



OFFERING MEMORANDUM

Verizon

1330 Gause Boulevard, Slidell, LA 70458

Operated by Cellular Sales of Louisiana, LLC · Single-Tenant Net-Leased Retail

Marcus & Millichap

OFFERING PRICE

\$1,575,000

CAP RATE

7.14%

\$630 per square foot · 14.0x rent multiple

NON-ENDORSEMENT & DISCLAIMER NOTICE

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

TENANT CREDIT: The lease is an obligation of Cellular Sales of Louisiana, LLC, guaranteed by Cellular Sales of Knoxville, Inc. It is not an obligation of Verizon Communications Inc. or Cellco Partnership d/b/a Verizon Wireless, and carries no corporate Verizon guarantee.

Activity ID #ZAH0980024

Aerial Overview



Subject property outlined. US-190 (Gause Boulevard) carries 22,900 vehicles per day.

Immediate corridor neighbors include Firestone, Jiffy Lube, CVS Pharmacy, Keesler Federal Credit Union, ASI Federal Credit Union, Cross Gates Family Fitness, Copeland's and NOLA Southern Grill. The broader Gause Boulevard corridor is anchored by The Home Depot, Lowe's, Walmart, Sam's Club and Hobby Lobby, with Fremaux Town Center roughly two miles east.

Executive Summary

FINANCIAL SUMMARY

Price	\$1,575,000
Cap Rate	7.14%
Building Size	2,500 SF
Net Cash Flow	7.14% \$112,500
Year Built	2016
Lot Size	0.86 Acres

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
Dec 1, 2026 – Nov 30, 2031	\$112,500	7.14%
Option 2 (Dec 1, 2031 – Nov 30, 2036)	\$125,024	7.94%
Base Rent	\$112,500	
Net Operating Income	\$112,500	
Total Return	\$112,500	7.14%

THE OFFERING

Marcus & Millichap is pleased to present the fee-simple interest in a 2,500-square-foot Verizon store operated by Cellular Sales of Louisiana, LLC on the Gause Boulevard retail corridor in Slidell, Louisiana. The tenant has operated at this 2016 build-to-suit for a decade and, in May 2026, exercised its first five-year renewal option, extending the term through November 30, 2031 at \$112,500 annually with the tenant reimbursing taxes and insurance.

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Cellular Sales of Louisiana, LLC
Guarantor	Cellular Sales of Knoxville, Inc.
Original Lease Date	October 14, 2015
Current Term Expiration	November 30, 2026
Extended Term Commencement	December 1, 2026
Lease Expiration Date	November 30, 2031
Lease Term Remaining	5 Years
Rental Increases	None – Flat Through Term
Renewal Options	One (1) 5-Year Option Remaining



Investment Highlights

1

Corporate Guaranty from Cellular Sales of Knoxville, Inc.

The lease is guaranteed by the tenant's parent corporation under an unconditional and absolute guaranty that is enforceable independently of any other remedy, survives the tenant's insolvency, and continues through the entire term and any renewal or extension — with no cap on amount and no time limit.

3

A Decade of Operating History, Renewed by the Tenant's Own Election

The tenant opened this build-to-suit in 2016 and, after a full ten years in the box, exercised its first renewal option in May 2026. In the absence of published store sales, a voluntary renewal after a complete lease cycle is the strongest available evidence of store-level performance.

2

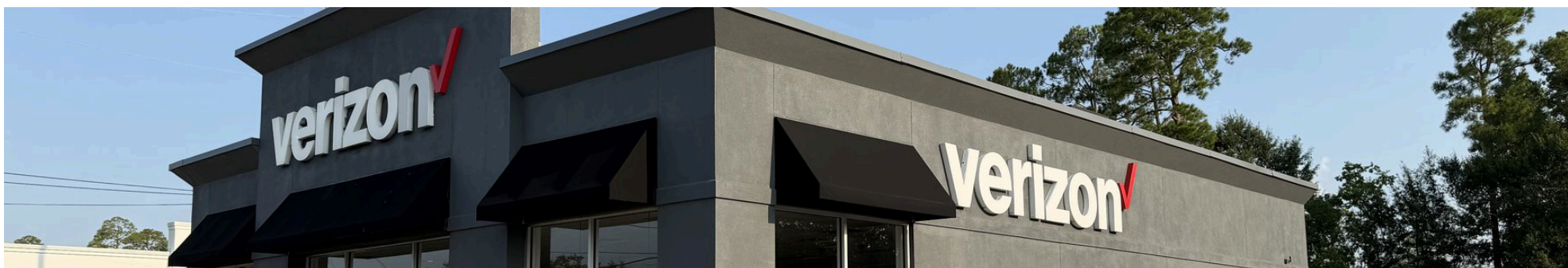
Five Years of Term, No Termination Right, and a Remaining Option at a 7.94% Cap

