



ACTUAL SITE PHOTO



MCDONALD'S & CHEVRON ABSOLUTE NNN LEASE

605 E LEE ST, SARDIS, MS 38666

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

This property is a rare combination of McDonalds and Chevron just 45 minutes south of Memphis on the I-55, at the main exit to Sardis Lake, the second largest recreational lake in MS, with 5 million visitors annually. The lease is guaranteed by the Chevron Franchisee, Graves Oil, a family owned company with a highly successful record of operating at this location since 2005. The lease calls for 7.5% increases every five years of the initial term and the two (2) five year options.



OFFERING HIGHLIGHTS

ABSOLUTE NNN LEASE

**HIGH TRAFFIC MAIN ROUTE TO SARDIS LAKE, WITH
5 MILLION VISITORS ANNUALLY**

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

EXCELLENT ACCESS AND VISIBILITY - FROM INTERSTATE 55: INTER-
STATE 55 CONNECTS NEW ORLEANS, LA TO NEARBY MEMPHIS, TN

MONUMENTAL SIGNAGE FROM INTERSTATE

OFFERING SPECIFICATIONS

PRICE	\$2,004,200
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CAP RATE	6%
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NET OPERATING INCOME	\$120,252
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SQUARE-FOOTAGE	5,350
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LAND SIZE	54,014 SF
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YEAR BUILT	2005
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FINANCIAL SUMMARY

MCDONALD'S & CHEVRON | ABSOLUTE NNN LEASE

605 E LEE ST, SARDIS, MS 38666

\$2,004,200 | 6.00%

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	CHEVRON FRANCHISEE
GUARANTOR	GRAVES OIL COMPANY, INC.
SQUARE FOOTAGE	5,350
LOT SIZE	54,014 SF
LEASE START	FEBRUARY 15, 2006
LEASE END	FEBRUARY 15, 2026
LEASE TYPE	ABSOLUTE NNN
NET OPERATING INCOME	\$120,252
OPTIONS	TWO 5-YEAR
INCREASES	7.5% EVERY 5 YEARS

