



## OFFERING MEMORANDUM

Actual Property

**LOW PRICE POINT MCDONALD'S - CORPORATE GUARANTEE**

1144 HWY 61 N, PORT GIBSON, MS 39150

**BRANSON BLACKBURN**  
682.233.5223  
b.blackburn@trinityreis.com

**CHANCE HALES**  
806.679.9776  
chance@trinityreis.com

**MATT DAVIS**  
325.513.6406  
matt@trinityreis.com





## PORT GIBSON, MS

**\$750,000 | 6.81% CAP**

- Corporately Guaranteed NN McDonald's - Built 2014
- Part of 5-Unit McDonald's Portfolio - Available Individually or Together - Contact Agent for Further Details
- Rare Opportunity to Acquire Best in Class Tenant at Very Low Price Point
- Steady Traffic Counts Directly in Front of Subject Property of 11,094+ VPD
- Located Near Several Major Tenants Including: Family Dollar, Pizza Hut, Sonic Drive-In, Ace Hardware & More
- McDonald's is One of the World's Most Recognizable Brands & an Investment Grade Tenant With S&P Credit Score of BBB+
- Large Concrete Parking Lot With Multiple Points of Entry From Hwy 61 N
- 2nd Tenant Vacancy Leaving Great Opportunity to Re-tenant

### EXCLUSIVELY MARKETED BY:

#### BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

#### CHANCE HALES

806.679.9776 | chance@trinityreis.com

#### MATT DAVIS

325.513.6406 | matt@trinityreis.com

#### CODY CRIST

817.584.2000 | cody@trinityreis.com

### PROPERTY DETAILS:

Building Area:	<b>5,223 SF</b>
Land Area:	<b>1.72 AC</b>
Year Built:	<b>2014</b>
Guarantor:	<b>McDonald's Corporation</b>
Price (Psf):	<b>\$143.60</b>

### LEASE OVERVIEW:

Lease Start Date:	<b>8/13/2014</b>
Lease Expiration:	<b>8/12/2034*</b>
Base Annual Rent:	<b>\$51,040</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Eight (8), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant/Landlord</b>
Parking Lot Maintenance:	<b>REIMBURSED BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Landlord</b>
ROFR:	<b>Yes</b>

\***Right to Terminate:** Anytime after August 13, 2024, Tenant may terminate this lease by giving Landlord 6 month written notice

# RENT ROLL

1144 HWY 61 N | PORT GIBSON, MS

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	% OF GLA	OPTIONS AND INCREASES
McDonald's #36574	McDonald's Corporation	NN	3,440	8/13/2014	8/12/2034*	\$17.44	\$60,000	65.86	Eight (8), 5-Year; 10%
Vacant	-	-	1,783	-	-	-	-	34.14	-
<b>Totals/Averages</b>			<b>5,223</b>				<b>\$60,000</b>		

\*Right to Terminate: Anytime after August 13, 2024, Tenant may terminate this lease by giving Landlord 6 month written notice

## INCOME SUMMARY

Base Rent	\$60,000
Property Tax Reimbursement	\$8,851
Insurance Reimbursement	\$1,882
CAM Reimbursement	\$3,650
<b>Gross Income</b>	<b>\$74,385</b>

## EXPENSE SUMMARY

Property Taxes	\$13,440
Repairs and Maintenance	\$1,882
Lawn Maintenance	\$1,800
Utilities	\$917
Insurance	\$5,305
<b>Gross Expenses</b>	<b>\$23,345</b>

<b>Net Operating Income</b>	<b>\$51,039</b>
-----------------------------	-----------------

## INVESTMENT OVERVIEW

Price	\$750,000
Price per SF	\$143.60
CAP Rate	6.81%

## OPERATING DATA

Gross Income	\$74,385
Operating Expenses	\$23,345
Net Operating Income	\$51,039

**\*Information From 2019 Statement**

## ANNUALIZED OPERATING DATA



## RESPONSIBILITIES BREAKDOWN

### TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for real estate taxes in accordance with the terms of the Tax Addendum.

### INSURANCE

PAID BY TENANT/LANDLORD

Tenant shall maintain or cause to be maintained commercial general liability insurance... Landlord agrees to insure the Building, and all other improvements on the Land and the Ingress/Egress Area (hereafter defined), against loss or damage by any perils covered by a standard broad form all risk insurance policy in an amount equal to the full replacement value.

