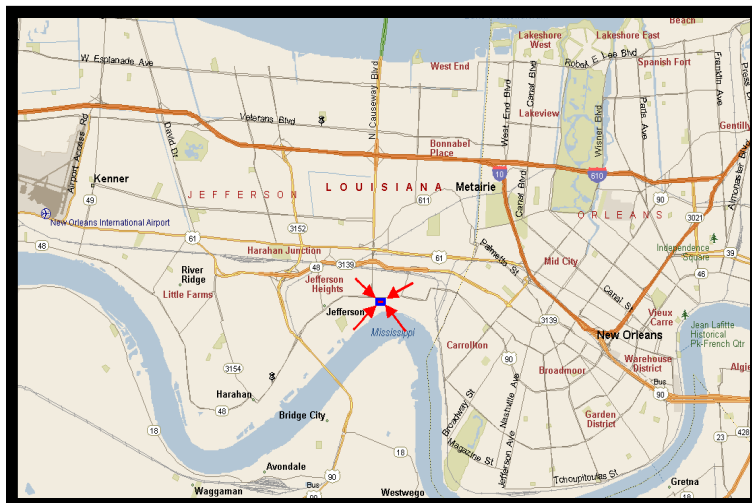


FOR SALE

ALSO AVAILABLE FOR GROUND LEASE



2610 Jefferson Highway
Jefferson, Louisiana

Former Jefferson Plaza Shopping Center

DESCRIPTION:

Former Jefferson Plaza Shopping Center. This is the property that was scheduled to have two (2) thirty story condominium towers constructed. One for the Ochsner Foundation and the other for luxury condo's. Due to economic times the projects were put on hold. The property sits under utilized, under appreciated and primarily vacant.

The owner will sell for land value alone.

ASKING PRICE:

\$6,500,000.00 — also available for ground lease at \$1.64/Sq. Ft. N.N.N.

LAND:

+/- 349,895.70 Square Feet (8.03 acres)

BUILDINGS:

+/- 119,738.00 Sq. Ft. total.

ZONING:

C2

FLOOD ZONE

X (HAS NEVER FLOODED)

CONTACT:

Dave Porter or Steve Roth
333 N-I-10 Service Rd., Ste. 100
Metairie, LA 70005



RESI

Real Estate Solutions, Inc.

The information contained herein was obtained from sources deemed reliable, however, Real Estate Solutions, Inc., does not guarantee its accuracy.

To All Interested Purchasers/Developers

SUBJECT: JEFFERSON PLAZA SHOPPING CENTER
2610 JEFFERSON HIGHWAY

To Whom It May Concern:

Many of you have asked numerous questions regarding the site and so I have attempted to compile as much information as possible for your review.

The owner is not interested in selling off a small portion of the property, such as a pad site or one building, unless it is for a substantial sum of money. While the owners may consider a long term ground lease of the entire property, comprising approximately 349,889 square feet of land with approximately 149,512 square feet of buildings, its real desire at this time is to sell the land for land value and include the buildings at no additional cost.

The owner has expressed the willingness to do owner financing.

Should you wish to simply ground lease the property then the rate would be \$2.00 per square foot, annually (Approx. \$700,000.00, annually N.N.N.).

The property is comprised of four different buildings. Facing the property from Jefferson Highway the building to the left of the property is an approximately 68,900 Sq. Ft. building. In the center is the parking area and an approximately 29,345 square foot building to the rear. Adjacent to this building, to the west, is the old post office building which comprises an approximately 3,874 square foot building. Additionally, there currently is a former Frostop Restaurant building comprising a small 1,781 square foot building in the very front center. Finally, the building to the far right, as one faces the property, is a two story building comprising approximately 17,619 square feet of ground floor retail space and approximately 8,000 square feet of office space on the second floor.

