



PROPERTY DESCRIPTION

Located on the corner of Old Covington Hwy and South Range Rd. in Hammond, LA. Long term Lease with a strong operator and little Landlord responsibilities.

The Maples serves teenage females ages 13-18 who are struggling with mental health disorders, substance use, disordered eating, and trauma.

PROPERTY HIGHLIGHTS

- NOI OF \$366,828
- NEW 10 YEAR LEASE WITH 8.5 YEARS REMAINING
- NNN LEASE STRUCUTRE
- \$11.10/ SF BASE RENT
- \$138/ SF PURCHASE PRICE
- STRONG TENANT FINANCIALS (CALL AGENT FOR DETAILS)
- 2% ANNUAL INCREASES BEGINNING IN YEAR 6

OFFERING SUMMARY

Sale Price:	\$4,585,350
Cap Rate:	8%
Number of Units:	44
Lot Size:	4.8 Acres
Building Size:	33,047 SF
Property Address:	17010 Old Covington Hwy Hammond, LA

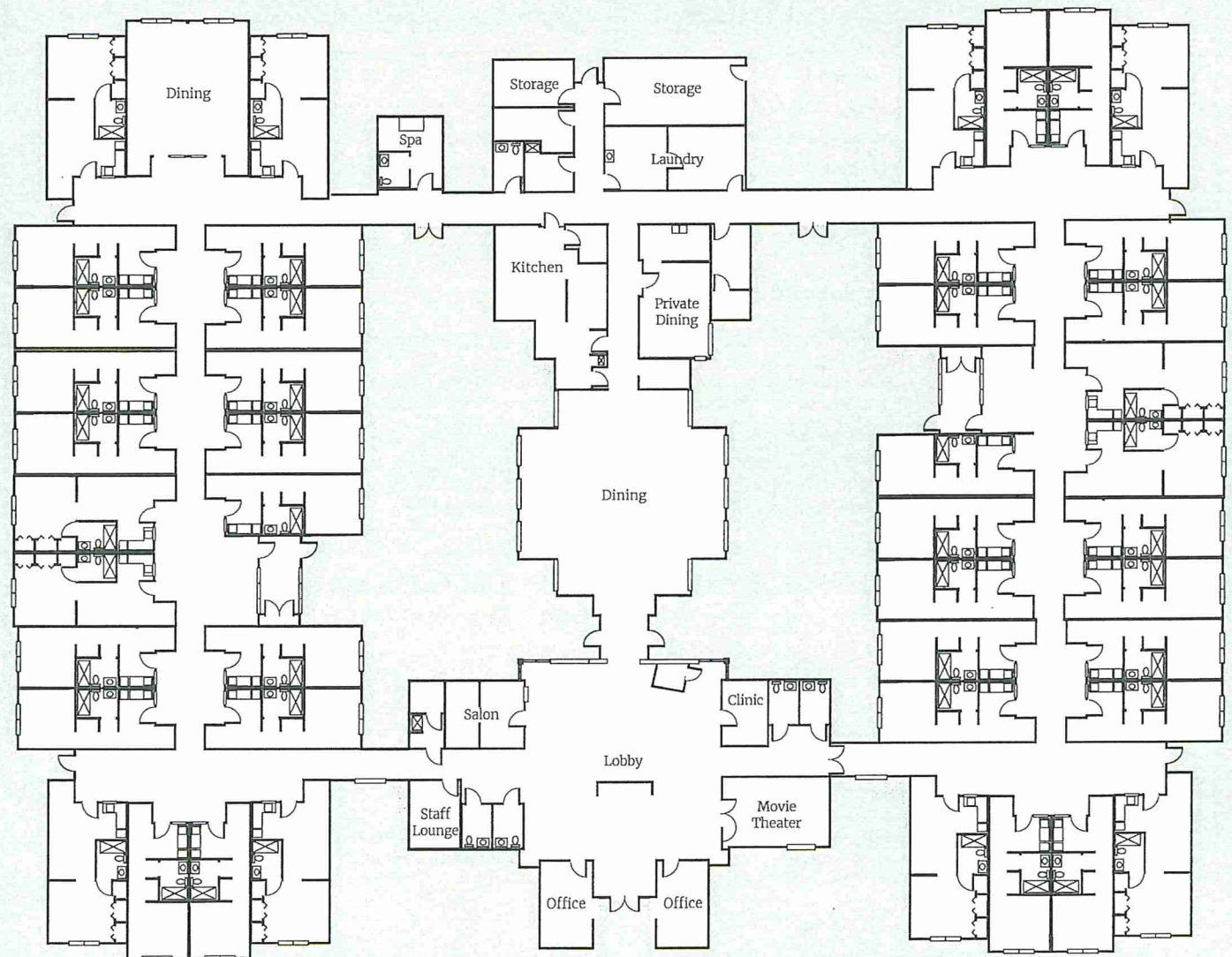
PROPERTY HIGHLIGHTS

- COST SEGREGATION STUDY COMPLETED
- ESTIMATED \$2,120,000 DEPRECIATION OVER FIRST 3 YEARS

Floor Plan

Details:

- 33,047 SF
- 44 spacious units
(32 at 385 SF, 12 at 420 SF)
- 56-88 beds potential**
- Kitchenette, closet and full bath in every room
- Large dining room
- Multiple living areas
- Screen porches
- Commercial kitchen
- Spa and salon
- Staff office and lounge
- Enclose courtyards

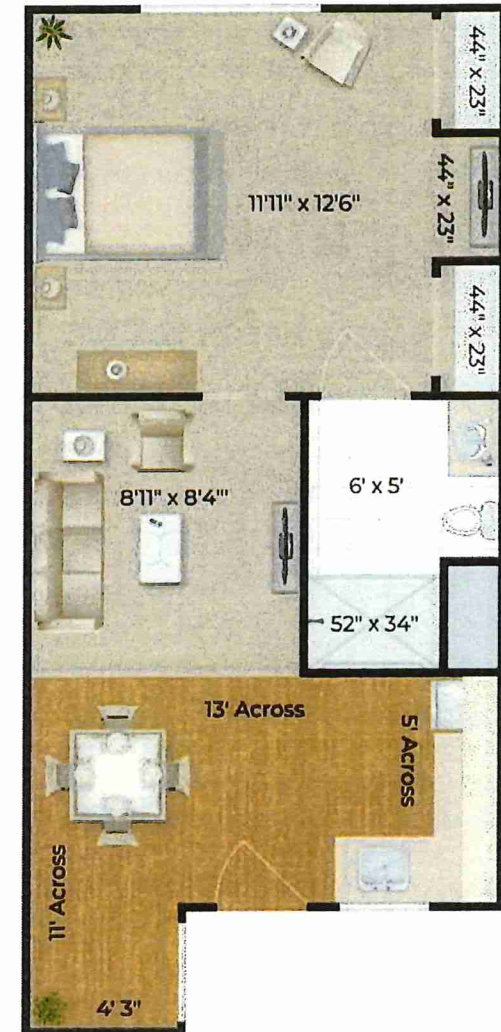
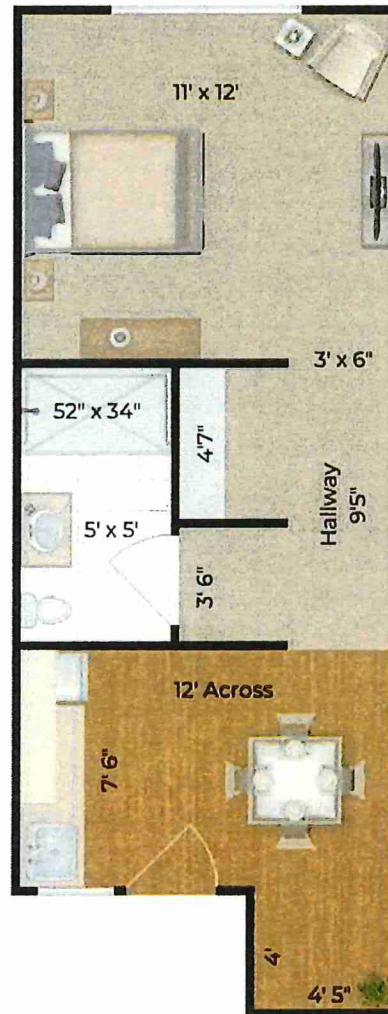


**Based on double-occupancy in partial or all units

Unit Plans

Details:

