$3,235,293

4.25% CAP RATE

9959 PERKINS ROAD
BATON ROUGE, LA 70810

McDonald's

Corporate-Guaranteed NNN Ground Lease | ±5 Years Remaining With Scheduled 10% Rent Increase At The First Renewal Option | Prime Perkins Road Location Within The Baton Rouge MSA | Long-Operating McDonald's Drive-Thru With Strong Visibility Along A Major Baton Rouge Commercial Corridor | Globally Recognized QSR Brand With Proven Long-Term Consumer Demand

Marcus & Millichap
NFB GROUP

WHY INVEST?

Prime Baton Rouge Retail Corridor Location | Positioned Along Perkins Road In One Of The Region's Most Established Commercial Trade Areas

- **Strategically Located Along Perkins Road**, A Major East–West Commercial Corridor Serving Baton Rouge, With Convenient Access To Interstate 10, Bluebonnet Boulevard, Siegen Lane, And Surrounding Retail Districts
- **Freestanding McDonald's With Drive-Thru**, Offering Strong Visibility, Convenient Access, And Dedicated On-Site Parking Designed To Capture Daily Commuter, Residential, And Retail Traffic
- **Positioned Within A Dense Commercial Corridor Surrounded By National Retailers**, Grocery Anchors, Medical Offices, Restaurants, And Everyday Service-Oriented Businesses That Generate Consistent Consumer Activity
- **Affluent And Established Trade Area Supported By Strong Population Density**, Household Incomes, Louisiana State University, And A Significant Daytime Employment Base That Continues To Drive Demand For Convenience-Oriented QSR Concepts
- **Excellent Vehicle Traffic Exposure Along Perkins Road** With Immediate Connectivity To Interstate 10 And Major Baton Rouge Thoroughfares, Benefiting From Regional Accessibility Throughout The Baton Rouge MSA

Corporate-Guaranteed NNN Ground Lease Stable In-Place Income With Scheduled Rental Growth

- **±5 Years Remaining On A Corporate-Guaranteed NNN Ground Lease**, Providing Predictable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow**, With $137,500 In Annual Base Rent ($11,458/ Month) Generated By A Long-Operating McDonald's Drive-Thru Location
- **Scheduled 10% Rental Increase At The Beginning Of The First Five-Year Renewal Option**, Providing Meaningful Future Income Growth While Enhancing Long-Term Investment Performance
- **Long-Term Income Potential**, Supported By Two (2) Five-Year Renewal Options **Extending The Lease Through 2041**
- **Established Legacy Site, Originally Developed In 2001 And Renovated In 2015**, Demonstrating Long-Term Operational Stability And Continued Brand Presence Within The Baton Rouge MSA

Globally Recognized QSR Leader Durable Net-Lease Investment | Backed By McDonald's Corporation

- **McDonald's®, One Of The Most Recognized And Influential Quick-Service Restaurant (QSR) Brands In The World**, Supported By A Proven Franchise System And Decades Of Brand Leadership
- **Established Global Operator, With Tens Of Thousands Of Restaurants Across The U.S. And International Markets**, Driving Consistent Consumer Demand, Strong Brand Visibility, And Reliable Unit-Level Performance
- **Backed By McDonald's Corporation, One Of The Largest Restaurant Organizations Worldwide**, Providing Significant Operational Scale, Marketing Strength, And Long-Term Systemwide Support

INVESTMENT SUMMARY

Address: GOOGLE MAPS	9959 Perkins Road, Baton Rouge, LA 70810
Concept:	McDonald's
Guarantor:	Corporate
Price:	$3,235,293
Cap Rate:	4.25%
NOI*:	$137,500
Building Size (SF):	±4,480 SF
Lot Size (AC):	±1.08 Acres
Year Built/Remodeled:	2001/2015

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE TERMS

Lease Commencement:	10/29/2001
Lease Term Expiration:	10/28/2031
Term Remaining:	±5 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	$11,458
Annual Base Rent:	$137,500
Rental Increases:	10%/5-Years
Renewal Options:	2 x 5 Years