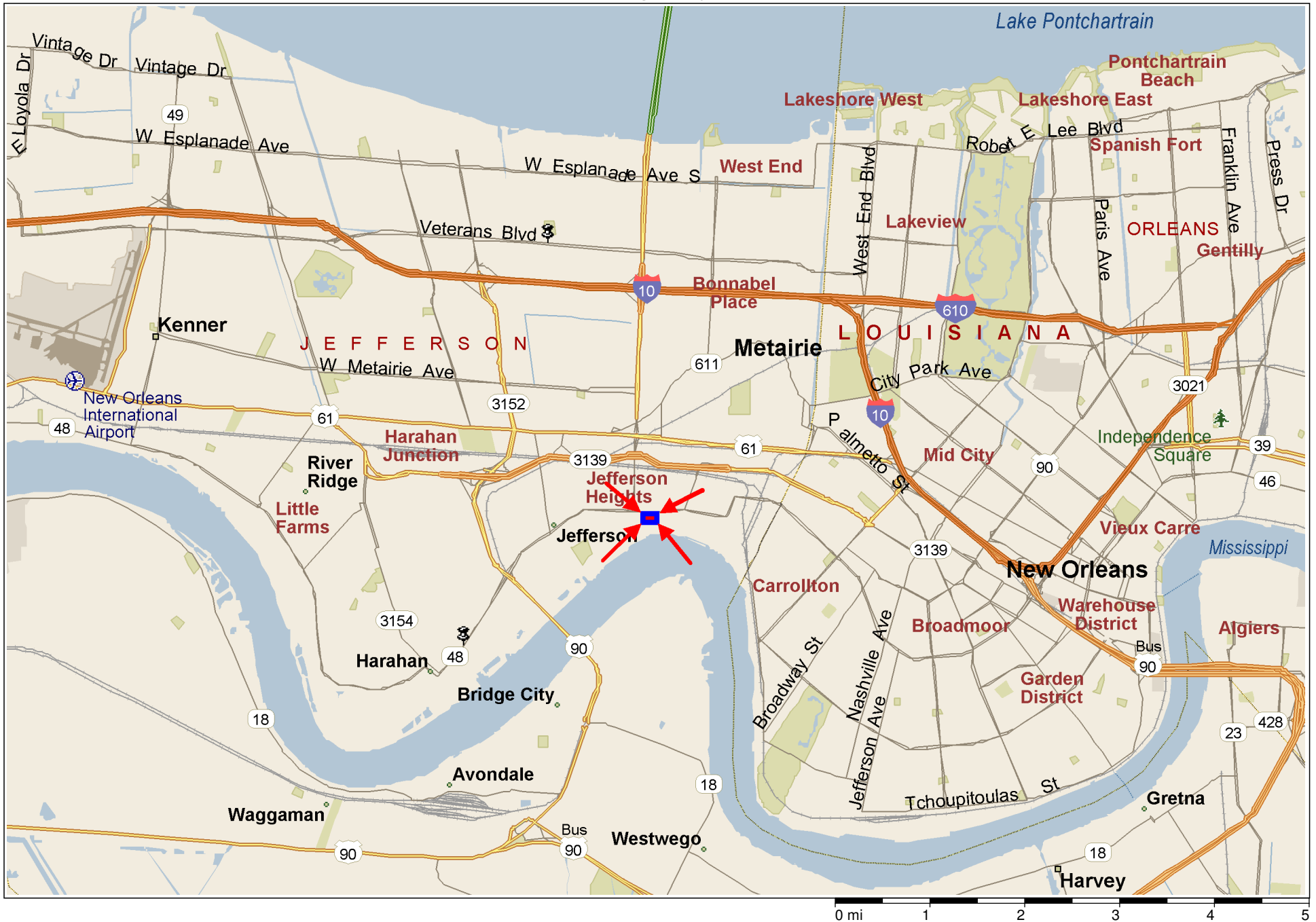
The property did not flood from Katrina nor has the area had any crime associated with it. The parking lot and buildings are old and in need of refurbishment. Most likely, the buildings will come down and make way for a new development. The entire property is zoned C-2 which will allow for any type of commercial usage.

Should you have any further questions or simply wish to tour the facility, please give me a call at 504-920-4060. Your consideration is appreciated.

Sincerely,

Dave Porter
V.P. Real Estate Brokerage
Real Estate Solutions, Inc.

