New Orleans STNL Investment

4243 Canal Street, New Orleans, LA 70119

For Sale

COMMERCIAL
REAL ESTATE

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Sale Price	**$1,500,000**
NOI	$112,200
CAP Rate	7.50%
Building Size	3,642 SF
Lot Size	0.17 Acres (7,405 SF)

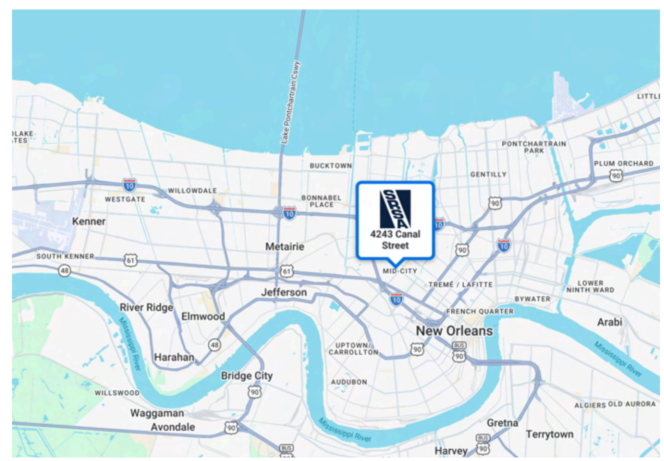
- 6 bay doors and 8 parking spots
- Pylon sign/signage
- Dedicated turn lane
- Nearby retailers include an upcoming Aldi, Rouses, Marshall's, and Petco

Property Description

This single tenant net lease (STNL) investment features Meineke Car Care Center as the in-place tenant, offering investors a passive income asset with minimal landlord responsibilities. The property's layout supports Meineke's service operations, making this a stable, purpose-built hold for investors seeking a proven automotive use in an established corridor. With NNN lease terms in place, this asset appeals to buyers prioritizing stable, low-maintenance returns.

Location Overview

Positioned along Canal St in New Orleans with access to the Canal streetcar and bus lines, this property sits within a dense, high-traffic retail corridor near Costco, Trader Joe's, and Chick-fil-A. The surrounding area also offers convenient access to pharmacies, restaurants, and a nearby library, further supporting steady foot and vehicle traffic through the immediate trade area.



Market Aerial

4243 Canal Street, New Orleans, LA 70119

Zoom Aerial

4243 Canal Street, New Orleans, LA 70119

4243 Canal Street — Pro Forma Income & Valuation

Current Position (as of Analysis Date)

Analysis Date	7/27/2026
Months Elapsed Since Possession	68
Current Monthly Rent	$9,350
Current Annualized Gross Rent (= NOI, true NNN)	$112,200
Rent per SF (Annual)	$30.81
Remaining Months — Initial Term (through Mo. 126)	58

Scenario Comparison — Annual Gross Rent / NOI

Scenario	Monthly Rent	Annual NOI
Current In-Place (Mo. 67-126)	$9,350	$112,200
Renewal 1 Exercised (Mo. 127-186)	$10,285	$123,420
Renewal 2 Exercised (Mo. 187-247)	$11,313	$135,756

Credit Enhancement Reference

Security Deposit	$8,500
Personal Guaranty Cap	$395,000

NOI: $112,200

CAP Rate: 7.50%

Exterior Photos

Interior Photos

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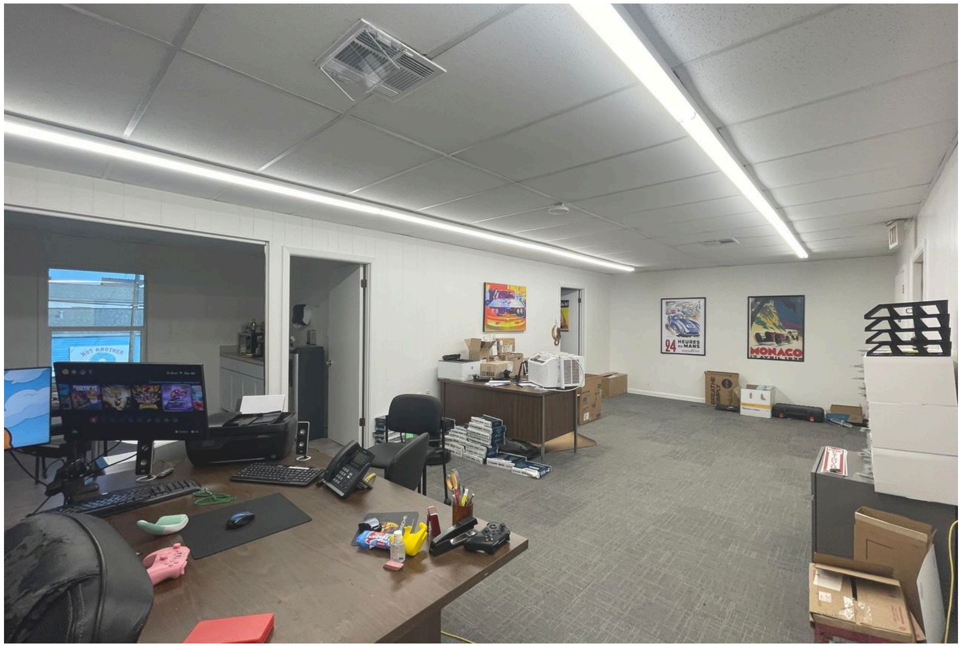

Demographics (Drive Time)

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	27,084	179,130	435,029
Total Daytime Population	30,222	225,949	537,545
Total Households	13,059	84,975	198,501
Median HH Income	$69,923	$66,007	$66,364
Total Businesses	2,003	13,487	29,112

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	____________________	By:	____________________
Title:	____________________	Title:	____________________
Date:	____________________	Date:	____________________
Licensee:	____________________	Licensee:	____________________
Date:	____________________	Date:	____________________

AgencyForm Rev. 05/21