

Acme Refrigeration

5-UNIT PORTFOLIO

LOUISIANA



value.

Acme Refrigeration

5867 Highway 1 Bypass,
Natchitoches, LA 71457

107 Passbach Street,
Natchez, MS 39120

Exclusively Listed By:

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312 N. Cate Street,
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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Value Net Lease and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Value Net Lease and ParaSell, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Value Net Lease and ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Value Net Lease and ParaSell, Inc. 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, PCBs or asbestos, the compliance with local, 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 offering memorandum has been obtained from sources we believe to be reliable; however, Value Net Lease and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Value Net Lease and ParaSell, Inc. 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Value Net Lease and ParaSell, Inc. hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. 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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. Similarly, the lease rate for some properties, including newly- constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. 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/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 considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

INVESTMENT HIGHLIGHTS

Acme
Refrigeration

Secure industrial income with strong value-add upside from below-market rents.

TENANT & CREDIT QUALITY | NATIONAL LEADER | PUBLICLY TRADED STABILITY

- Portfolio leased to Acme Refrigeration, a wholly owned subsidiary of Watsco, Inc. (NYSE: WSO), the largest HVAC/R distributor in the Americas with \$7B in annual revenue.
- Backed by a \$23B market cap and a diversified, recession-resilient business model providing essential climate control products year-round.
- Acme Refrigeration is a subsidiary of Watsco which is a credit tenant that ensures secure, reliable income and long-term stability.

PORTFOLIO & INCOME STRUCTURE | STRONG CASH FLOW | VALUE-ADD UPSIDE

- Five-property industrial portfolio totaling 65,606 SF across Louisiana and Mississippi, positioned in key distribution markets.
- Attractive 8.36% weighted CAP rate with potential to reach a double-digit pro forma rents as rents adjust to market —current rents average 50% below market.

REAL ESTATE & MARKET FUNDAMENTALS | STRATEGIC GULF REGION | INDUSTRIAL HUB LOCATIONS

- Assets are strategically located near major highways, ports, and energy corridors supporting logistics and manufacturing activity.
- Each property is well-maintained and deeply integrated in its local market, minimizing vacancy and relocation risk.
- Supported by diversified regional economies in Baton Rouge, Lafayette, New Orleans, and Jackson, ensuring sustained tenant performance.



312 N. Cate Street,
Hammond, LA 70401



3601 Common Street, Lake
Charles, LA 70607

PORTFOLIO SUMMARY

PROPERTY NAME:	Kaiser Rentals LLC
STATE:	Louisiana
TOTAL PRICE:	\$2,782,212
WEIGHTED CAP RATE:	8.36%
NOI:	\$232,482
TOTAL LAND SIZE (AC):	± 7.10 AC
TOTAL BUILDING SIZE (SQ. FT.):	± 65,606 SQ. FT.

LEASE SUMMARY

TENANT:	Acme Refrigeration
LEASE TYPE:	Triple Net (NNN)
LEASE COMMENCEMENT:	Varies by Location (See Page 5)
LEASE EXPIRATION:	Staggered Expirations (2028–2031)
ORIGINAL TERM:	Varies by Location (See Page 5)
OPTION TERM:	Varies by Location (See Page 5)
INCREASES:	2.5%–3% Annual Increases
LANDLORD RESPONSIBILITIES:	Exterior and Structural Maintenance, Roof, Parking, and Building Systems
TENANT RESPONSIBILITIES:	HVAC, Interior Plumbing, Electrical, Windows, and Doors



5- Unit Industrial Portfolio | Kaiser Rentals | Acme Refrigeration

#	PROPERTY ADDRESS	GLA (SF)	LAND ARES (AC)	NOI	PRICE	CAP RATE	PRICE/SF	INCREASES	OPTIONS	LEASE EXPIRATION
KR 6	2099 Gause Boulevard W., Slidell, LA 70460	±12,400	±1.03	\$33,089	\$413,000	8.00%	\$33.31	3.00% Annual	None	05/31/2028
KR 7	312 N. Cate Street, Hammond, LA 70401	±14,020	±1.00	\$37,141	\$464,262	8.00%	\$33.11	3.00% Annual	None	05/31/2028
KR 8	3601 Common Street, Lake Charles, LA 70607	±14,625	±0.98	\$79,197	\$989,950	8.00%	\$67.69	3.00% Annual	None	05/31/2031
KR 9	5867 Highway 1 Bypass, Natchitoches, LA 71457	±9,561	±1.00	\$35,115	\$435,000	8.07%	\$45.50	3.00% Annual	None	05/31/2028
KR 10	107 Passbach Street, Natchez, MS	±15,000	±3.09	\$48,000	\$480,000	10.00%	\$32.00	\$5k in 2027	1, 3-Year @ 3% Annual Increase	12/31/2027
TOTAL/AVERAGE				\$232,482	\$2,782,212	8.36%	\$42.32			



Acme Refrigeration

TENANT SUMMARY

Acme
Refrigeration

Institutional-strength tenant backing from Watsco, Inc. (NYSE: WSO), a **\$23.6 billion HVAC/R industry leader** with **\$7.4 billion in annual revenue**.

\$7.4 B

2025 REVENUE

700+

TOTAL # LOCATIONS

\$23.6 Billion

MARKET CAP IN 2025

Flordia

HEADQUARTERS

Watsco, Inc. (NYSE: WSO) is the largest distributor of heating, air conditioning, and refrigeration (HVAC/R) products in the Americas, serving both residential and commercial markets. Founded in 1945 and headquartered in Coconut Grove, Florida, the company provides essential climate control solutions through a network of over 600 locations across the United States, Canada, Mexico, and the Caribbean. As a publicly traded company with a market capitalization exceeding \$23 billion and annual revenue of approximately \$7.4 billion, Watsco delivers stability, scale, and financial strength to its operations and partners. The company's long-standing reputation for reliability is supported by a focus on energy-efficient technologies, digital innovation, and sustainability initiatives.



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