

Investment Opportunity

The Ranch Film Studios

8301 W Judge Perez Dr.,
Chalmette, LA 70043

THE
RANCH

FILM STUDIOS

Property Overview

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The Ranch Film Studios is located in the heart of “Hollywood South”, and serves storytellers across the nation.

Just minutes from downtown
New Orleans in St. Bernard Parish,
The Ranch main campus sits on 24
acres providing over 219,000 sq/ft
of flex and stage space; 40,000 sq/ft
of office space and parking for over
1200 cars.

Off Campus: 1615 Building
- 45,000 SF on 2.3 acres over 5
floors and has two wardrobe spaces

Off Campus: The Ford Plant
- 225,000 sq/ft on 27 acres

Off Campus: Warehouse Space
- 50,000 sq/ft of warehouse





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Property Overview

THE OFFERING

ANNUAL LEASING	\$4,707,000M
LEASABLE AREA	559,000 SQ/F
LAND AREA	53.3 ACRES

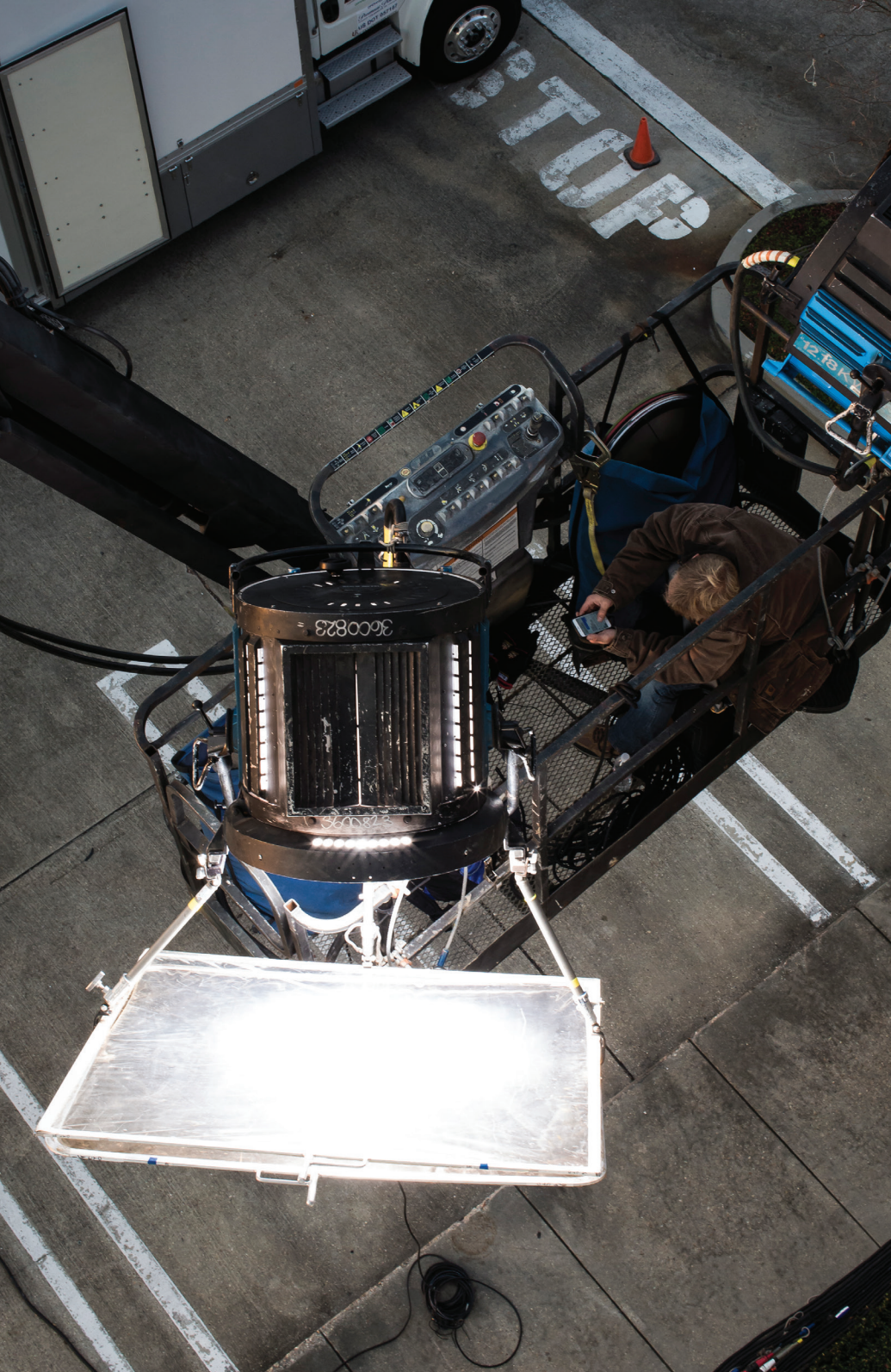
PROPERTY ADDRESSES

THE RANCH MAIN CAMPUS
8301 WEST JUDGE PEREZ DRIVE: TORRES PLAZA OFFICE SPACE
8315 WEST JUDGE PEREZ DRIVE: IMAGINATION STATION STAGE
8333 WEST JUDGE PEREZ DRIVE: AMAZEMENT CENTER STAGE
1615 EAST JUDGE PEREZ DRIVE: 1615 BUILDING OFFICE SPACE
7200 N PETERS ST: THE FORD PLANT



Why Productions Come To The Ranch

- Doors opened in 2014
- We are the largest film studio in the New Orleans area
- We pride ourselves in preeminent customer service
- We are staffed by former location managers who understand production, timelines and etiquette
- We are locally owned and deeply connected to local crews, vendors and politics
- We provide the most asphalt for backlots in the greater New Orleans area
- We are located in a film friendly parish that offers an additional 3.5% rebate above the state's tax incentives
- Our studios are 14 minutes from downtown New Orleans
- Over \$1B worth of film productions over the last 7 years
- 559,000 SQ/F production space over 53.3 acres
- Fastest growing parish in Louisiana
- Recently named "Development Ready Community" by Louisiana Economic Development



