

## OFFERING MEMORANDUM

**United Rentals** 

68674 Highway 59 | Mandeville, Louisiana



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## Offering Summary

Marcus & Millichap is pleased to present this United Rentals facility located in Mandeville, Louisiana. The subject property is a 5,000-square-foot facility sitting on 1.82 acres located just off Highway 59. This is an established United Rentals location. The tenant has been in this property for 20 years. There are over three years remaining and the lease includes two, five-year options with two percent annual increases.

United Rentals (NYSE:URI) was founded in 1997 and quickly became the world's largest equipment rental provider. In North America, the company operates in 49 states and every Canadian province. The company offers approximately 3,800 classes of equipment for rent with a total original cost of \$14.3 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index and is headquartered in Stamford, Connecticut.

Mandeville is known as the oldest inhabited locality in St. Tammany Parish. It's crowning jewel, Lake Pontchartrain, provides a great deal of pleasure for swimmers and boaters of all types of crafts. Mandeville also flourishes as a bird sanctuary. The Mandeville Trailhead is our local hub of activity. Here one will find a cool oasis for the children, an amphitheater, a local farmer's market and a depot museum featuring the history of its city.

The New Orleans-Metairie metro is situated on the lower Mississippi River Delta in Southern Louisiana, where the Mississippi River drains into the Gulf of Mexico. The metro contains eight parishes, each centered around the city of New Orleans. These consist of Orleans, St. James, St. John the Baptist, Plaquemines, St. Charles, St. Bernard, Jefferson and St. Tammany parishes. The area occupies both the east and west banks of the Mississippi, housing 1.3 million residents.



#### **INVESTMENT HIGHLIGHTS**

- United Rentals is the World's Largest Equipment Rental Provider with Over 1,190 Locations and an S&P Rating of "BB"
- Mandeville is Located 35 Miles North of New Orleans Across Lake Pontchartrain
- Equipment Rental is an Essential Business
- Established Equipment Rental Location Since 2000

# **Investment Summary**

OFFERING SUMMARY		
Price:	\$1,065,000	
Capitalization Rate:	8.50%	
Price/SF:	\$213.00	
Price/SF of Land:	\$13.43	
LEASE SUMMARY		
Tenant:	United Rentals Realty, LLC <sup>(1)</sup>	
Gross Leasable Area:	5,000 Square Feet	
Lot Size:	1.82 Acres	
Lease Type:	NNN <sup>(2)</sup>	
Lease Commencement:	December 1, 2018	
Lease Expiration:	November 30, 2023	
Lease Term:	5 Years	
Term Remaining on Lease:	3.6 Years	
Rent Increases:	Flat	
Renewal Options:	Two, 5-Year Options with 2% Annual Increases	
Landlord Responsibilities:	Roof, Structure, Concrete Areas (Not Gravel), and HVAC (Over \$1,000)	

Yes – 30 Days

Right of First Refusal/Offer:

Annualized Operating Information					
INCOME					
Net Operating Income				\$90,518	
Base Rent Schedule					
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE	
12/1/2018 to 11/30/2023	\$90,518	\$7,543	\$18.10	8.50%	
Renewal Options					
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE	
Option 1					
12/1/2023 to 11/30/2024	\$92,328	\$7,694	\$18.47	8.67%	
12/1/2024 to 11/30/2025	\$94,175	\$7,848	\$18.83	8.84%	
12/1/2025 to 11/30/2026	\$96,058	\$8,005	\$19.21	9.02%	
12/1/2026 to 11/30/2027	\$97,980	\$8,165	\$19.60	9.20%	
12/1/2027 to 11/30/2028	\$99,939	\$8,328	\$19.99	9.38%	
Option 2					
12/1/2028 to 11/30/2029	\$101,938	\$8,495	\$20.39	9.57%	
12/1/2029 to 11/30/2030	\$103,977	\$8,665	\$20.80	9.76%	
12/1/2030 to 11/30/2031	\$106,056	\$8,838	\$21.21	9.96%	
12/1/2031 to 11/30/2032	\$108,177	\$9,015	\$21.64	10.16%	
12/1/2032 to 11/30/2033	\$110,341	\$9,195	\$22.07	10.36%	

<sup>(1)</sup> Exclusive Use: Landlord can not own or lease to another equipment rental business within a 50 mile radius.