The extended term runs to November 30, 2031 with no tenant kick-out or early-termination right. One five-year option remains at \$125,023.50 — an 11.1% step and a 7.94% cap on the offering price — extending potential occupancy to November 2036.

4

Dominant Retail Corridor in an Affluent, Growing Northshore Trade Area

US-190 / Gause Boulevard carries 22,900 vehicles per day and is Slidell's primary retail artery. 84,405 residents and 33,373 households sit within five miles, with an average household income of \$93,647 and a daytime population within three miles that exceeds the resident base.



WHY IT PRICES WHERE IT DOES

At 7.14% the offering prices 54 basis points wide of the Q2 2026 national net-leased retail average and 29 basis points wide of franchisee-operated QSR — the closest analogue for non-rated operator credit backed by a corporate guaranty.

Investment Overview

THE OFFERING

Marcus & Millichap is pleased to present the fee-simple interest in a 2,500-square-foot Verizon store operated by Cellular Sales of Louisiana, LLC at 1330 Gause Boulevard in Slidell, Louisiana. The offering is priced at \$1,575,000 – a 7.14% capitalization rate on \$112,500 of net operating income, \$630 per square foot and a 14.0x rent multiple.

THE TENANT AND THE GUARANTY

Cellular Sales was founded in 1993 in Knoxville, Tennessee and is one of the nation’s largest authorized retailers of Verizon Wireless, with nearly 850 stores across 45 states. The lease is held by its Louisiana operating company and guaranteed by Cellular Sales of Knoxville, Inc. The obligation is not that of Verizon Communications Inc. or Cellco Partnership, and carries no corporate Verizon guarantee.

THE REAL ESTATE

The 2016 build-to-suit sits on 0.86 acres with frontage on US-190. The lease is double net: the tenant reimburses real estate taxes and insurance and maintains the interior, HVAC, landscaping and parking areas, while the landlord retains the roof, structure and site utilities and reimburses HVAC costs above \$2,500 and parking repairs above \$1,500 annually.

THE MARKET

Slidell anchors the New Orleans MSA’s Northshore at the I-10 / I-12 / I-59 interchange. Gause Boulevard is the city’s dominant retail corridor, with Firestone, Jiffy Lube, CVS Pharmacy, Keesler Federal Credit Union and Copeland’s nearby and Fremaux Town Center two miles east. St. Tammany Parish is among the most affluent parishes in Louisiana.

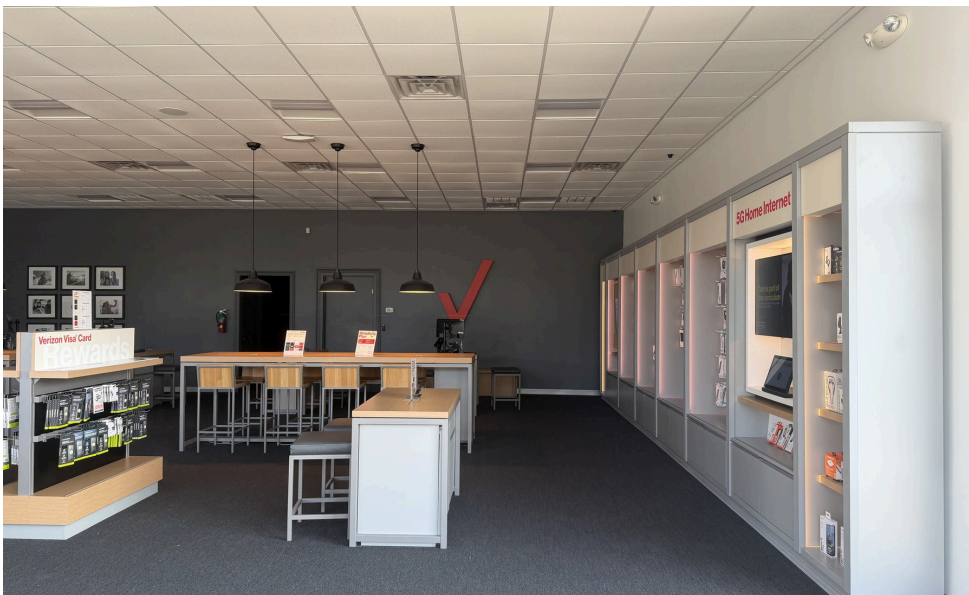
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION			
2030 Projection	5,498	39,736	86,137
2025 Estimate	5,433	39,241	84,405
Growth 2025 – 2030	1.2%	1.3%	2.1%
HOUSEHOLDS			
2030 Projection	2,182	15,809	34,338
2025 Estimate	2,130	15,454	33,373
Growth 2025 – 2030	2.4%	2.3%	2.9%
INCOME			
Avg. Household Income	\$68,510	\$83,024	\$93,647
Median Household Income	\$55,666	\$68,669	\$77,289
2025 Daytime Population	4,249	41,831	72,946

