



ACTUAL SITE PHOTO



FLOWERS FOODS | NET LEASED OFFERING

915 US HIGHWAY 82 W | INDIANOLA, MS 38751

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

The subject offering is a net leased Flowers Foods in Indianola, MS. There are over ten years remaining on the initial fifteen-year term. The lease calls for 5% rental increases every five years during the initial term and at the 5-year option to renew. The net lease calls for minimal landlord obligations.



INVESTMENT HIGHLIGHTS

NN+ WITH TENANT RESPONSIBLE FOR TAX, INSURANCE
AND EXPENSES

NEWER 2014 CONSTRUCTION

MINIMAL LANDLORD OBLIGATIONS

\$3,000 ADDITIONAL INCOME FROM BILLBOARD LEASE

SCHEDULED INCREASES IN RENT

INVESTMENT GRADE CREDIT: S&P RATED BBB-

CENTRALLY LOCATED TO MAJOR CITIES

OFFERING SPECIFICATIONS

PRICE	\$1,451,840
CAP RATE	6.25%
NET OPERATING INCOME	\$90,740.04
SQUARE-FOOTAGE	7,300
LOT SIZE	1.85 AC
YEAR BUILT	2014

FINANCIAL SUMMARY

FLOWERS FOODS | NET LEASED OFFERING

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\$1,451,840

6.25% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	FLOWERS BAKING CO. OF TUSCALOOSA, LLC
SQUARE FOOTAGE	7,300
LEASE START	9/1/2014
LEASE ENDS	8/31/2029
ANNUAL RENT	\$90,740.04
OPTIONS	ONE, 5 YEAR
TENANT NAME	STRINGER BILLBOARDS, LLC
SQUARE FOOTAGE	--
LEASE START	8/21/2014
LEASE ENDS	8/20/2024
ANNUAL RENT	\$3,000
OPTIONS	THREE, 10 YEAR

OPERATING SUMMARY

	NOI	CAP RATE
CURRENT - 8/31/19	\$90,740.04	6.25%
9/1/2019 - 8/31/2024	\$95,127.04	6.55%
9/1/2024 - 8/31/2029	\$99,733.39	6.87%

TENANT OVERVIEW



FLOWERS FOODS

Flowers Foods, headquartered in Thomasville, Georgia, is a producer and marketer of packaged bakery foods in the United States. The company operates 46 bakeries that produce breads, buns, rolls, snack cakes, pastries, and tortillas. The company's products are sold regionally through a direct store delivery network that encompasses the East, South, and Southwest, West and the Northwest, and are sold nationwide via delivery to retailers' warehouses.

Flowers Foods has two operating segments. The Direct Store Delivery (DSD) Segment handles fresh breads, buns, rolls, and snack cakes that are sold regionally through a network of independent distributors. The company is continually expanding its market reach through acquisitions and by stretching its current territory. Flowers' Warehouse Segment is responsible for the national distribution of frozen snack cakes and breads and rolls that are sold direct to customers' warehouses. Flowers' Mrs. Freshley's brand of snack cakes is available nationally to retail and vending customers through this segment, as is the European Bakers' brand of frozen specialty breads and rolls, which is available nationally to retail in-store bakeries and foodservice customers.



