INVESTMENT OPPORTUNITY

22-HOME SITE-BUILT RENTAL PORTFOLIO

Richland Parish

22 HOMES	**$51,520** MONTHLY RENT	**$508,708** PRELIM. NOI
7.45% ASKING CAP	**$6.825M** ASKING PRICE	**2024–26** BUILT

Based on Seller-provided rent roll dated 08.26.2026.

OPPORTUNITY SNAPSHOT

Recently built rental housing with current portfolio income

Seller-provided schedule shows 22 occupied 3BR/2BA homes with tenant-paid utilities.

Clustered near I-20 and LA-133

Richland Parish

22
SITE-BUILT HOMES

$618,240
ANNUAL GROSS RENT

3/2
BED / BATH

27,405
TOTAL SF

$2,342
AVG. MONTHLY RENT/HOME

1,246
AVG. SF/HOME

INVESTMENT HIGHLIGHTS

- Newer housing stock: 1 home built in 2024, 17 in 2025 and 4 in 2026.
- All homes are 3-bedroom / 2-bathroom residences.
- Tenant-paid utilities across the portfolio.
- Concentrated cluster layout supports efficient ownership and management.
- Occupancy is tied to corporate and contractor entities supporting major area development.

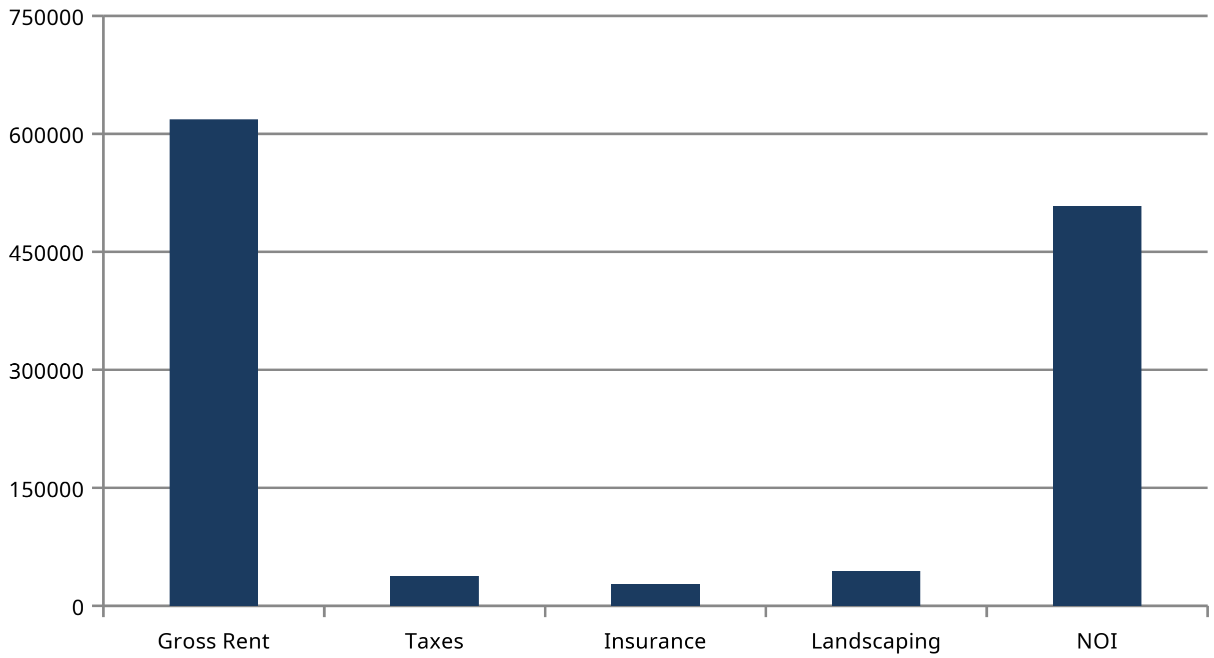
Current rent roll produces $508,708 in preliminary NOI

Figures are based on the Seller-provided rent roll and expense line items.

