OFFERING MEMORANDUM

Canal + Main REALTY | CM COMMERCIAL

OFFERED AT

$4,700,000

Single-Tenant · Net Lease · Corporate Guaranteed

2534 Cummins Road

A single-tenant, net-leased industrial investment guaranteed by Nidec Motor Corporation

Houma, Louisiana · Terrebonne Parish

INVESTMENT OVERVIEW

Corporate-Guaranteed Industrial Income

A purpose-built, crane-served facility net-leased to a Nidec-guaranteed tenant in the Houma airport industrial corridor.

2534 Cummins Road is a single-tenant, net-leased industrial investment located within the Houma-Terrebonne Airport Industrial Park. The property is 100% leased to Houma Armature Works (TAR, LLC), with the tenant's obligations unconditionally guaranteed by Nidec Motor Corporation, and is offered as an income-producing asset with the tenant remaining in place.

The improvements total 61,925 SF of office and heavy-industrial space — including a multi-crane fabrication facility with lifting capacity up to 50 tons — on a 5.55-acre site held under a long-standing ground lease with the Houma-Terrebonne Airport Commission (recorded term through 2035).

The lease carries contractual 8% rent escalations at each renewal and a corporate guaranty, offering durable, credit-backed income in an established Bayou Region industrial market.

PROPERTY SNAPSHOT	
Asking Price	**$4,700,000**
Cap Rate – leasehold*	**~8.1%**
In-Place NOI*	**~$379,400**
Base Rent	**$486,000/yr**
Building Area	**61,925 SF**
Site	**±5.55 ac (leasehold)**
Lease Type	**Net lease · capped costs**
Occupancy	**100% – single tenant**
Tenant	**Houma Armature Works**
Guarantor	**Nidec Motor Corporation**
Ground Lease	**Airport lease · to 2035**
Zoning	**I-1 Light Industrial**

*Leasehold cap on income net of the landlord's capped taxes/insurance, ground rent & net of the landlord's capped taxes/insurance & ground rent."
See Financial Summary.

Corporate Guaranty • **8% Rent Escalations** • **Up to 50-Ton Cranes** • **Airport-Park Location**

INVESTMENT HIGHLIGHTS

Why 2534 Cummins Road

IDEAL BUYER: 1031 Exchange · Passive Net-Lease Investor · Owner-User (post-lease) · Institutional / Portfolio

- **Corporate-guaranteed income.** The lease is unconditionally guaranteed by Nidec Motor Corporation the U.S. arm of a global, NYSE- and Tokyo-listed electric-motor manufacturer — backing the rent with real corporate credit.

- **Net lease, capped landlord exposure.** Tenant pays operating expenses and reimburses all taxes above $32,000 and insurance above $55,000; the landlord retains only structural/roof responsibility. Predictable, largely passive ownership.

- **Contractual rent growth.** Base rent steps up 8% at each renewal — built-in income escalation over the hold.

- **Mission-critical, heavy-crane facility.** Purpose-built for Houma Armature Works with multiple top-running bridge cranes up to 50 tons — the kind of space a tenant does not easily relocate.

- **Committed, multi-site tenant.** Houma Armature Works occupies a second, separately-owned facility under a long-term lease with the same ownership and has expressed its intention to remain in place long-term.

- **Strategic industrial location.** Positioned inside the Houma-Terrebonne Airport Industrial Park with direct access to U.S. Highway 90 & the Houston-to-Gulf energy corridor.

THE SITE

±5.55 Acres · Marked Property Boundary

HOUMA-TERREBONNE AIRPORT INDUSTRIAL PARK · TERREBONNE PARISH

TENANT & GUARANTY

A Nidec Operating Company

2534 Cummins Road is 100% leased to Houma Armature Works (TAR, LLC), a motor-and-generator service operation that has run from this purpose-built facility for over two decades — repairing, rewinding, and maintaining large electric motors, generators, and alternators for the oil & gas, marine, and wind-power sectors.

