



## Investment highlights

- Investment Grade Corporate Guaranty (S&P:BBB/Stable)
- Low rent of only \$41K
- No deferred maintenance: brand new HVAC
- 22-year operating history: recent lease extension
- Limited Landlord responsibilities with profitable arbitrage
- Adjacent to Lake D'Arbonne, nationally recognized fishing destination



Asking Price  
**\$559,000**



Cap Rate  
**7.40%**

**VIEW OFFERING MEMORANDUM**

## Get more information

**Michael Watson**, Senior Vice President  
D 404 671 4734  
[michael.watson@avisonyoung.com](mailto:michael.watson@avisonyoung.com)

**Isaac Habib**, Associate  
D 678 704 5364  
[isaac.habib@avisonyoung.com](mailto:isaac.habib@avisonyoung.com)

**Emily Bain**, Marketing Associate  
[emily.bain@avisonyoung.com](mailto:emily.bain@avisonyoung.com)

**Joe Jones**  
LA License No. BROK.995716418-ACT

[avisonyoung.com](http://avisonyoung.com)