

JESUP PLAZA SHOPPING CENTER

JESUP, GEORGIA
WAL-MART ANCHORED
SHOP SPACE



**OFFERING
MEMORANDUM**

Marcus & Millichap

CONFIDENTIALITY & DISCLAIMER

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

JESUP PLAZA SHOPPING CENTER

TABLE OF CONTENTS

01	EXECUTIVE SUMMARY Offering Summary..... Investment Highlights.... Site Description.....
02	PROPERTY OVERVIEW Property Details..... Market Aerial..... Site Plan.....
03	FINANCIAL ANALYSIS Tenant Summary Pricing Details Operating Data.....

Jesup Plaza Shopping Center is a Wal-Mart Shadow Center and part of the primary shopping location for Jesup and the surrounding area.



01 | EXECUTIVE SUMMARY ►



JESUP PLAZA SHOPPING CENTER

1064 NORTH MACON STREET
JESUP, GA 31545

OFFERING SUMMARY

Jesup Plaza Shopping Center
1064 North Macon Street
Jesup, GA 31545

OFFERING PRICE
\$2,195,000

CURRENT
8.00%

OFFERING SUMMARY

Offering Price	\$2,195,000
Proforma Cap Rate	9.04%
Gross Leasable Feet	19,700 Sq Ft
Year Built	2000
Lot Size	1.83 AC
No. Of Buildings	1
No. Of Units	7
Occupancy	87.31%
Parcel #	J3-1



SITE DESCRIPTION

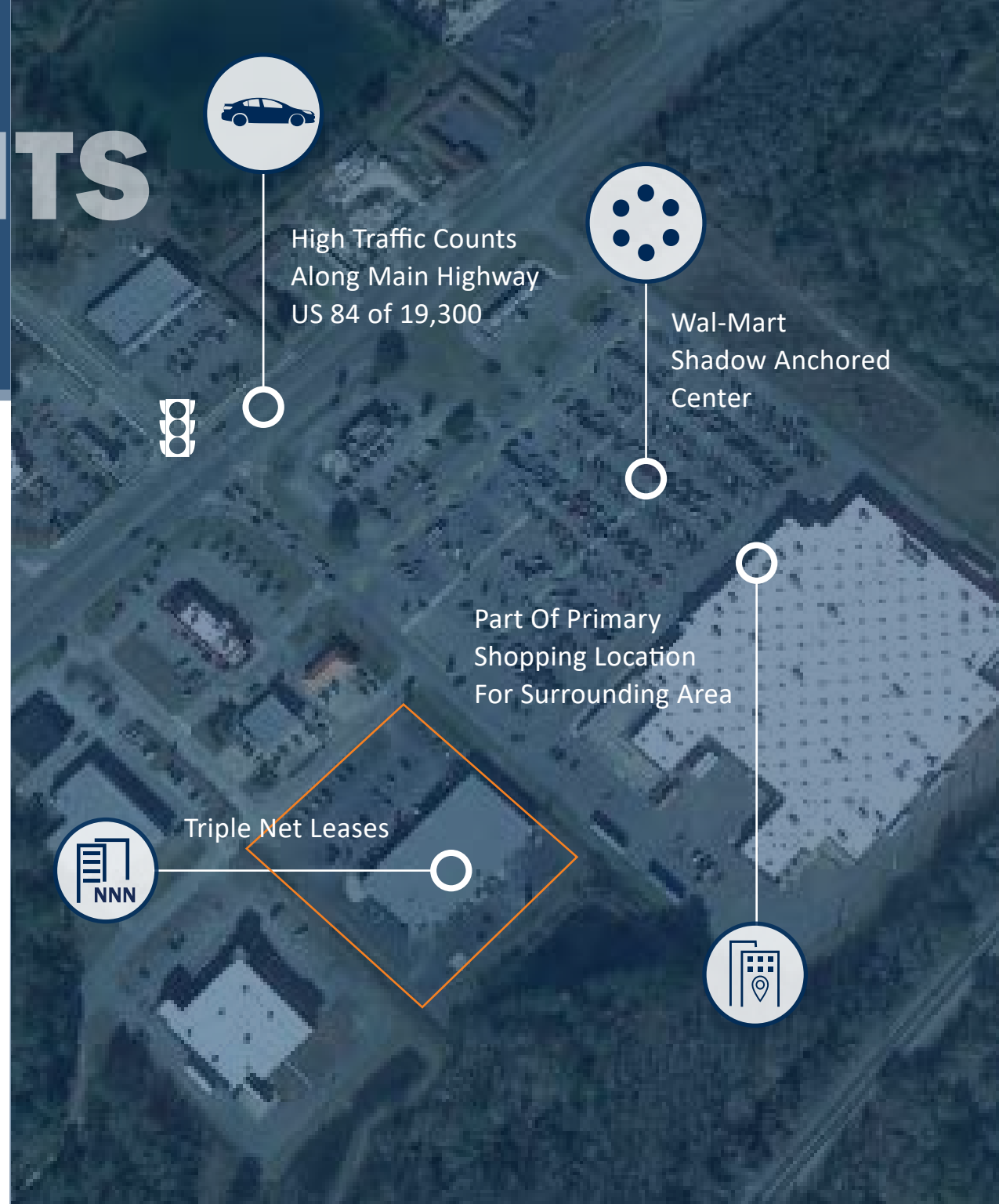
Marcus & Millichap is pleased to present to a qualified investor an opportunity to acquire Jesup Plaza Shopping Center, a 19,700 square foot building located on Parcel #J3-1 east of Hwy 81/GA Hwy 301. The retail center is shadow anchored by Wal-Mart Superstore, and part of the primary shopping location in Jesup and its surrounding area.

