



OFFERING MEMORANDUM

Actual Property

LOW PRICE POINT MCDONALD'S - CORPORATE GUARANTEE

1144 HWY 61 N, PORT GIBSON, MS 39150

BRANSON BLACKBURN
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MATT DAVIS
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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 MARKETING BY:

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CODY CRIST

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PROPERTY DETAILS:

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

LEASE OVERVIEW:

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

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

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	-
Totals/Averages			5,223				\$60,000		

*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
Gross Income	\$74,385

EXPENSE SUMMARY

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

Net Operating Income	\$51,039
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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

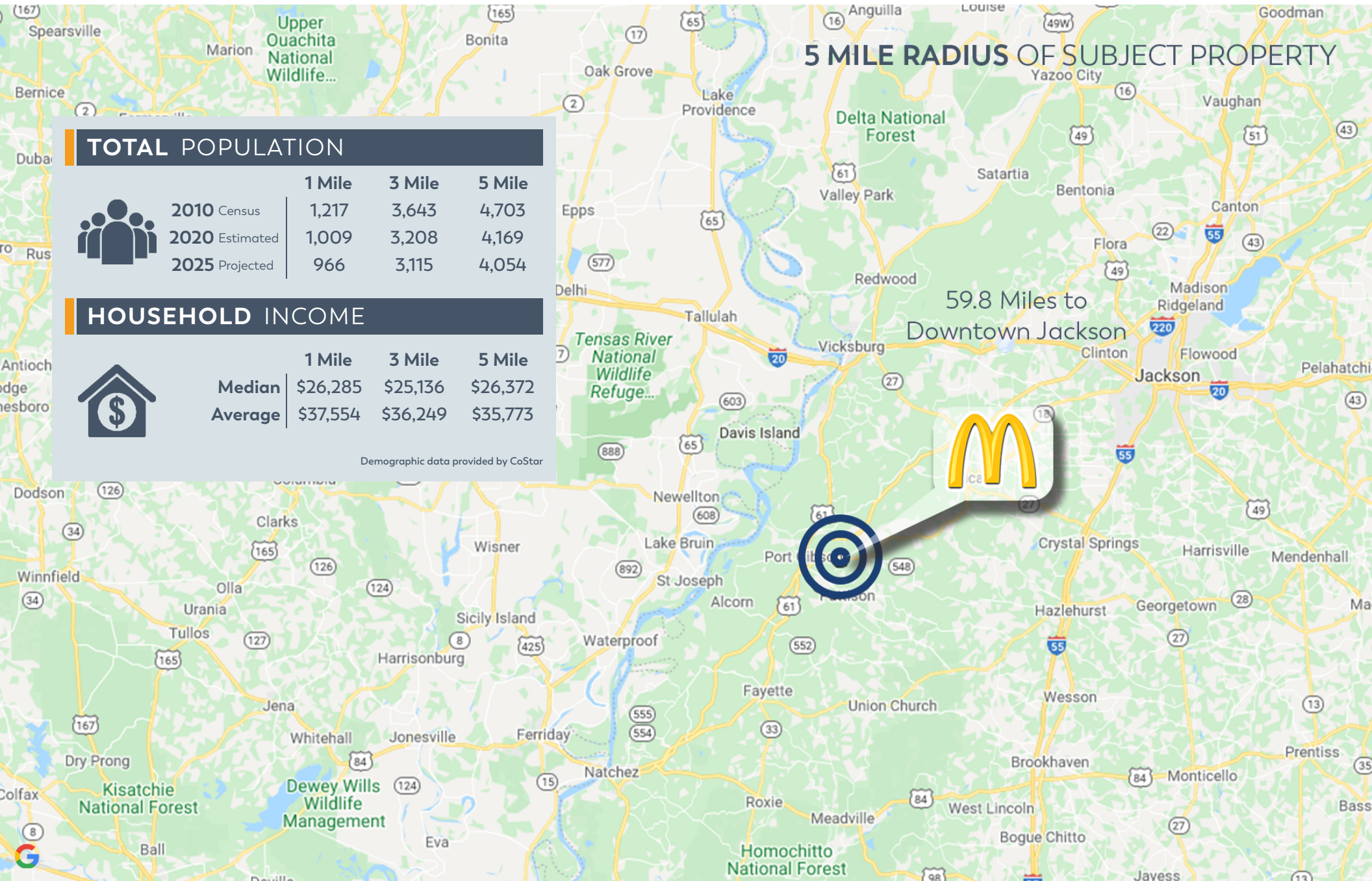
REIMBURSED BY TENANT

