



Investment Opportunity

SINGLE TENANT INDUSTRIAL ASSET

148-B BANKS AVENUE, LAFAYETTE, LA 70506

OFFERING PRICE

\$1,525,000

CAP RATE

7.00%

Investment Highlights

Highlight	Description
Tenant	Arrow Exterminators
Lease Structure	Limited Landlord Responsibilities (roof, walls and structure). Tenant pays taxes and insurance
Long-Term Stability	7-Year Primary Lease Term
Lease Expiration	June 30, 2032
Rent Increases	Contractual Annual Increases
Renovated	2017 (High-End Finishes)
Renewal Option	One (1) seven (7) year option with 3% annual increases
Utilization	Arrow utilizes property for two (2) business lines (Residential and Commercial) providing additional business value



Tenant Profile

Arrow Exterminators is a family-owned and operated pest control leader since 1964. Headquartered in Atlanta, they operate in 14 states with over 200 service locations, ranking as the sixth largest pest control company in the United States. With FY24/25 revenue exceeding \$430 million and over 3,600 employees, Arrow is a QualityPro-certified tenant known for its proprietary STEPS Total Protection System and industry-leading 100%

The Arrow Exterminators Family of Brands			

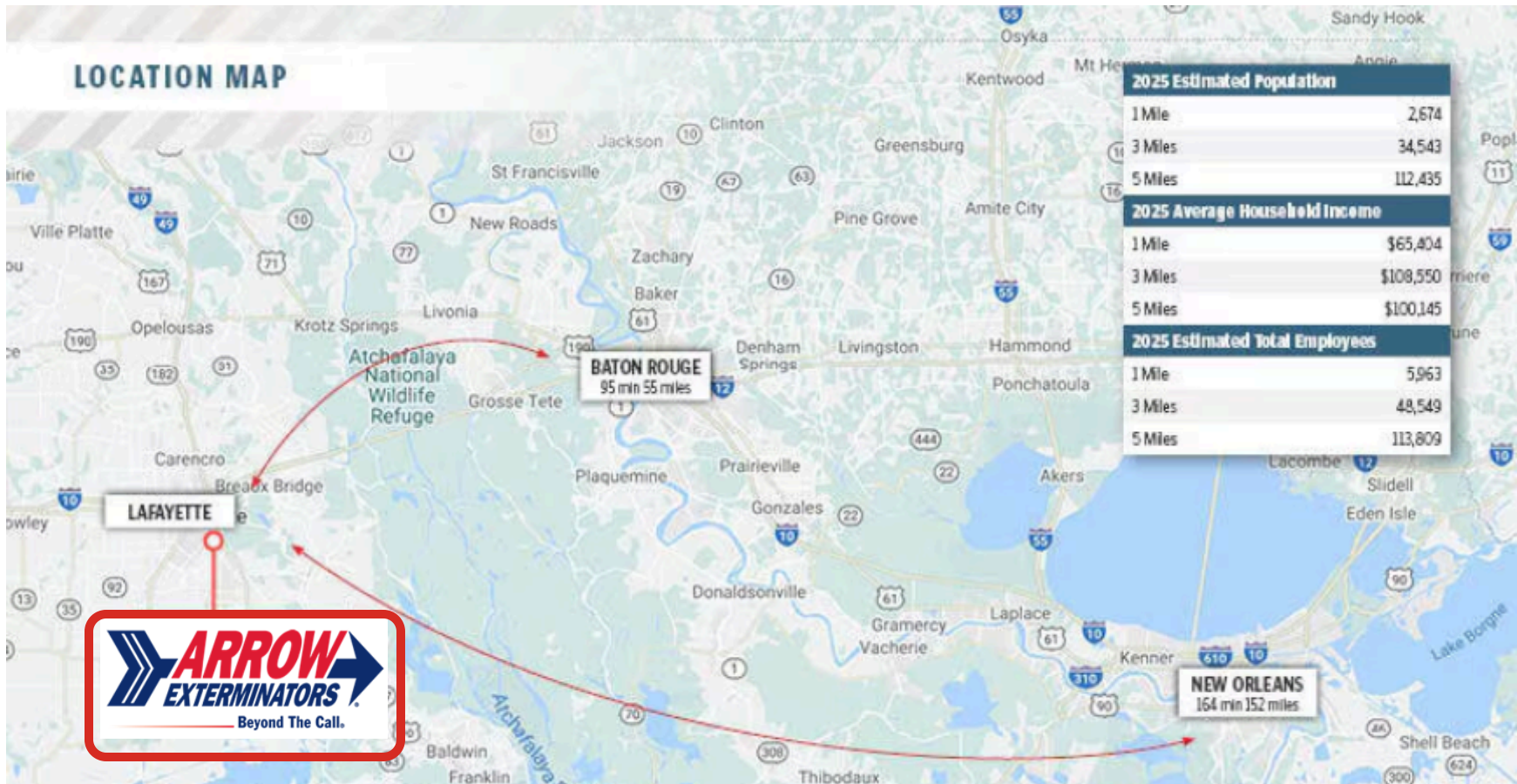


Property Specifications

Specification	Details
Address	148-B Banks Avenue
City, State	Lafayette, LA
Building Size	+/- 10,482 SF
Office SF	6,469
Warehouse SF	4,013
Lot Size	+/- .60 Acres
Grade Level Doors	2
Year Built	1995
Renovated	2017
Zoning	IL (Light Industrial)



LOCATION OVERVIEW



Lafayette, LA Market Overview

Lafayette is the fourth-largest city in Louisiana and serves as a major hub for the retail, medical, and energy industries in the Acadiana region. The property is strategically located in a high-growth corridor with excellent visibility and access to a diverse consumer base.

LOCATION AERIAL



INTERIOR PHOTOS



Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$94,800	\$7,900	-
Year 2	\$106,812	\$8,901	12.67%
Year 3	\$110,016	\$9,168	3.00%
Year 4	\$113,316	\$9,443	3.00%
Year 5	\$116,716	\$9,726	3.00%
Year 6	\$120,217	\$10,018	3.00%
Year 7	\$123,824	\$10,319	3.00%

Derek E. Griffin

Allied Commercial Properties, LLC

Direct: (404) 500.5507

Mobile: (404) 822.7205

Email: dgriffin@allied-cp.com

The information contained herein has been obtained from sources deemed reliable but is not warranted or guaranteed by Allied Commercial Properties, LLC or its brokers. This offering is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Allied Commercial Properties, LLC
80 W. Wieuca Rd, Suite 170, Atlanta, GA 30342