



OFFERING MEMORANDUM

Actual Property

LOW PRICE POINT MCDONALD'S - CORPORATE GUARANTEE

140 W BROAD STREET, MONTICELLO, MS 39654

BRANSON BLACKBURN
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MONTICELLO, MS

\$700,000 | 7.04% CAP

- Corporately Guaranteed NN McDonald's - Built 2015
- 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
- Subject Property Features Double Drive-Thru to Accommodate Higher Projected Sales
- Nearby Tenants Include: Exxon, Subway, Napa Auto, Family Dollar, U-Haul & More
- McDonald's is One of the World's Most Recognizable Brands & an Investment Grade Tenant With an S&P Credit Score of BBB+
- 2nd Tenant Vacancy Leaving Great Opportunity to Re-tenant

EXCLUSIVELY MARKETED BY:

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CODY CRIST

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PROPERTY DETAILS:

Building Area:	5,427 SF
Land Area:	1.17 AC
Year Built:	2015
Guarantor:	McDonald's Corporation
Price (Psf):	\$128.98

LEASE OVERVIEW:

Lease Start Date:	1/27/2015
Lease Expiration	1/26/2035*
NOI:	\$49,298
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 Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord
ROFR:	Yes

***Right to Terminate:** Anytime after January 27, 2025, Tenant may terminate this lease by giving Landlord 6 month written notice

RENT ROLL

140 W BROAD STREET | MONTICELLO, MS

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	% OF GLA	OPTIONS AND INCREASES
McDonald's #37411	McDonald's Corporation	NN	3,627	1/27/2015	1/26/2035*	\$16.54	\$60,000	66.83	Eight (8), 5-Year; 10%
Vacant	-	-	1,800	-	-	-	-	33.17	-
Totals/Averages			5,427				\$60,000		

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INCOME SUMMARY

Base Rent	\$60,000
Property Tax Reimbursement	\$10,069
Insurance Reimbursement	\$2,528
CAM Reimbursement	\$3,849
Gross Income	\$76,446

EXPENSE SUMMARY

Property Taxes	\$15,067
Repairs and Maintenance	\$2,528
Lawn Maintenance	\$3,500
Utilities	\$423
Insurance	\$5,629
Gross Expenses	\$27,148

Net Operating Income	\$49,298
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INVESTMENT OVERVIEW

Price	\$700,000
Price per SF	\$128.98
CAP Rate	7.04 %

OPERATING DATA


Gross Income	\$76,446
Operating Expenses	\$27,148
Net Operating Income	\$49,298

***Information From 2019 Statement**

LEASE ABSTRACT

140 W BROAD STREET | MONTICELLO, MS

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF
Primary Term	01/27/2015 - 01/26/2035	\$60,000	\$11.06
 Eight (8), 5 - Year Options 10% Increase	01/27/2035 - 01/26/2040	\$66,000	\$12.16
	01/27/2040 - 01/26/2045	\$72,600	\$13.38
	01/27/2045 - 01/26/2050	\$79,860	\$14.72
	01/27/2050 - 01/26/2055	\$87,840	\$16.19
	01/27/2055 - 01/26/2060	\$96,624	\$17.80
	01/27/2060 - 01/26/2065	\$106,284	\$19.58
	01/27/2065 - 01/26/2070	\$116,916	\$21.54
	01/27/2070 - 01/26/2075	\$128,604	\$23.70