### PARKING LOT

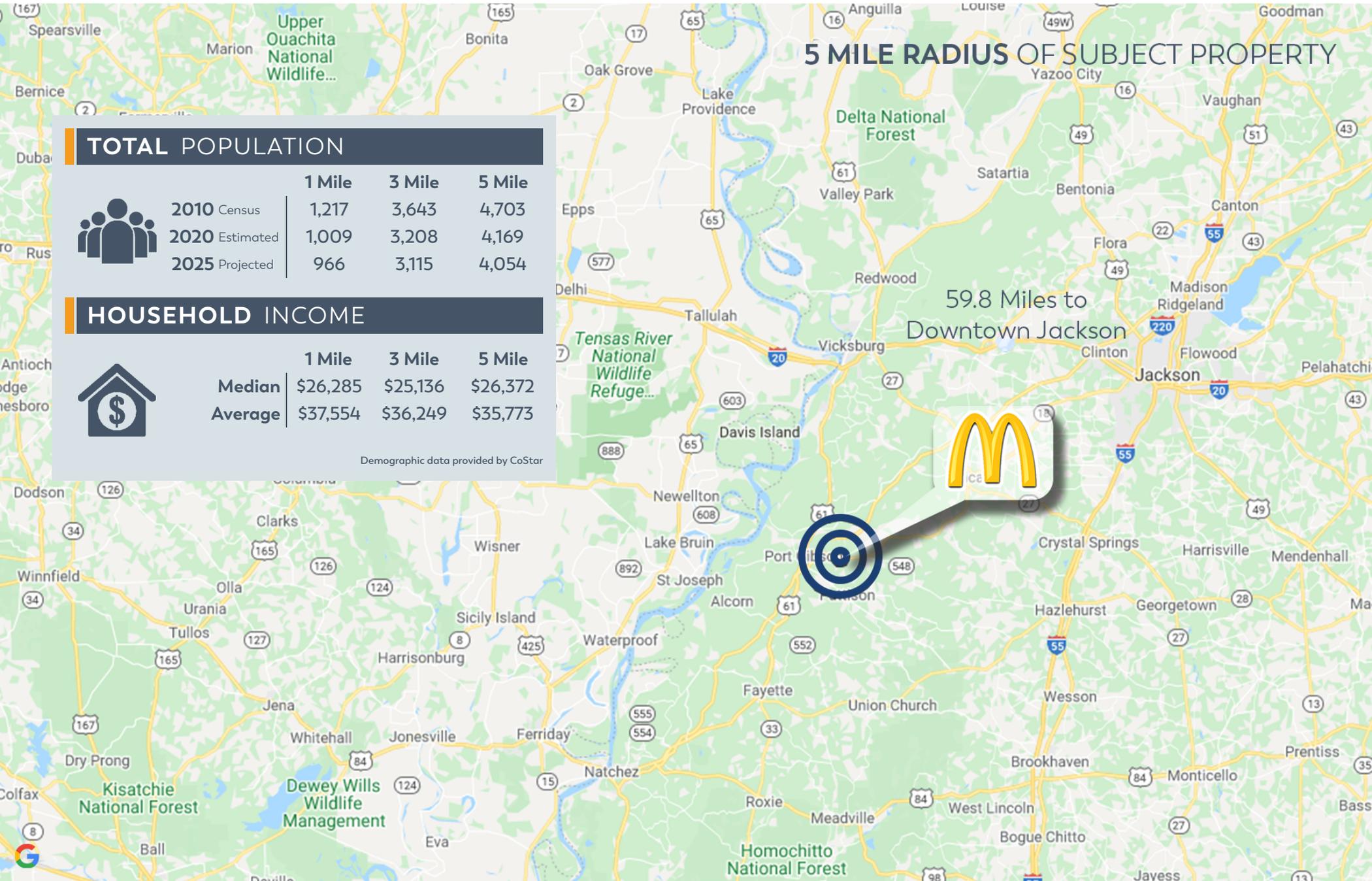
REIMBURSED BY TENANT

Landlord shall also maintain, repair, and replace the common areas on the Land and the improvements located in the Ingress/Egress Area, specifically including all of the Parking areas, driveways, sidewalks...

### R/S & HVAC

PAID BY LANDLORD

That Landlord shall maintain in good repair and clean condition the Building (excluding the interior of the Leased Space, which is Tenant's responsibility pursuant to Article 4(E) above) including, but not limited to, the foundation, floor slab, exterior walls, frame, roof, floor joists, roof support, gutters, down spouts, doors, fire protection system, underground or concealed utility lines in the Land and Building and all utility lines serving the Building and common areas on the Land but located outside of the Leased Space and Patio Area, and all HVAC systems serving the Leased Space and Patio Area.



## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	1,217	3,643	4,703
<b>2020</b> Estimated	1,009	3,208	4,169
<b>2025</b> Projected	966	3,115	4,054

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$26,285	\$25,136	\$26,372
<b>Average</b>	\$37,554	\$36,249	\$35,773

# RETAIL MAP

1144 HWY 61 N | PORT GIBSON, MS

 1144 US-61 N Port Gibson, MS 39150



   
   
 Saint Joseph Catholic Church  
 Claiborne County Medical Center  
 AW Watson Elementary

 Green's Wrecker Towing Services  
  
 All Creatures Veterinary Hospital  
 ACE Hardware  
 St. Marks Church  
 Best Wok Restaurant



11,094+ VPD  

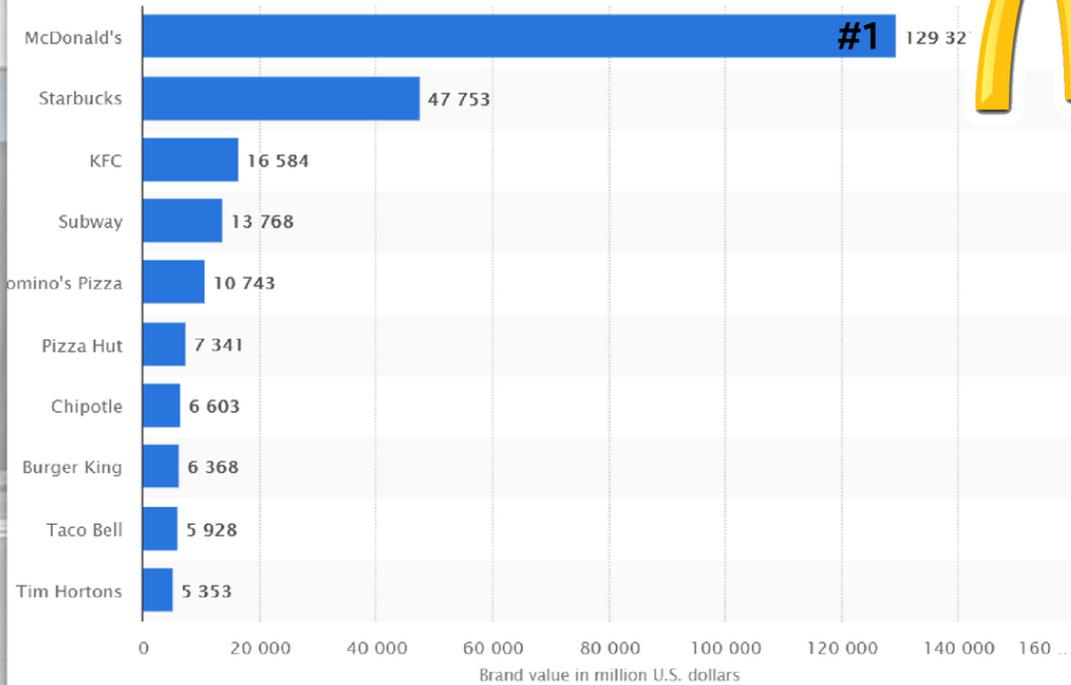

Actual Property



Actual Property

# TENANT OVERVIEW

1144 HWY 61 N | PORT GIBSON, MS



**66 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: MCD



**BBB+**  
S&P Rated



**\$158.9B**  
Market Cap



**38,600+**  
Locations

# PORTFOLIO LOCATIONS



**FORDYCE, AR**

\$1,075,000 | 6.87% Cap  
[Download Fordyce, AR OM](#)



**HUNTINGDON, TN**

\$1,000,000 | 6.54% Cap  
[Download Huntingdon, TN OM](#)



**PORT GIBSON, MS**

\$750,000 | 6.81%  
[Download Port Gibson, MS OM](#)



**MONTICELLO, MS**

\$700,000 | 7.04% Cap  
[Download Monticello, MS OM](#)



**BUTLER, AL**

\$775,000 | 6.63% Cap  
[Download Butler, AL OM](#)



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

# TRINITY

## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETED BY

**BRANSON BLACKBURN**

682.233.5223

b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776

chance@trinityreis.com

**MATT DAVIS**

325.513.6406

matt@trinityreis.com

**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty of Mississippi Inc.

MS #21542

Actual Property