Investment Highlights

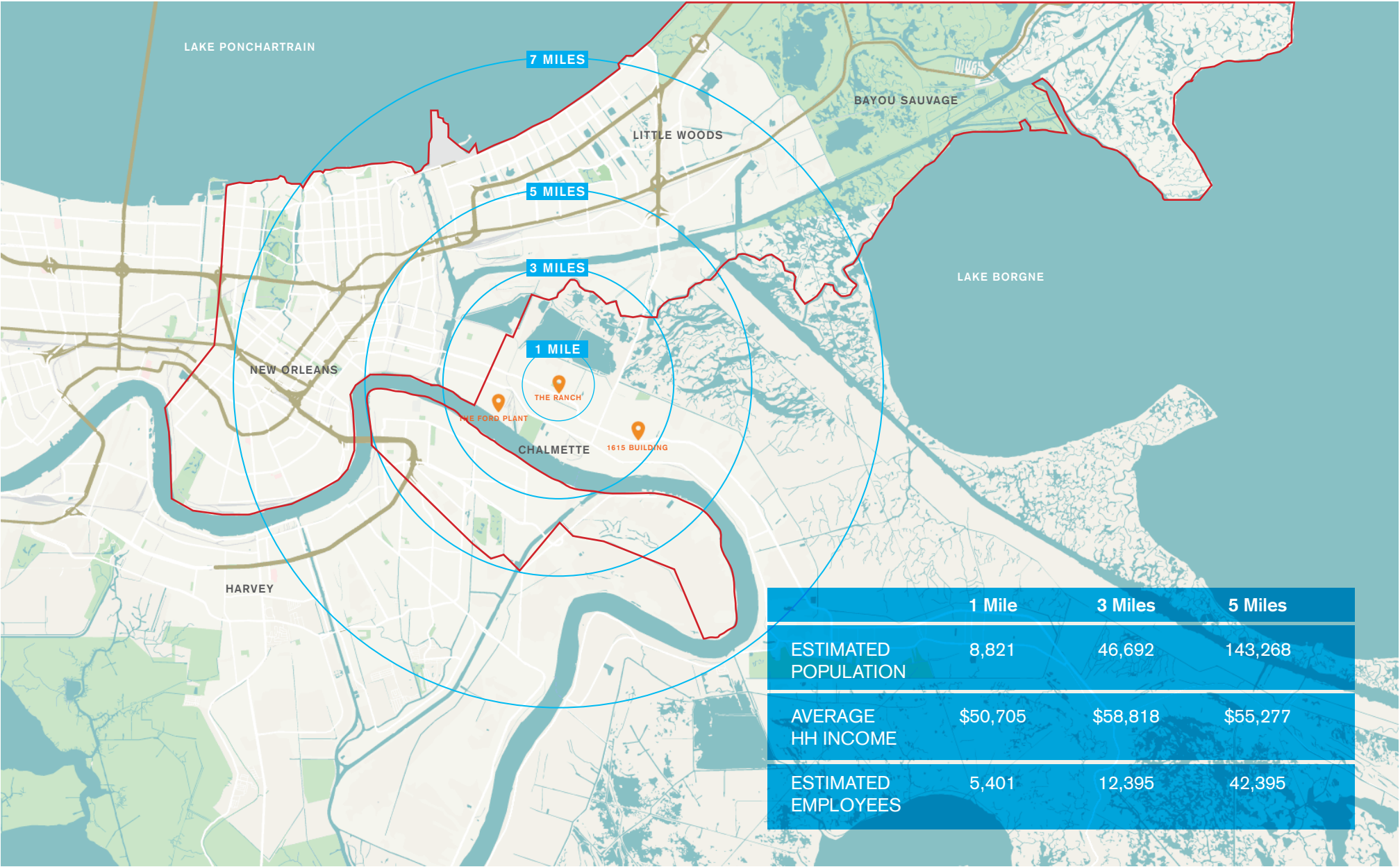
REAL ESTATE INCENTIVES:

- Opportunity Zone (15% - Over 10yrs)
- Historic Tax Credit (40% - net 25%)
- New Market Tax Credits (39% - net 18%)
- Restoration Tax Abatement (Freeze Avolorum for property improvement over 10yrs)
- Community Development Block Grants (Federal Grant)

BUSINESS INCENTIVES:

- Qualified Entertainment Company (15% Payroll)
- Film Credit (up to 40% net 25%)
- Indigenous Filmmaker Credit (10%)
- Digital Media Credit (25% Payroll + 18% Prod. Exp. - net 20%)
- Tax Increment Financing (Bond Against Future Rev. from sales in SBP) - distribution
- St. Bernard 3.5% Film Rebate (\$100k cap)