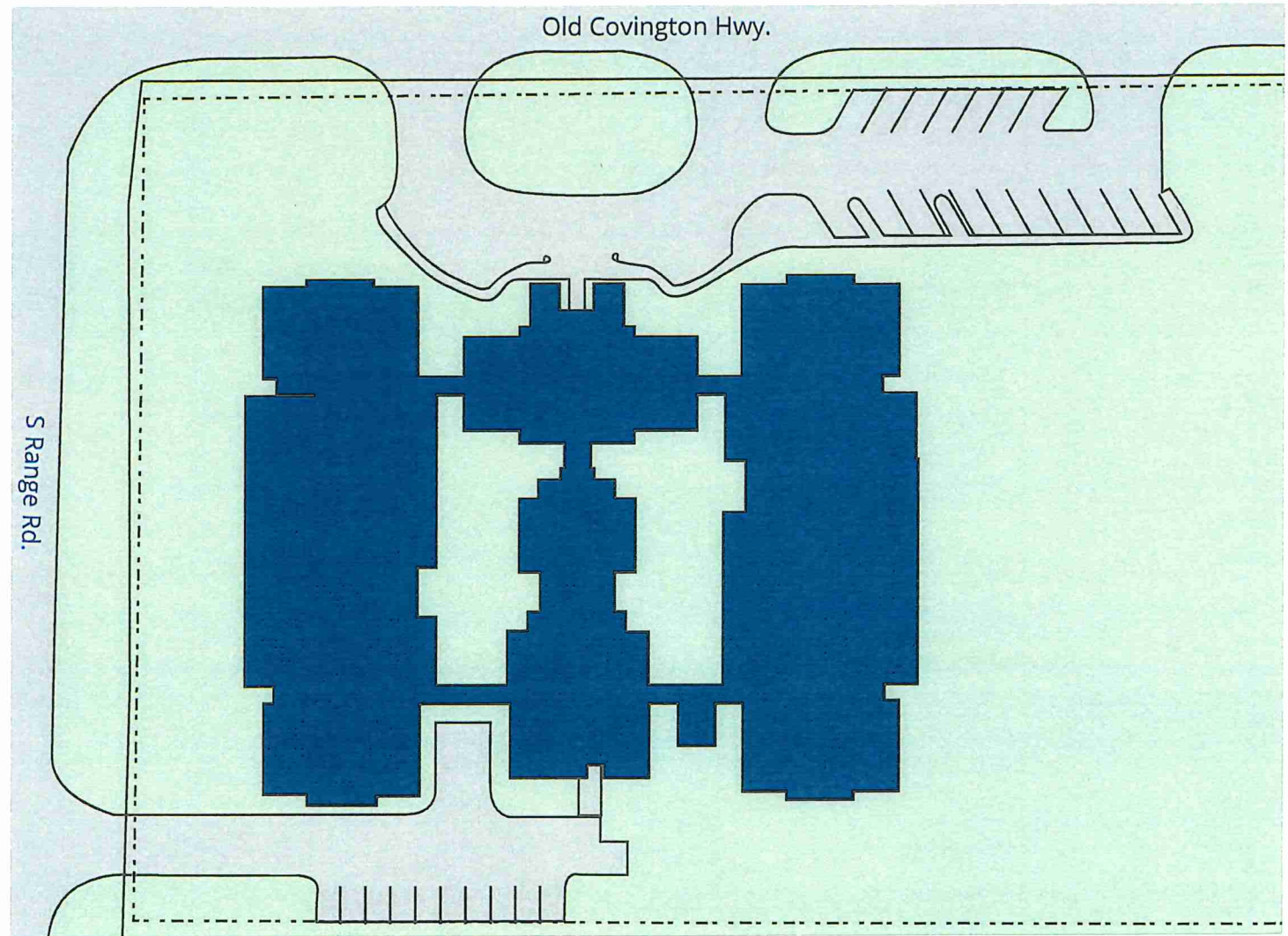
- 32 units at 385 SF
- 12 units at 420 SF
- Kitchenette, closet and full bath in every room



Site Plan

Details:

- 33,047 SF
- 4.48 acres
- 26 parking spaces (additional parking can be created)



Property Photos



Property Aerial