In July 2023, Houma Armature Works was acquired by Nidec and now operates as a consolidated Nidec subsidiary. The lease is unconditionally guaranteed by its parent, Nidec Motor Corporation — the U.S. arm of Nidec Corporation, a global, publicly traded electric-motor manufacturer founded in 1973 and headquartered in Kyoto, Japan (NYSE · Tokyo Stock Exchange).

For an investor, this is stronger than an arm's-length guaranty: operator and guarantor are the same corporate family, and the site's specialized crane infrastructure makes this location central to Nidec's regional service operations.

THE GUARANTY	
Tenant	**TAR, LLC dba Houma Armature Works**
Tenant owner	**Nidec subsidiary (acq. July 2023)**
Guarantor	**Nidec Motor Corporation**
Parent	**Nidec Corporation (Kyoto, Japan)**
Listed	**NYSE · Tokyo Stock Exchange**
Occupancy	**20+ years at this facility**

ADDITIONAL OPPORTUNITY — INQUIRE

The owner has multiple facilities in different locations with the same long-term tenant in place that may be available for inclusion in a combined transaction. Seller and Tenant are also open to negotiating a new or extended lease at 2534 Cummins Road in connection with a sale. Contact the listing agent for details.

LEASE ABSTRACT

Lease Summary

NET LEASE · CORP. GUARANTY

Landlord	Investments by Welch, LLC
Tenant	TAR, LLC d/b/a Houma Armature Works
Guarantor	Nidec Motor Corporation, a Delaware corporation
Lease Date	June 30, 2023
Initial Term	60 months (through approx. June 2028)
Renewal Options	Up to six 5-year terms; auto-renews unless Tenant gives 120 days' notice — subject to the ground-lease term (see Leasehold page)
Rent Escalation	8% increase over prior Basic Rent at each renewal
Current Basic Rent	$486,000 / year ($40,500 / month)
Landlord's Obligations	Foundation, structural elements, roof, exterior walls & drainage
Tax / Insurance Caps	Landlord covers real-estate taxes up to $32,000/yr and insurance up to $55,000/yr; Tenant reimburses any excess
Right of First Refusal	Tenant must be given notice of any accepted offer and 30 days to match before a sale can close

FINANCIAL SUMMARY

Income, NOI & Return

NET OPERATING INCOME (LEASEHOLD)	
Base Rent (annual)	$486,000
Less: Property taxes (landlord cap)	($32,000)
Less: Insurance (landlord cap)	($55,000)
Less: Ground rent	(~$19,604)
Indicated NOI	**~$379,396**

Landlord's costs are capped by the lease: 2026 taxes total ~$42,500, but the landlord pays only $32,000 and the Tenant reimburses the excess (insurance likewise above $55,000). Ground rent is confirmed at $1,633.64/month ($19,603.68/yr), CPI-escalated under the airport lease. No structural reserve is deducted — the landlord's obligation is limited to roof and structure, the roof was fully replaced across the complex within the last two to three years, and ownership reports no deferred maintenance. Buyers should underwrite a reserve consistent with their own hold assumptions.

INVESTMENT METRICS	
Asking Price	$4,700,000
Leasehold Cap Rate	8.1 %
Price / SF	$75.90
Rent / SF	$7.85
GRM (on base rent)	9.7×
Building Area	61,925 SF

Period	Annual Rent
Current – ~	**$486,000**
June 2028 Option 1 (2028–)	**$524,880**
Option 2 (2033–)*	**$566,870**

Rent grows 8% at each renewal. *Options are exercisable only within the ground-lease term (through 2035) unless the ground lease is further extended.