Location Map & Demographics





WAL-MART

HOLIDAY INN EXPRESS



MAIN CAMPUS



NUNEZ COMMUNITY COLLEGE

THE RANCH

FREDERICK J SIGUR CIVIC CENTER

ST BERNARD PARISH HOSPITAL



rue21



ANDREW JACKSON MIDDLE SCHOOL

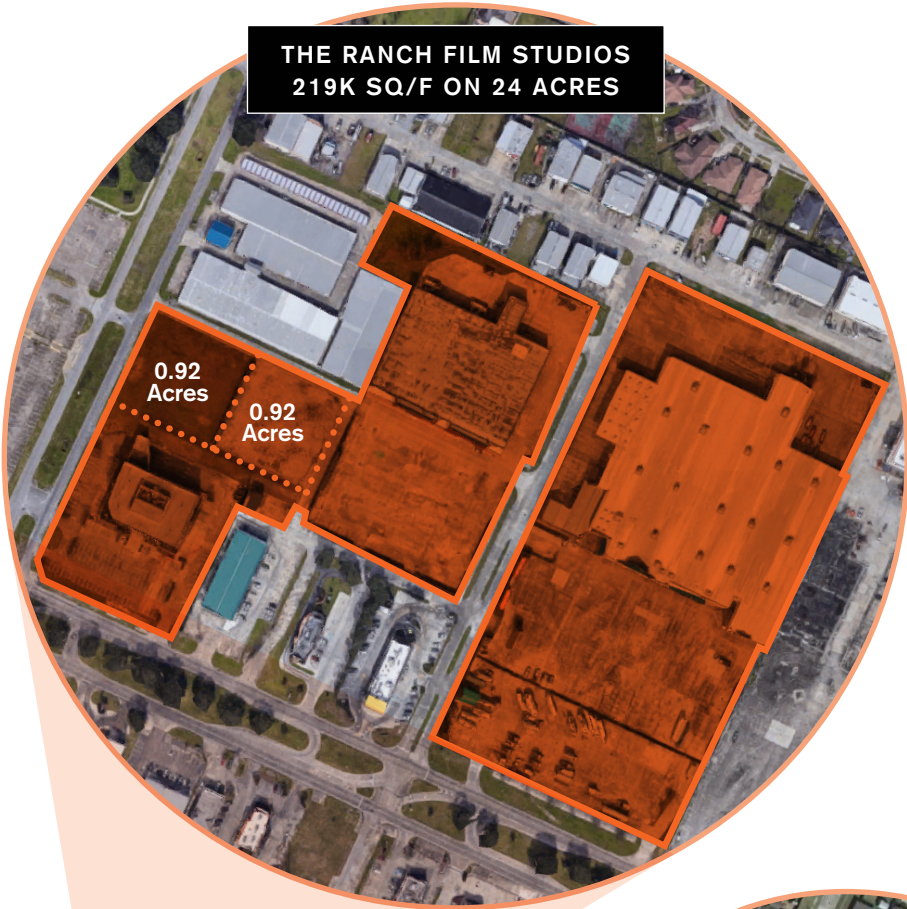
CHASE



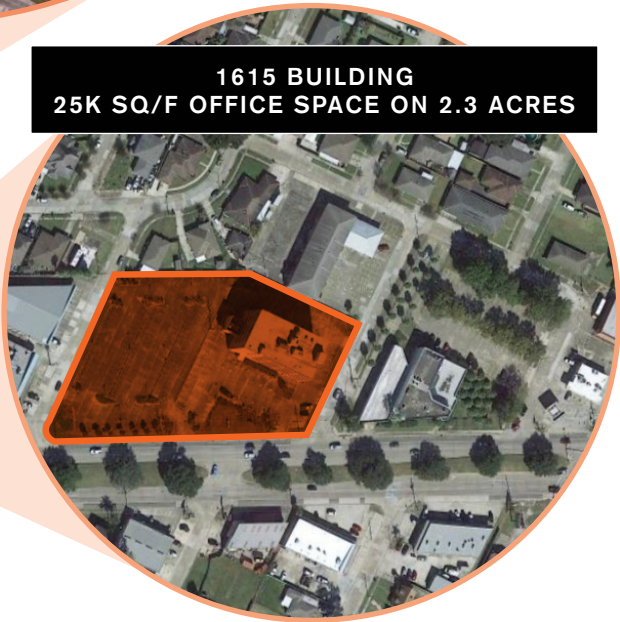
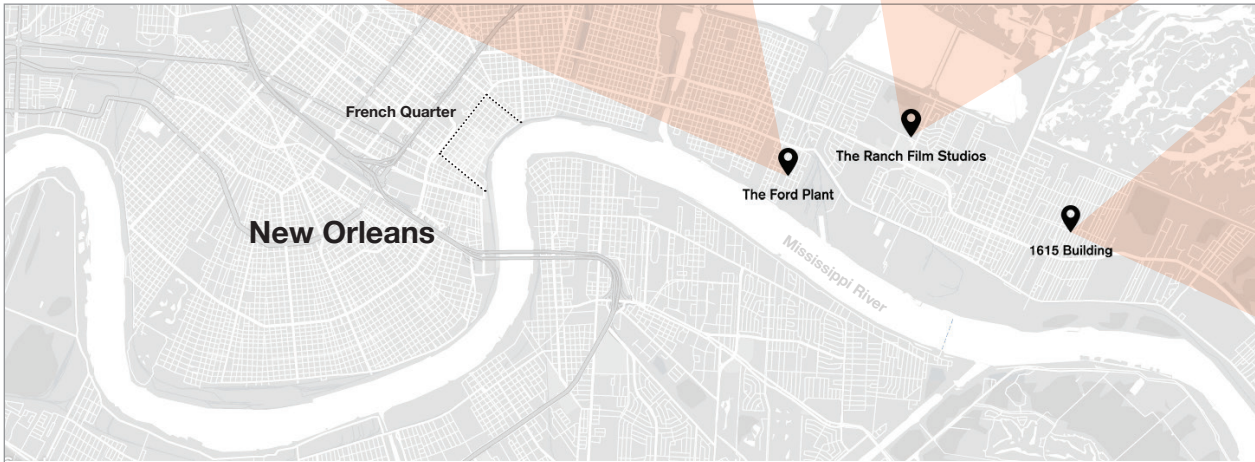
CHALMETTE ELEMENTARY

The Ranch Film Studios

The Ranch Properties



Site of future
Peanut Butter
and Jelly Stages



THE RANCH FILM STUDIOS MAIN CAMPUS

Over 20 major films and tv series have been shot at The Ranch by production companies including Disney, Netflix, Apple, CBS, Twentieth Century Fox, TNT, and AMC.

