



Randall Commercial Group, LLC

Investment Real Estate Optimized

www.randallcommercialgroup.com



Addicus Corporate Office | Sale Leaseback

2694 West Oxford Loop, Suite 150 | Oxford, MS 38655 | SEC Market- Ole Miss

\$1,430,700 | 7.00% Cap Rate | 7- Year Absolute NNN Lease | Annual Rental Increases

Strong Tenant with highly visible building located in a growing commercial district right off Jackson Ave in Oxford.

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INVESTMENT HIGHLIGHTS:

Offering Price:	\$1,430,700
Cap Rate:	7.00%
Annual Rent/NOI:	\$100,149 \$20 psf
Building Size:	± 4,769 sq. ft.*
Lease Type:	Absolute NNN

RENT SCHEDULE:

Years	Annual Rent	Rent/SF	Start Date	Increase
1	\$ 100,149.00	\$ 21.00	2020	N/A
2	\$ 101,150.49	\$ 21.21	2021	1%
3	\$ 102,161.99	\$ 21.42	2022	1%
4	\$ 103,183.61	\$ 21.64	2023	1%
5	\$ 104,215.45	\$ 21.85	2024	1%
6	\$ 105,257.61	\$ 22.07	2025	1%
7	\$ 106,310.18	\$ 22.29	2026	1%

*Source: Landlord Provided Data-Site Plan

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LEASE SUMMARY:

- Tenant Entity: Addicus RP, LLC
- NNN Single Tenant Investment Opportunity
- 7-year lease, commencing at closing
- 1% annual rental increases
- Five (5), Five (5) year options
- Guarantor: Personal (Full Initial 7-year term of the lease)
- Absolute NNN Lease

FINANCIAL SUMMARY:

Pro Forma	Annual (\$)	\$/SF
Projected Income:	\$100,149.00	\$21.00
(Less: Vacancy Factor)	(\$0.00)	(\$0.00)
Effective Gross Income	\$100,149.00	\$21.00
(Less: Operating Expenses)	(\$0.00)	(\$0.00)
Net Operating Income:	\$100,149.00	\$21.00

DEMOGRAPHIC HIGHLIGHTS:



± 24,661

Population within a 3-Mile Radius



± 11,785

Households within a 3-Mile Radius



± \$62,996

Ave. Household Income within a 3-Mile Radius

TENANT PROFILE

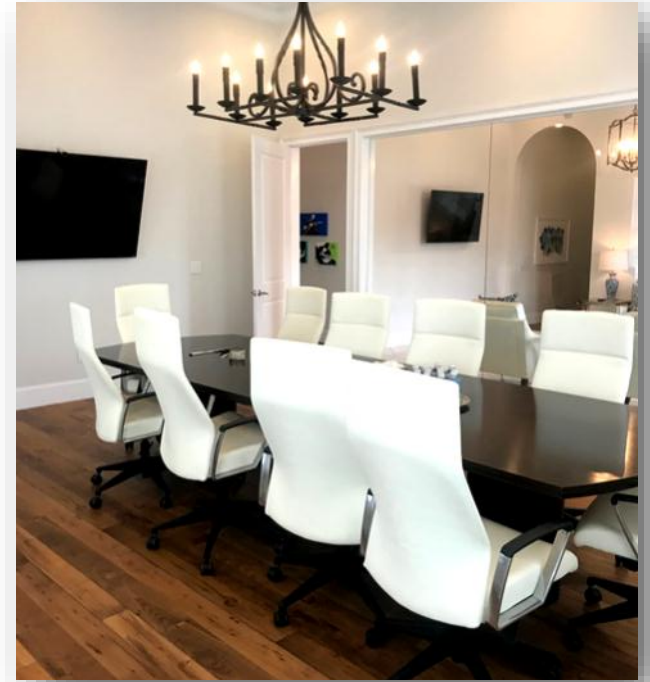
ADDICUS

The staff at Addicus helps establish business enterprise strategy and investment strategy, organize assets, protect assets, mitigate risk, and plan for legacy succession. Their financial strategists, technical analysts, and data managers partner with the client's professional advisors – from CPAs and insurance providers to attorneys and investment advisors – to make every aspect of their client's financial life is pointing to their desired goal. Whether it takes the form of estate planning, account restructuring, tax strategy, capital organization, or wealth protection, the Addicus staff starts with the client's final financial goals in mind and executes until every client's goals are realized.

At Addicus, they do more than give their clients ideas about what to do with their wealth. They bring their client's vision to life. Just as a business has a CFO to bring financial clarity to major decisions, they believe their clients need an advisor and strategist to bring that same clarity to their Personal Financial Enterprise.

<https://weareaddicus.com/>

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BUILDING INFORMATION

Building Size: ± 4,769 sq. ft.*

Condominium Assoc: The Parkway Centre

Building Age 2015**

No. of Stories: One

Construction: Brick veneer facility with a shingled, babbled roof on a concrete slab foundation.



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PROPERTY PHOTOS



PROPERTY PHOTOS



AREA MAP



Property Location

Oxford is a city in, and the county seat of, Lafayette County, Mississippi, United States. Founded in 1837, it was named after the British university city of Oxford and home to the University of Mississippi. Founded in 1848, the University of Mississippi, affectionately known to alumni, students and friends as *Ole Miss*, is Mississippi's flagship university. With more than 24,000 students, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions.

2019 Demos*	1-Mile	3-Mile	5-Mile
Population	4,434	24,661	37,861
Median Age	26.7	23.9	25.7
Avg. HH Income:	\$72,946	\$62,996	\$67,894

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Location Highlights:

- Rated #1 on Kiplinger's "10 Great College Towns to Retire To"
- Highest growth rate in the State of Mississippi since 2010
- Featured in the Walton Family Foundation Fellow's May 2018 *Micropolitan Success Stores from the Heartland*.
- Home to the University of Mississippi (Ole Miss)
- Ole Miss offers 14 graduate programs ranked in the top 100 among public institutions—*US News & World Report*
- Ranked #1 in Best Beautiful College Campus by USA Today (2016)
- Patterson School of Accounting ranked #8 by The Journal of Public Accounting Report



NET LEASE GROUP

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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.