Daytime population within three miles (41,831) exceeds resident population (39,241) – the corridor draws in more people than live on it. Median home value ranges from \$170,594 at one mile to \$211,841 at five.

1330 GAUSE BOULEVARD, SLIDELL, LA 70458

Property Photos



Lease Abstract

LEASE TERMS

Tenant	Cellular Sales of Louisiana, LLC
Tenant Entity	Louisiana limited liability company
Trade Name	Verizon (authorized retailer)
Landlord	Bullet Capital, LLC (Tennessee)
Lease Type	Double-Net (NN)
Original Lease Date	October 14, 2015
Current Term Expiration	November 30, 2026
Option Exercised	First option — May 2026
Extended Term	Dec 1, 2026 – Nov 30, 2031
Term Remaining at Close	Five years
Demised Area per Lease	±2,500 SF

ECONOMICS & OBLIGATIONS

Annual Base Rent	\$112,500
Monthly Base Rent	\$9,375
Rent per SF	\$45.00
Escalations	None — flat through 11/30/2031
Taxes & Insurance	Reimbursed by tenant
Reimbursement Timing	Annually, in arrears
Renewal Options Remaining	One — 5 years to 11/30/2036
Option 2 Base Rent	\$125,023.50 (\$10,418.63 / mo)
Option Notice	180 days prior to expiration
Early Termination Right	None
Guarantor	Cellular Sales of Knoxville, Inc.

LANDLORD & TENANT RESPONSIBILITIES

The lease is captioned a Modified Triple Net Lease Agreement. The obligation split below is functionally double net: the landlord retains the roof and structure.

LANDLORD: all structural components — foundations, exterior and load-bearing walls, columns, subfloors, floors, the roof, stairways, under-slab and exterior plumbing — plus site utilities serving the premises. Landlord also reimburses the tenant for HVAC repair and replacement costs exceeding \$2,500, and parking lot and sidewalk repair costs exceeding \$1,500, in any consecutive twelve-month period.

TENANT: real estate taxes and insurance, HVAC (with a semi-annual service contract), interior systems and finishes, doors, windows, storefront, electrical, landscaping, site lighting, trash removal, and parking lot and sidewalk maintenance — each subject to the reimbursement thresholds above.

CONTINUOUS OPERATION (\$19): the tenant may discontinue operations without default. If fully dark for more than 30 consecutive days, the landlord — not the tenant — may elect to terminate. Rent and the corporate guaranty continue unless the landlord so elects.