MULTI-BUILDING, CRANE-SERVED INDUSTRIAL COMPLEX

PROPERTY DETAILS

Building & Site Specifications

SPECIFICATIONS	
Gross Building Area	**61,925 SF**
Office Area	**9,796 SF (2-story)**
Industrial / Warehouse	**52,129 SF**
Site Area	**±5.55 acres (241,787 SF)**
Construction	**Class S steel; reinforced concrete slab 26-ga.**
Walls & Roof	**color-coated steel R-panel**
Clear / Eave Height	**12’ – 30’**
Bay Spacing	**20’**
Warehouse Floor	**Finished concrete**
Utilities	**Electric, water, natural gas, telephone**
Sewer	**On-site private treatment system**
Zoning	**I-1 Light Industrial (45’ height limit)**
Parking / Yard	**Concrete parking & drives ; fenced yard**
Parcel #	**21716 · Ward 03C · Sec 21-17S-18E**

Flood zone: Zone AE per FIRM panel 22109C0260E (eff. 9/7/2023), base flood elevation ±9–11 ft (NAVD 88) in the vicinity. Confirm finished-floor elevation and exact zone by elevation certificate.

OVERHEAD CRANE SYSTEM

Up to 50 tons

- 30-ton + two 15-ton double-girder cranes on a 364’ runway (60’ span)
- 10-ton double-girder on a 200’ runway (60’ span)
- (2) 10-ton single-girder, same 200' craneway
- (2) 5-ton double-girder, 100' craneway, 60' span
- 50-ton crane / storage facility added 2024–25

THE LEASEHOLD

Ground Lease — Airport Commission

The improvements sit on landowned by the Houma-Terrebonne Airport Commission and held under a recorded ground lease. A buyer acquires the leasehold interest and the improvements, subject to the ground lease below.

Lessor	Houma-Terrebonne Airport Commission
Lease	No. HA-1-05 (originally April 7, 2005)
Leasehold held by	Investments by Welch, LLC (assigned 2014)
Current Term	30-year term ending March 31, 2035
Recorded	Terrebonne Parish conveyances
Ground Rent	$1,237.42/mo base (2005); currently $1,633.64/mo as escalated"
Renewal History	Extended in 2015 and again in 2025 (30-yr restatement)
Basis for Extension	Tenant's permanent improvements, incl. a 50-ton crane/storage facility
Use / Consent	Non-aviation commercial use; assignment requires Commission consent; FAA regulations apply

RENEWAL OUTLOOK

The Commission has extended this lease twice. Most recently to a 30-year term recorded through March 31, 2035 each time tied to the tenant's continued investment in the property.

With a 50-ton crane facility and a multi-site operating commitment on site, renewal beyond 2035 is well supported, though not contractually guaranteed. Buyers should confirm current rent and good standing via estoppel from the Commission.

