OFFERING MEMORANDUM · SINGLE-TENANT NET LEASE

544 MEADOWLARK DR.

MONROE, LA 71203

Net-Leased to National Tenant · 2% Annual Increases · (3) 2-Year Options

EXECUTIVE SUMMARY

544 MEADOWLARK DR, MONROE, LA 71203

Blackbird Investments is pleased to present the fee-simple sale of 544 Meadowlark

National Tenant, a U.S. operating company of a publicly traded infrastructure services firm. The tenant provides non-destructive hydrovac excavation services across North America.

The newly executed 64-month lease commences May 1, 2026 with 2% annual rent increases and three (3) two-year renewal options, delivering a stable, growing income stream backed by a national, publicly traded operator. The improvements include a 10,750 SF shop and 2,300 SF office served by a large secured contractor's yard — well suited to long-term industrial and outdoor-storage use.

$1,562,500	**8.00%**	**$125,000**	**64 Months**
List Price	*Going-In Cap*	*In-Place Base Rent*	*Lease Term*

INVESTMENT HIGHLIGHTS

544 MEADOWLARK DR, MONROE, LA 71203

01

Credit Tenant. Net leased to National Tenant - a national, publicly traded infrastructure services operator. The tenant provides non-destructive hydrovac excavation services across the U.S. and Canada.

02

Newly Executed Lease. A fresh 64-month term commencing May 1, 2026 with a national, publicly traded operator, minimizing near-term rollover risk.

03

Built-In Rent Growth. 2% annual escalations lift base rent from $125,000 to $135,304 over the term, growing the implied cap rate from 8.00% to 8.66% on the $1,562,500 price.

04

Net Lease Structure. Tenant reimburses real estate taxes and insurance and covers utilities, grounds maintenance, and HVAC servicing; landlord retains structure, roof, parking, and HVAC replacement.

05

Functional Industrial Asset. 10,750 SF shop plus 2,300 SF office on ±3.5 acres, with a large secured contractor's yard purpose-suited to the tenant's vehicle storage, maintenance, and parking.

06

Renewal Optionality. Three (3) two-year renewal options (each at a 2% increase) provide up to six additional years of potential income runway.

OFFERING SUMMARY

544 MEADOWLARK DR, MONROE, LA 71203

$1,562,500

List Price

8.00%

Going-In Cap

$120

Price / SF

PROPERTY & LEASE SUMMARY

Tenant	National Tenant
Building Size	13,050 SF
Shop / Office	10,750 SF / 2,300 SF
Land Area	±3.5 Acres
In-Place Base Rent	$125,000
Lease Type	Net Lease
Commencement	May 1, 2026
Expiration	Aug 30, 2031
Lease Term	64 Months
Rent Increases	2% Annually
Renewal Options	(3) 2-Year

First four (4) months are base-rent free. Tenant additionally reimburses real estate taxes & insurance (≈ $9,892 / yr). Cap rate shown on in-place annualized base rent.

PROPERTY PHOTOS

544 MEADOWLARK DR, MONROE, LA 71203

TENANT OVERVIEW

544 MEADOWLARK DR, MONROE, LA 71203

National Tenant

National, publicly traded infrastructure services operator

National Tenant provides non-destructive hydrovac (hydro-excavation) services, using high-pressure water and vacuum systems to safely expose buried infrastructure. The company serves the energy, utility, construction, telecommunications, transportation, industrial, and municipal sectors across the U.S. and Canada.

The tenant operates a large North American fleet and service network. Per the lease, the Monroe premises are used as a contractor's yard and office supporting vehicle storage, maintenance, repair, and parking along the Interstate 20 corridor.

TENANT SNAPSHOT

Tenant

National Tenant

Company Detail

Confidential

Industry

Hydrovac Excavation

Footprint

U.S. & Canada

Ownership

Publicly Traded

Tenant information compiled from public sources; prospective buyers should independently verify.

LEASE ABSTRACT & RENT SCHEDULE

544 MEADOWLARK DR, MONROE, LA 71203

LEASE ABSTRACT

Tenant	National Tenant
Lease Type	Net Lease
Commencement	May 1, 2026
Expiration	Aug 30, 2031
Term	64 Months
Free Rent	First 4 Months
Yr-1 Base Rent	$125,000
Increases	2% Annually
Add'l Rent (Tax/Ins)	≈ $824 / mo
Options	(3) 2-Year
Rent / SF (Yr 1)	$9.58

Period (Months)	Monthly Rent	Annualized	Cap Rate
1 – 4	$0.00	Free Rent	—
5 – 16	$10,416.67	$125,000	8.00%
17 – 30	$10,625.00	$127,500	8.16%
31 – 40	$10,837.50	$130,050	8.32%
41 – 52	$11,054.25	$132,651	8.49%
53 – 64	$11,275.34	$135,304	8.66%

Net lease: tenant reimburses real estate taxes & property insurance (≈ $9,892 / yr) and is responsible for utilities, exterior/grounds maintenance, and HVAC servicing (tenant repair cap $1,000 / unit / yr). Landlord remains responsible for structure, roof, parking areas, and HVAC replacement. Cap rates shown on the $1,562,500 list price; annualized figures do not reflect the 4-month free-rent period in Year 1.

LOCATION OVERVIEW

544 MEADOWLARK DR, MONROE, LA 71203

MONROE, LA MARKET

207,100 *MSA Population*	**46,700** *City Population*
$198,900 *Median Home Value*	**$40,505** *Median HH Income*

- Northeast Louisiana — Ouachita Parish seat & regional hub
- Direct access to the Interstate 20 east-west corridor
- ± 5 minutes to Downtown Monroe
- ± 10 minutes to Monroe Regional Airport (MLU)
- Home to the University of Louisiana at Monroe (ULM)
- Energy, healthcare, logistics & higher-education economy