*NOI reflects the next scheduled base rent increase, effective 10/29/2026

$3,235,293
LISTING PRICE

4.25%
CAP RATE

±5 YRS
LEASE TERM

$137,500*
NOI

NNN - GRND
LEASE TYPE

2015
YEAR REMODELED

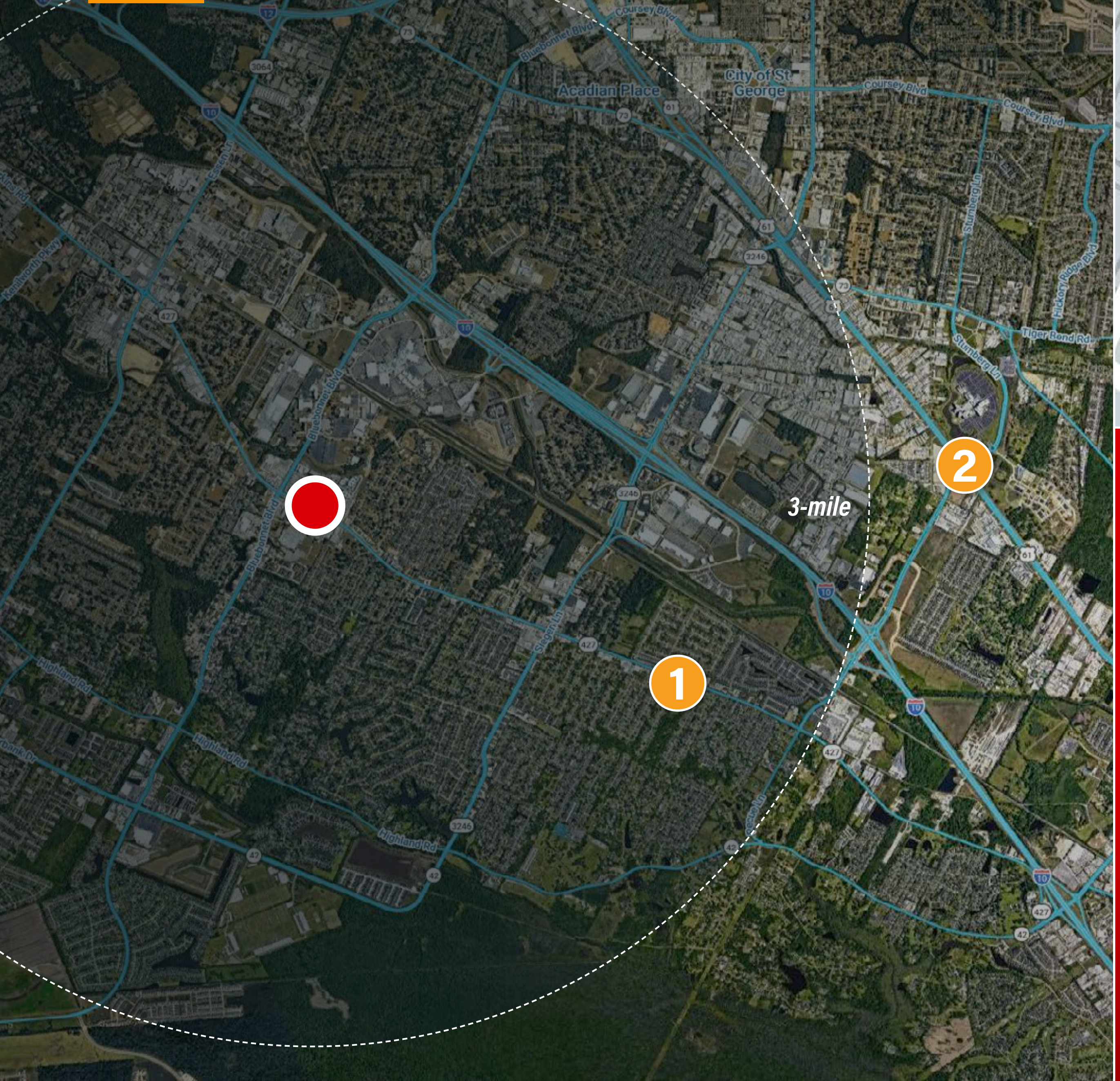

Drive Thru

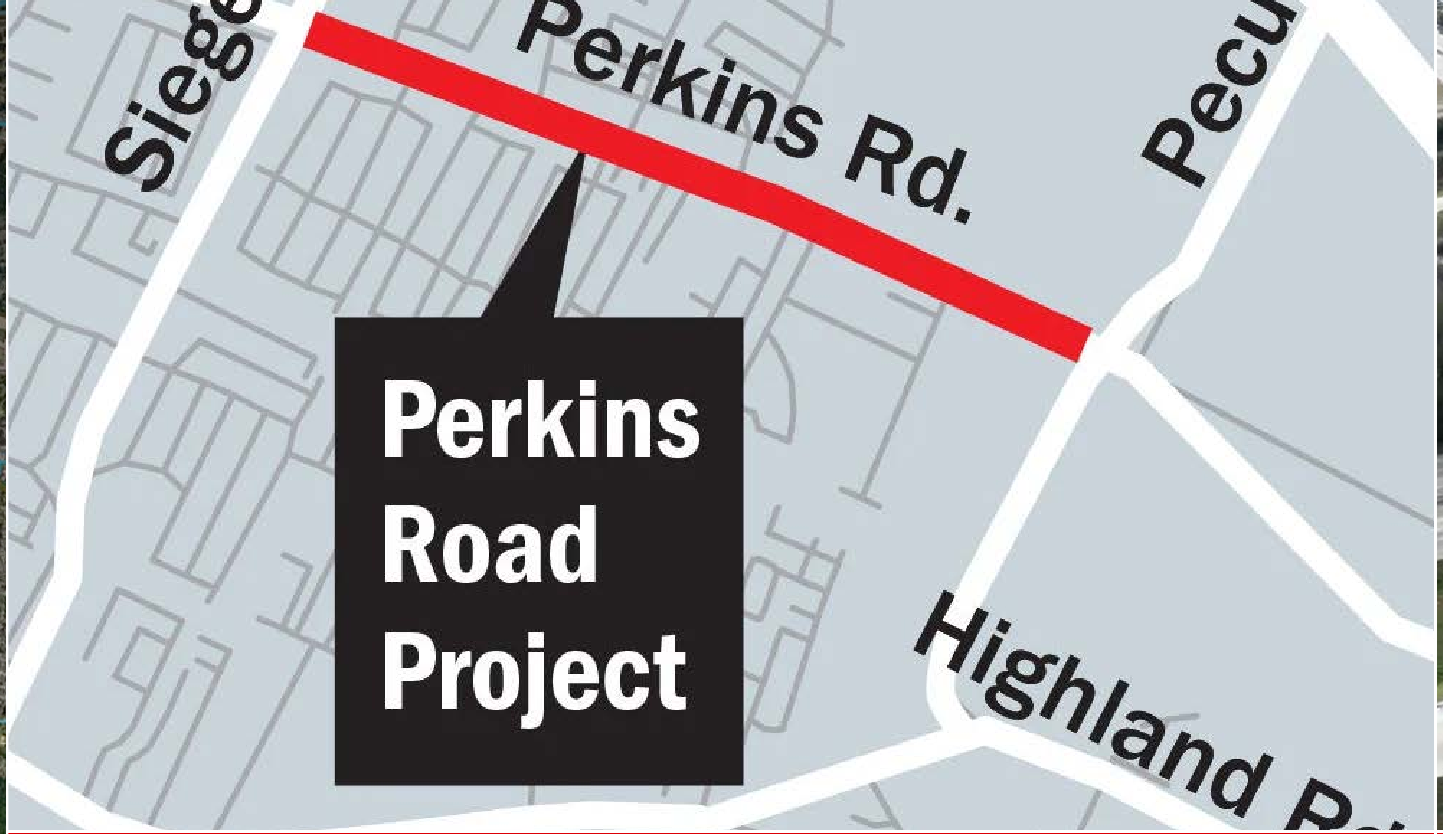

McDonald's
Welcome
9959


McDonald's
McDonald's


ROSS DRESS FOR LESS
petco
five BELOW
ALDI
Total Wine & More
HomeGoods
DOLLAR TREE
IHOP
Olive Garden
Pizza Hut
WAFFLE HOUSE
LaQUINTA
Bath & Body Works
Siegen Lane Marketplace
Walmart
sam's club
KOHL'S
LOWE'S
Rainbow
WORLD MARKET
T.J.maxx
Burlington
PETSMART
OLD NAVY
COURTYARD
BOOT BARN
TEXAS
Super 1 Foods
AT&T
GNC
The UPS Store
Walgreens
CHASE
Perkins Rowe
ANTHROPOLOGIE
sunglass hut
CINEMARK
