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CONFIDENTIAL
OFFERING MEMORANDUM

APRIL 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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DISCLAIMER/
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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 59% 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 59% 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 10,920 vehicles per day
- Minden is the parish seat of Webster Parish and is located approximately 28 miles east of Shreveport



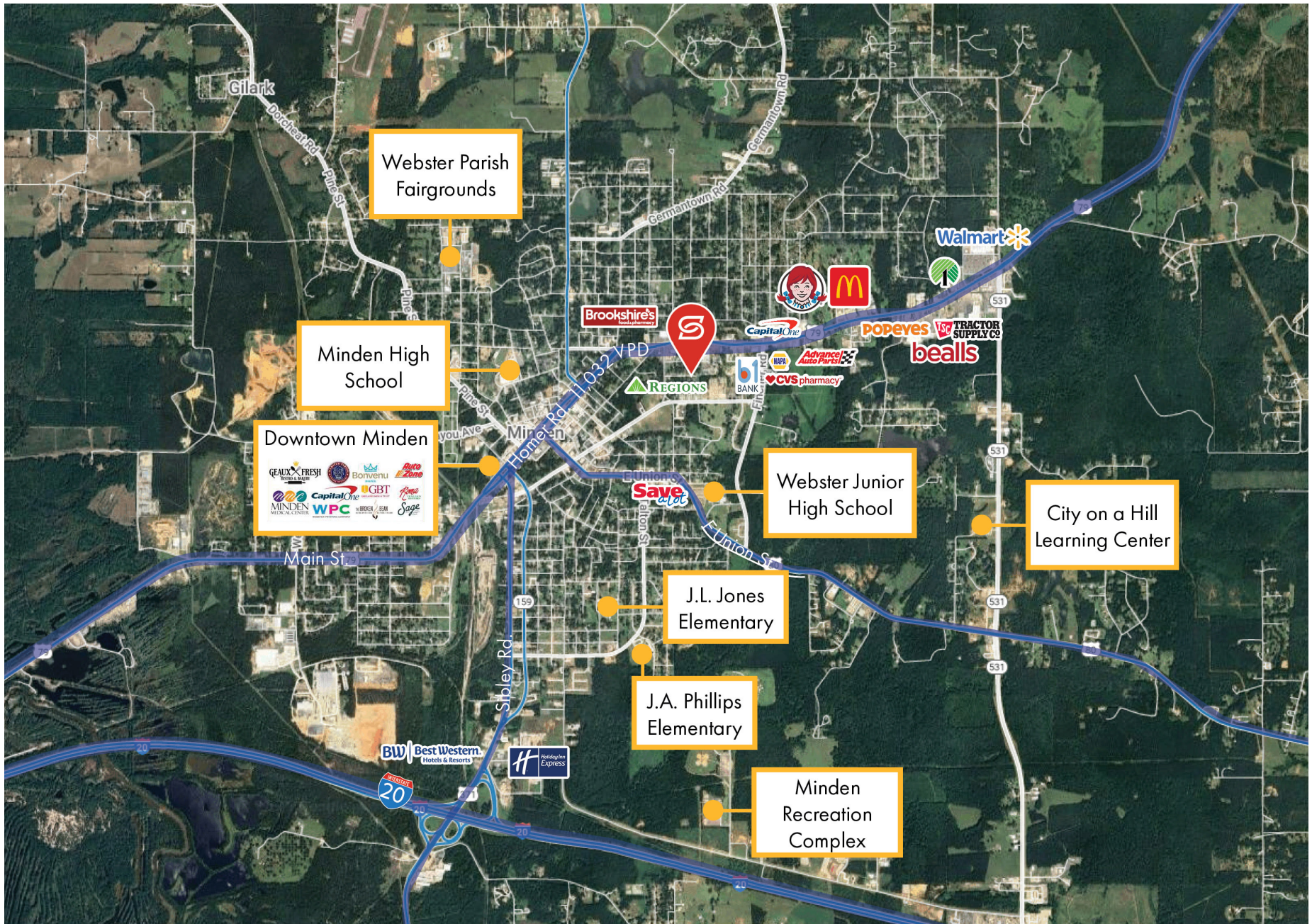
Location	308-348 Homer Rd., Minden, LA
Gross Building Area (SF)	66,684 SF
Tenancy	Multiple
Occupancy	59%
Lot Size	4.91 Acres
Year Built	1985

Net Operating Income	\$333,516
In-Place Cap Rate	9%
Price	\$3,700,000
Price PSF	\$55.49

AERIAL



AERIAL



FINANCIAL ANALYSIS

PROPERTY SPECIFICATIONS

Gross Building Area (SF)	66,684
Tenancy	Multiple
Occupancy	59%
Lot Size	4.91 Acres
Year Built	1985

PRICING SUMMARY

Gross Building Area (SF)	66,684
Tenancy	Multiple
Occupancy	59%
Lot Size	4.91 Acres
Year Built	1985

PRICING SUMMARY

	YEAR 1
Rental Revenue	\$400,272
Reimbursement	\$64,223
Effective Gross Revenue	\$464,495