ANNUALIZED FINANCIALS

Line Item	Amount
Gross annual rent	$618,240
Property taxes	($37,943)
Insurance	($27,589)
Landscaping	($44,000)
Preliminary NOI	**$508,708**
Asking price	**$6,825,000**

*Financial information is Seller-provided and preliminary. Supporting rent, expense and lease documentation is available upon request.



17.7%
CURRENT EXPENSE RATIO

$310,227
ASKING PRICE / HOME

$249.04
ASKING PRICE / SF

Three nearby clusters create a manageable SFR package

The portfolio is not a broad scattered-home collection; it is concentrated in defined clusters within Richland Parish.

CLUSTER SUMMARY

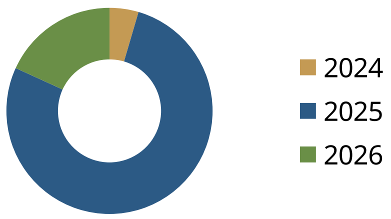
Property Cluster	Homes	Representative Addresses
Acadian Drive	1	96 Acadian Drive
Magnolia / Montgomery	9	3, 5, 9, 12, 13, 14, 16, 17 Montgomery; 3233 Magnolia
Robinson / Steep	12	796, 800, 812 Robinson; 24, 45, 53, 61, 81, 95, 103, 104, 114 Steep

Acadian Drive
1 Home

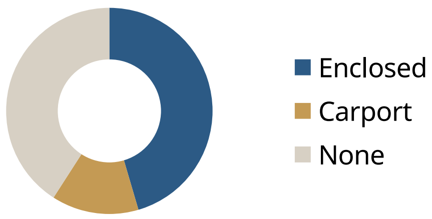
Magnolia / Montgomery
9 Homes

Robinson / Steep
12 Homes

Construction years



Garage / parking configuration



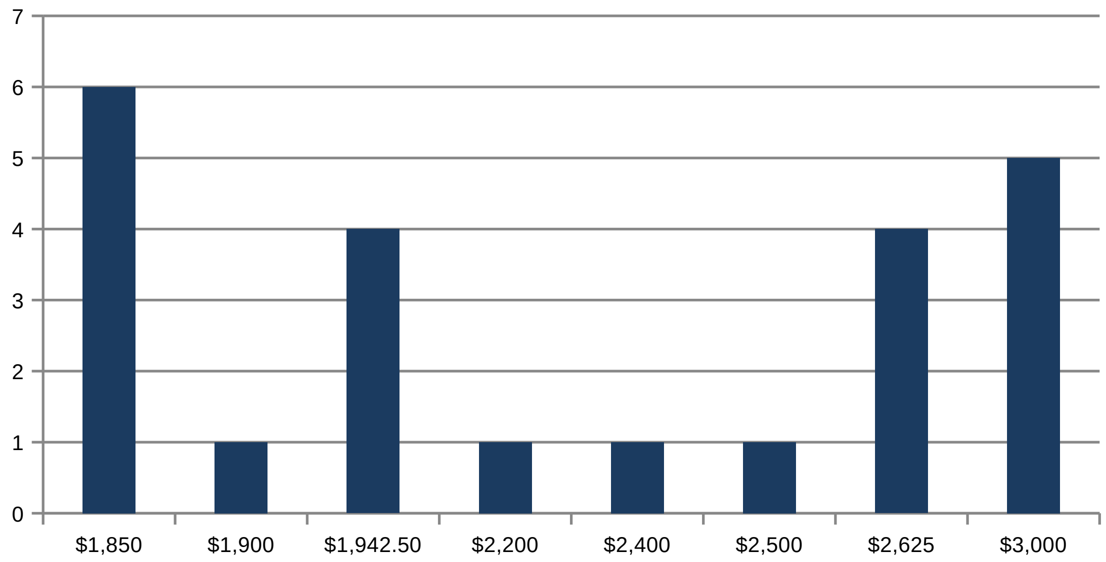
OPERATING STORY

- Clustered homes simplify inspection, maintenance routes and future management.
- Newer construction limits age-related concerns relative to older single-family rental packages.
- A buyer can underwrite both current income and the underlying home-by-home value.

