

An aerial photograph of the Park City Shopping Center in Minden, Louisiana. The image shows a large, single-story commercial building with a flat roof, surrounded by a large parking lot filled with cars. To the right of the building is a multi-lane road with traffic. Further right, there are other commercial buildings, including one with a red roof and another with a green roof. The background is filled with lush green trees. The text 'stirling' is in the top left, 'CONFIDENTIAL OFFERING MEMORANDUM' and 'JUNE 2026' are in the top right, and 'PARK CITY SHOPPING CENTER' is in the bottom center. A blue banner at the very bottom contains the text 'MULTI-TENANT INVESTMENT OPPORTUNITY | MINDEN, LA'.

stirling

CONFIDENTIAL
OFFERING MEMORANDUM

JUNE 2026

PARK CITY

SHOPPING CENTER

MULTI-TENANT INVESTMENT OPPORTUNITY | MINDEN, LA

PARK CITY SHOPPING CENTER

308 - 348 HOMER ROAD, MINDEN, LA

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EXECUTIVE SUMMARY

Stirling Investment Advisors presents a value-add investment opportunity in Minden, Louisiana. Park City Shopping Center is a 66,684-square-foot multi-tenant retail center. Currently 56% occupied, this center offers substantial upside potential through increased occupancy. Anchored by a top-performing Dollar General, the tenant roster includes a complementary blend of national, regional, and local service providers such as Advance America, Minden Medical Center, and H&R Block. Constructed in 1985, the property is situated on 4.91 acres, featuring paved parking and high visibility from a pylon sign.

INVESTMENT HIGHLIGHTS

- Currently 56% occupied, with a mix of triple-net and gross leases
- Value-add potential in leasing vacancies and converting leases to triple-net
- Diversified tenant mix includes national, regional, and local retailers along with a medical center
- Anchored by Dollar General for over 20 years
- Attractive pricing well below replacement costs
- Situated in a strong retail corridor, surrounded by other national tenants, including McDonald's, Brookshire's, Walmart, Tractor Supply Co., CATO, T-Mobile, and many others
- Well-positioned on Homer Road (U.S. Route 79), the primary north-south thoroughfare of the city
- Traffic Counts in front of the center are approximately 11,700 vehicles per day
- Minden is the parish seat of Webster Parish and is located approximately 28 miles east of Shreveport

3 PARK CITY SHOPPING CENTER



Location	308-348 Homer Rd., Minden, LA
Gross Building Area (SF)	66,684 SF
Tenancy	Multiple
Occupancy	56%
Lot Size	4.91 Acres
Year Built	1985

Net Operating Income	\$354,296
In-Place Cap Rate	8.86%
Price	\$4,000,000
Price PSF	\$60.00



FINANCIAL ANALYSIS

PROPERTY SPECIFICATIONS

Gross Building Area (SF)	66,684
Tenancy	Multiple
Occupancy	56%
Lot Size	4.91 Acres
Year Built	1985

PRICING SUMMARY

Net Operating Income	\$354,296
In-Place Cap Rate	8.86%
Price	\$4,000,000
Price PSF	\$60.00

OPERATING CASH FLOW

Rental Revenue	\$390,942
Reimbursement	\$105,199
Effective Gross Revenue	\$496,141

OPERATING EXPENSES	\$/PSF	ANNUAL
Maintenance (CAM)	\$0.72	\$48,000
Real Estate Taxes	\$0.49	\$33,000
Insurance	\$0.48	\$32,000
Management Fees	\$0.30	\$19,846
Non-Reimbursables	\$0.13	\$9,000
Total Operating Expenses	\$2.13	\$141,846
Net Operating Income		\$354,296



FINANCIAL ANALYSIS

RENT ROLL

TENANT	SQ. FT.		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	\$/SF	REIMBURSEMENTS
	800	Primary	5/1/04	4/30/27	\$1,114	\$13,365	\$16.71	INS: Included in CAM
		Step	5/1/27	4/30/28	\$1,147	\$13,766	\$17.21	RET: PRS CAM: PRS + 10% admin fee
	5,832	Primary	10/2/12	1/31/27	\$6,007	\$72,084	\$2.36	INS: Included in CAM
		Step	2/1/27	1/31/28	\$6,371	\$76,457	\$13.11	RET: PRS
		Step	2/1/28	1/31/29	\$6,736	\$80,832	\$13.86	CAM: PRS + 10% admin fee
		Step	2/1/29	1/31/30	\$7,100	\$85,206	\$14.61	
		Step	2/1/30	1/31/31	\$7,465	\$89,580	\$15.36	
Vacant	4,124							
	4,000	Primary	10/5/11	10/31/26	\$4,170	\$50,040	\$12.51	INS: Included in CAM
								RET: PRS CAM: PRS (including 5% Mgmt)
	2,695	Primary	11/17/22	2/28/27	\$2,337	\$28,042	\$10.41	INS: Included in CAM
		Step	3/1/27	2/29/28	\$2,430	\$29,163	\$10.82	RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
Vacant	3,300							
Vacant	14,960							
A-1 BEAUTY SUPPLY	7,915	Primary	11/16/17	3/31/27	\$4,386	\$52,635	\$6.65	INS: Included in CAM
		Step	4/1/27	3/1/28	\$4,617	\$55,405	\$7.00	RET: PRS CAM: PRS (including 5% Mgmt)