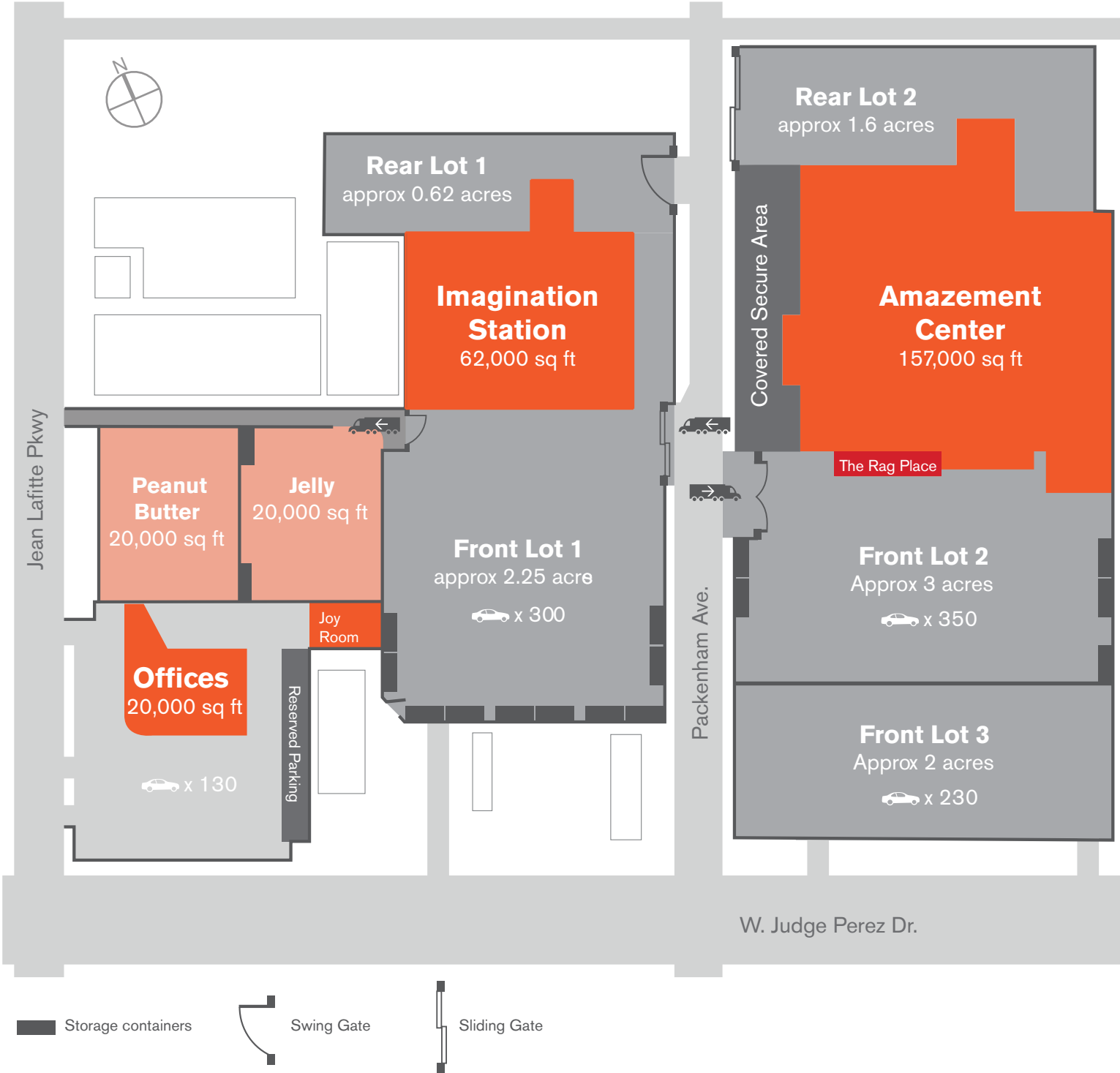
Beyond bricks and mortar, The Ranch fosters a culture of imaginative storytelling. The Ranch is the largest studio in “Hollywood South” serviced by a highly experienced staff with over 80 combined years in the film industry.



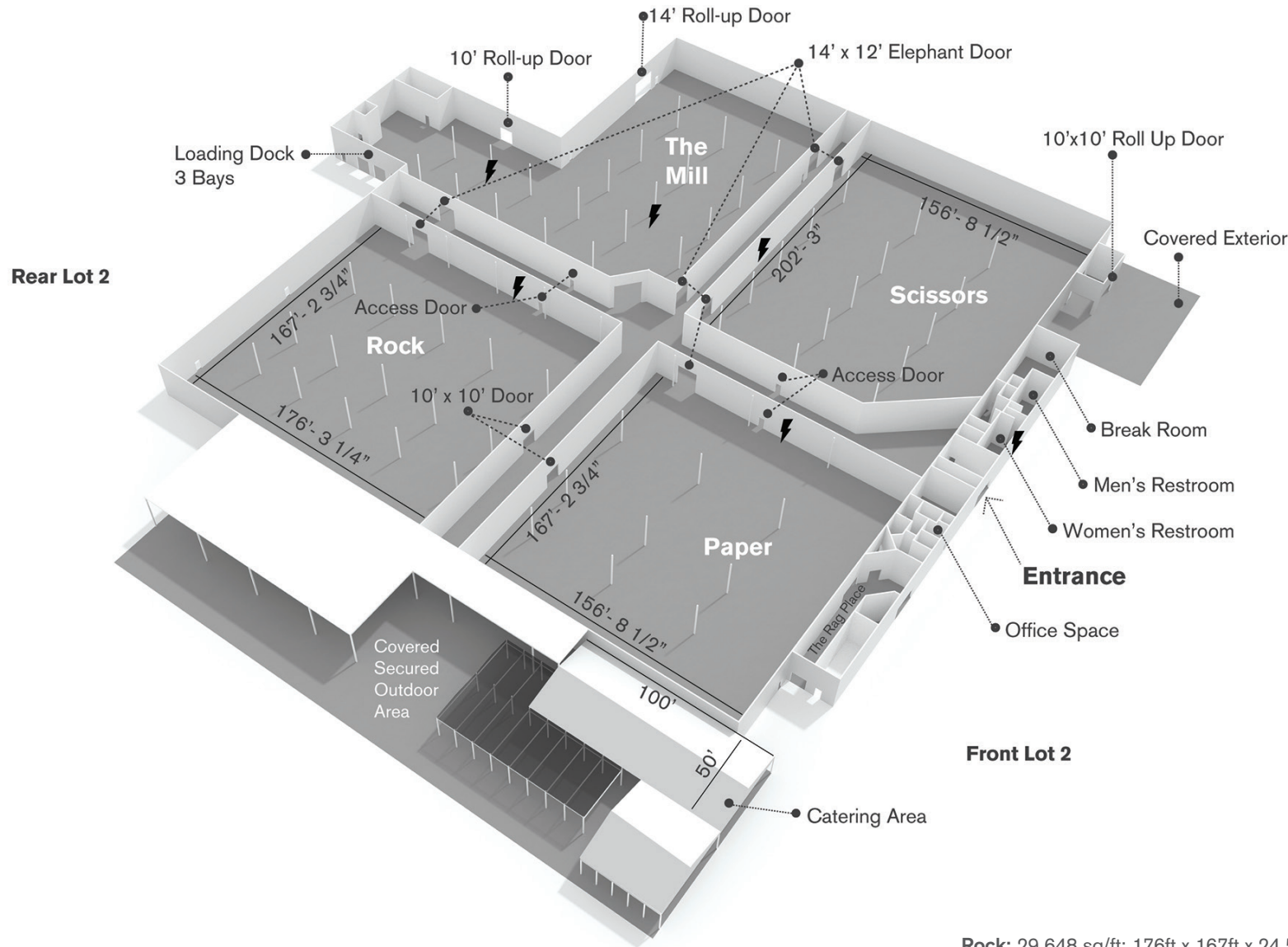
MAIN CAMPUS 24 ACRES

The Ranch campus includes over 219,000 sq/ft of stage, flex and mill space, state of the art office space, basecamp, front and rear lot parking and green space.