Rent Schedule

PERIOD	LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT / SF	ESCALATION	CAP RATE ON PRICE
Dec 1, 2026 – Nov 30, 2027	1	\$9,375	\$112,500	\$45.00	—	7.14%
Dec 1, 2027 – Nov 30, 2028	2	\$9,375	\$112,500	\$45.00	—	7.14%
Dec 1, 2028 – Nov 30, 2029	3	\$9,375	\$112,500	\$45.00	—	7.14%
Dec 1, 2029 – Nov 30, 2030	4	\$9,375	\$112,500	\$45.00	—	7.14%
Dec 1, 2030 – Nov 30, 2031	5	\$9,375	\$112,500	\$45.00	—	7.14%
Primary Term Total / Average	—	\$9,375	\$562,500 total	\$45.00	Flat	7.14%
Option 2 – Dec 1, 2031 – Nov 30, 2036	11–15	\$10,418.63	\$125,023.50	\$50.01	+11.1%	7.94%

READING THE RENT

Base rent is flat at \$112,500 for the full five-year term, fixed by the Third Amendment. There is no step and no CPI adjustment inside the term, so a buyer underwrites a level coupon — reflected in the going-in cap rate rather than in growth assumptions.

The remaining option carries a contractual step to \$125,023.50, an 11.1% increase, and is subject to the lease’s CPI adjustment mechanism at exercise.

CASH FLOW OVER THE TERM

Aggregate base rent, 5 years	\$562,500
Average annual NOI	\$112,500
Rent multiple at offering price	14.00x
Return of basis over term	35.7%

Sources: Third Amendment and Extension of Lease §3.b (primary term); Modified Triple Net Lease Agreement, Specific Provisions (option period rent, subject to the CPI adjustment provision).

Financial Analysis

NET OPERATING INCOME

INCOME & EXPENSE	ANNUAL	PER SF	NOTES
Base Rental Revenue	\$112,500	\$45.00	Contract rent from 12/1/2026
Expense Reimbursements	\$11,725	\$4.69	Taxes and insurance, in arrears
Effective Gross Income	\$124,225	\$49.69	
Real Estate Taxes	(\$6,725)	(\$2.69)	2025 assessment
Insurance	(\$5,000)	(\$2.00)	Owner estimate — confirm
Total Operating Expenses	(\$11,725)	(\$4.69)	Fully reimbursed
Net Operating Income	\$112,500	\$45.00	Equal to base rent

RETURNS AT THE OFFERING PRICE

Offering Price	\$1,575,000
Net Operating Income	\$112,500
Going-In Cap Rate	7.14%
Price per SF	\$630.00
Price per Land SF	\$42.04
Rent Multiple	14.00x
Expense Ratio (reimbursed)	9.4%

NOTE ON THE EXPENSE STRUCTURE

The lease is double net: the tenant reimburses real estate taxes and insurance, so net operating income equals base rent. The landlord retains the roof, structure and site utilities, and reimburses the tenant for HVAC costs exceeding \$2,500 and parking lot and sidewalk repairs exceeding \$1,500 in any consecutive twelve-month period. No capital reserve is deducted above — buyers customarily underwrite one separately. The 2016 roof may retain a warranty tail; confirm and disclose.

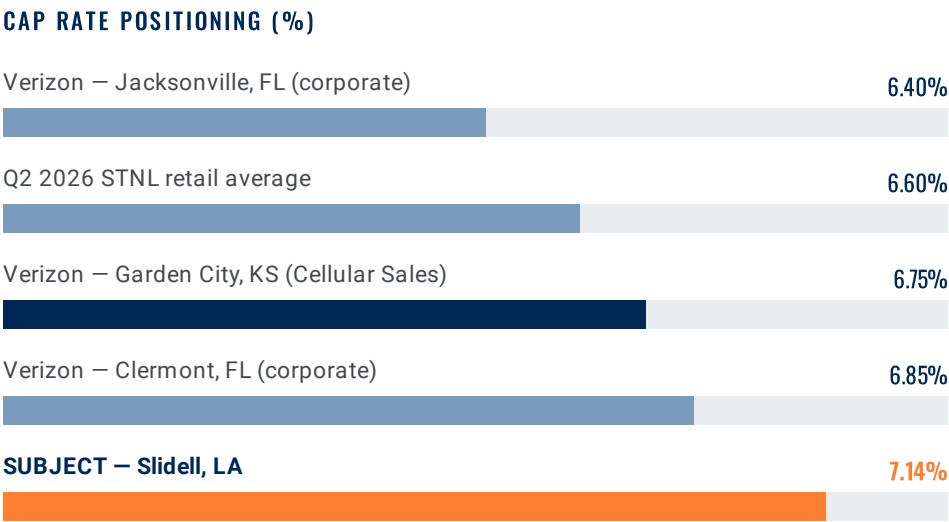
Sources: Third Amendment and Extension of Lease; CoStar 2025 tax assessment; ownership-supplied insurance estimate.

