



OFFERING MEMORANDUM

TUPELO MSA TRACTOR SUPPLY - 2023 CONSTRUCTION

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



PONTOTOC, MS

\$5,696,430 | 5.6% CAP

- 2023 Construction Mississippi Tractor Supply
- Stone/Stucco Construction With Large Outdoor Garden/Fenced in Area
- 15-Year Lease that Features 5% Rental Increases Every 5 Years Throughout the Life of the Lease
- 19,097 Square Foot Building Situated on 4 Acres of Land
- Adjacent to Walmart Supercenter and Several Large Industrial Complexes
- Pontotoc is the County Seat of Pontotoc County located Just West of Tupelo
- Passive Investment Lease Structure - Corporately Guaranteed by TSCO - \$24B Market Cap

EXCLUSIVELY MARKETED BY:

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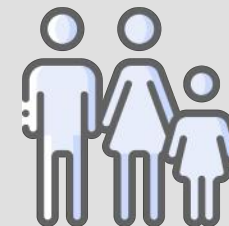
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$318,999
Rent Per SF:	\$16.70
Rent Commencement Date:	7/22/2023
Lease Expiration Date:	6/30/2038
Lease Term Remaining:	14+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Tractor Supply Company was Founded in 1938 and is now a Leading Retailer With Annual Revenues of \$7.9B+



Offering Products Necessary to Care for Home, Land, and Animals, TSCO is Especially Popular in Rural Areas



As of March 2020, Tractor Supply Company Operates More Than 1,800 Stores With 33,000 Team Members

PROPERTY DETAILS:

Building Area:	19,097 SF
Land Area:	3.96 AC
Year Built:	2023
Guarantor:	Tractor Supply Co. (NASDAQ: TSCO)
Price Per SF:	\$298.29

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	7/22/2023-6/30/2028	\$319,000	\$16.70	5.60%
Years 6-10	7/1/2028-6/30/2033	\$334,950	\$17.54	5.88%
Years 11-15	7/1/2033-6/30/2038	\$351,698	\$18.42	6.17%
Option 1 (5% Increase)	7/1/2038-6/30/2043	\$369,282	\$19.34	6.48%
Option 2 (5% Increase)	7/1/2043-6/30/2048	\$387,746	\$20.30	6.81%
Option 3 (5% Increase)	7/1/2048-6/30/2053	\$407,134	\$21.32	7.15%
Option 4 (5% Increase)	7/1/2053-6/30/2058	\$427,491	\$22.39	7.50%

RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant shall pay or discharge directly to the applicable taxing authority, all real estate taxes lawfully imposed against the Demised Premises during the Term when due.

INSURANCE

PAID BY **TENANT/LANDLORD**

Commencing on the Acceptance Date, Tenant shall carry and maintain property insurance and commercial general liability insurance insuring the Demised Premises.

Landlord shall carry and maintain, at its sole cost and expense, commercial general liability insurance on an occurrence form.

PARKING & ROOF

PAID BY **LANDLORD**

Parking Lot: Landlord shall maintain the integrity and surface of all paved areas including sealing and striping such that there are no potholes or other conditions that may compromise its utility and safety, and wheel stops.

Roof & Structure: Landlord shall maintain the roof, drains, gutters and downspouts such that the Building remains weather-tight and storm water is directed away from the foundation.

HVAC

PAID BY **TENANT**

Tenant shall at its sole cost and expense maintain, repair and replace the HVAC, electrical and plumbing systems and equipment and all utility lines serving the Building that are within the Building.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	3 Mile	5 Mile	10 Mile
2010 Census	6,272	11,504	24,043
2022 Estimated	6,296	12,019	25,917
2027 Projected	6,333	12,230	26,432