The Ranch main campus currently provides 20,000 sq/ft of premium office space over three floors. These offices include bullpens, two large board rooms, reception area, office furniture and state of the art phone systems with high speed fiber-optic internet.



AMAZEMENT CENTER



Size: 157,612 sq/ft
Dimensions: 396ft x 357ft
Height: 29-21ft
HVAC
Load: 30psf

For dimensions of column layout visit
WeAreTheRanch.com

Additional Features:

Front Lot 2: 174,000 sq/ft
⚡ 200A / 3-phase @ 120/208 V. Total amps: 600
Rear Lot 2: 70,000 sq/ft
Loading Dock: 4,000 sq/ft
Covered Secured Area: 30,000 sq/ft

Rock: 29,648 sq/ft; 176ft x 167ft x 24.5-21ft
⚡ 2 x 400A / 3-phase @ 120/208 V. Total amps: 2400

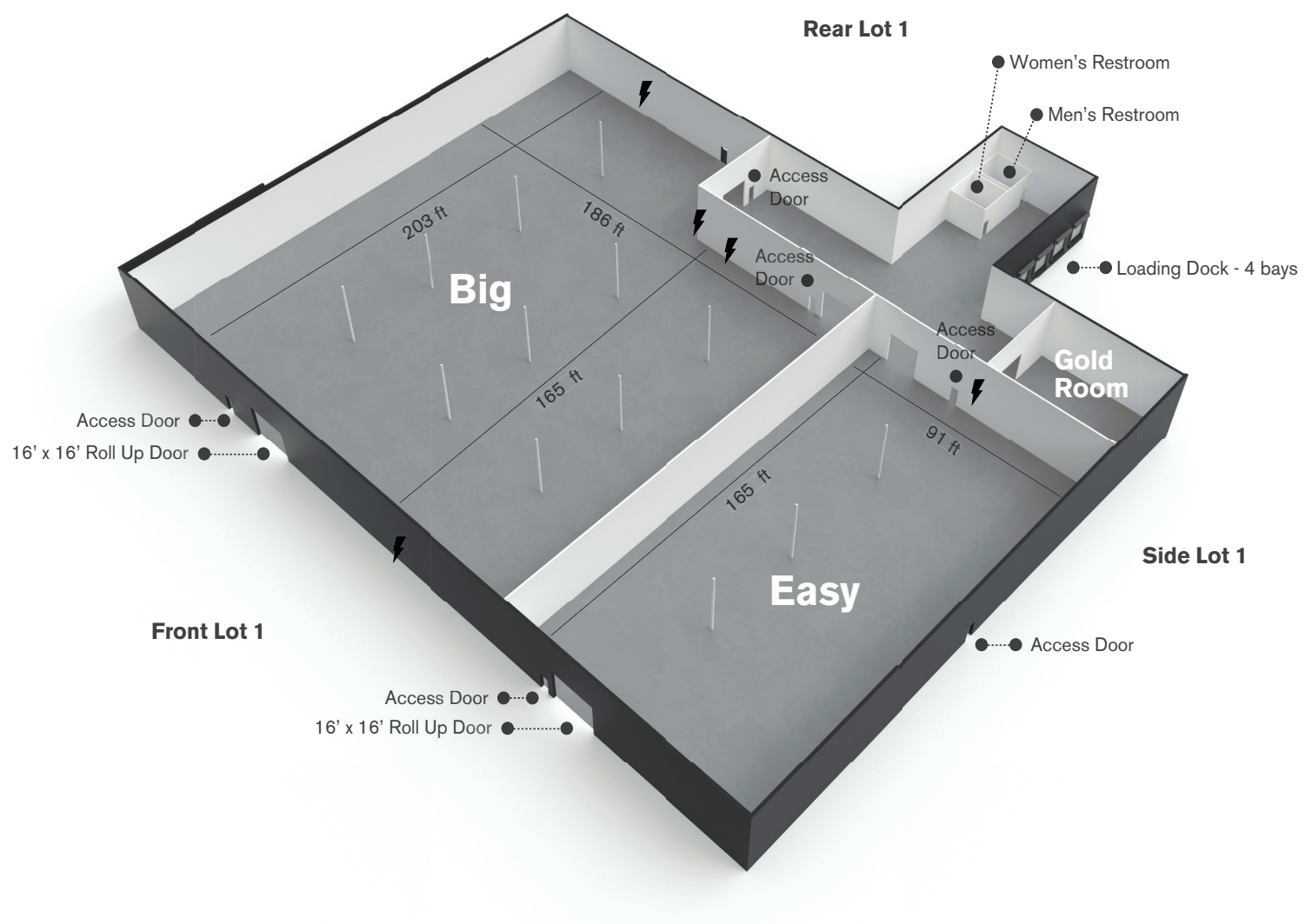
Paper: 26,094 sq/ft; 167ft x 156ft x 29-25ft
⚡ 3 x 400A / 3-phase @ 120/208 V. Total amps: 3600

Scissors: 30,859 sq/ft; 202ft x 156ft x 29-25ft
⚡ 2 x 400A / 3-phase @ 120/208 V. Total amps: 2400

The Mill: 34,306 sq/ft; 24.5-21.5ft
⚡ 2 x 100A / 3-phase @ 480 V. Total amps: 600



IMAGINATION STATION



Size: 62,360 sq/ft
Dimensions: 280ft x 205ft
Height: 25-21ft
Load: 30psf

For dimensions of column layout visit
WeAreTheRanch.com

Additional Features:

Front Lot 1: 86,000 sq/ft
⚡ 1 x 200A / 3-phase @ 120/208 V. Total amps: 600

Rear Lot 1: 24,000 sq/ft

Loading Dock: 2,500 sq/ft

Big: 34,705 sq/ft; 186ft x 203ft x 25-21ft
⚡ 3 x 400 amps / 3-phase @ 120/208 V. Total amps: 3600
Whisper HVAC