Pricing Sensitivity

CAP RATE	VALUE	PRICE / SF	RENT MULTIPLE
6.75%	\$1,666,667	\$667	14.8x
7.00%	\$1,607,143	\$643	14.3x
7.14% — Offering	\$1,575,000	\$630	14.0x
7.25%	\$1,551,724	\$621	13.8x
7.50%	\$1,500,000	\$600	13.3x
7.75%	\$1,451,613	\$581	12.9x

WHY 7.14%

The offering prices 54 basis points wide of the national single-tenant net-leased retail average and 29 basis points wide of the franchisee-operated QSR average of 6.85%. It sits deliberately behind the Garden City, Kansas Cellular Sales listing — the closest credit comparison in the market — which carries double the term and contractual increases and is asking 6.75%.



Bar length scaled 6.0–7.4%.

Sources: The Boulder Group, Q2 2026 Net Lease Report (retail 6.60%); Marcus & Millichap MNET, asking cap rates on active listings, pulled July 2026.

Tenant Overview

~850 LOCATIONS	45 STATES	7,500+ TEAM MEMBERS	1993 FOUNDED	Knoxville HEADQUARTERS (TN)	Private OWNERSHIP
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Cellular Sales

Cellular Sales was founded in 1993 and is headquartered in Knoxville, Tennessee. It is one of the nation’s largest authorized retailers of Verizon Wireless, operating nearly 850 stores across 45 states with more than 7,500 team members. The company has operated for more than three decades and was named to Newsweek’s America’s Greatest Workplaces list in 2025 and 2026.

The lease at the subject property is held by Cellular Sales of Louisiana, LLC, a Louisiana limited liability company. The Slidell store has operated continuously since 2016 and the tenant exercised its first renewal option in May 2026, extending occupancy through November 2031.

TENANT CREDIT — READ CAREFULLY

The lease is an obligation of Cellular Sales of Louisiana, LLC, guaranteed by Cellular Sales of Knoxville, Inc. — both privately held. It is not an obligation of Verizon Communications Inc. or of Cellco Partnership d/b/a Verizon Wireless, and carries no corporate Verizon guarantee. Verizon Communications is rated BBB+ (S&P, stable, June 2025) and Baa1 (Moody’s, stable, August 2025); those ratings describe the carrier whose brand the store operates under, not the party obligated on this lease.

GUARANTY

The lease is guaranteed by CELLULAR SALES OF KNOXVILLE, INC., a Tennessee corporation, under Exhibit E to the Modified Triple Net Lease Agreement. The guaranty is unconditional and absolute, is enforceable against the guarantor independently of any other remedy, and continues for the entire term of the lease and any renewals or extensions — including the option period — notwithstanding any assignment or subletting, unless released by the lessor in writing.

Local Sale Comparables

ADDRESS	TENANT	DIST. (MI)	BLDG SF	YEAR	SALE PRICE	PRICE / SF	CAP RATE
1130 Gause Boulevard	Dairy Queen	0.3	2,088	2014	\$1,700,000	\$814	—
1522 Gause Boulevard	Chicken Salad Chick	0.4	3,100	1990	\$1,350,000	\$435	6.50%
1532 Gause Boulevard	Banfield	0.5	4,000	1980	\$1,815,384	\$454	6.50%
1829 Old Spanish Trail	Arby's / Burger King	2.5	3,000	2024	\$1,500,000	\$500	7.00%
111 Northshore Boulevard	Take 5 (new 15-yr NNN)	3.9	1,682	2026	\$1,225,000	\$728	6.10%
64107 Highway 41	Sonic	5.2	1,703	2005	\$1,315,000	\$772	7.10%
Comparable Average	—	2.1	2,596	—	\$1,484,231	\$617	6.64%
1330 Gause Blvd — SUBJECT	Verizon / Cellular Sales	—	2,500	2016	\$1,575,000	\$630	7.14%

WHERE THE SUBJECT SITS

At \$630 per square foot the subject prices inside the \$435–\$814 range set by the nearest corridor sales and modestly above the \$617 comparable average, on a newer 2016 build-to-suit. On cap rate the offering is bracketed by Take 5 at 6.10% and Sonic at 7.10%, and prices wide of both — reflecting a five-year term against Take 5's new fifteen-year lease.

