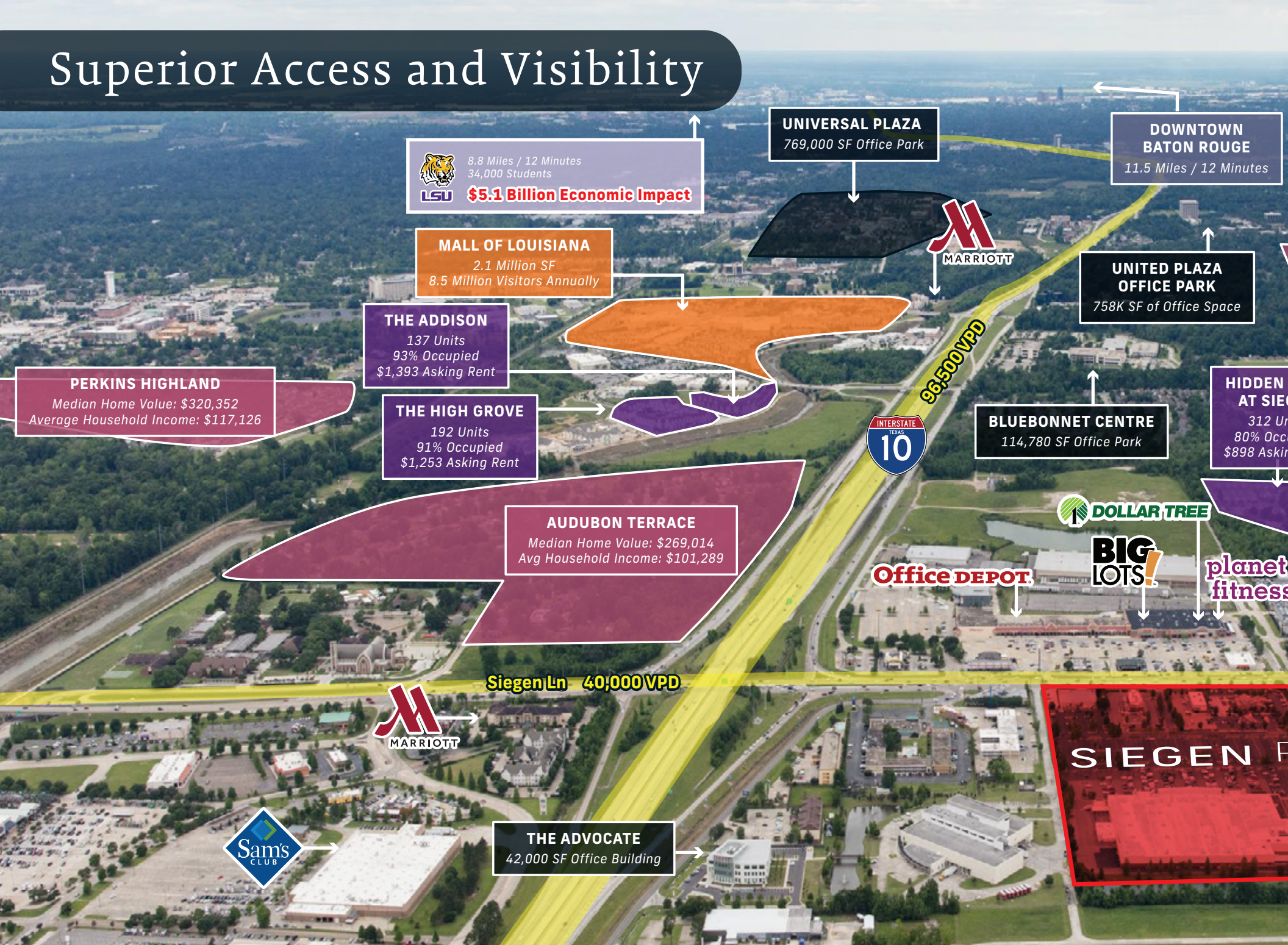


USS KIDD MUSUEM



OLD GOVERNORS MANSION

Superior Access and Visibility



8.8 Miles / 12 Minutes
34,000 Students



\$5.1 Billion Economic Impact

MALL OF LOUISIANA

2.1 Million SF
8.5 Million Visitors Annually

THE ADDISON

137 Units
93% Occupied
\$1,393 Asking Rent

THE HIGH GROVE

192 Units
91% Occupied
\$1,253 Asking Rent

AUDUBON TERRACE

Median Home Value: \$269,014
Avg Household Income: \$101,289

PERKINS HIGHLAND

Median Home Value: \$320,352
Average Household Income: \$117,126

UNIVERSAL PLAZA

769,000 SF Office Park

DOWNTOWN BATON ROUGE

11.5 Miles / 12 Minutes

UNITED PLAZA OFFICE PARK

758K SF of Office Space

BLUEBONNET CENTRE

114,780 SF Office Park

HIDDEN AT SIEGEN

312 Units
80% Occupied
\$898 Asking Rent



DOLLAR TREE

BIG LOTS!

planet fitness

Office DEPOT



THE ADVOCATE

42,000 SF Office Building

SIEGEN PLAZA



Demographics

3-Mile

| | |
|--------------------------------|-----------------|
| Population | 103,269 |
| Population Growth (since 2000) | 17% |
| Households | 28,699 |
| Average Household Income | \$100,847 |
| Consumer Spending Power | \$1,630,099,920 |

5-Mile

| | |
|--------------------------------|-----------------|
| Population | 205,489 |
| Population Growth (since 2000) | 22% |
| Households | 69,141 |
| Average Household Income | \$103,190 |
| Consumer Spending Power | \$4,010,618,539 |

10-Mile

| | |
|--------------------------------|-----------------|
| Population | 471,888 |
| Population Growth (since 2000) | 16% |
| Households | 165,613 |
| Average Household Income | \$86,829 |
| Consumer Spending Power | \$8,127,100,946 |

SIEGEN PLAZA

OFFERING SUMMARY

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