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SOCIAL SECURITY ADMINISTRATION

103 M B L Bank Drive, Minden, LA 71055

Northmarq is pleased to present the opportunity to acquire the fee simple interest in a single-tenant United States Government office facility leased to the Social Security Administration (SSA) and located in Minden, Louisiana (the "Property"). The tenant, the United States of America, carries an investment-grade credit rating of AA+ from Standard & Poor's and Aa1 from Moody's, providing investors with the security of one of the highest-quality credit tenants in the world.

The SSA recently executed a new 10-year lease, including five years of FIRM term, further demonstrating its long-term commitment to this location. The agency has occupied the Property since 2010, representing more than 16 years of continuous tenancy. The lease also benefits from annual CPI-based operating expense reimbursements, providing an inflation hedge and potential income growth over time.



U.S. GOVERNMENT
CREDIT



LONG-TERM LEASE
COMMITMENT



PURPOSE-BUILT
GOVERNMENT FACILITY