Source: CoStar. Comparable average excludes the subject. Cap rate not reported for 1130 Gause Boulevard.

Verizon Net Lease Comparables

PROPERTY / MARKET	CREDIT	ASKING PRICE	NOI	BLDG SF	RENT / SF	PRICE / SF	ASK CAP	DOM
Verizon — Garden City, KS	Cellular Sales (retailer)	\$1,770,000	\$119,438	3,500	\$34.13	\$506	6.75%	133
Verizon — Clermont, FL	Cellco Partnership (corp.)	\$3,890,658	\$266,510	4,595	\$58.00	\$847	6.85%	107
Verizon — Jacksonville, FL	Cellco Partnership (corp.)	\$3,571,250	\$228,560	4,049	\$56.45	\$882	6.40%	42
Verizon / Jimmy John's — Indianapolis, IN	Multi-tenant strip	\$2,380,000	\$174,454	7,000	\$24.92	\$340	7.33%	7
Comparable Average (excl. Indianapolis)	—	\$3,077,303	\$204,836	4,048	\$49.52	\$745	6.67%	94
1330 Gause Blvd — SUBJECT	Cellular Sales (retailer)	\$1,575,000	\$112,500	2,500	\$45.00	\$630	7.14%	—

GARDEN CITY, KANSAS IS THE CLOSEST COMPARISON IN THE MARKET

Same operator family and same retailer credit — but a new ten-year extension with 5% increases every five years, on an outparcel to Sam's Club and Home Depot. It is asking 6.75%, has been reduced 3.7%, and has sat 133 days without clearing.

CORPORATE VERIZON TRADES 29–74 BASIS POINTS TIGHTER

The Clermont and Jacksonville listings carry a Cellco Partnership obligation with Verizon's investment-grade rating behind it. That is a different credit and a different buyer, and it defines the tight end of the Verizon universe — not the range applicable here.

Source: Marcus & Millichap MNET, pulled July 8, 2026. These are ASKING cap rates on ACTIVE listings, not closed transactions.

Location Overview

84,405 RESIDENTS, 5 MILES	\$93,647 AVG. HH INCOME, 5 MI	72,946 DAYTIME POP., 5 MI	+5.5% PARISH GROWTH SINCE 2020
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Slidell sits at the northeastern corner of Lake Pontchartrain in St. Tammany Parish, at the interchange of Interstate 10, Interstate 12 and Interstate 59 — where east–west traffic between New Orleans and the Mississippi Gulf Coast meets the corridor north toward Hattiesburg. The city functions as a primary residential community for the New Orleans metropolitan area, and St. Tammany Parish is among the most affluent parishes in Louisiana.

Gause Boulevard (US-190) is the city’s dominant retail artery, carrying 22,900 vehicles per day past the subject. Immediate corridor neighbors include Firestone, Jiffy Lube, CVS Pharmacy, Keesler Federal Credit Union, ASI Federal Credit Union, Cross Gates Family Fitness, Copeland’s and NOLA Southern Grill. The broader corridor is anchored by The Home Depot, Lowe’s, Walmart, Sam’s Club and Hobby Lobby, with Fremaux Town Center — Dillard’s, DICK’s Sporting Goods, Best Buy, Kohl’s and T.J. Maxx — roughly two miles east.

MAJOR AREA EMPLOYERS

Walmart — 1,326	Slidell Memorial Hosp. — 1,003	Ochsner Northshore — 800
Texas Roadhouse — 747	St. Tammany Schools — 400	Parish Sheriff — 350
Copeland’s — 340	Textron Marine — 243	Capital One — 243