JINYA
URBAN OUTFITTERS
WARBY PARKER
KENDRA SCOTT
free people
TECOVAS
TOPGOLF
THE FRESH MARKET
SONIC
UNITED STATES POSTAL SERVICE
BARNES & NOBLE
CAVA
McDonald's
Raising Cane's CHICKEN FINGERS
PERKINS RD | ±19,406 VPD
Serop's Express
CVS pharmacy
FedEx Office

NEARBY DEVELOPMENTS





1. MoveBR Perkins Road Widening: Siegen Lane to Pecue Lane -- Two Lanes to Four Lanes with Multi-Use Path (Transportation Infrastructure)

Construction crews began clearing land in early 2026 for the MoveBR Perkins Road Widening project, a major corridor transformation directly on the subject's primary frontage. The project will widen Perkins Road from two lanes to four lanes with a center median between Siegen Lane and Pecue Lane, the exact segment on which the subject property is located. Open drainage ditches will be replaced with a covered sub-surface system designed to improve long-term flood mitigation, and a new multi-use pedestrian path will be constructed over the covered drainage to connect the corridor's subdivisions to its businesses. East Baton Rouge Parish Mayor-President Sid Edwards stated the project will 'accommodate growing demand and reduce congestion' on a corridor that currently carries nearly 25,000 vehicles per day. Transportation Director Fred Raiford cited the recently completed Pecue Lane/I-10 interchange as a catalyst that is 'going to bring more traffic to the area.' The four-year project is expected to be completed around 2030.

