

OFFERING MEMORANDUM

# FAMILY DOLLAR

2071 HIGHWAY 51, WESSON (JACKSON MSA), MISSISSIPPI



**ONE** INVESTMENT GROUP  
COMMERCIAL REAL ESTATE

**PURCHASE PRICE:**  
**\$1,150,000.00**



## ADDRESS:

2071 Highway 51, Wesson, MS 39191

Price	\$1,150,000.00
Cap Rate	6.5%
Gross Leasable Area	8,320 SF
Year Built	2017
Lot Size	0.92 +/- Acres
Type of Ownership	Fee Simple

## Lease Summary

Lease Type	NN
Roof & Structure	Landlord Responsible 15-Year Roof Warranty
Lease Term	10 Years
Rent Commencement	8/17/2017
Increases	5% at Each Option
Options	Six, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None
Lease Guarantee:	Corporate

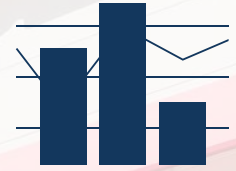
## Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-10	\$76,000	\$6,333
Option 1	\$80,160	\$6,680
Option 2	\$84,320	\$7,027
Option 3	\$88,480	\$7,373
Option 4	\$92,640	\$7,720
Option 5	\$96,800	\$8,067
Option 6	\$100,960	\$8,413



### PRICE

\$1,150,000.00



### CAP RATE

6.5%



### NOI

\$76,000  
Annually



**LAKE LINCOLN STATE PARK**  
209,414 Visitors Each Year



**WESSON  
HIGH SCHOOL**  
1,052 STUDENTS



5,700 DAILY

**SUBJECT  
PROPERTY**



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# INVESTMENT HIGHLIGHTS

- 10-Year Lease
- Rated BB+ by S&P, Projected to be Investment Grade Within 1 Year
- New 2017 Construction, Concrete Parking Lot
- ½ Mile to Copiah Lincoln Community College with 3,157 Students
- Down the Street from Wesson High School with 1,052 Students
- Minutes to Lake Lincoln State Park with 209,414 Visitors Each Year
- Excellent Visibility and Access Along Highway 51
- Approximately 10 Miles to the Nearest Grocery Store
- Underserved Retail Market, High Need for Goods and Services
- 45 Miles South of Jackson

## DEMOGRAPHICS

	3-MILES	7-MILES	10-MILES
2010 Population	3,188	8,598	24,151
2016 Population	3,116	8,446	23,972
2021 Population	3,110	8,429	23,902
2010 Households	1,003	3,050	9,016
2016 Households	984	2,994	8,933
2021 Households	982	2,996	8,941
2016 Median Household Income	\$39,037	\$37,975	\$34,936
2016 Per Capita Income	\$17,596	\$18,352	\$19,406
2016 Average Household Income	\$52,246	\$50,544	\$51,042



**23,972**

Population within  
a 5-Mile Radius



**8,933**

Households within  
a 5-Mile Radius



**\$51,042**

Average Household Income  
within a 10-Mile Radius

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# TENANT OVERVIEW



Family Dollar operates more than 8,100 discount merchandise stores in 45 states, providing customers value and convenience in easy to shop neighborhood locations. Their stores offer consumers a wide selection of products including; health and beauty care, packaged and refrigerated foods, home cleaning supplies, housewares, seasonal goods, fashion apparel, and electronics. It has offices in China, Hong Kong, Luxembourg and the United States of America. Family Dollar Stores was founded by Leon Levine in November 1959 and is headquartered in Charlotte, NC. With 90% of their products costing less than ten dollars, Family Dollar provides great value on products their customers use and need every day. Family Dollar was acquired by Dollar Tree in 2015.



**8,100+**  
Locations



Headquartered in  
**CHARLOTTE, NC**

**\$10.49**  
**BILLION**  
Sales Volume

Stock Symbol  
**NYSE:**  
**FDO**

**BB+**  
Standard & Poor's  
Credit Rating



Founded in  
**1959**



More than  
**60,000**  
Team members

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# Lease Summary

## LANDLORD RESPONSIBILITIES

Landlord shall maintain and keep in good repair and replace when necessary all exterior portions of the building including the roof, exterior walls, canopy, gutters, downspouts and all structural portions of the building whether interior or exterior. Landlord will keep the parking, service, and access areas maintained and in a good state or repair and properly lighted, but shall not be responsible for the removal of snow, ice, trash, weeds and debris. Additionally, the building has a 15-year roof warranty.

