



Randall Commercial Group, LLC

Investment Real Estate Optimized

www.randallcommercialgroup.com



310 Enterprise | Investment Property | Professional Office

310 Enterprise Drive | Oxford, MS 38655 | The Park at Oxford Commons

\$1,851,692 | 7.15% Cap Rate | NNN Lease | Rapidly Growing Tenant

Strong Tenant with highly visible building located in a growing commercial district right off Sisk Ave in Oxford.



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INVESTMENT HIGHLIGHTS:

Offering Price:	\$1,851,692
Cap Rate:	7.15%
Annual Rent/NOL:	\$132,396 \$22 psf
Building Size:	± 6,018 sq. ft.*
Lease Type:	NNN

RENT SCHEDULE:

Years	Annual Rent	Rent/SF	Start Date	Increase
1	\$ 132,396	\$ 22	2020	N/A
2	\$ 132,396	\$ 22	2021	0%
3	\$ 132,396	\$ 22	2022	0%

**Source: Landlord Provided Data–Site Plan*

LEASE SUMMARY:

- Tenant Entity: R.J. Allen & Associates, Inc.
- NNN Single Tenant Investment Opportunity
- 3-year lease
- Rent Commencement: Upon Closing
- Lease Expiration: 36 Months from Commencement
- NNN Lease

FINANCIAL SUMMARY:

Pro Forma	Annual (\$)	\$/SF
Projected Income:	\$132,396	\$22.00
(Less: Vacancy Factor)	(\$0.00)	(\$0.00)
Effective Gross Income	\$132,396	\$22.00
(Less: Operating Expenses)	(\$0.00)	(\$0.00)
Net Operating Income:	\$132,396	\$22.00

DEMOGRAPHIC HIGHLIGHTS:



± 24,661

Population within a
3-Mile Radius



± 11,785

Households within a
3-Mile Radius



± \$62,996

Ave. Household Income
within a 3-Mile Radius

TENANT PROFILE



R.J. Allen & Associates is a fast growing commercial general construction company with extensive experience in multi-family, retail, and office construction throughout the Southern United States. Their services include pre-development, pre-construction, and general construction.

In recent years, RJAA has received the following awards and accolades:

- Voted Best Place to work in Mississippi 2016, 2017, 2018 –MS Business Journal
- Voted Best Places to work in Austin – Austin, TX Business Journal
- Voted Fastest Growing Private Business in US–TOP 500–2012–2016–INC



“Working together with architects and engineers, we guarantee solid construction from beginning to end, providing tight budget control, trustworthy deadlines and a superior experience for everyone involved.”