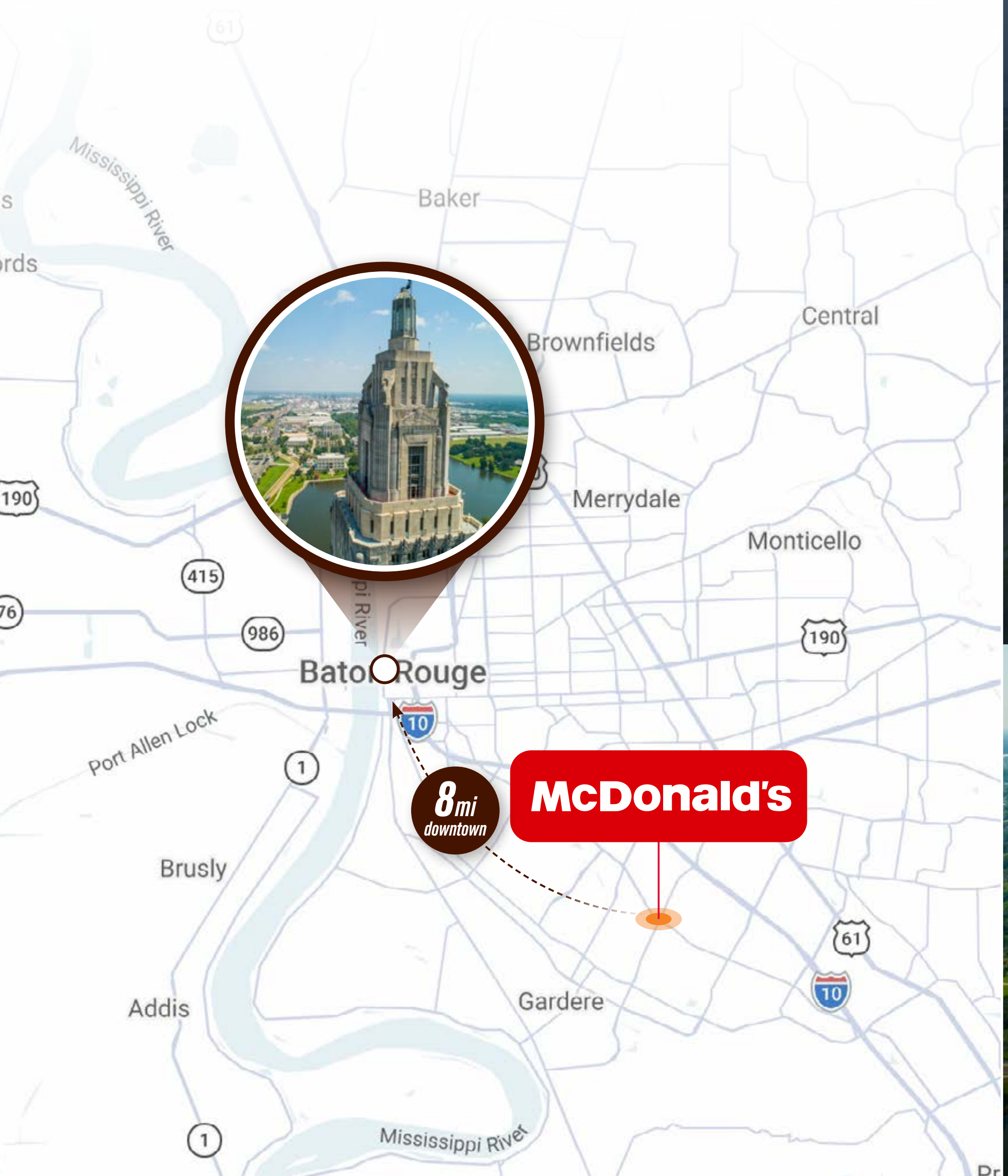
READ MORE

2. Pecue Lane Widening and I-10 Diverging Diamond Interchange: Final Phase Completion Spring 2026 (Transportation Infrastructure)

The multi-phase Pecue Lane widening and I-10 interchange reconstruction project is in its final phase with completion on track for spring to mid-2026. The project widens Pecue Lane from Perkins Road to Airline Highway, constructs new bridges over Ward's Creek, and creates a new diverging diamond interchange at Interstate 10 with dedicated on- and off-ramps. The new interchange replaces an existing two-lane bridge with two multilane bridges, and the diverging diamond design allows free left turns without crossing opposing traffic. Once finished, the project is expected to significantly reduce congestion for commuters traveling between Perkins Road, Airline Highway, and I-10, a corridor that has become increasingly congested as development expands across southeast Baton Rouge. The new Pecue Lane/I-10 connection directly serves the subject's Perkins Road trade area by providing a modern, high-capacity interchange linking the corridor to Interstate 10.

