



Multi-tenant Medical Sale Leaseback Opportunity

2408 S Lamar Blvd | Oxford, Mississippi

Offering Price
\$3,855,172
Cap Rate 7.25%



- ⌘ Approximately 11,180 sq. ft.* medical sale leaseback opportunity
- ⌘ Multi-tenant medical
- ⌘ 5-year NNN lease with 3% Annual Increases
- ⌘ Property is located in the heart of Oxford's Medical District
- ⌘ ~0.25 Mile from brand new Baptist Hospital main entrance
- ⌘ Landlord only responsible for foundation & load-bearing structure



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Healthcare Real Estate

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Disclaimer.....	3
Executive Summary.....	4
Tenant Details.....	5
Financial Summary.....	6
Interior Property Images.....	7
Points of Interest.....	8
Market: Oxford, MS.....	9
Contacts.....	10
Deal Team.....	11

Disclaimer/Terms of Use for Offering Memorandum: 2408 S Lamar Blvd | Oxford, MS

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Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. **By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.**

Executive Summary:

Randall Commercial Group, LLC is pleased to offer this 11,180 square foot* medical office building for sale as a NNN sale leaseback investment opportunity. The subject property is exceptionally located in the heart of Oxford's Medical District and ~0.25 mile from the brand new \$300M Baptist Hospital. The tenants are very well established practices serving the Oxford area. The Seller will execute a 5- year NNN lease at closing with 3% annual escalations.



Offering Terms:

- ⌘ Offering Price — \$3,855,172
- ⌘ Based on 7.25% Cap Rate
- ⌘ 11,180 SF*
- ⌘ 2408 South Lamar Boulevard, Oxford, MS 38655
- ⌘ 5-year lease, commencing at closing
- ⌘ Five (5) - Two (2) year options
- ⌘ 3% Annual Escalations During Primary Term and Renewal Options
- ⌘ NNN Multi-tenant Investment Opportunity
- ⌘ Landlord Only Responsible for Foundation and Loadbearing Structure

**Owner provided data*





We provide specialized dentistry for children in a fun, kid-friendly environment where every child is treated as if one of our own. As a board certified pediatric dentist, Dr. Perkins focuses on preventive and restorative care to help each child have a healthy smile that will last a lifetime.

Serving infants, children, adolescents, and teenagers in Oxford, MS and surrounding areas. Our state-of-the-art dental clinic was designed with kids in mind and built entirely around the idea of making your child's visit to the dentist a fun and encouraging experience!



GO Orthodontics has maintained its reputation for excellence in family orthodontic care and customer service since 1976. Everything we do is for our patients and their comfort. You will notice the difference as soon as you meet us.

When you step into our office for your complimentary consultation, you will be warmly greeted like a member of our family. Our team will inform you of all of the options that will fit with your desired care path and we will create a unique treatment plan based on your oral health, budget, lifestyle, and smile wishes. We will provide you with the information you need about treatment options and answer your questions and concerns. If challenges or issues do occur, we want to know. We are here to serve you. This is your treatment, your oral health, your smile.



Our goal is to provide you with exceptional dental implant and periodontal care. To us this means:

We take the time to fully understand your dental needs and concerns.

We look at your overall situation to ensure an aesthetic, as well as functional, outcome.

We fully discuss your condition and all options for treatment so you can make an informed decision.

We research the latest techniques and equipment, incorporating those that are proven to provide you with the best results and least discomfort.

After active treatment, we will help you to maintain your oral health and appearance.

Pro Forma	Annual (\$)	Leased \$/Sq. Ft.
Revenue		
Projected Income	\$279,500	\$25.00
Less: Vacancy Factor (100% occupied)	(\$0.00)	(\$0.00)
Effective Gross Income (EGI)	\$279,500	\$25.00
Operating Expenses		
Operating Expenses	\$0.00	\$0.00
Less: Total Operating Expenses	(\$0.00)	(\$0.00)
Net Operating Income	\$279,500	\$25.00
Capitalization Rate	7.25%	
Offering Price	\$3,855,172	