2614 Jefferson Highway, Jefferson, LA





3046

Causeway Boulevard

Jefferson Highway

Labarre Road

River Road

2614 Jefferson Highway

Ochsner Hospital

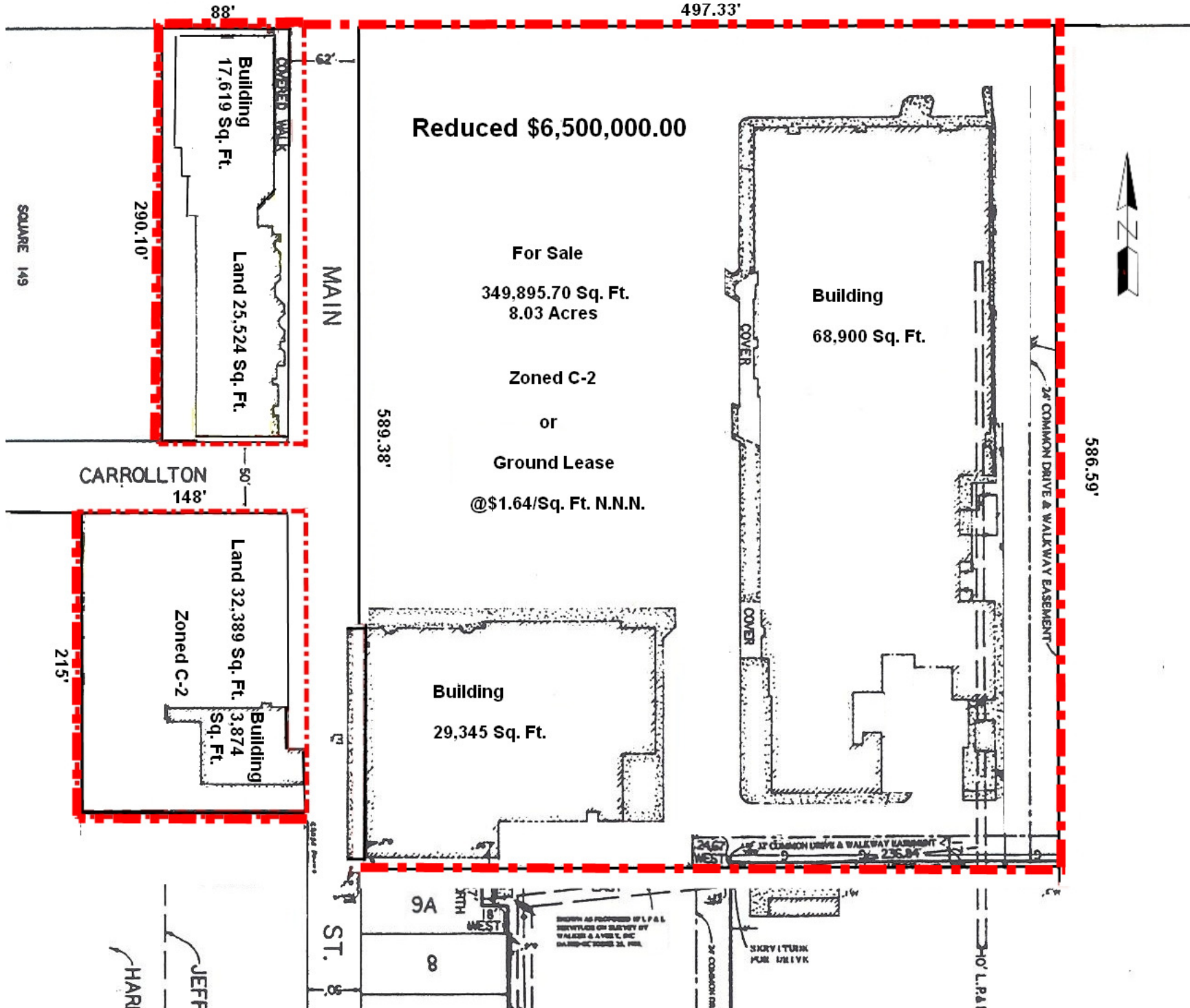
90

Jefferson Hwy

Albert St

Deckbar Ave

River R



Reduced \$6,500,000.00

For Sale

349,895.70 Sq. Ft.
8.03 Acres

Zoned C-2

or

Ground Lease

@\$1.64/Sq. Ft. N.N.N.

Building
68,900 Sq. Ft.

Building
29,345 Sq. Ft.

Building
17,619 Sq. Ft.

Land 25,524 Sq. Ft.

Land 32,389 Sq. Ft.

Building
3,874 Sq. Ft.

Zoned C-2

MAIN

CARROLLTON
148'

SQUARE 149



586.59'

497.33'

290.10'

215'

589.38'

ST. 8

9A

8

HUX
WEST

SHOWN AS PROPOSED BY P.A.L. SERVICES OR ELSEBY BY WALKER & ASSOCIATES, INC. DATED OCTOBER 21, 1988.