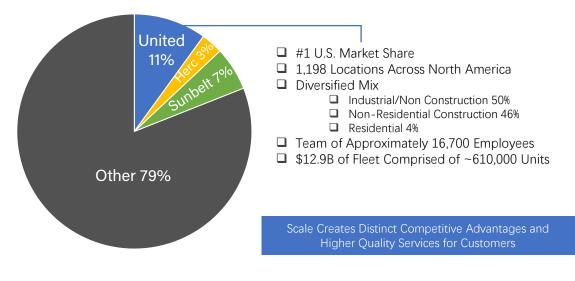
<sup>(2)</sup> Tenant reimburses taxes.



### **CREDIT RATING: BB**

#### **GENERAL INFORMATION**

Tenant Name:	United Rentals Realty, LLC
STOCK TICKER:	NYSE: URI
Credit Rating:	Standard & Poor's: BB
No. of Locations:	1,198
HEADQUARTERED:	Stamford, Connecticut
YEAR FOUNDED:	1997
WEBSITE:	WWW.UR.COM



United Rentals (NYSE:URI) was founded in 1997 and quickly became the world's largest equipment rental provider. The company has an integrated network of 1,198 rental locations in North America and 11 in Europe. In North America, the company operates in 49 states and every Canadian province. The company's approximately 18,800 employees serve construction and industrial customers. utilities. municipalities, homeowners and others. The company offers approximately 3,800 classes of equipment for rent with a total original cost of \$14.3 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index and is headquartered in Stamford, Connecticut.

# **Property Summary**

### **PROPERTY INFORMATION**

Property Type:	Single Tenant Industrial
Gross Leasable Area:	5,000 Square Feet
Building Allocation (SF):	2,500 SF – Office/Showroom 2,500 SF – Warehouse Approximately 2,500 SF - Shed
Lot Size:	1.82 Acres
Year Built:	2000
Construction Type:	Metal
Drive-In Doors:	Four
Driveways:	Three
Parcel ID:	112-140-1237
County:	St. Tammany