Lease Terms

- ✧ Master Tenant: PGP Investments, LLC
- ✧ Lease Structure: NNN
- ✧ Initial Lease Term: 5 years
- ✧ Rent Increase: 3.00% annually
- ✧ Renewals: Five (5), Two (2) year options (10 years)
- ✧ Renewal Increases: 3.00% Annual
- ✧ Landlord Responsibility: Foundation & Load-bearing Structure
- ✧ Personal Guarantees for the Primary Term





»»» Oxford, Mississippi



Economy:

- ⌘ 81% increase in gross retail sales from 2003 to 2013 in Oxford City Limits
- ⌘ 11.44% increase in Bank Deposits in Oxford City Limits since 2009
- ⌘ 43.36% increase in Oxford's population from 2000 to 2013
- ⌘ 35% increase in Ole Miss's Oxford Campus enrollment from 2008 to 2013
- ⌘ 74% increase in # of students entering 1st grade compared to students entering 12th grade in Oxford School District
- ⌘ Median Home & Condo Price: \$221,114.00

Education:

- ⌘ University of Mississippi
- ⌘ Northwest Community College
- ⌘ Oxford School District
- ⌘ Lafayette County School District

Transportation:

- ⌘ Highway 6
- ⌘ Highway 7
- ⌘ 77 miles from Memphis International Airport
- ⌘ 160 miles North of Jackson, MS

Tourism:

- ⌘ Home of The University of Mississippi - Ole Miss: Total Enrollment - 20,827 students
- ⌘ Historic Downtown Square
- ⌘ Home to American Author William Faulkner's - Rowan Oak
- ⌘ University of Mississippi's Museum

Contact Information

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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our “client first” mantra, we have built meaningful client relationships that provide us a thorough understanding of each client’s particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*

Elizabeth J. Randall, CCIM | President

Elizabeth serves as President and Principal Broker of Randall Commercial Group, LLC. She is involved with every deal and every client in which the company is engaged. In addition to overseeing the firm's deals, she also directs the firm's proprietary research and analytics efforts to identify opportunities.

Elizabeth started her career in New York City as a risk analyst on a mergers and acquisitions team for private equity clients where she focused on the liability side of transactions. She worked as a stock analyst researching healthcare and consumer staples stocks, gaining experience with investment analysis and economic forecasting. Further pursuing investment research and asset allocation, she worked as a global real estate specialist focusing on publicly traded real estate investment trusts (REITs) and real estate limited partnerships, where she developed an understanding for the dynamics of global real estate and credit markets. She holds Bloomberg Financial Product Certifications in equity and fixed income. She has direct experience with real estate investment properties through her own commercial real estate holding company, Randall Real Estate Investments, LLC. In addition to her work with Randall Commercial Group, Elizabeth is an adjunct instructor of real estate and corporate finance at the University of Mississippi. She is slated to complete her CCIM designation in October of 2015.

Elizabeth graduated from the University of Mississippi Cum Laude with an M.B.A. She also received a B.B.A from Ole Miss double majoring in Managerial Finance and Banking with an emphasis in Real Estate. As an undergraduate, she was the recipient of the Swayze Award from the Mississippi Young Bankers' Association. She is currently pursuing a Certificate in Real Estate Investment and Finance from New York University.

R. Coleman Morrison, CCIM | Associate Broker

R. "Coleman" Morrison has been an associate broker with Randall Commercial Group, LLC since 2010. Coleman is heavily involved with investment property brokerage and analysis, multifamily/student housing research, landlord & tenant representation of various property types, marketing, and market research. He is currently licensed in Mississippi, Tennessee, Alabama, and Louisiana. Coleman has also completed his coveted Certified Commercial Investment Member designation (CCIM) which provides real-world education in financial analysis, market analysis, investment analysis, and negotiations. A CCIM (Certified Commercial Investment Member) is a recognized expert in the commercial and investment real estate industry, after successfully completing a designation process that ensures CCIMs are proficient not only in theory, but also in practice.

Coleman graduated from The University of Mississippi School of Business Administration with a B.B.A. majoring in Real Estate Finance and minoring in Management. While at Ole Miss, Coleman was a member of the Ole Miss Real Estate Finance Association.