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TRADED



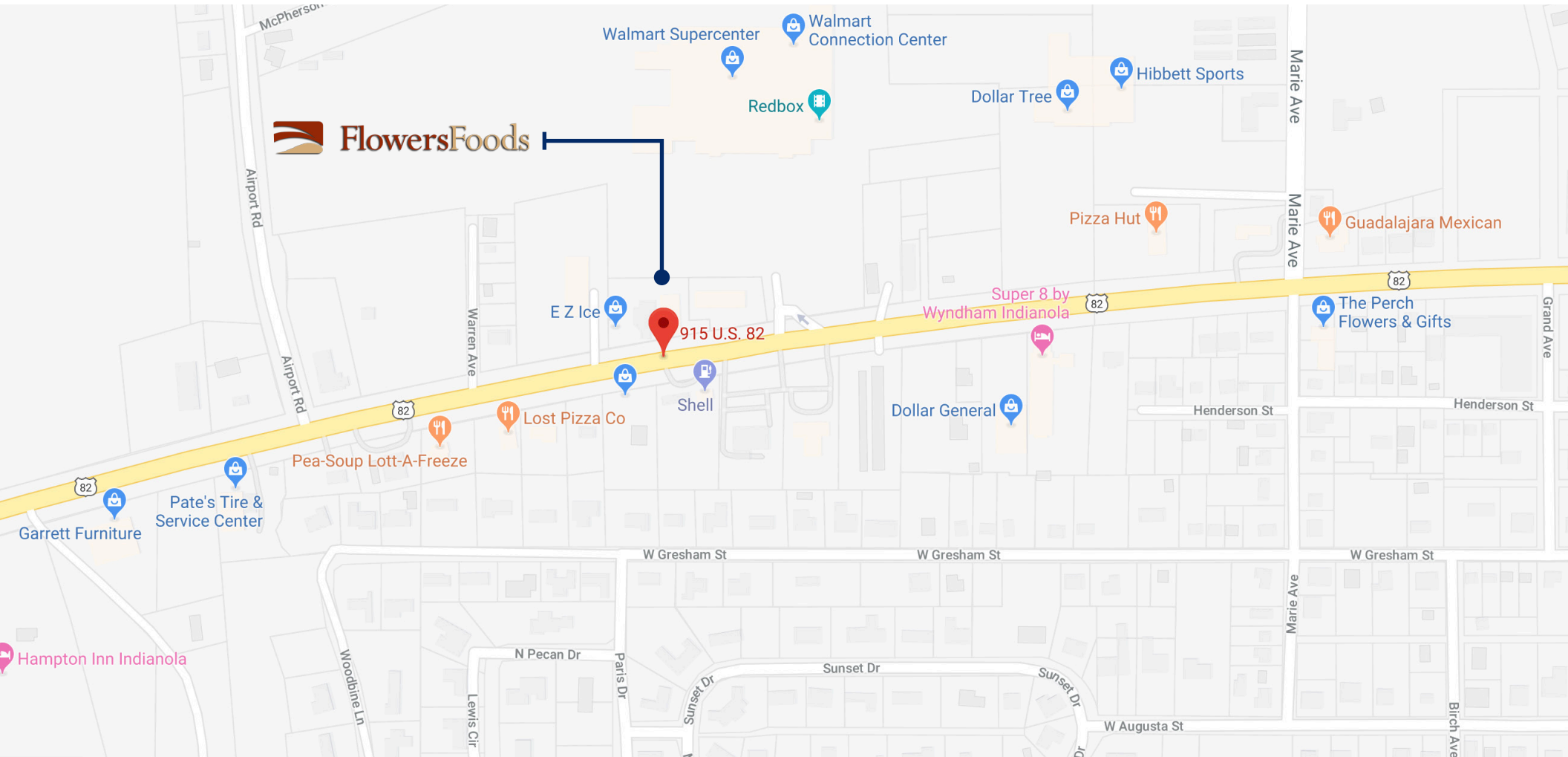
47+
LOCATIONS



\$3.92 BILLION
IN REVENUE
(2017)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,497	10,186	15,441
TOTAL NUMBER OF HOUSEHOLDS	3,261	3,495	5,267
AVERAGE HOUSEHOLD INCOME	\$53,204	\$52,736	\$48,539
MEDIAM AGE	36.50	36.40	36.00



LOCATION AERIAL



AREA OVERVIEW

INDIANOLA, MISSISSIPPI

Indianola is a city in Sunflower County, Mississippi, United States, in the Mississippi Delta. The population was 12,066 at the 2000 census. It is the county seat of Sunflower County.

Because Indianola is located at the intersection of U.S. Route 49W and U.S. Route 82, as of 2004 it is one of the last economically viable small towns in the Mississippi Delta. In the 1980s and 1990s the city government convinced a major retailer to build a distribution center near the intersection of the two highways. This development infused cash into the local economy and allowed semiskilled jobs to be established.

In August 2011, Delta Pride, a catfish processing company, closed its plant in Indianola.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL POPULATION

9,497

10,186

15,441

TOTAL NUMBER HOUSEHOLDS

3,261

3,495

5,267

TOTAL NO. PERSONS PER HOUSEHOLD

2.50

2.90

2.90

AVERAGE HOUSE VALUE

\$120,859

\$78,792

\$79,350

AVERAGE HOUSEHOLD INCOME

\$53,204

\$52,736

\$48,539

MEDIAN AGE

36.50

36.40

36.00

WHITE

1,919

2,178

3,574

BLACK

7,448

7,875

11,674

AM. INDIAN & ALASKAN

27

29

49

ASIAN

58

59

79

HAWAIIAN & PACIFIC ISLAND

0

0

2

OTHER

44

45

64



FlowersFoods

INDIANOLA | MISSISSIPPI



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