Solid traffic counts of 19,300 VPD on Hwy 81/GA Hwy 301 support the local retail center with a signalized entrance into the shopping center. Built in 2000, Jesup Plaza is a well maintained multi-tenant building. Seasoned Tenants include Cato Fashions, First Franklin Financial, Cricket Wireless, Hibbett Sporting Goods, GameStop and Little Caesars Pizza.



INVESTMENT HIGHLIGHTS

- Wal-Mart Shadow Center
- Part Of The Primary Shopping Location
For Jesup And The Surrounding Area
- Easy Access from US HWY81 | GA HWY301
- Traffic Counts 19,300 VPD
- Built in 2000
- Solid Operating History
- Great Upside From Leasing
- Triple Net Leases
- Solid Area Market



DEMOGRAPHICS REPORT



11,900

2018 POPULATION STATISTIC
3-Mile Radius



\$37,710

MEDIAN HOUSEHOLD INCOME
3-Mile Radius



\$101,950

MEDIAN HOME VALUE
3-Mile Radius

POPULATION	1-Mile	3-Mile	5-Mile
2018 Total Population:	1,781	11,900	19,285
2023 Population:	1,833	12,036	19,468
Growth 2018-2023:	2.92%	1.14%	0.95%
Average Age:	39.00	38.60	38.40
HOUSEHOLDS			
2018 Total Households:	697	4,125	6,620
HH Growth 2018-2023:	3.16%	1.48%	1.13%
Median Household Inc:	\$29,935	\$37,710	\$39,231
Average Household Size:	2.60	2.60	2.60
Average Household Vehicles:	1.00	2.00	2.00
HOUSING			
Median Home Value:	\$79,166	\$101,950	\$97,748
Median Year Built:	1963	1971	1979