<https://www.rjaa.com/>

BUILDING INFORMATION

Building Size: 6,018 ± sq. ft.*

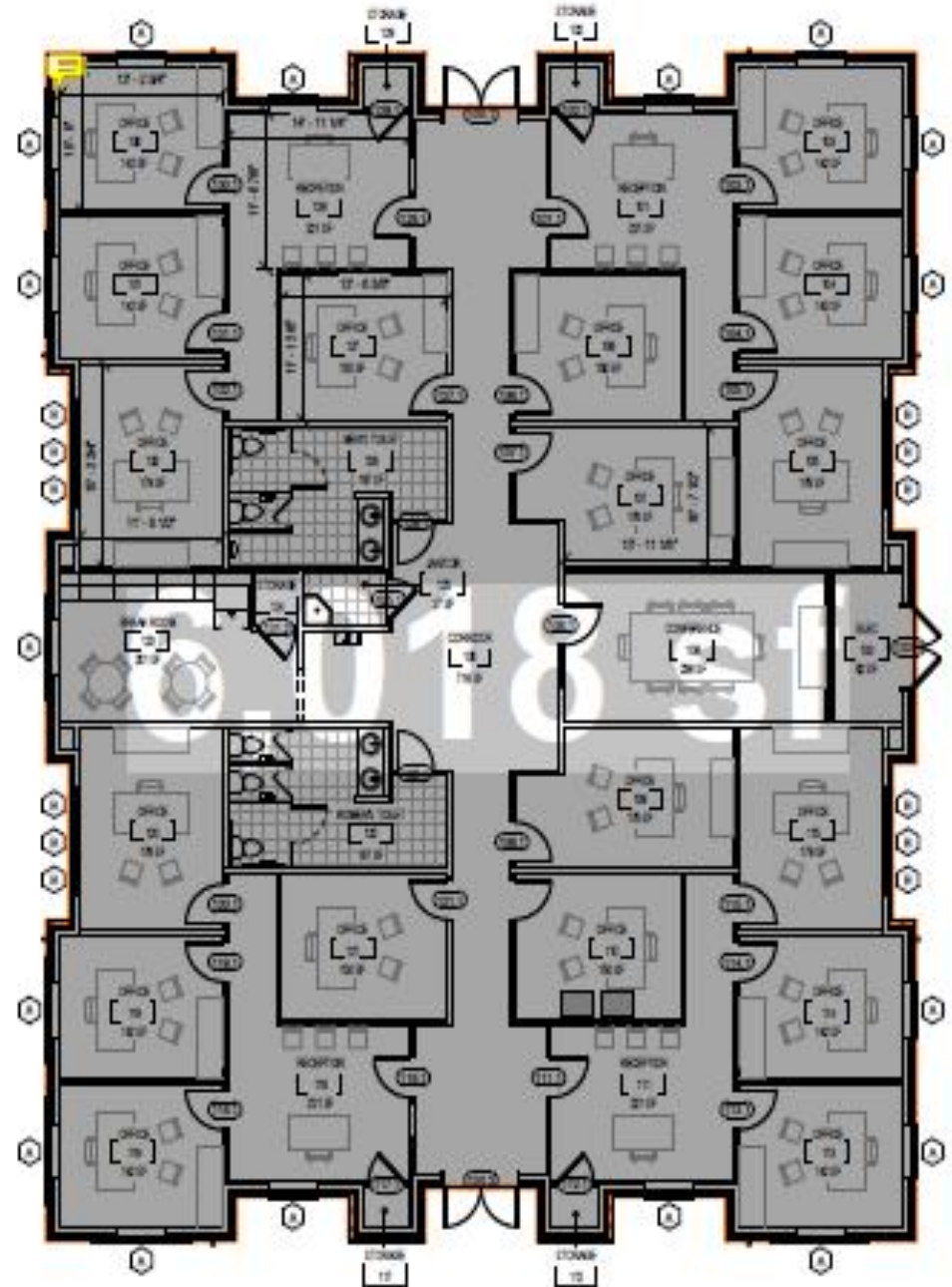
Condominium Assoc: The Park at Oxford Commons

Building Age 2020**

No. of Stories: One



FLOOR PLAN:



PROPERTY PHOTOS



AREA MAP



Property Location

Oxford is a city in, and the county seat of, Lafayette County, Mississippi, United States. Founded in 1837, it was named after the British university city of Oxford and home to the University of Mississippi. Founded in 1848, the University of Mississippi, affectionately known to alumni, students and friends as *Ole Miss*, is Mississippi's flagship university. With more than 24,000 students, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions.

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2019 Demos*	1-Mile	3-Mile	5-Mile
Population	4,434	24,661	37,861
Median Age	26.7	23.9	25.7
Avg. HH Income:	\$72,946	\$62,996	\$67,894

OXFORD COMMONS



Area Highlights:

- The three roundabouts have just been completed in August 2019 at the Sisk Ave/Hwy 7 and Sisk Ave/Ed Perry intersections.
- Oxford Commons now has direct access to all three major highways in Oxford (Hwy 6, Hwy 7, and Hwy 30).
- Oxford Commons now has 150 homeowners moved in.
- FNB Bank has built and opened at the corner of Sisk Ave and Ed Perry Blvd.
- Hyatt Place hotel (4th hotel) is planned to break ground towards the end of next year on Oxford Commons Blvd.
- The Terrace at Oxford Commons (16,000 square foot retail center) broke ground in July 2019 as spec and is already 80% leased during site work with vertical construction starting soon.
- Oxford Commons has now built out 56,000 square feet of professional office space that is occupied within the Park at Oxford Commons over the last couple years with another 14,000 that is under construction and design.

OXFORD, MISSISSIPPI



Location Highlights:

- Rated #1 on Kiplinger's "10 Great College Towns to Retire To"
- Highest growth rate in the State of Mississippi since 2010
- Home to the University of Mississippi (Ole Miss)
- Ole Miss offers 14 graduate programs ranked in the top 100 among public institutions—*US News & World Report*
- Ranked #1 in Best Beautiful College Campus by USA Today (2016)
- Patterson School of Accounting ranked #8 by The Journal of Public Accounting Report



NET LEASE GROUP

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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.