READ MORE

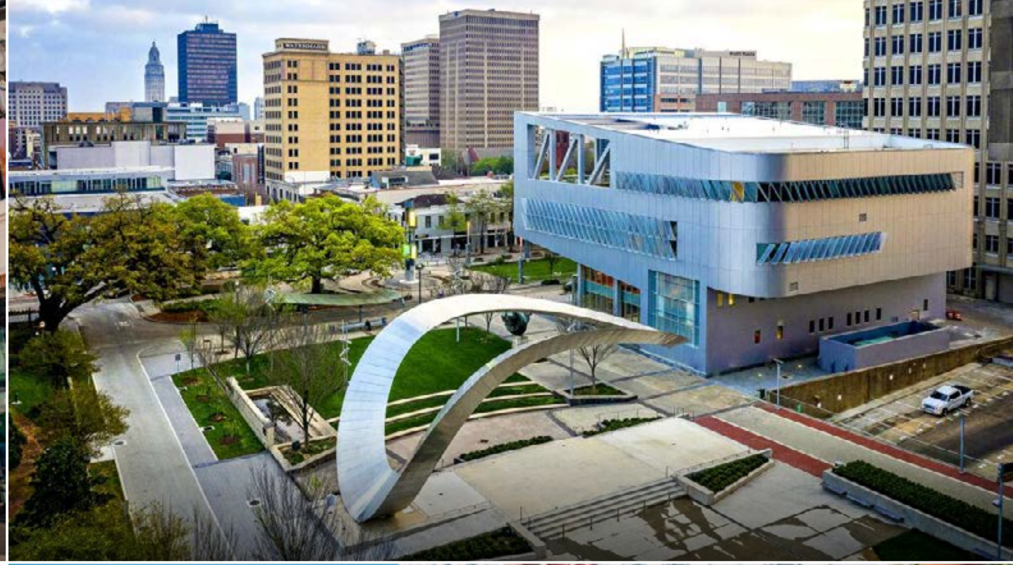
BATON ROUGE
MSA



The Baton Rouge Metropolitan Statistical Area (MSA), located in southeastern Louisiana, is home to more than 880,000 residents, making it the second-largest metropolitan area in the state and a major economic hub along the Gulf Coast. As Louisiana's capital region, Baton Rouge supports a diverse economy anchored by government, petrochemical manufacturing, healthcare, education, logistics, and advanced industrial operations. Major employers include ExxonMobil, Dow, Louisiana State University (LSU), Our Lady of the Lake Health, and the State of Louisiana.

Strategically positioned along the Mississippi River and intersected by Interstates 10 and 12, Baton Rouge serves as a critical transportation and distribution hub for the Gulf South. The region benefits from extensive river port facilities, rail infrastructure, Baton Rouge Metropolitan Airport, and convenient access to the Port of New Orleans and major Gulf Coast markets. Continued investment in industrial expansion, mixed-use development, infrastructure improvements, and workforce initiatives has strengthened the metro's long-term growth outlook. Supported by a skilled labor force, competitive business environment, and strategic location, the Baton Rouge MSA continues to attract corporations, residents, and investors seeking sustained economic opportunity.

Top 10 Digital City in the U.S.
Government Technology, 2025

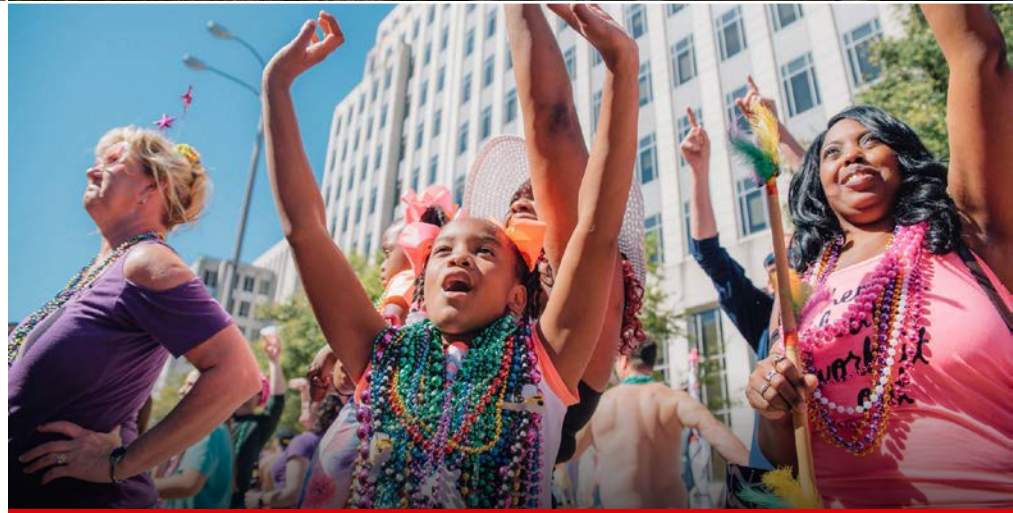


POPULATION	AVG. HH INCOME	DAYTIME POPULATION
888,086	**$104,998**	**632,503**
within MSA	*within MSA*	*within MSA*

At the heart of the region's identity is Louisiana State University, whose flagship campus drives innovation, research, and community engagement while serving as one of the area's largest employers. Beyond its academic influence, Baton Rouge offers a vibrant cultural scene shaped by its rich Cajun and Creole heritage, featuring destinations such as the Louisiana Art & Science Museum, Shaw Center for the Arts, and the historic downtown riverfront. The region is also home to one of the nation's most passionate collegiate sports fanbases, with LSU Tigers football serving as a defining element of the area's culture and national recognition.