Source: Marcus & Millichap /Co-Star™

02 | PROPERTY OVERVIEW ►

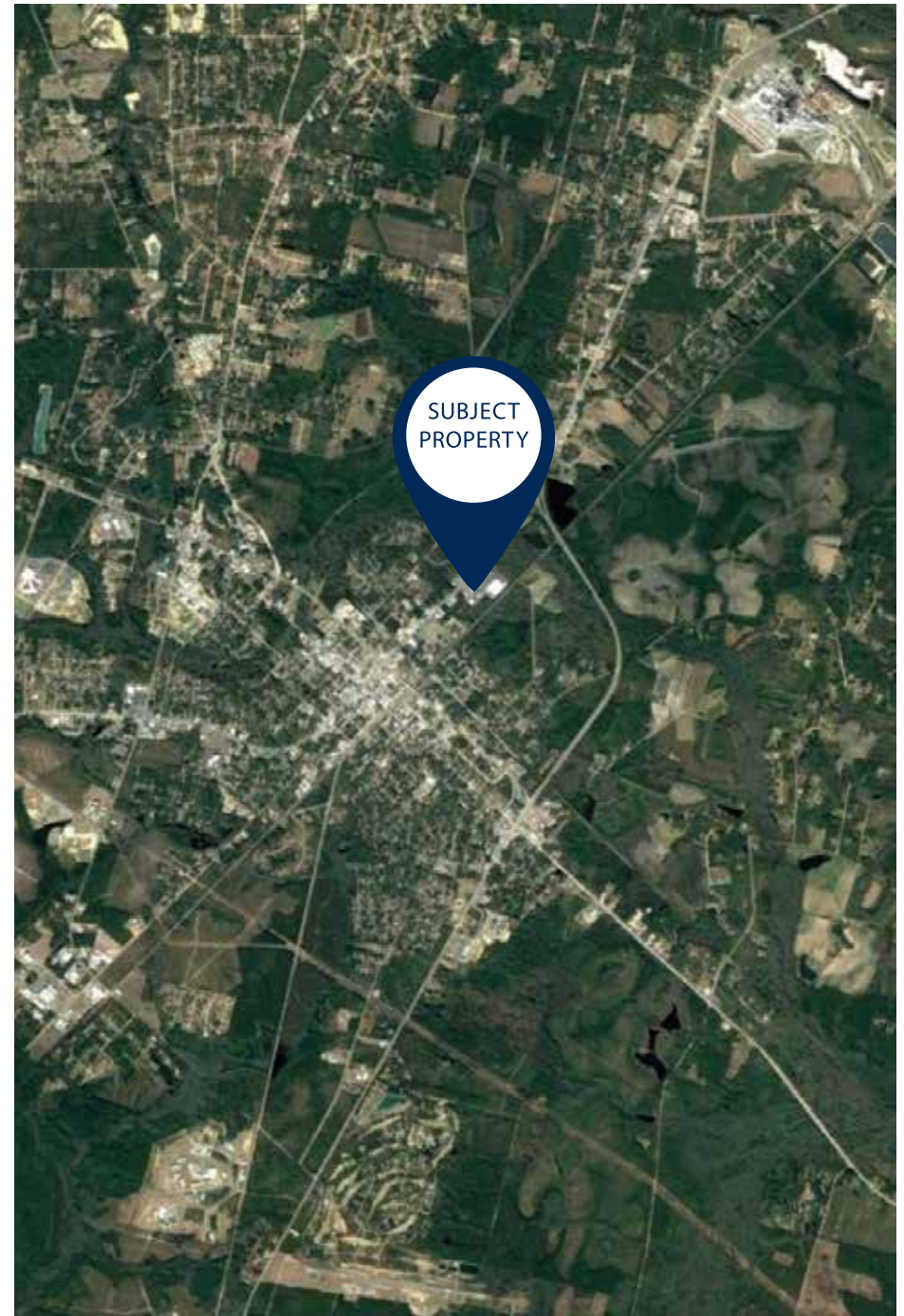
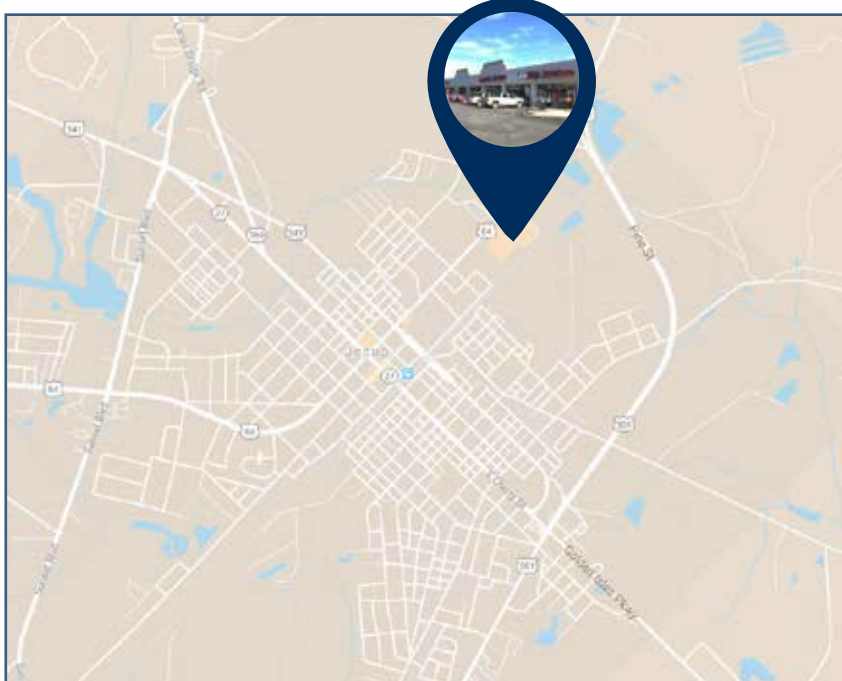