Easy: 15,015 sq/ft; 91ft x 165ft x 25-22ft
⚡ 1 x 400A / 3-phase @ 120/208 V. Total amps: 1200
No HVAC available

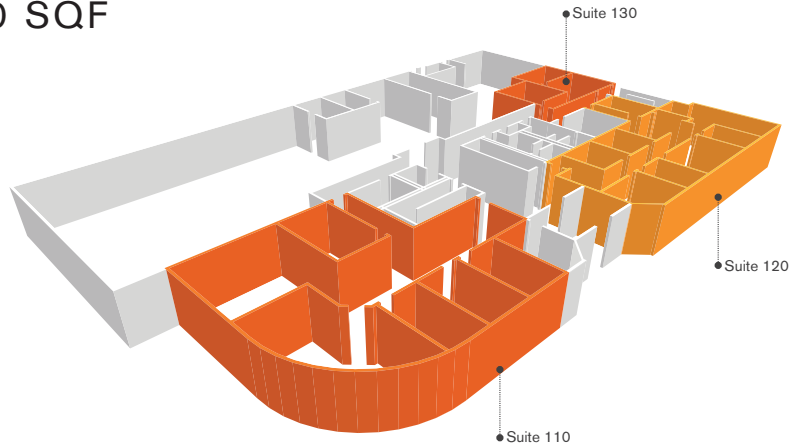
Gold Room: 1,536 sq/ft; 32ft x 48ft x 21ft



8301 OFFICE BUILDING



OFFICE SPACE 40,000 SQF



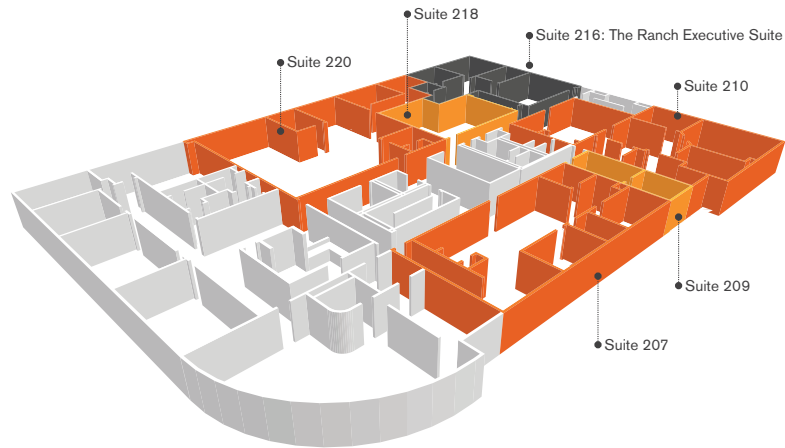
GROUND FLOOR

- High speed fiber optic and cable internet: 1GB upload/download capabilities
- State of the art phone system
- Furnished

Suite 110: 2,427 sq/ft

Suite 120: 2,154 sq/ft

Suite 130: 780 sq/ft



SECOND FLOOR

- High speed fiber optic and cable internet: 1GB upload/download capabilities
- State of the art phone system
- Furnished

The Ranch Executive Suite: 1,612 sq/ft

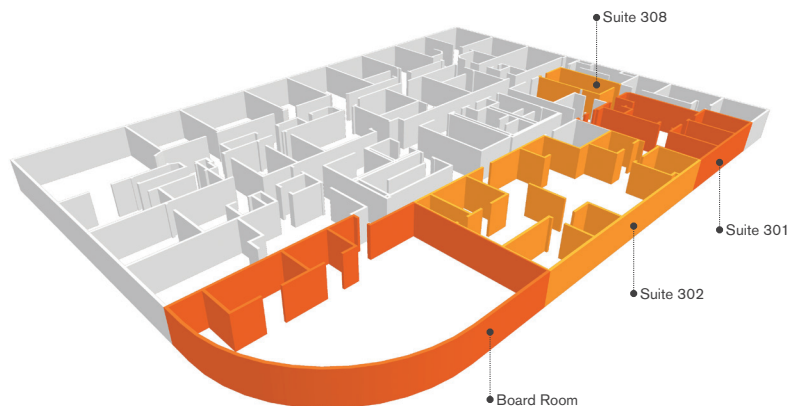
Suite 207: 1,688sq/ft

Suite 209: 292 sq/ft

Suite 210: 2,253 sq/ft

Suite 218: 755 sq/ft

Suite 220: 2,933 sq/ft



THIRD FLOOR

- High speed fiber optic and cable internet: 1GB upload/download capabilities
- State of the art phone system
- Furnished

Boardroom: 1,773 sq/ft

Suite 301: 949 sq/ft

Suite 302: 1,845 sq/ft

Suite 308: 253 sq/ft

1615 OFFICE BUILDING



1615 OFFICE BUILDING | OFF CAMPUS PRODUCTION OFFICES

1.8 MILES FROM MAINCAMPUS, 45,000 SQF, 2.3 ACRES



All office suites:

- High speed fiber optic and cable internet:
1GB upload/download capabilities
- State of the art phone system
- Furnished