OPERATING SUMMARY

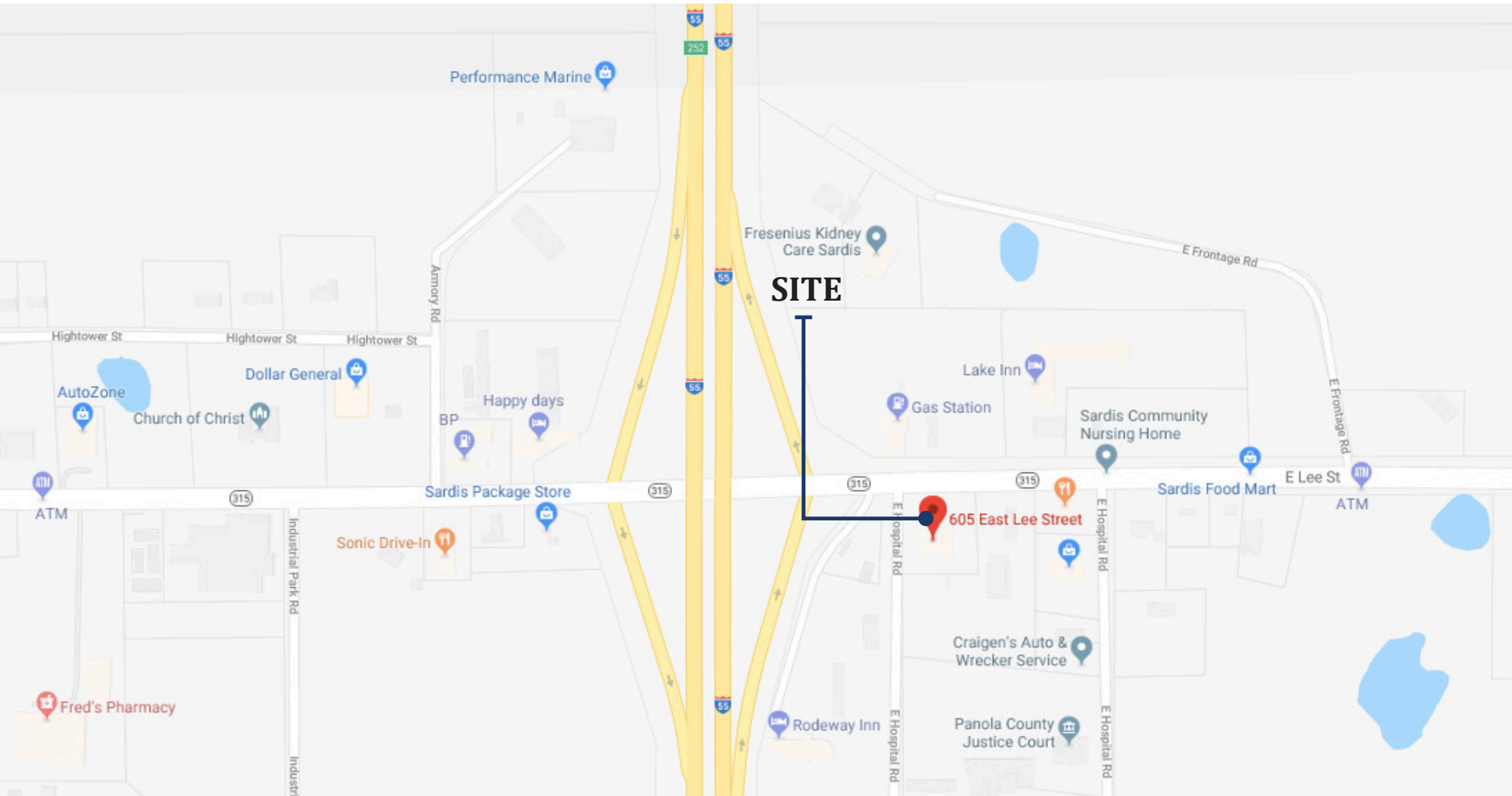
	NET OPERATING INCOME	CAP RATE
CURRENT	\$120,252	6.00%
2021-2026	\$129,270	6.45%
OPTION 1	\$138,965	6.93%
OPTION 2	\$149,387	7.45%

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,189	4,724	19,897
NUMBER OF HOUSEHOLDS	1,184	1,744	7,509
AVERAGE HOUSEHOLD INCOME	\$33,187	\$33,109	\$40,665
AVERAGE AGE	38.20	38.40	38.10



AREA OVERVIEW

SARDIS, MS

Sardis is a town in Panola County, Mississippi. As of the 2000 census, the town population was 2,038. Sardis is one of two county seats for Panola County, Mississippi; the other is Batesville, on the south side of the Tallahatchie River. Sardis is positioned just 45 minutes from Memphis, TN via Interstate 55 and 35 miles from Oxford, MS via U.S. Route 278.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL POPULATION

3,189

4,724

19,897

TOTAL NUMBER HOUSEHOLDS

1,184

1,744

7,509

TOTAL NO. PERSONS PER HOUSEHOLD

2.60

2.70

2.60

AVERAGE HOUSE VALUE

\$77,765

\$80,705

\$103,203

AVERAGE HOUSEHOLD INCOME

\$33,187

\$33,109

\$40,665

AVERAGE AGE

38.20

38.40

38.10

POPULATION WHITE

993

1,557

8,838

POPULATION BLACK

2,144

3,093

10,688

POPULATION AM. INDIAN & ALASKAN

15

24

77

POPULATION ASIAN

7

7

62

POPULATION HAWAIIAN & PACIFIC

0

0

2

POPULATION OTHER

31

43

230

MCDONALD'S AND CHEVRON

SARDIS | MISSISSIPPI



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