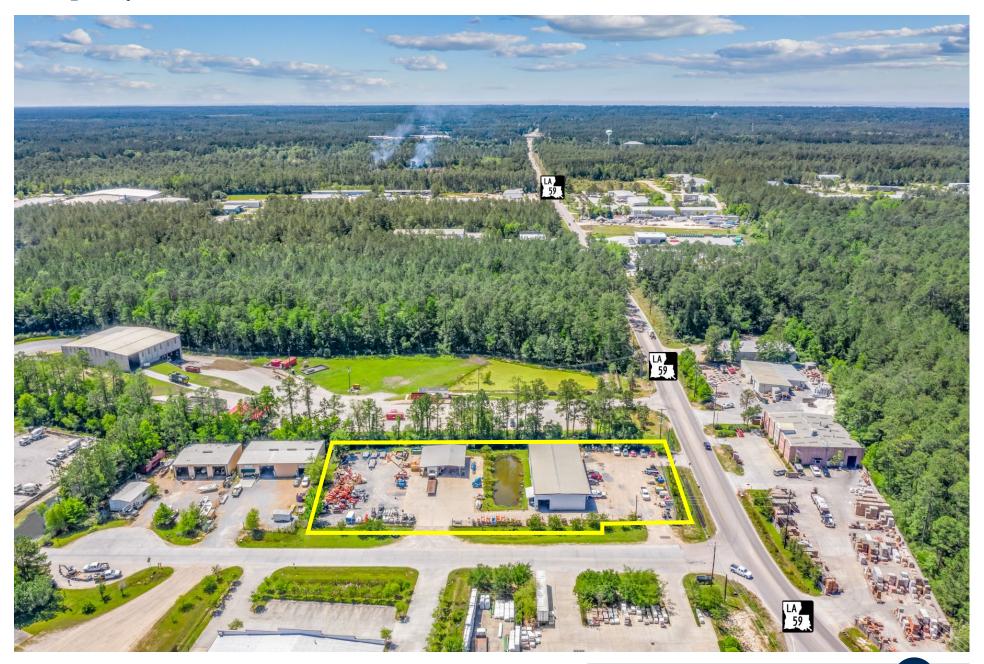








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LOCATION OVERVIEW

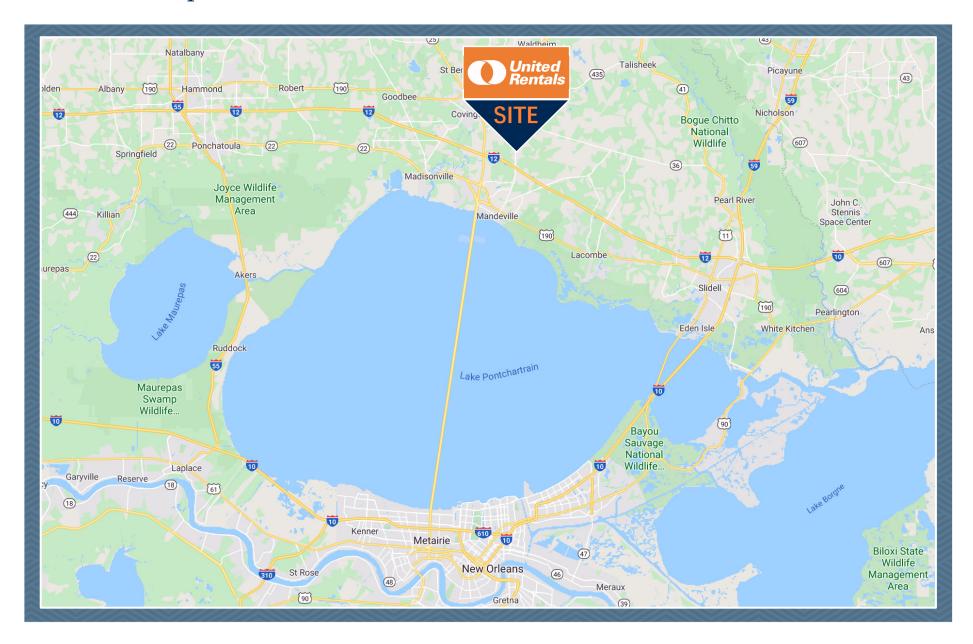








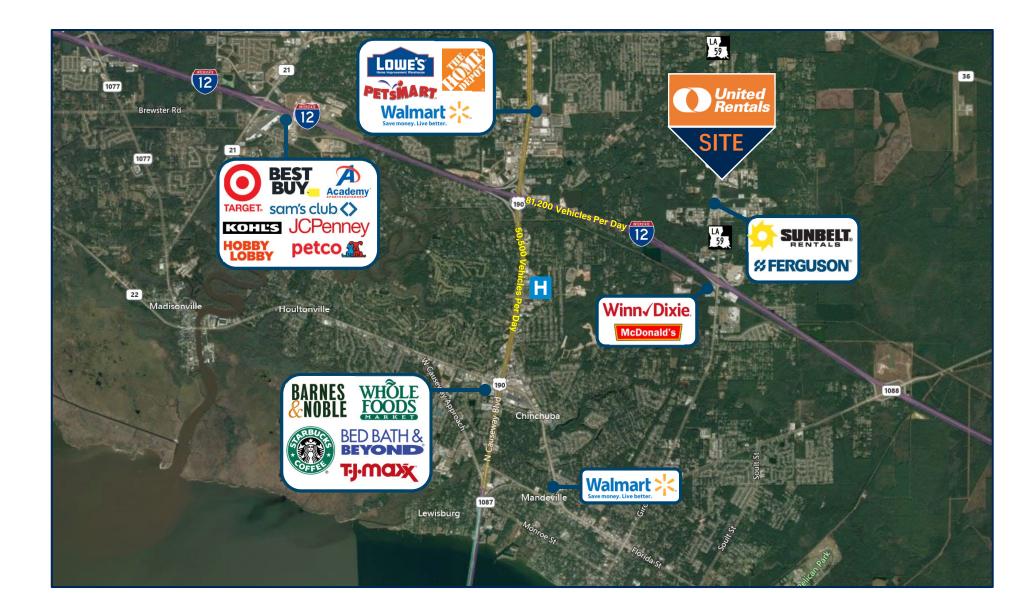
# Location Map



68674 Highway 59 • Mandeville, Louisiana

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## Aerial



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LOCATION OVERVIEW

### Market Overview

The **New Orleans-Metairie** metro is situated on the lower Mississippi River Delta in Southern Louisiana, where the Mississippi River drains into the Gulf of Mexico. The metro contains eight parishes, each centered around the city of New Orleans. These consist of Orleans, St. James, St. John the Baptist, Plaquemines, St. Charles, St. Bernard, Jefferson and St. Tammany parishes. The area occupies both the east and west banks of the Mississippi, housing 1.3 million residents.

