



Steven Roth, Senior Vice President

Brandon Kosek, Senior Associate

Listed in Conjunction with Jonathan Fawer - Corporate Realty Inc., License# 14858

Offering Memorandum

The information contained herein has been obtained from sources believed to be reliable. Guggenheim, Inc. and its agents, associates and employees make no guarantee, warranty or representation about the property.

Investment Overview

Guggenheim Commercial Real Estate Group, on behalf of ownership is pleased to exclusively offer a 13,700 square-foot Fred's Pharmacy in Charleston, MS. This asset features approximately 8 years of initial term with three, 5-year renewal options showing a strong commitment to this site and the market. Fred's has an extensive operating history, having occupied this location since 1985. There is limited national competition within a 10-mile radius and features a rare pharmacy location with low rent per square foot.



Demographics

	Population	Household Income
1 Mile	1,921	\$37,563
3 Mile	3,100	\$37,114
5 Mile	4,074	\$38,473

Traffic
Count

10,000 VPD

Rent
Increases
5%
in Options

High Yield
Return



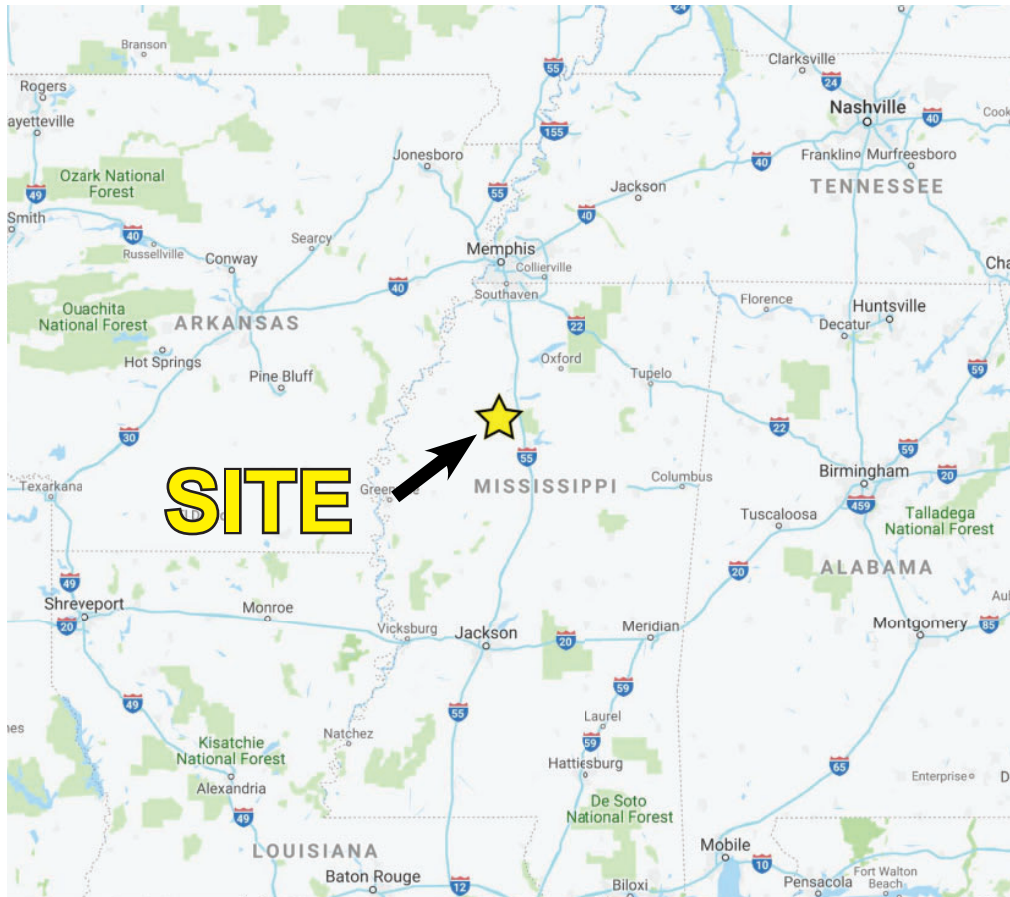
Investment Summary

Address:	304 W Main St. Charleston, MS
Parcel Size:	1.20 Acres
Building Size:	13,700 Square Feet
Year Built:	1985
Rent/SF:	\$4.24
Annual Rent:	\$58,104.00
Price:	\$645,600.00
Cap Rate:	9.00%