## TENANT RESPONSIBILITIES

Tenant shall maintain and repair all interior, non-structural portions of the building, at its expense, including all doors, door closures and glass in windows and doors, and will maintain the interior plumbing and interior electrical systems. Tenant shall also maintain the existing landscaping including mowing, snow plowing, removing trash and debris from the parking area and landscaped areas, restriping the parking area and repairing the parking area lights.

## TAXES

Tenant shall reimburse Landlord for all real estate taxes.

## INSURANCE

Tenant shall obtain and keep in full force commercial property insurance and commercial general liability insurance (naming Landlord as additionally insured).

Landlord shall obtain and keep in full force commercial property insurance. Tenant shall reimburse Landlord for the cost of Landlord's insurance.

## UTILITIES

Tenant shall pay directly to the service providers for all utilities including water, sewer, gas and electricity.

## ASSIGNMENT & SUBLETTING

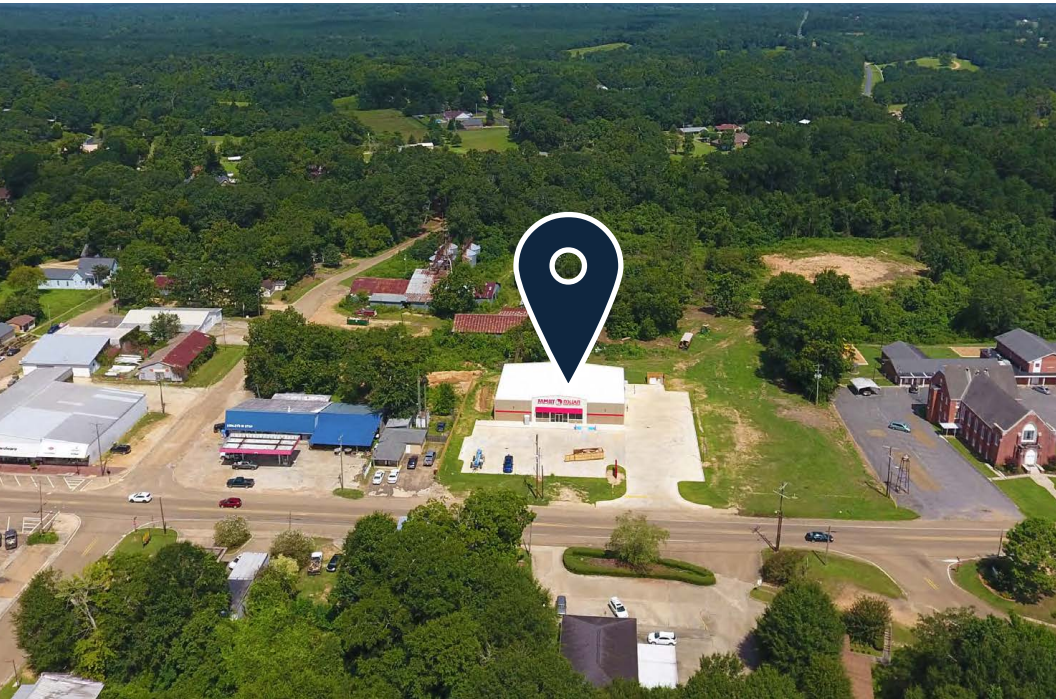
Tenant may not assign or sublet the lease without Landlord's consent.

## ESTOPPEL

Tenant shall provide an executed estoppel within 30 Days from receipt of the request.