### **METRO HIGHLIGHTS**



#### **Established Transportation Infrastructure**

Interstates, air and rail service, and the Port of New Orleans strategically connect the metro to the national and global economy.



#### **Robust Tourism Industry**

The metro is a popular tourist destination. Approximately 18 million people visit New Orleans annually, spending over \$8.7 billion.



### **Distinct Cultural Heritage**

New Orleans offers residents one of the most unique and celebrated local cultures in the United States.

### **New Orleans-Metairie Economy**

- The region benefits from its proximity to the Gulf of Mexico, the seafood industry and maritime commerce. Today it is one of the busiest hubs in the world for distribution and transportation of waterborne cargo.
- A petrochemical and oil-refining industry provides a major source of both jobs and economic stimulus to the region, including white-collar positions in the energy sector and related industries.
- New Orleans' most celebrated economic sector is tourism, which provides 15 percent of all jobs. Large employers include Harrah's New Orleans Casino.
- Major employers are heavily concentrated in the government and education and health services sectors, including Louisiana State University Health, Tulane University, University of New Orleans and North Oaks Health System.



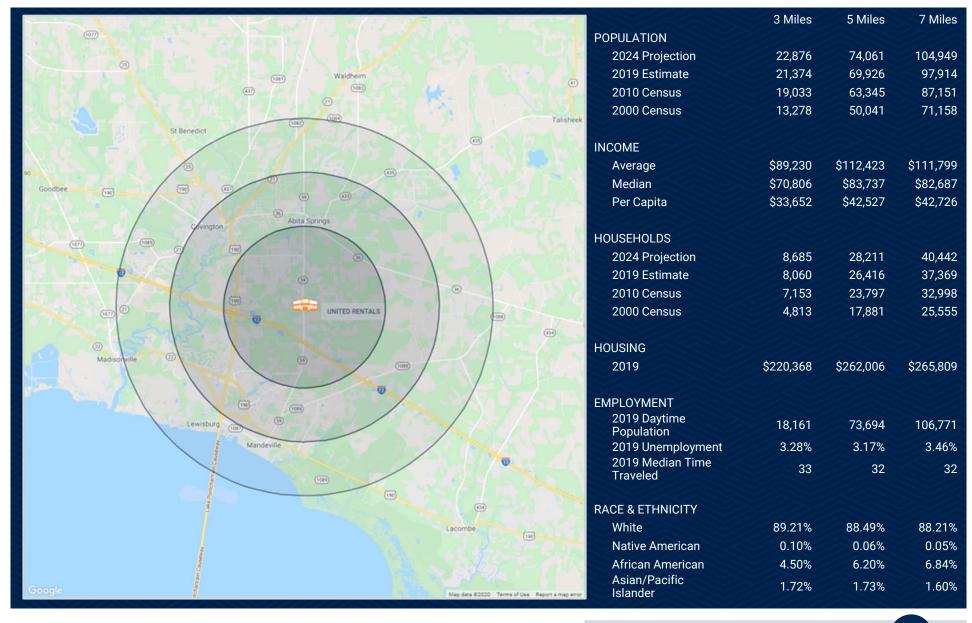


## Demographics



68674 Highway 59 • Mandeville, Louisiana

### CREATED ON APRIL 27, 2020



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UNITED RENTALS Chris Shaheen, Broker of Record

Mandeville, LA Baton Rouge, LA

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## EXCLUSIVELY LISTED BY

### Patrick Doherty, Senior Associate

National Office and Industrial Properties Group (512) 338-7834 patrick.doherty@marcusmillichap.com

License: TX 622300

### **David Houston, Senior Associate**

National Office and Industrial Properties Group (512) 338-7834 david.houston@marcusmillichap.com

License: TX 615875

www.dohertyhouston.com