JESUP PLAZA SHOPPING CENTER

1064 NORTH MACON STREET
JESUP, GA 31545

PROPERTY DETAILS

Property Address	1064 North Macon Street Jesup, GA
Number Of Units	7
Number Of Buildings	1
Year Built	2000
Gross Leasable Area	19,700 Sq Ft
Lot Size	1.83 AC
Type Of Ownership	Fee Simple
Occupancy	87.31%



James E. Johnson Conn



US HWY 82 | GA HWY 301

WAF
FLE
HOUSE



DOLLAR TREE

Walmart

Neighborhood Market



AT&T

TITLEMAX

SUBWAY

H&R BLOCK

Aaron's

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



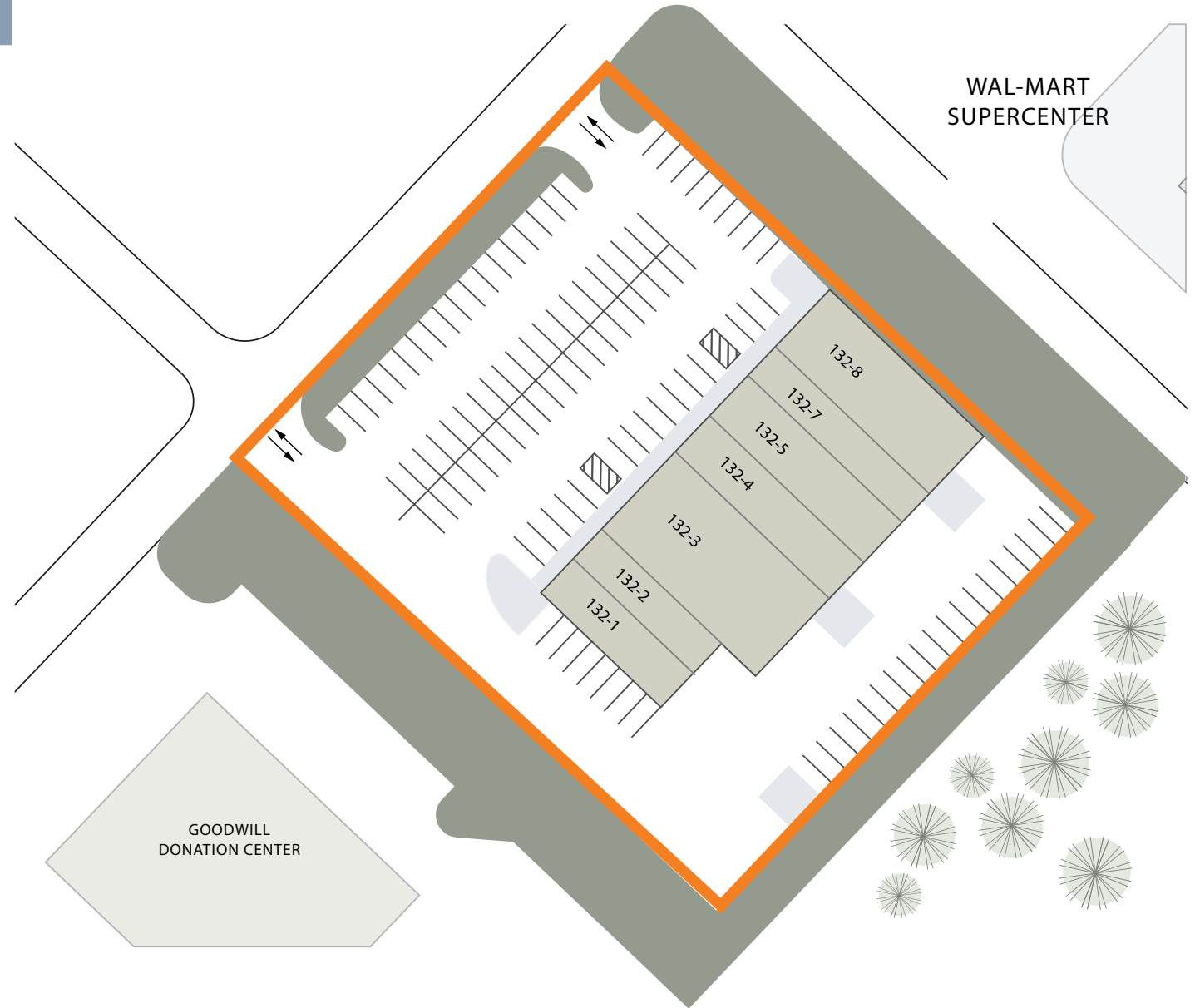
AERIAL
MAP

SITE PLAN



TENANT LINE UP

- 132-1 LITTLE CAESAR'S PIZZA
- 132-2 GAMESTOP
- 132-3 HIBBETT SPORTING GOODS
- 132-4 VACANT
- 132-5 CRICKET WIRELESS
- 132-7 1ST FRANKLIN FINANCIAL
- 132-8 CATO FASHIONS