POPULATION GROWTH



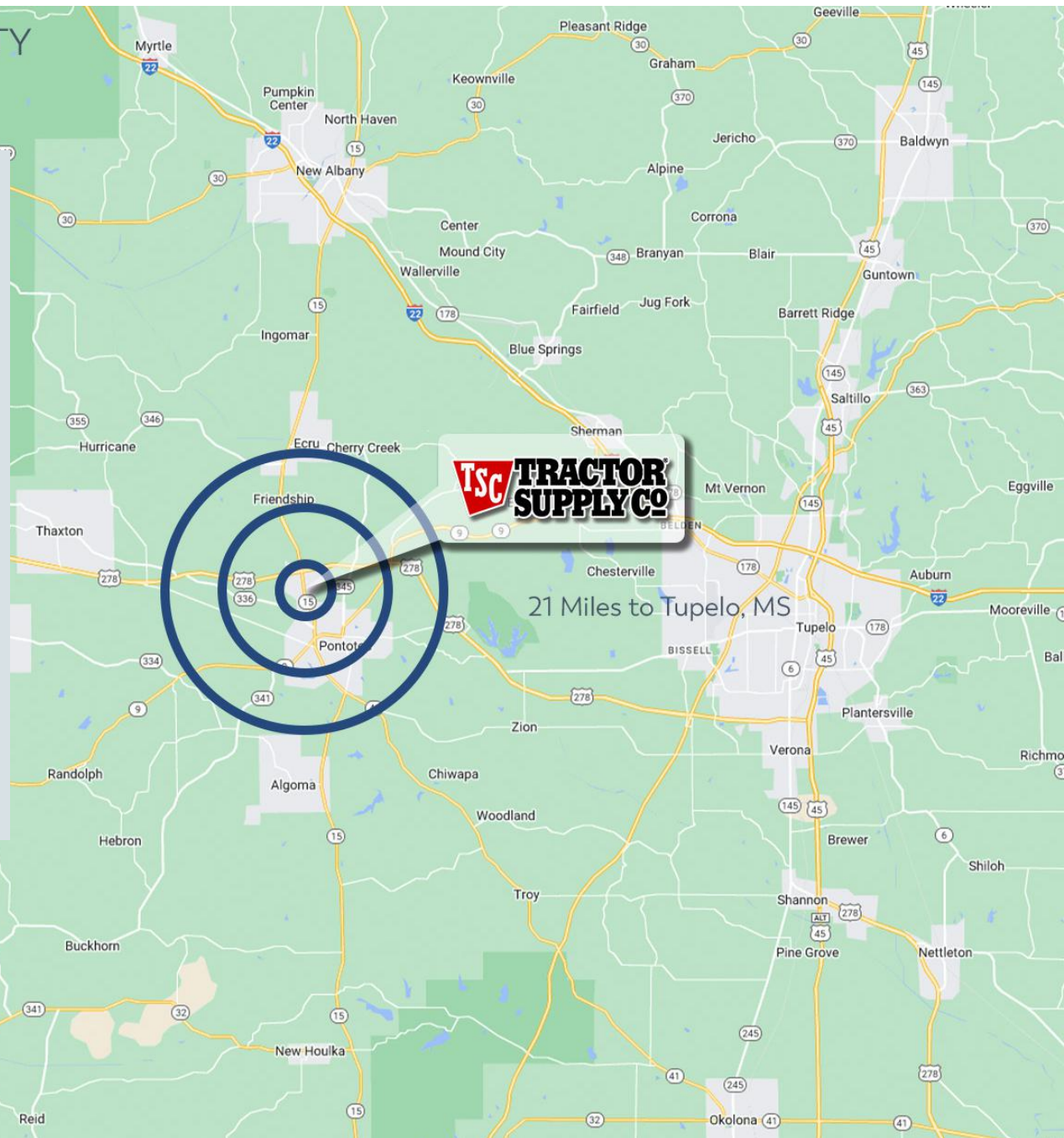
	3 Mile	5 Mile	10 Mile
2010 - 2022	0.38%	4.48%	7.79%
2022 - 2027	0.59%	1.76%	1.99%