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
2010 Census	1,217	3,643	4,703
2020 Estimated	1,009	3,208	4,169
2025 Projected	966	3,115	4,054

HOUSEHOLD INCOME



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

RETAIL MAP

1144 HWY 61 N | PORT GIBSON, MS



1144 US-61 N Port Gibson, MS 39150



Claiborne County
Medical Center



Saint Joseph
Catholic Church



AW Watson
Elementary



Green's Wrecker
Towing Services



All Creatures
Veterinary Hospital



St. Marks Church



Best Wok
Restaurant



11,094+ VPD



Actual Property



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TENANT OVERVIEW

1144 HWY 61 N | PORT GIBSON, MS



66 Years
of Success



**Publicly
Traded Co.**
NYSE: MCD



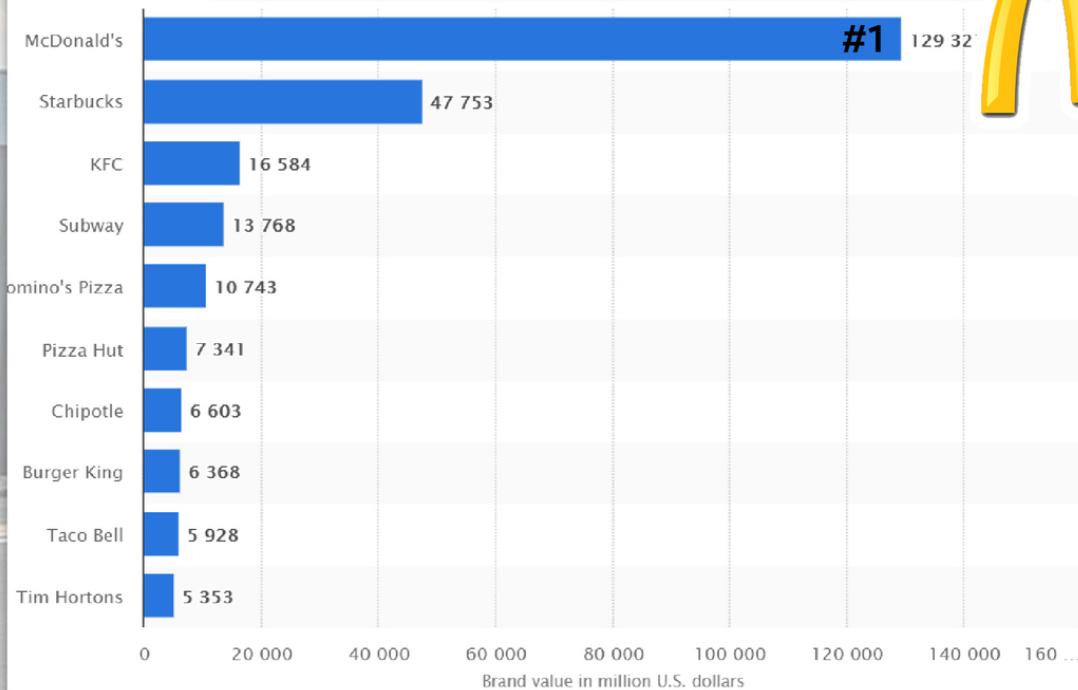
BBB+
S&P Rated



\$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](#)

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Actual Property



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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty of Mississippi Inc.

MS #21542

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