# PROPERTY PHOTOS



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SUBJECT PROPERTY

# TIRE PLUS TOTAL CARE CARE

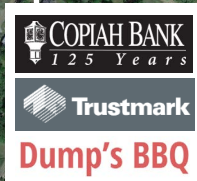




51



**SUBJECT  
PROPERTY**



**WESSON HIGH  
SCHOOL**

**H.L. STONE  
STADIUM**

**COPIAH LINCOLN  
COMMUNITY COLLEGE**



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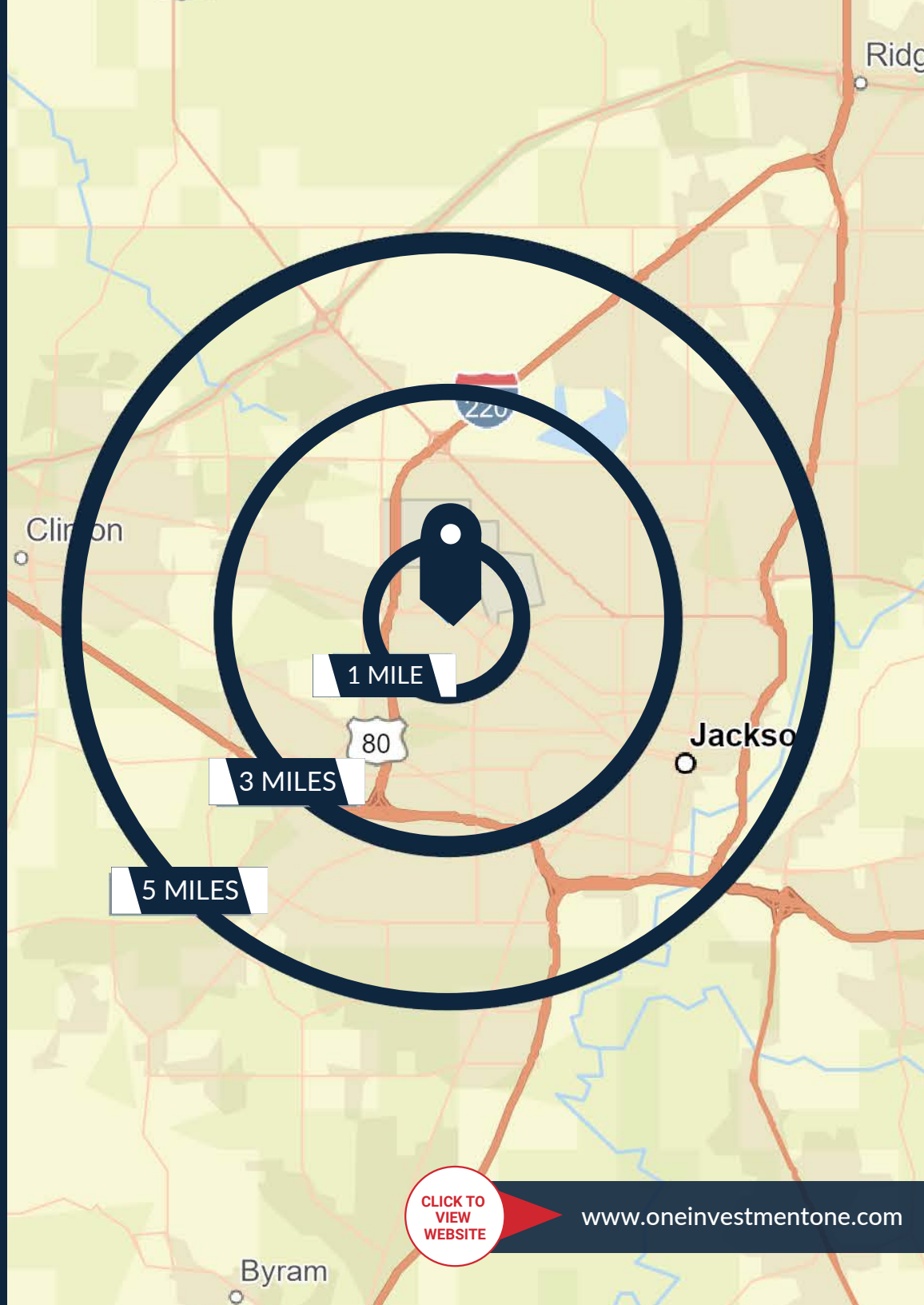
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# WESSON, MISSISSIPPI

Wesson is a town in Copiah and Lincoln counties, Mississippi, United States. The population was 1,925 at the 2010 census. It is part of the Jackson Metropolitan Statistical Area. The town of Wesson was founded in 1864, during the Civil War, by Col. James Madison Wesson. Having lost his mills at Bankston, Wesson relocated to the town that now bears his name. There he built the Mississippi Manufacturing Company which produced a fine quality cotton fabric. In 1871 he sold the mill to William Oliver and John T. Hardy who renamed it the Mississippi Mills.

Wesson is located in southernmost Copiah County. Small portions of the town extend south and east into Lincoln County. U.S. Route 51 passes through the town, leading north 11 miles (18 km) to Hazlehurst, the Copiah county seat, and south 9 miles (14 km) to Brookhaven. Exit 48 on Interstate 55 is located 3.5 miles (5.6 km) west of town on Mount Zion Road. As of the census of 2000, there were 1,693 people, 430 households, and 319 families residing in the town. The population density was 736.0 people per square mile (284.2/km<sup>2</sup>). There were 471 housing units at an average density of 204.8 per square mile (79.1/km<sup>2</sup>). The racial makeup of the town was 77.73% White, 19.73% African American, 0.06% Native American, 0.24% Asian, 0.06% Pacific Islander, 1.36% from other races, and 0.83% from two or more races. Hispanic or Latino of any race were 1.83% of the population.



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**FAMILY DOLLAR**

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