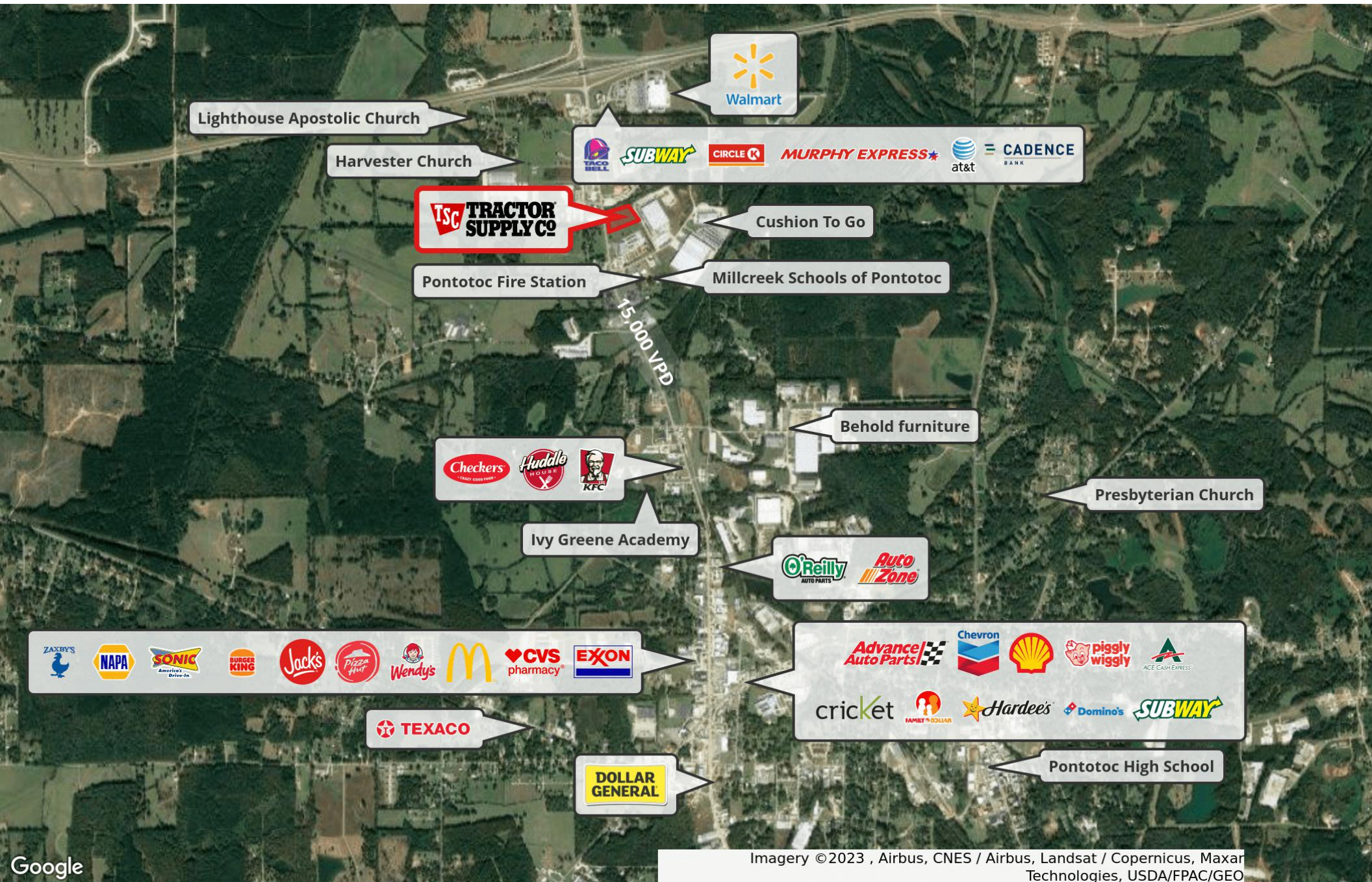
HOUSEHOLD INCOME



	3 Mile	5 Mile	10 Mile
Median	\$54,574	\$54,698	\$55,154
Average	\$73,805	\$71,459	\$72,599

Demographic data provided by CoStar





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Actual Property



Actual Property





Actual Property



Actual Property



**TSC TRACTOR
SUPPLY CO.**



**84 Years
of Success**



**Publicly
Traded Co.**
NASDAQ: TSCO



BBB
S&P Credit
Rating



\$24.43B
Market Cap



2,000+
Locations

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Actual Property

RINITY

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Actual Property