SHRUTIKIAN
PUBLIC UTILITIES

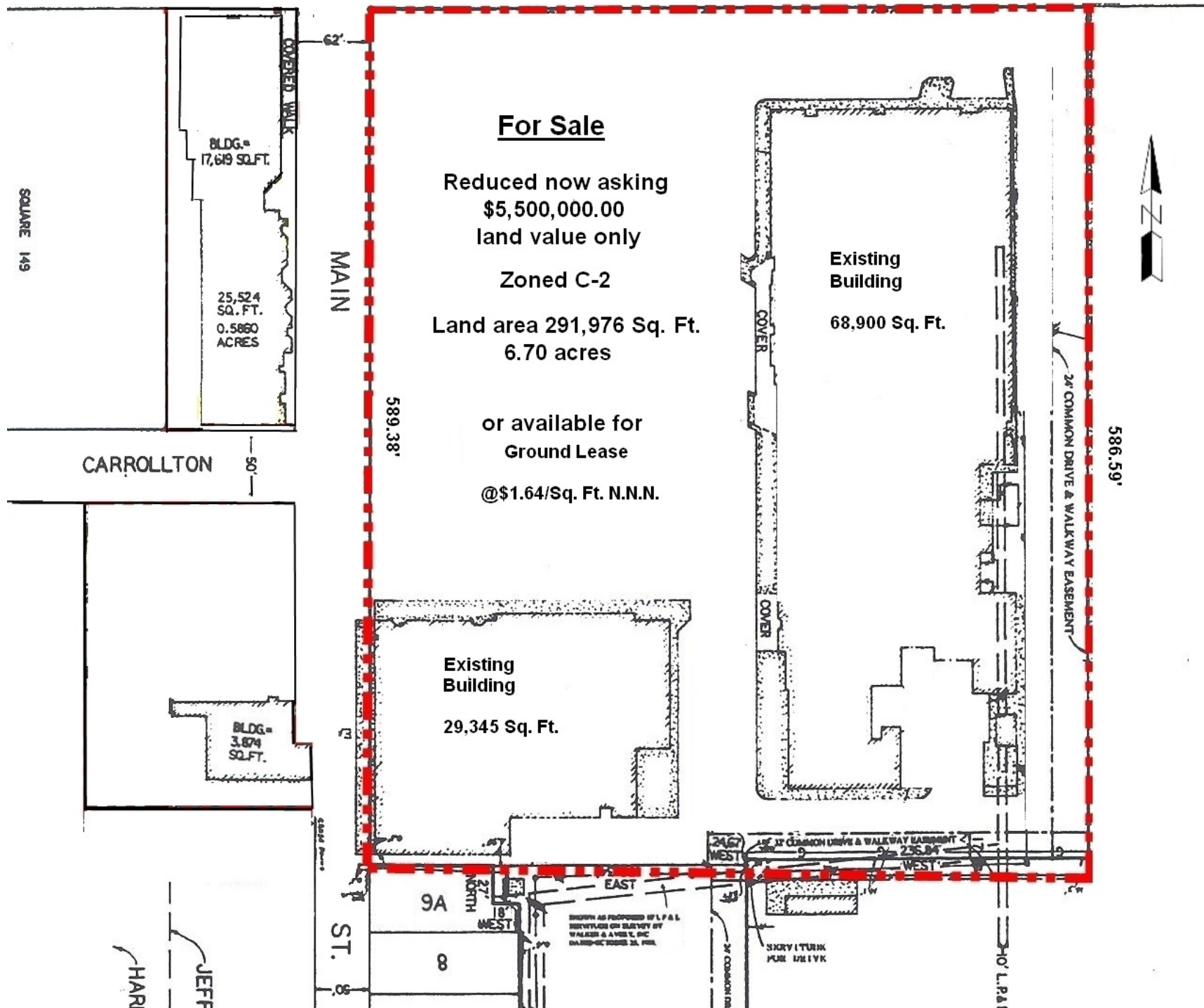
PHO L.P.A.

JEFF
HARR

2610 Jefferson Highway (US Highway 90)

one block East of Causeway Boulevard
Jefferson, Louisiana

497.33'



For Sale

Reduced now asking
\$5,500,000.00
land value only

Zoned C-2

Land area 291,976 Sq. Ft.
6.70 acres

or available for
Ground Lease

@\$1.64/Sq. Ft. N.N.N.

Existing
Building

68,900 Sq. Ft.

Existing
Building

29,345 Sq. Ft.

BLDG.=
17,619 SQ.FT.

25,524
SQ. FT.
0.5860
ACRES

BLDG.=
3,874
SQ.FT.

SQUARE 149

CARROLLTON

MAIN

589.38'

586.59'

24' COMMON DRIVE & WALKWAY EASEMENT

ST. 8

9A

8

EAST

WEST

SHOWN AS PROPOSED BY L.P.A.
SERVICES ON BEHALF OF
WALKER & ASSOCIATES, INC.
DATE: 08-10-2009 10:24 AM

SHRVLITURN
PURE UTILTY

24' COMMON DRIVE & WALKWAY EASEMENT