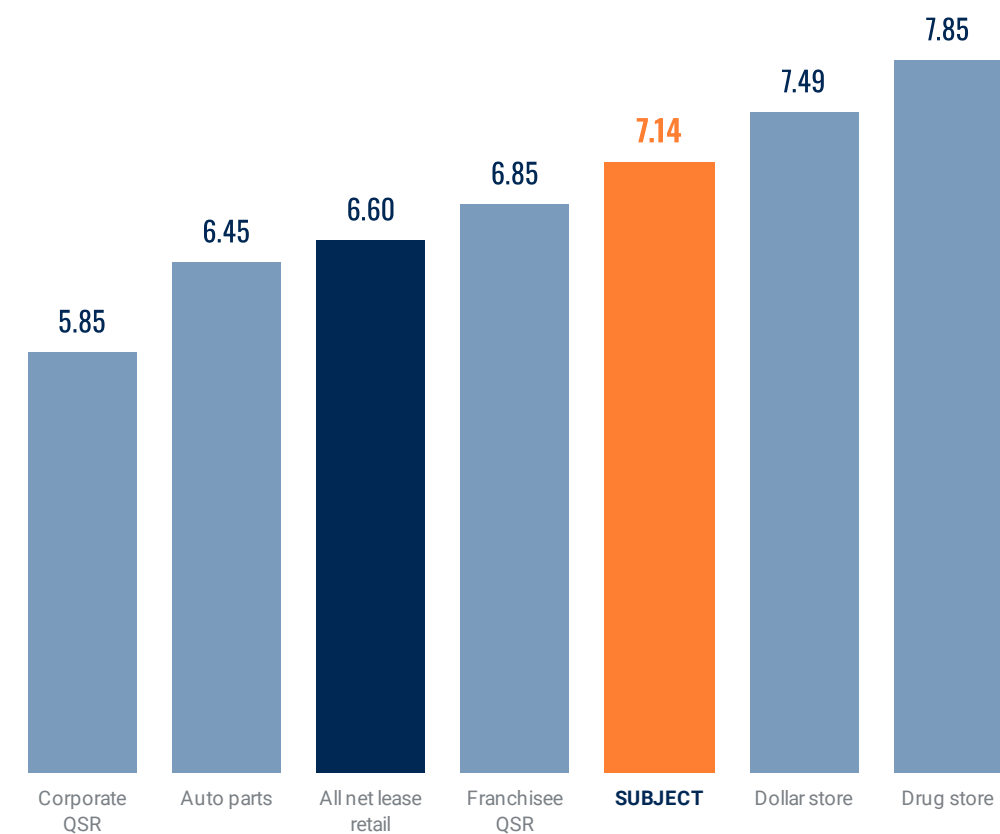
DISTANCES

New Orleans CBD	32 miles
Louis Armstrong Int’l Airport	46 miles
Fremaux Town Center	2 miles
I-10 / I-12 / I-59 Interchange	2 miles
Gulfport, Mississippi	55 miles
Baton Rouge	85 miles

Sources: Esri / STDB ring demographics and major-employer report; U.S. Census Bureau QuickFacts, St. Tammany Parish (V2025); FRED LASTTA0URN (June 2026). Distances approximate — verify before release.

Net Lease Market Conditions

CAP RATES BY SECTOR, Q2 2026 (%)



Source: The Boulder Group, Q2 2026 Net Lease Report. The subject figure is the offering cap rate, not a market average.

THE MARKET IN BRIEF

Single-tenant net lease cap rates rose modestly in the second quarter of 2026 as the Federal Reserve removed an anticipated 2026 rate cut from its projections. The all-property average reached 6.82%, up two basis points quarter over quarter, and the retail average reached 6.60%, up five basis points.

Supply has expanded materially — retail inventory on market rose 16.2% — while investment-grade product accounts for less than 10% of that supply. Buyers are being paid to accept non-rated credit.

The sub-\$2 million segment remains the most liquid part of the market, sustained by private and 1031-exchange capital that transacts on all-cash or low-leverage terms.

6.60% Q2 2026 RETAIL AVERAGE	+16.2% RETAIL SUPPLY ON MARKET
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The subject prices at 7.14% — 54 basis points wide of the national net-leased retail average and 29 basis points wide of franchisee-operated QSR, the closest analogue for non-rated operator credit.

Disclaimer

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his or her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant.

CONFIDENTIALITY AGREEMENT

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BROKER OF RECORD

Steve Greer

LOUISIANA BROKER OF RECORD

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THE OFFERING

Offering Price	\$1,575,000
Cap Rate	7.14%
Net Operating Income	\$112,500
Lease Expiration	November 30, 2031

Verizon

1330 Gause Boulevard, Slidell, LA 70458 · Offered at \$1,575,000 · 7.14% Cap Rate

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