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

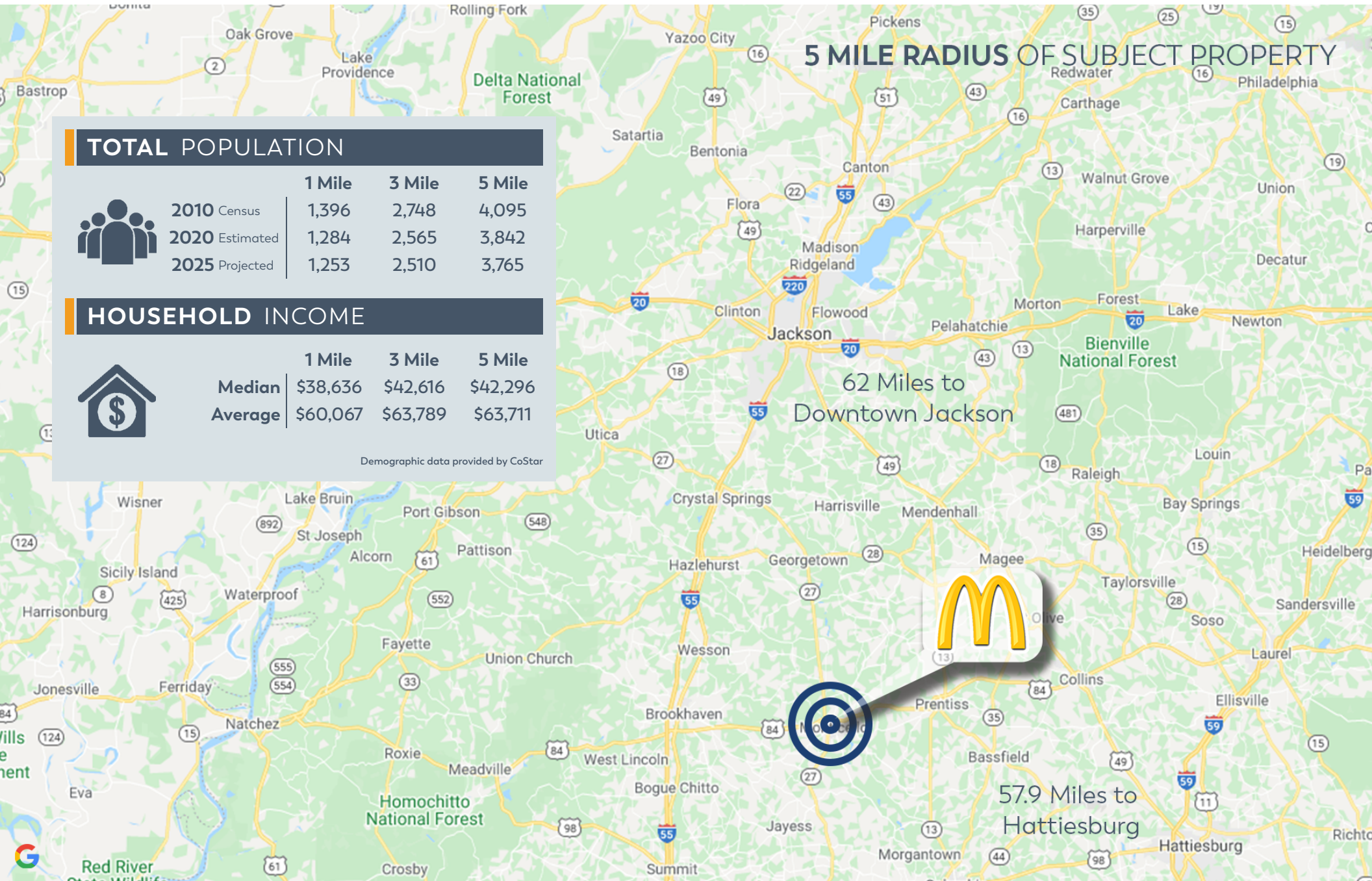
REIMBURSED BY TENANT

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	1,396	2,748	4,095
2020 Estimated	1,284	2,565	3,842
2025 Projected	1,253	2,510	3,765

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$38,636	\$42,616	\$42,296
Average	\$60,067	\$63,789	\$63,711

RETAIL MAP

140 W BROAD STREET | MONTICELLO, MS

 140 W Broad St. Monticello, MS 39654





Actual Property

TENANT OVERVIEW

140 W BROAD STREET | MONTICELLO, MS



66 Years
of Success



**Publicly
Traded Co.**
NYSE: MCD



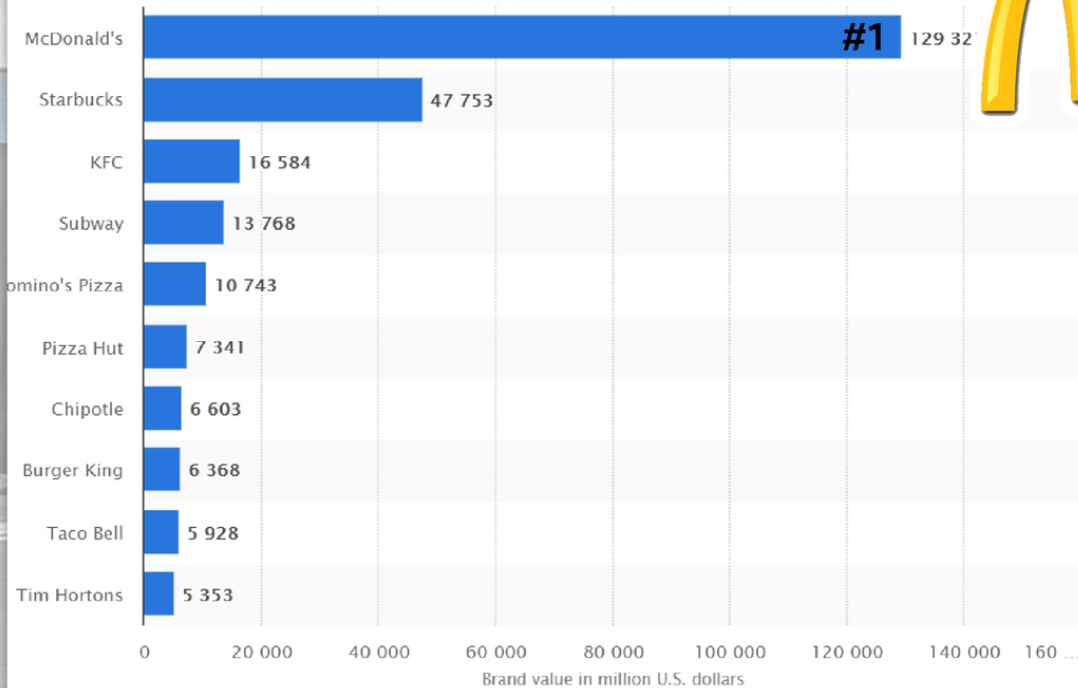
BBB+
S&P Rated



\$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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BROKER OF RECORD

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