Lease Summary

Tenant:	Fred's, Inc
Guarantor:	Corporate
Lease Type:	NN
Primary Lease Term:	7 Years 11 Months
Lease Commencement:	02/08/2017
Lease Expiration:	02/08/2027
Options:	Three (3), Five (5) Year
Landlord Responsibility:	Roof, Structure, Parking Lot
Tenant Responsibility:	RE Taxes, Ins, Up to \$1,000/ HVAC unit annually, \$285.42/ Mo CAM Reimbursement

Aerial



Area Overview

Located in the main retail corridor of Charleston, MS near other national tenants such as Family Dollar, NAPA Auto Parts, and SuperValu. This site is exposed to approximately 10,000 vehicles per day and is within minutes of Tallahatchie General Hospital which features approximately 120 beds. It benefits from limited pharmacy competition in a 10-mile radius with no Walgreens or CVS in that restriction.



Fred's, Inc., together with its subsidiaries, sells general merchandise through its retail discount stores and full-service pharmacies. The company, through its stores, offers health, beauty, and personal care products; household cleaning supplies, disposable diapers, pet foods, and paper products; and

various general merchandise, and food and beverage products to low, middle, and fixed income families located in small- to medium-sized towns. It also sells general merchandise to franchised Fred's stores. As of February 3, 2019, the company operated approximately 584 retail stores, 348 pharmacies, and 12 franchised stores located in 15 states primarily in the Southeastern United States. Fred's, Inc. was founded in 1947 and is headquartered in Memphis, Tennessee

Tenant Name:	Fred's
Parent Company:	Fred's, Inc.
Ownership:	Public
Stock Symbol:	FRED
Market Cap:	\$108.24 M
No. of Locations:	700
No. of Employees:	7,324
Headquartered:	Memphis, Tennessee
Year Founded:	1947
www.fredsinc.com	



Disclaimer

Guggenheim Commercial Real Estate Group ("Guggenheim, Inc.") has been retained as exclusive agents for the sale of the property located at 304 W Main St. Charleston, MS 38921. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the property described herein. By accepting this Offering Memorandum, you agree to hold and treat this information in strict confidence and it is not to be disclosed to any other party (except to any advisors retained by you who acknowledge and protect the proprietary and confidential nature of the information) or copied and/or used for any purpose, or made available to any other person without the express written consent of Guggenheim, Inc. or the Owner. This Offering Memorandum has been prepared by Guggenheim, Inc. for a selected number of parties and does not purport to be all inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Guggenheim, Inc., other authorized sources and the Owner. These projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation is made by Guggenheim, Inc. or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner disclaims any responsibility for inaccuracies and expects prospective Buyers to exercise independent due diligence in verifying all such information. Further, Guggenheim, Inc. and Owner disclaim any and all liability for representations and warranties, expressed and implied, and contained herein, or for omissions in the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Buyers.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective Buyers. Contact with any of the Property's Tenant(s) without prior written approval of the Owner is strictly prohibited.

The Owner and Guggenheim, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or proposals to invest in the property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making a proposal to invest in the Property unless and until a written agreement of the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner's obligations thereunder have been satisfied or waived. Guggenheim, Inc. is not authorized to make any representations or agreements on behalf of the Owner. Property is being offered on an "as-is", "where-as" basis.



Exclusively Listed By:



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