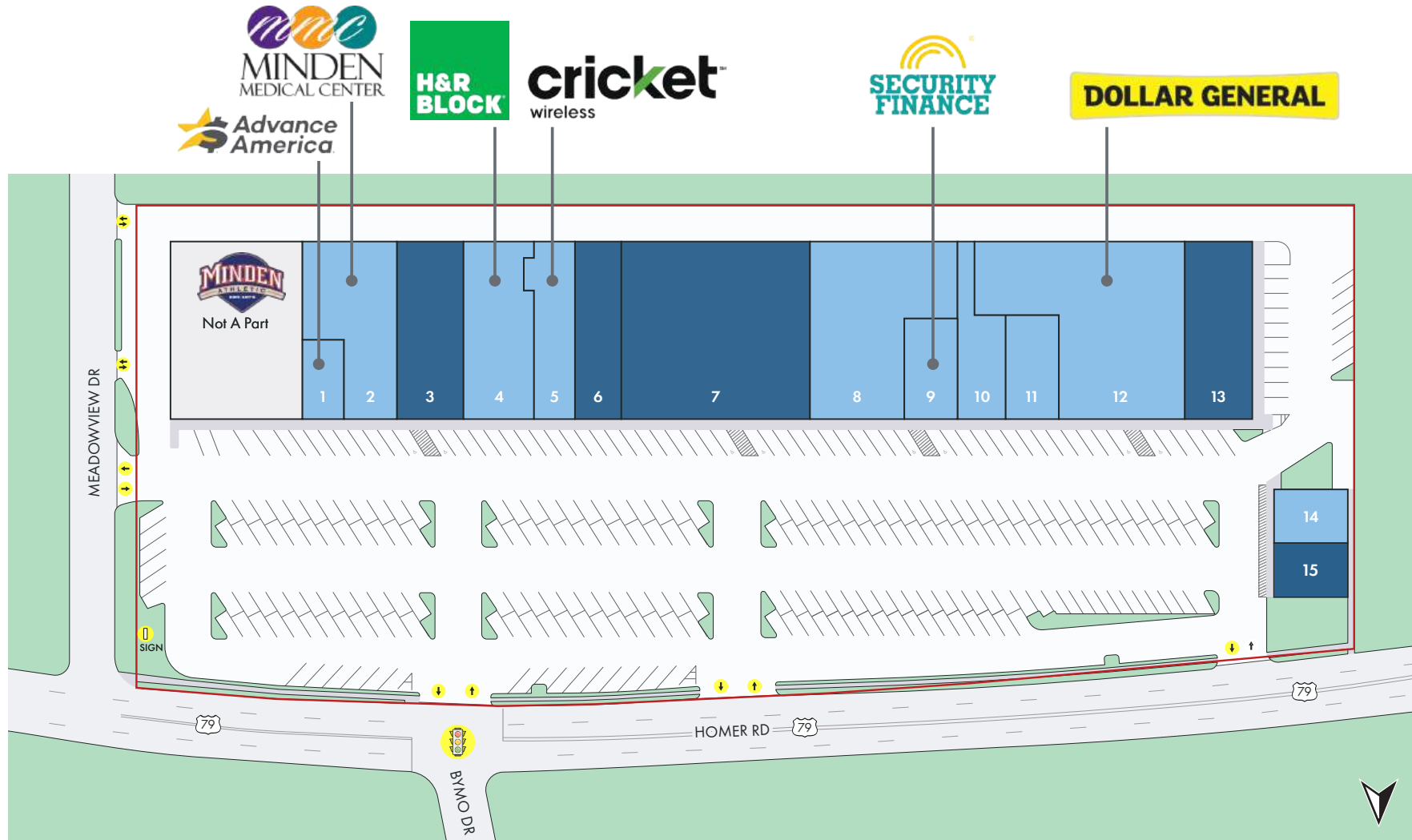
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FINANCIAL ANALYSIS

