



**NET LEASE INVESTMENT OFFERING**  
4680 Interstate 55 North. Jackson, MS 39211

OFFERING MEMORANDUM

**MATTRESS***Direct*  
The Best Rest *FOR LESS!*







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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY PRESENTED BY:

**ROBERT BENDER**

Managing Partner

248.254.3406  
rbender@fnlre.com

**MICHAEL JAWORSKI**

Senior Advisor

248.419.3807  
mjaworski@fortisnetlease.com

**DOUG PASSON**

Managing Partner

248.254.3407  
dpasson@fnlre.com

Fortis Agents Cooperate  
Click Here To Meet  
The Team



**MATTRESS DIRECT**

## INVESTMENT SUMMARY

List Price:	\$1,393,939
Initial Cap Rate:	8.25%
Land Acreage:	0.52 Acres
Year Built:	2017
Building Size:	4,186 SF
NOI:	\$115,000
Google Aerial Map:	Click <a href="#">HERE</a>

## MAIN LEASE SUMMARY

Lease Type:	NN (Roof & Structure)
Renewal Options:	Two 5-Year w/Increases
Original Lease Term:	7 Years
Rent Commencement Date:	February 8, 2018
Current Expiration:	February 28, 2025
Guaranty:	Yes

## INVESTMENT & LOCATION HIGHLIGHTS

- **Not your typical Mississippi real estate!:** The immediate area has the highest daytime population in the state and an average HH Income of \$77,000.
- New Construction
- Situated along the primary north-south thoroughfare in Jackson (105,000 VPD)
- Limited risk in rental down-pressure at the subject property, aka Rent was not inflated for developers benefit.
- Over 110,000 people living within a five mile radius
- Positioned in the area's primary retail corridor near Whole Foods, Lululemon, Kate Spade, etc. These Premiere retailers are major draws to the area.
- 5:1 Parking Ratio
- Explicit Guaranty of Lease
- 25 Locations, established and passionate business owners. aka Not a churn and burn Mattress Firm type.





## TENANT OVERVIEW:

FROM THEIR CORPORATE WEBSITE: *Mattress Direct is a cultivation of ideas derived over decades of research, observation and experience. Mattress Direct began with humble beginnings opening a single store in June 2001. With hard work, perseverance and a willing spirit, the company has grown to become a major market leader in the bedding industry. Now, a regional independent with over 25 stores in 2 states and several MSA's, their gross annual sales have exceeded expectations creation a multi-million dollar corporation. With commitment to advertising, merchandising, training and support, Mattress Direct is poised to expand and provide tremendous opportunities in the future.*



## INVESTMENT OVERVIEW

Fortis Net Lease is proud to present this new construction net lease Mattress Direct located in a major retail hub in Jackson, Mississippi. Not your typical Mississippi location; in fact the immediate area is home to the only Whole Foods in Mississippi! Other tenants at Highland Village include lululemon, Kate Spade, Talbots, pure barre and Char Restaurant. Less than four miles north of the property is Northpark Mall, a 1.4 million square foot shopping mall with over 120 stores anchored by Dillard's, Belk, JCPenney and H&M. The University of Mississippi Medical Center, St. Dominic Hospital and Baptist Medical Center are all within four miles of the property.

This a NN lease for 7 years with 10 years of options. The rent is starts out around \$27.50 PSF which is well in line with market and below other free standing retailers in the area.

This is an easy, down the middle, market rent net lease deal. There is limited risk in rental down-pressure at the subject property.



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## INITIAL LEASE SUMMARY

Tenant	Rentable SF	Lease Start	Lease Expiration	Base Rent	Options/Notes
MATTRESS DIRECT	4,186	February, 2018	February 28, 2025	\$115,000	2x5 Yr. Renewals





NEW AERIALS WILL BE AVAILABLE SHORTLY; ASK AGENT FOR DETAILS

Tremendous retail corridor; not your typical Mississippi deal; Home to the only Wholefoods in Mississippi



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# Jackson, Mississippi Community Aspects

**Main Industries:** Known as the "Best of the New South," Jackson is a major business force in Mississippi. Its diversity of business and industry and its position as the state capital help insulate the metropolitan area from the economic downturns experienced by other cities. Jackson's success in drawing high-paying industrial operations is attributed to the city's combination of an attractive labor pool and a good quality of life.

**Education:** Jackson Mississippi is home to numerous colleges and universities, both public and private. This emphasis on education helps draw in a diverse population of motivated individuals.

**Tourism and booming culture:** Jackson is known as the "*City with Soul*" because of her perseverance and her triumphant spirit. She's birthed many historical marks that have shaped this country and beyond, from Civil Rights, to Civil War, to music, to world-class museums and exhibits, to thriving festivals and events, to award winning attractions to James Beard Foundation chefs and restaurants; she has so much to offer.





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