LARGEST EMPLOYERS

LSU
Our Lady of the Lake
ExxonMobil
Ochsner
amedisys
IBM



The Baton Rouge MSA is supported by a strong educational network led by Louisiana State University, Southern University and A&M College, and Baton Rouge Community College, which contribute significantly to workforce development, research, and economic growth. Higher education, combined with continued investment in healthcare, advanced manufacturing, energy, and technology, has positioned Baton Rouge as one of the Gulf South's leading economic and cultural centers, offering long-term stability and continued investment potential.

TENANT PROFILE

McDonald's

Founded in 1940, McDonald's® is one of the most iconic and enduring quick-service restaurant (QSR) brands in the world. Built on a legacy of consistency, efficiency, and affordability, the brand established itself early through its signature burgers, fries, and streamlined service model. Known for its broad menu appeal, recognizable products, and family-friendly positioning, McDonald's has cultivated strong global brand loyalty among consumers. In addition to its classic core offerings, the menu features chicken sandwiches, breakfast items, beverages, desserts, and limited-time promotions designed to respond to evolving consumer tastes while reinforcing its foundational brand identity.

Today, McDonald's operates tens of thousands of restaurants worldwide, with a dominant presence across the United States and a vast international footprint. The brand has embraced modernization through digital ordering kiosks, mobile apps, loyalty programs, delivery partnerships, and contemporary restaurant designs that prioritize drive-thru efficiency, convenience, and speed of service. These strategic initiatives have strengthened customer engagement and reinforced McDonald's leadership position within an increasingly competitive global QSR landscape.

McDonald's is operated by McDonald's Corporation, one of the largest and most established restaurant organizations globally. With more than eight decades of operating history, a highly successful franchise platform, and continued investment in technology, menu innovation, and operational efficiency, McDonald's remains a resilient and widely recognized industry leader, appealing to long-standing customers while continuing to attract new generations of consumers.

2024 REVENUE	LOCATIONS	EMPLOYEES	NYSE
$6.3B	43K+	150K+	MCD

SOURCE: 2025, CKE RESTAURANTS

IN THE NEWS

FULL ARTICLE

MARKET MADNESS: WHY JPMORGAN, MCDONALD'S ARE SLAM DUNK STOCK PICKS

March 19, 2026 | *Yahoo Finance*

Tipping off Yahoo Finance's "Market Madness" bracket tournament, Winthrop Capital CIO Adam Coons joins Julie Hyman to make the case for the first round of corporate match-ups, which includes JPMorgan Chase (JPM) vs. TJX (TJX) and McDonald's (MCD) vs. Disney (DIS). Today, I'd like to share a few ideas from our team. Some trades take time to work, and we'll start with two of those. McDonald's is a new name for us to discuss. Cullinan Therapeutics, however, is one that I'd like to follow up on. Afterwards...

MCDONALD'S BEATS QUARTERLY GLOBAL SALES ESTIMATES AS VALUE BETS PAY OFF

February 11, 2026 | *Reuters*

McDonald's topped Wall Street estimates for fourth-quarter global comparable sales and profit on Wednesday, as meal deals and strong marketing promotions pulled in budget-strapped U.S. diners and demand held firm in Australia and Britain Global same-store sales at the burger giant (MCD.N), opens new tab rose 5.7% in the three months ended December 31, outpacing analysts' average estimate of a 3.7% increase, according to data compiled by LSEG. CEO Chris Kempczinski said on an...

FULL ARTICLE

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