LOCATION OVERVIEW

Houma, Louisiana

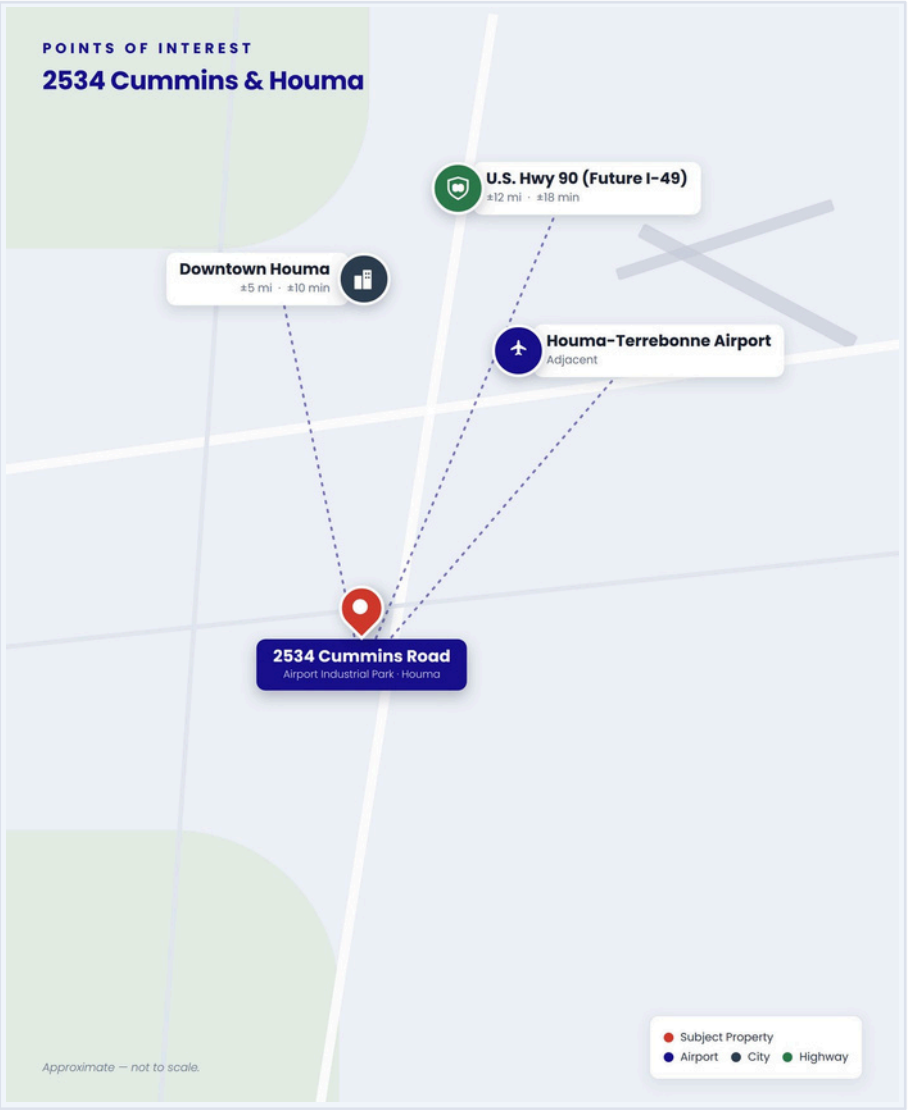
2534 Cummins Road sits in the Houma-Terrebonne Airport Industrial Park with direct access to U.S. Highway 90 — the region's primary industrial route (future I-49) and a Houston-to-the-Gulf energy gateway. From here the tenant already services the corridor from Port Fourchon to Broussard, Lafayette, and into Texas.

Destination	Approx
Houma-Terrebonne Airport	Adjacent
Downtown Houma	±5 mi · 10 min
U.S. Hwy 90 (Future I-49)	±12 mi · 18 min
Thibodaux	±15 mi · 25 min
Port Fourchon (energy port)	±60 mi · 1 hr 15 min
Lafayette / Broussard hub	±55 mi · 1 hr
New Orleans	±58 mi · 1 hr 5 min
Houston, TX (via US 90)	±230 mi · 3 hr 30 min

Distances approximate; confirm for underwriting.

HOUSTON-TO-GULF ENERGY CORRIDOR

On the U.S. Hwy 90 industrial corridor (future I-49) linking Port Fourchon, the Lafayette/Broussard oilfield-services hub, Houston and the Texas Gulf. Along the same corridor, SpaceX has announced a $100B 'Starbase Louisiana' spaceport in Vermilion Parish (2026).



DIRECT CORRIDOR ACCESS TO THE HOUMA MARKET

MARKET OVERVIEW

Houma Industrial Market

KEY INDUSTRY DRIVERS: Oilfield Services · Industrial Fabrication · Marine · Aviation Support · Manufacturing

- Established industrial corridor supporting oilfield-services, fabrication, and marine-adjacent industries.
- Direct adjacency to the Houma-Terrebonne Airport and its surrounding industrial park.
- Long-standing, mission-critical tenant occupancy within the immediate market.
- Limited availability of large-format, purpose-built industrial buildings with heavy crane service in the immediate area.

> ***"A corporate-guaranteed industrial tenancy anchoring an established Bayou Region industrial corridor."***

CONTACT & CONFIDENTIALITY

For More Information

For the full lease, guaranty, groundlease, and financialdetail — or to schedule a tour — contact the listing agent.

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