1st Floor Production Offices/Wardrobe

2nd Floor Production Offices

3rd Floor Production Offices/Wardrobe/Conference Room/Podcast Booth

4th Floor: Production Offices/Conference Room

5th Floor: Executive Suites



THE FORD PLANT

INCENTIVES

OPPORTUNITY ZONE

NEW MARKET TAX CREDITS

HISTORIC TAX CREDITS

RESTORATION TAX ABATEMENT

COMMUNITY DEVELOPMENT BLOCK GRANTS

DIGITAL MEDIA INCENTIVES

FILM PRODUCTION INCENTIVES

QUALIFIED ENTERTAINMENT INCENTIVE

LOCAL PARISH INCENTIVES

THE FORD PLANT AN ASSEMBLY PLACE FOR CREATIVE MINDS



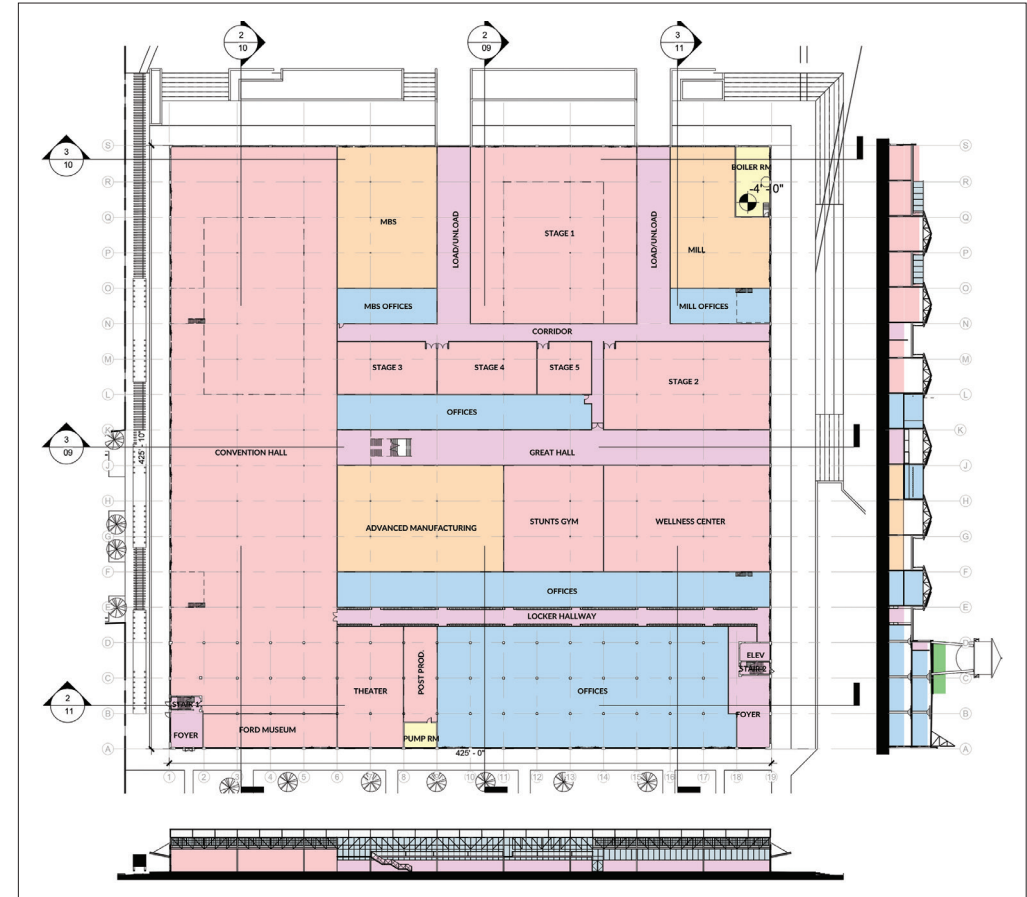
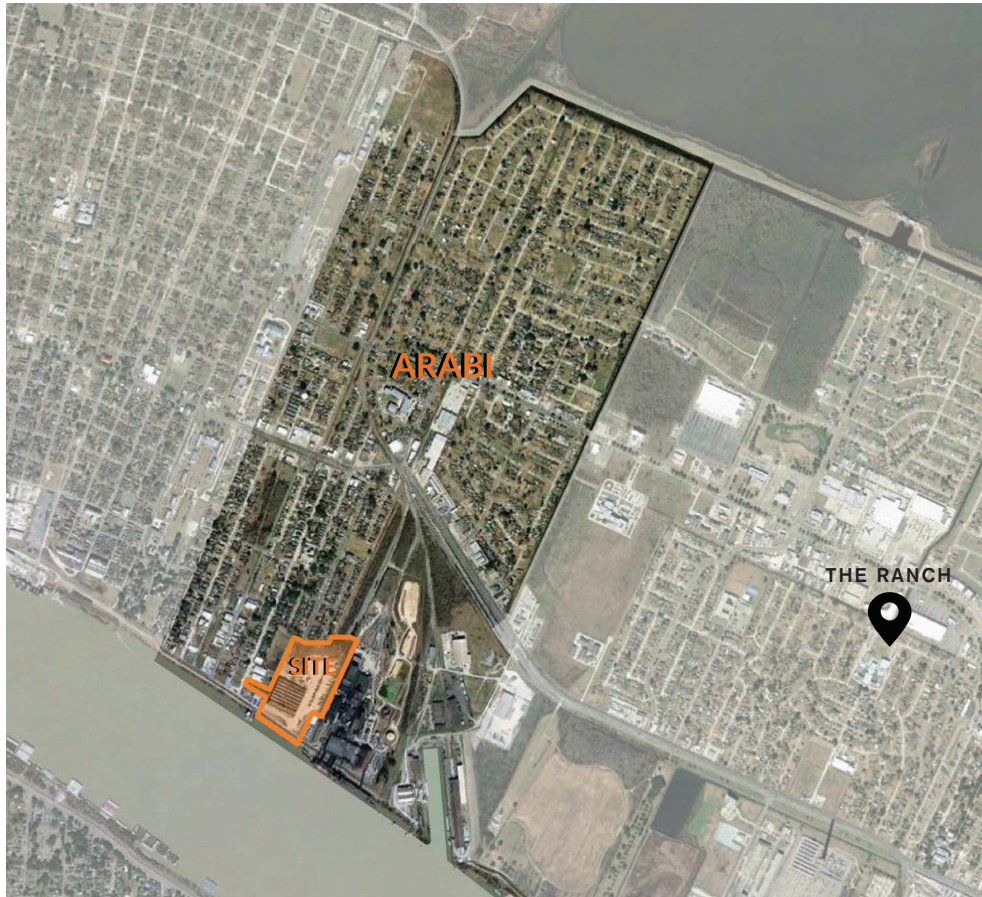
Ford Plant future development

Albert Kahn, America's foremost industrial architect, completed Henry Ford's modern two story New Orleans Assembly plant in 1923. It supplied automobiles to three states until it closed in 1933.

This unique 225K SF building sits on the east bank of the Mississippi 5.8 miles downriver from New Orleans. It features 800 feet of riverfront and rail access on 27 acres. Located in Arabi, an opportunity zone in the sixth fastest

growing suburb in America, The Ford Plant benefits from many incentives from film production to historic tax credits. This blank canvas envisions a collaborative epicenter for filmmakers, artists and entrepreneurs.