RENT ROLL

TENANT	SQ. FT.		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	\$/SF	REIMBURSEMENTS
	1,383	Primary	4/16/19	7/31/27	\$1,511	\$18,135	\$13.11	INS: Included in CAM
		Step	8/1/27	7/31/28	\$1,557	\$18,679	\$13.51	RET: PRS
		Step	8/1/28	7/31/29	\$,603	\$19,236	\$13.91	CAM: PRS + 15% admin fee
SUPER DONUTS	2,592	Primary	2/3/16	2/28/36	\$2,284	\$27,408	\$10.57	INS: Included in CAM
		* Effective 3/1/27: lease rate will increase 3% annually						RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
SMOKE & VAPE PARADISE	1,473	Primary	3/26/22	6/30/26	\$1,504	\$18,044	\$12.25	INS: Included in CAM
		Step	7/1/26	6/30/27	\$1,596	\$19,149	\$13.00	RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
DOLLAR GENERAL	9,700	Primary	11/1/03	10/31/29	\$7,275	\$87,300	\$9.00	CAM/RET/INS: PRS capped at 10% increase
Vacant	5,110							
	1,000	Primary	10/30/24	3/31/27	\$1,238	\$14,853	\$14.85	INS: Included in CAM
		Step	4/1/27	3/31/28	\$1,275	\$15,298	\$15.30	RET: PRS
		Step	4/1/28	3/31/29	\$1,313	\$15,757	\$15.76	CAM: PRS (including 5% Mgmt)
		Step	4/1/29	3/31/30	\$1,352	\$16,230	\$16.23	+ 15% admin fee
Vacant	1,800							
	Not A Part							CAM: TNT pays 6% of landscaping, parking lot cleaning, and common area electric
TOTAL	66,684							

SITE PLAN



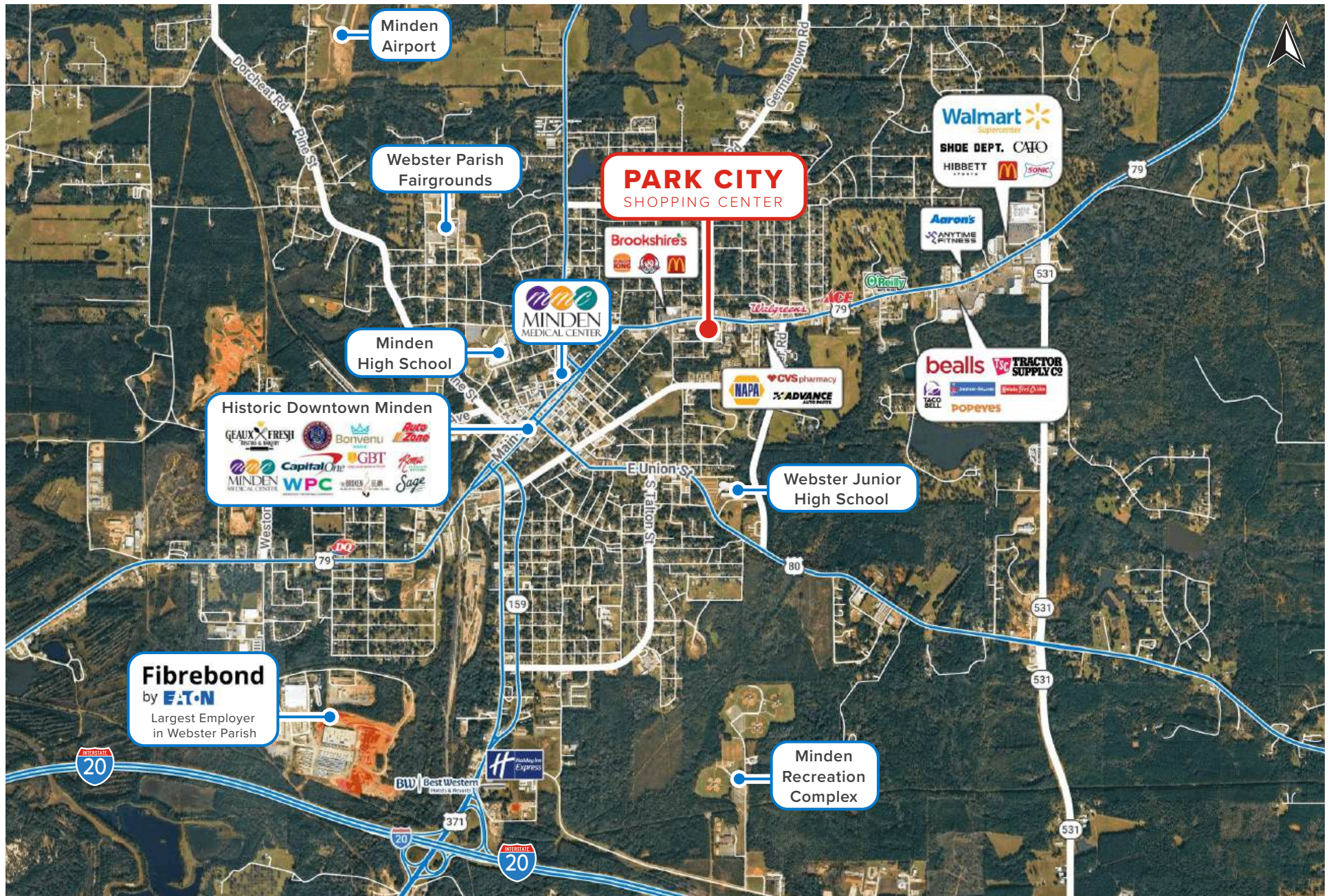
Suite	Tenant Name	Unit Size (SF)
1	Advance America	800
2	Minden Medical Center	5,832
3	Vacant	4,124
4	H&R Block	4,000
5	Cricket Wireless	2,695