03 | FINANCIAL ANALYSIS ►

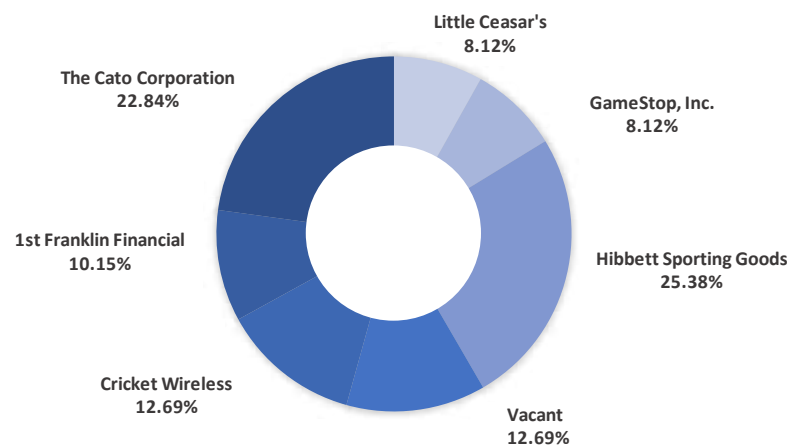


TENANT SUMMARY

RENT ROLL

TENANT	SUITE	SQ. FT.	% GLA	COMM.	EXP.	RENT/SF	RENT/MO.	RENT /YR	EXPENSE REIMBURM	LEASE TYPE
Little Caesar's (Coastal Pizza, Inc.)	132-1	1,600	8.12%	5/1/2015	7/30/2020	\$1.25	\$1,997	\$23,968	\$4,256	NNN
GameStop, Inc.	132-2	1,600	8.12%	4/15/2005	5/31/2019	\$0.98	\$1,565	\$18,784	\$3,524	NNN
Hibbett Sporting Goods	132-3	5,000	25.38%	2/1/2000	1/31/2020	\$0.96	\$4,792	\$57,500	\$9,557	NNN
Vacant	--	2,500	12.69%			\$0.96	\$0	\$0	\$0	NNN
Cricket Wireless	132-5	2,500	12.69%	8/1/2016	9/31/2019	\$0.96	\$2,396	\$28,752	\$7,800	NNN
1st Franklin Financial	132-7	2,000	10.15%	8/1/2009	10/31/2019	\$1.01	\$2,021	\$24,255	\$4,216	NNN
The Cato Corporation, #500	132-8	4,500	22.84%	11/24/1999	1/31/2020	\$0.99	\$4,440	\$53,280	\$2,269	NNN
Total		19,700	100.00%			\$0.87	\$17,211	\$206,539	\$31,621	
Total Vacant	1 Units	Unoccupied GLA:	2,500	12.69%	Annual Rent Vacant	\$ 28,752	Annual Expense Reimb. Vacant		\$ 7,800	
Total Occupied	6 Units	Occupied GLA:	17,200	87.31%	Annual Rent Occupied	\$ 206,539	Annual Expense Reimb. Occupied		\$ 31,621	
TOTAL	7 Units	Total GLA:	19,700	100.00%	Total Annual Rent	\$ 235,291	Total Annual Expense Reimbursement		\$ 39,421	

GLA



PRICING DETAILS

PRICE	\$2,195,000	
Down Payment	\$ 878,000	
Down Payment %	40%	
Number of Suites	7	
Price Per Sq Ft	\$111.42 / Sq Ft	
Gross Leasable Area (GLA)	19,700 Sq Ft	
Year Built	2000	
Occupancy	87.31%	
RETURNS	CURRENT	PROFORMA
CAP Rate	8.00%	9.04%
Cash-on-Cash	9.21%	11.81%
FINANCING	1ST LOAN	
Loan Amount	\$1,317,000	
Loan Type	New	
Interest Type	5.25%	
Amortization	25 Years	
Year Due	7 Years	



MARKET LOAN	1ST LOAN
Interest Rate	5.25%
Amortization Period	300
Months of Interest Only	0
Annual Loan Constant	7.19%
Loan Term	25 Years
Loan to Value	60.00%
Loan Amount	\$1,317,000
Down Payment	\$ 878,000

OPERATING DATA

INCOME		CURRENT		PROFORMA
Scheduled Base Rental Income		\$235,291		\$235,291
CAM Reimbursement Income		\$39,422		\$39,422
Sign Reimbursement Income		\$0		\$0
Potential Gross Revenue		\$274,713		\$274,713
General Vacancy	12.69%	(\$36,552)	5.00%	(\$13,736)
Effective Gross Revenue		\$238,161		\$260,977
Less: Operating Expenses		(\$62,602)		(\$62,602)
Net Operating Income		\$175,559		\$198,375
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$175,559		\$198,375
Debt Service		(\$94,705)		(\$94,705)
Net Cash Flow After Debt Service	9.21%	\$80,854	11.81%	\$103,670
Principal Reduction		\$30,573		\$30,573
Total Return	12.69%	\$111,427	15.29%	\$134,243
OPERATING EXPENSES		CURRENT		PROFORMA
Real Estate Taxes		\$27,604		\$27,604
Insurance		\$4,504		\$4,504
CAM		\$19,800		\$19,800
Management Fee		\$10,694		\$10,694
Total Expenses		\$62,602		\$62,602
Expenses/SF		\$3.18		\$3.18

JESUP PLAZA SHOPPING CENTER

Marcus & Millichap

BROKER OF RECORD

MICHAEL J. FASANO

1100 Abernathy Road

N.E. Bldg. 500, Suite 600

Atlanta, GA 30328

Tel: 678.808.2700

Fax: 678.808.2710

michael.fasano@marcusmillichap.com

License: 352663