THE FORD PLANT - AN ASSEMBLY PLACE FOR CREATIVE MINDS



Restoration

In the spirit of the roaring 1920's, we plan to revive The Ford Assembly Plant that will result in a state-of-the-art facility to foster unique collaborative opportunities for creatives and entrepreneurs.

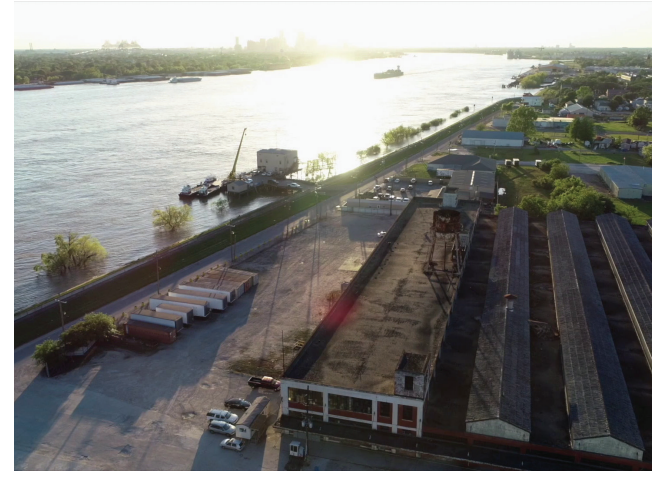
Opportunity Zone

Capitalizing on the new community and economic development tool, The Ford Plant is in a designated federal opportunity zone.

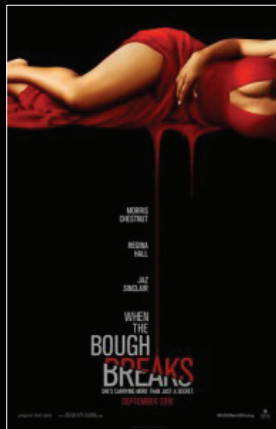
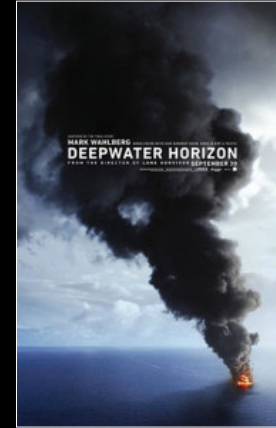
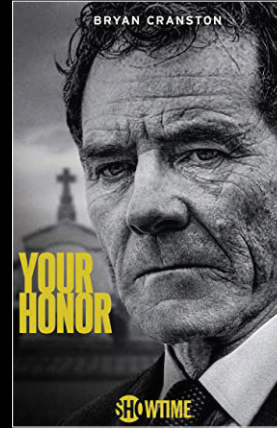
Target Industries

- Hollywood Studios
- Large Hollywood Production Companies
- Indie Filmmakers
- Tech Industry
- eSports
- Entrepreneurs
- Convention/Event Planners
- Artists / Creatives
- Digital Creatives

THE FORD PLANT - CURRENT SITE



THE RANCH FILM STUDIOS PAST PRODUCTIONS





Area Overview

Chalmette, LA is located in the Greater New Orleans region of Louisiana, approximately 8 miles from downtown New Orleans.

Location

Chalmette lies on the east bank of the Mississippi River, just downriver from Arabi, approximately two miles (3 km) from the border of New Orleans. It is approximately 8 miles from downtown New Orleans.

The Economy

Louisiana is one of the world's leading markets for energy production, processing, and transportation, and has now become one of the most attractive states for digital media companies in the US.

Chalmette

48,128
Population

33.7
Median Age

856
of business
establishments

19,523
Size of labor force



New Orleans

Located just 8 miles away from New Orleans, Chalmette is part of the Greater New Orleans region.

NEW ORLEANS MSA

NEW ORLEANS

NEW ORLEANS

1.3M
Population
- 2020 Census

20M
Visitors in 2019

8 miles
Distance to Chalmette

New Orleans is a consolidated city-parish (county) located along the Mississippi River in the southeastern region of the U.S. state of Louisiana. With an estimated population of 390,144, it is the most populous city in Louisiana. The New Orleans metropolitan area had an estimated population of 1.3 million people in 2020.

Serving as a major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States, with its main industries being tourism/cultural economy, transportation and education.

In 2019, New Orleans welcomed 19.75 million visitors, a 6.7 percent increase in visitors compared to the previous year. Over one-half of all tourism spending in Louisiana occurs in the New Orleans area, which includes St. Bernard Parish.





Digital Media Workforce and Education

The software development and digital media industry is thriving in Louisiana.

With the nation's strongest, most comprehensive incentive for the industry, strategic investments in higher education and alignment from the state to local levels, Louisiana gives software development and digital media companies a competitive edge. Companies such as Electronic Arts, TurboSquid, High Voltage Software, and inXile Entertainment have applied these unique benefits, finding success in Louisiana.

Companies in Louisiana have access to a skilled workforce, with more than 100,000 professionals with a background in software development or digital media. The industry also draws support from research hubs, such as the Cyber Innovation Center in Bossier City. With strong university curricula and programs, the state has graduated nearly 5,000 students in the software development field in the past five years, supplying a pipeline of talent for high-tech and software development companies.

Universities & Colleges in the state that have digital media programs:

LSU, UNO, Loyola, Tulane, Nunez, Dillard, Northwestern State, Baton Rouge Community College, Centenary College of Louisiana, Bossier Parish Community College, Xavier University



Louisiana and New Orleans Ranked



#1

**Workforce Training
Program - 10 years
in a row**

Louisiana Faststart

#2

**Most Engaged
Workers in USA**

Louisiana

669,692

Labor Force

Greater New Orleans

Top 10

For Millennial Workers

New Orleans

A man with dark hair and a beard, wearing a dark blue t-shirt, dark jeans, and black sneakers with white soles, is captured mid-jump in a grassy field. He is leaning back, with his head tilted upwards and his arms slightly bent. The background features a cloudy sky, some distant trees, and a small building. The text "WE LOVE STORYTELLERS" is overlaid in white, sans-serif capital letters across the center of the image.

WE LOVE STORYTELLERS