Suite	Tenant Name	Unit Size (SF)
6	Vacant	3,300
7	Vacant	14,960
8	Homer A1 LLC	7,915
9	Security Finance of Louisiana	1,383
10	Max Donuts	2,592

Suite	Tenant Name	Unit Size (SF)
11	Smokers and Vapers	1,473
12	Dollar General	9,700
13	Vacant	5,110
14	A First Name Basis	1,000
15	Vacant	1,800



REGIONAL AERIAL



AERIAL



AREA OVERVIEW

DEMOGRAPHICS

5 MINUTES

10 MINUTES

15 MINUTES

KEY FACTS

 **9,223**
POPULATION

39.8
MEDIAN AGE

 **3,882**
HOUSEHOLDS

\$58,113
MEDIAN HOUSEHOLD
INCOME

 **13,097**
POPULATION

39.6
MEDIAN AGE

 **5,474**
HOUSEHOLDS

\$60,702
MEDIAN HOUSEHOLD
INCOME

 **15,116**
POPULATION

38.8
MEDIAN AGE

 **6,313**
HOUSEHOLDS

\$61,303
MEDIAN HOUSEHOLD
INCOME

EDUCATION

 **42%**
HIGH SCHOOL
GRADUATE

 **19%**
SOME
COLLEGE

 **14%**
BACHELOR'S/GRAD/
PROF DEGREE

 **42%**
HIGH SCHOOL
GRADUATE

 **19%**
SOME
COLLEGE

 **14%**
BACHELOR'S/GRAD/
PROF DEGREE

 **44%**
HIGH SCHOOL
GRADUATE

 **20%**
SOME
COLLEGE

 **14%**
BACHELOR'S/GRAD/
PROF DEGREE



AREA OVERVIEW

Webster Parish, centered along Interstate 20 in northwest Louisiana, has an economy shaped by a mix of manufacturing, natural resources, and regional service industries. The parish's industrial base is anchored by forest products, oil and gas, and fabrication-related manufacturing. Its largest private employer, Fibrebond Corporation, is a major manufacturer of modular buildings and electrical infrastructure used in data centers and utility projects, which has recently undergone a \$40 million expansion of its Minden campus. Northwest Louisiana has begun emerging as a strategic hub for the data center supply chain, with nearby Shreveport-area investments tied to digital infrastructure manufacturing and large-scale data center development, further diversifying the parish's economic outlook. The parish also benefits from proximity to Barksdale Air Force Base in Bossier City and the broader Ark-La-Tex logistics network that runs along Interstate 20.

Minden, the parish seat of Webster and only 30 minutes east of Shreveport, LA, is a small historic city of roughly 11,000 residents that functions as the commercial and civic center of Webster Parish. Its economy reflects the broader parish profile, with employment concentrated in manufacturing, healthcare, and local retail, and it serves as the primary base for industrial employers like Fibrebond Corporation. Minden has direct access to thousands of jobs, higher education institutions, and specialized healthcare services concentrated in the nearby Shreveport–Bossier MSA. Travel + Leisure has recently dubbed Minden, LA the “Friendliest City in the South”.

WEBSTER PARISH + MINDEN



FIBREBOND CORP
\$40M CAMPUS EXPANSION



HISTORIC DOWNTOWN MINDEN

COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

| DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling Properties or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling Properties was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

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 Stirling Properties, LLC or any of the affiliates or any of their respective officers. Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

CONFIDENTIALITY

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 purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

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

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

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

An aerial photograph of a commercial property. A large, single-story building with a flat roof is the central focus. It has a long, rectangular shape and is surrounded by a large parking lot filled with cars. To the right of the building is a multi-lane road with traffic. Further right, there are other commercial buildings, including one with a 'Wendy's' sign. The background is filled with dense green trees. The overall scene is a typical suburban commercial district.

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