Current rent roll shows project-related occupancy with tenant-paid utilities

The rent schedule provides a direct income story supported by current lease information.

MONTHLY RENT DISTRIBUTION



TENANT / LEASE PROFILE

18 homes | primary project occupancy

4 homes | additional corporate tenant

17 one-year terms | 5 two-year terms

All homes show tenant-paid utilities, reducing landlord expense exposure.
Occupancy is concentrated in corporate and contractor entities supporting major area development.
One renewal date falls in September 2026, sixteen in 2027 and five in 2028.
Lease documentation may be provided upon request.

$2,342
AVERAGE MONTHLY RENT / HOME

$51,520
TOTAL MONTHLY RENT

Tenant
PAID UTILITIES

1
RENEWAL IN SEPTEMBER 2026

16
RENEWALS IN 2027

5
RENEWALS IN 2028

SITE MAPS

Portfolio locations shown by cluster

All maps are for preliminary orientation only and are not a survey.

Acadian Drive - 1 Home

Magnolia / Montgomery Cluster - 9 Homes

Robinson / Steep Cluster - 12 Homes

Seller-provided rent roll summary

Monthly rent, year built, size and garage/parking configuration by address.

Address	Rent	Built	SF	Garage
96 Acadian	$3,000	2024	2,180	Enc.
3 Montgomery	$1,850	2025	1,055	—
5 Montgomery	$1,850	2025	1,055	—
9 Montgomery	$1,850	2025	1,055	—
12 Montgomery	$1,943	2025	1,055	—
13 Montgomery	$2,625	2025	1,055	—
14 Montgomery	$1,943	2025	1,055	—
16 Montgomery	$1,943	2025	1,055	—
17 Montgomery	$1,850	2025	1,055	—
3233 Magnolia	$1,943	2025	1,055	—
796 Robinson	$2,200	2025	1,160	Carport

Address	Rent	Built	SF	Garage
800 Robinson	$1,900	2025	1,100	Carport
812 Robinson	$1,850	2025	1,160	Carport
24 Steep	$3,000	2026	1,160	Enc.
45 Steep	$2,625	2025	1,260	Enc.
53 Steep	$2,625	2025	1,275	Enc.
61 Steep	$2,500	2025	1,260	Enc.
81 Steep	$2,400	2025	1,380	Enc.
95 Steep	$3,000	2026	1,465	Enc.
103 Steep	$3,000	2026	1,465	Enc.
104 Steep	$3,000	2026	1,515	Enc.
114 Steep	$2,625	2025	1,530	Enc.

Totals: 22 homes | $51,520 monthly rent | $618,240 annual gross rent | 27,405 total SF | All utilities tenant-paid

Note: garage label “Enc.” means enclosed garage. Dashes indicate no garage/carport shown in the Seller schedule.

INVESTMENT SUMMARY

Strong preliminary package with attractive current income

The opportunity combines current income with newer home-by-home utility.

POSITIONING

22 recently built site-built single-family rentals in a concentrated Richland Parish footprint. Current monthly rent of $51,520 with tenant-paid utilities.

The $6,825,000 asking price reflects a 7.45% cap rate based on preliminary Seller-provided NOI of $508,708.

Occupancy is tied to corporate and contractor entities supporting major area development, creating a concentrated rental footprint.

SUPPORTING INFORMATION

Supporting property, operating and lease documentation may be made available through the offering process upon request.

EXCLUSIVE MARKETING

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