PRICING SUMMARY

	\$/PSF	ANNUAL
Maintenance (CAM)	\$0.67	\$44,999
Real Estate Taxes	\$0.48	\$32,300
Insurance	\$0.39	\$26,100
Year Built	\$0.28	\$18,580
Non-Reimbursables	\$0.13	\$9,000
Total Operating Expenses	\$1.95	\$130,979
Net Operating Income		\$333,516



FINANCIAL ANALYSIS

RENT ROLL


TENANT	SQ. FT.		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	\$/SF	REIMBURSEMENTS
	800	Primary	5/1/04	4/30/26	\$1,081	\$12,976	\$16.22	INS: Included in CAM
		Step	5/1/26	4/30/27	\$1,114	\$13,365	\$16.71	RET: PRS
		Step	5/1/27	4/30/28	\$1,147	\$13,766	\$17.21	CAM: PRS + 10% admin fee
Minden Medical Center	5,832	Primary	10/2/12	1/31/26	\$5,642	\$67,710	\$11.61	INS: Included in CAM RET: PRS CAM: PRS + 10% admin fee
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	2/28/26	\$2,247	\$26,963	\$10.00	INS: Included in CAM
		Step	3/1/26	2/28/27	\$2,337	\$28,042	\$10.41	RET: PRS
		Step	3/1/27	2/29/28	\$2,430	\$29,163	\$10.82	CAM: PRS (including 5% Mgmt) + 15% admin fee
Vacant	3,300							
Vacant	14,960							
Homer A1, LLC	7,915	Primary	11/16/17	11/30/25	\$4,386	\$52,635	\$6.65	INS: Included in CAM
		Step	12/1/25	3/1/28	\$4,617	\$55,405	\$7.00	RET: PRS

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CAM: PRS (including 5% Mgmt)

FINANCIAL ANALYSIS

RENT ROLL

TENANT	SQ. FT.		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	\$/SF	REIMBURSEMENTS
	1,383	Primary	4/16/19	7/31/25	\$1,424	\$17,094	\$12.36	INS: Included in CAM
		Step	8/1/26	8/1/26	\$1,467	\$17,607	\$12.73	RET: PRS
		Step	8/1/27	7/31/28	\$1,511	\$18,135	\$13.11	CAM: PRS + 15% admin fee
		Step	8/1/28	7/31/29	\$1,557	\$18,679	\$13.51	
Max Donuts	2,592	Primary	2/3/16	2/28/26	\$2,217	\$26,605	\$10.26	INS: Included in CAM RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
Smokers and Vapers	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
	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	10/31/26	\$1,202	\$14,420	\$14.42	INS: Included in CAM
		Step	11/1/26	10/31/27	\$1,238	\$14,853	\$14.85	RET: PRS
		Step	11/1/27	10/31/28	\$1,275	\$15,298	\$15.30	CAM: PRS (including 5% Mgmt)
		Step	11/1/28	10/31/29	\$1,313	\$15,757	\$15.76	+ 15% admin fee
		Step	11/1/229	10/31/30	\$1,352	\$16,230	\$16.23	

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FINANCIAL ANALYSIS

RENT ROLL

TENANT	SQ. FT.		START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	\$/SF	REIMBURSEMENTS
Metro Financial	1,800	Primary	8/25/21	10/31/26	\$1,755	\$21,057	\$11.70	INS: Included in CAM RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
Minden Athletic	NAP							CAM: TNT pays 6% of
Supply								Landscaping, Parking lot cleaning & Common area electric
Total	66,684							



AERIAL



AREA OVERVIEW

DEMOGRAPHICS

5 MINUTES

10 MINUTES

15 MINUTES

KEY FACTS

 **9,223**
POPULATION

39.8
MEDIAN AGE

 **13,097**
POPULATION

39.6
MEDIAN AGE

 **15,116**
POPULATION

38.8
MEDIAN AGE

 **3,882**
HOUSEHOLDS

\$58,113
MEDIAN HOUSEHOLD
INCOME


 **5,474**
HOUSEHOLDS

\$60,702
MEDIAN HOUSEHOLD
INCOME


 **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

ECONOMIC HIGHLIGHTS

The Shreveport–Bossier MSA serves as the cultural and economic hub of northwest Louisiana, blending a diverse economy with strong educational, medical, and military anchors. Barksdale Air Force Base, one of the area’s largest employers, plays a central role in both the local economy and community identity, while Louisiana State University Shreveport and LSU Health Sciences Center contribute to a steady flow of students, faculty, healthcare professionals, and research activity. These institutions not only drive workforce development but also create consistent demand for housing, services, and retail.

On the consumer side, the market is strengthened by major attractions and retail destinations. The Louisiana Boardwalk in Bossier City stands out as a premier shopping and entertainment district, drawing both locals and tourists to its mix of national retailers, restaurants, and riverfront activities. Together, the area’s military presence, higher education institutions, healthcare leadership, and vibrant retail corridors position the Shreveport–Bossier MSA as a stable and dynamic environment for retailers seeking long-term growth opportunities.

SHREVEPORT/BOSSIER CITY



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

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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.



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