

IV Services, Inc. dba Genefic Specialty Pharmacy - NNN Lease

3040-3044 Ridgelake Drive | Metairie, LA 70002



EXCLUSIVELY OFFERED BY:
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Max J. Derbes, Inc.
REALTORS ■

5440 Mounes Street, Suite 100
New Orleans, LA 70123
www.maxderbes.com

INVESTMENT SUMMARY:

Address:	3040-3044 Ridgelake Drive Metairie, LA 70002
Tenant:	IV Services, Inc. dba Genefic Specialty Pharmacy
Parent Company:	Dalrada Technology Group OTC: DHTI
Gross Building Area:	6,468 SF
Land Area:	14,400 SF
Offering price:	\$1,650,000
Cap Rate:	Years 1-3 @ 6.5% Year 4 @ 6.6% (Oct. 2028) Year 5 @ 6.7% (Oct. 2029)
Comments:	This Triple Net Investment has been home to Genefic Specialty Pharmacy/ Genefic Infusion RX since October 2020. The property is located in Metairie, LA within a prime office and retail market within the New Orleans MSA. The Property has some high end specialty improvements for the Tenant's pharmacy needs likely translating to a long term tenancy. Newer roof replaced in 2022.



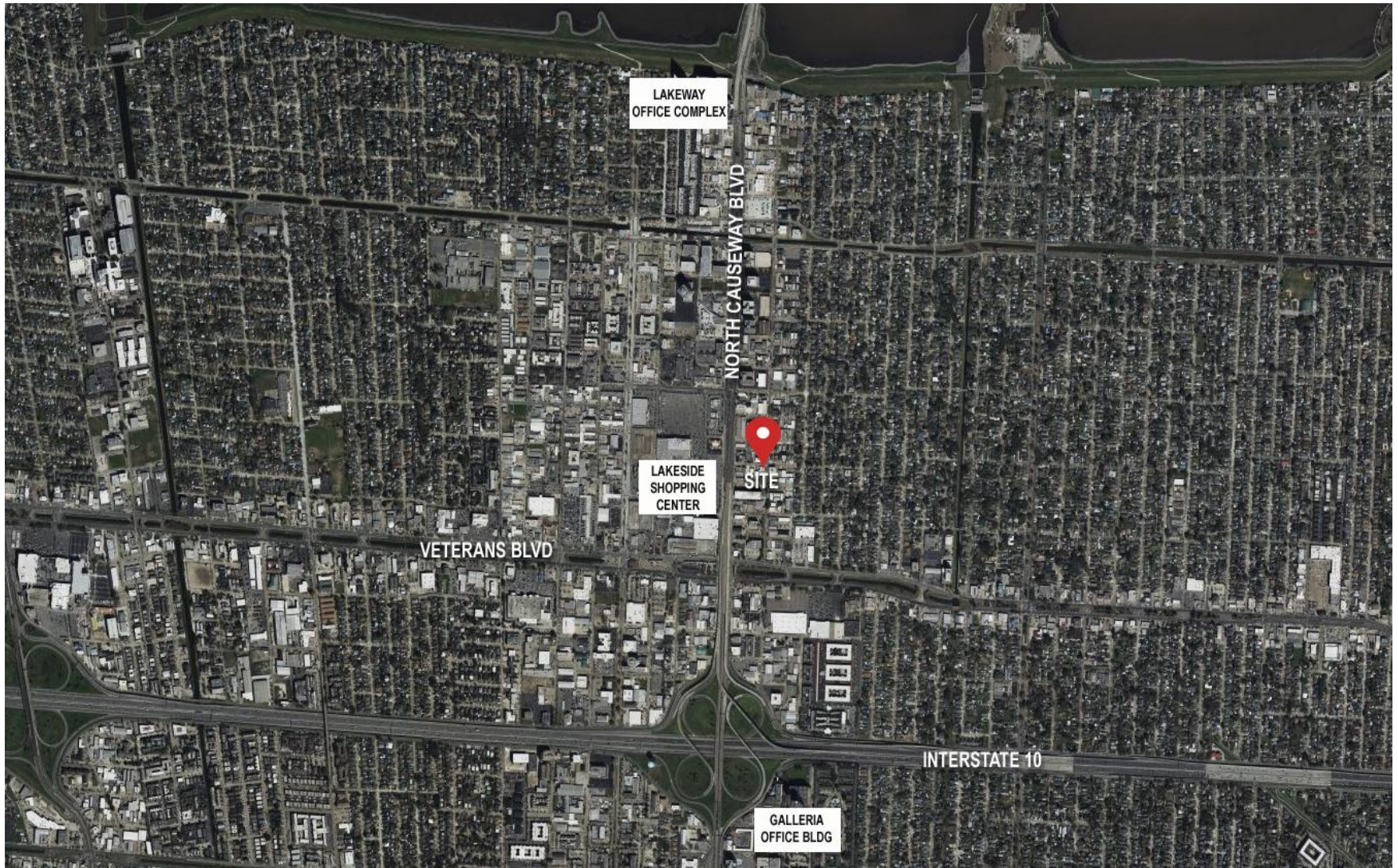
LEASE ABSTRACT TENANT SUMMARY:

Tenant:	IV Services, Inc dba Genefic Specialty Pharmacy
Lease type:	NNN (minimal Landlord responsibility)
Rent commencement:	October 1, 2025
Lease expiration:	September 30, 2030.
Lease Term:	5 years
Extension Options:	N/A
Roof and structure repairs:	Landlord responsibility
System repairs:	Tenant responsibility
Rental Income:	\$106,722 Annual Net Income (yr. 1-3) \$108,856.44 (year 4) Oct 2028 \$111,033.60 (year 5) Oct 2029 (Years 4 & 5 increases are listed at the minimum & may be higher due to CPI provisions).

Genefic Specialty Pharmacy and Genefic Infusion RX:
Genefic focuses on complex therapies, biologic medications and specialized home or clinic treatments.

<https://www.geneficrx.com/>







NEW ORLEANS MSA

LOCAL MARKET OVERVIEW:

The Greater New Orleans MSA has a population of 1,462,332 according to GNO, Inc. Top Industries include: Government, health care and social assistance, accommodation and food services, retail trade, construction, professional, scientific and technical services, administration, support, waste management and remediation services, transportation and warehousing according to GNO, Inc. Key Industries marked by GNO, Inc. include: technology, advanced manufacturing, trade & logistics, health sciences, environmental management, energy and offshore wind. The labor force is 669,692 according to the Bureau of Labor Statistics and notable accolades are as follows: #1 Airport in North America (Airports Council International), #6 largest venture capital investment growth over the past decade (Flippa), #1 State with best tech talent pipeline (Business Facilities) Top 10 Most Excellent City in the World (Travel & Leisure), Top 5 friendliest cities in the south (Southern Living), New Innovation Hotspot (Axios), Top 10 for millennial workers (EMSI) and Best Food City in the U.S. (US News).



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