

OFFERING MEMORANDUM



LEASEHOLD INTEREST- 12101 MS-57 , Vancleave, MS

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Thank you

PROPERTY OVERVIEW

- Located right off route 57, a major north-south corridor in Southern MS
- Nearby the i10 Corridor
- Excellent street visibility
- Brand New Family Dollar location, opened in the summer of 2020
- Vancleave, MS has a population of nearly 6,000
- Vancleave, MS household median income of \$57,000



TENANT MIX



- Brand New Location
- Over 8,000 locations in the United States
- Family Dollar's parent company *Dollar Tree* is publicly traded on the NASDAQ
- Moody's credit rating of Baa3
 - ✓ Investment Grade Credit
- Top tier *Discount Retailer*
- Offers a wide variety of household goods, grocery items and other accessories.
- Recession Proof market segment, as sales increase at discount retail locations during an economic downturn.
- The third fastest expanding retail company in the United States (*The Motley Fool*)

VALUE-ADD

- 6,000 SF space currently available
- Adjacent To Family Dollar
- Pro-Forma rent of \$8.75 PSF NNN
- Proximity to several national retailers



RENT ROLL

Current

Tenant	SF	Monthly Rent	Annual Rent	PSF	CAM	Lease Start	Lease End
Family Dollar	10,500	\$5,710	\$68,520	\$7	\$22,995	7/1/2020	6/30/2025
VACANT	5,971						
Totals:	16,471	\$5,710	\$68,520		\$22,995		

Stabilized

Tenant	SF	Monthly Rent	Annual Rent	PSF	CAM	Lease Start	Lease End
Family Dollar	10,500	\$5,710	\$68,520	\$6.53	\$22,995	7/1/2020	6/30/2025
PROJECTED TENANT	5,971	\$4,354	\$52,246	\$8.75	\$13,076		
Totals:	16,471	\$10,064	\$120,766		\$36,071		

INCOME STATEMENT

Current

Total Rental Income	\$	68,520
Total CAM Income	\$	22,995
Effective Gross Income	\$	91,515

Real Estate Taxes	\$	12,258
Insurance	\$	2,306
Maintenance & Grounds	\$	9,718
Management Fee	\$	2,288
Ground Lease	\$	14,600
Total Operating Expenses	\$	41,170

Net Operating Income	\$	50,345
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Asking Price	\$	1,400,000
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Stabilized

Total Rental Income	\$	120,766
Total CAM Income	\$	36,071
Effective Gross Income	\$	156,838

Real Estate Taxes	\$	12,258
Insurance	\$	2,306
Maintenance & Grounds	\$	9,718
Management Fee	\$	3,921
Ground Lease	\$	14,600
Total Operating Expenses	\$	42,803

Net Operating Income	\$	114,035
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Asking Price	\$	1,400,000
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CONTACT INFORMATION

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