



FOR SALE
PARKSIDE PLAZA

946 N 16TH AVENUE, LAUREL, MISSISSIPPI 39440



retail SPECIALISTS

OFFERING SUMMARY

EXECUTIVE SUMMARY

Retail Specialists, LLC is pleased to present Parkside Plaza Shopping Center:

Name	Parkside Plaza Shopping Center		
Address	946 N 16th Avenue		
Market	Laurel, MS		
Anchor Tenants	SF	Lease Exp	Rent
Roses Market	50,100	4/11/18	\$ 137,505
Good Samaritan	23,800	12/31/17	\$ 120,240
PetSense	10,400	3/31/21	\$ 93,080
Tuesday Morning	9,488	1/31/20	\$ 67,767
Total Offering GLA	112,436 SF		
Total Land Size	10.53 AC		
Occupancy	100%		
Year Delivered (Renovated)	1972 (1978, 2010)		
NOI	\$ 495,630.32		
Asking Price (9% CAP)	\$ 5,510,000		

EXPENSES

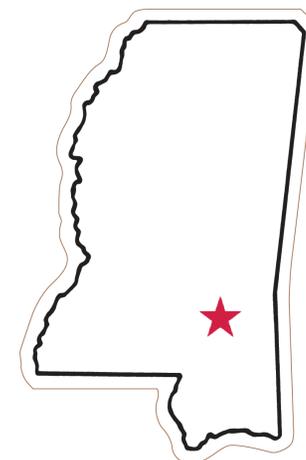
Property Taxes	\$ 61,000
Property Insurance	\$ 25,000
Common Area Maintenance	\$ 48,000
Property Management (4% EGI)	\$ 23,814
TOTAL	\$ 157,814

Parkside Plaza Overview:

Parkside Plaza is a 112,436 SF retail center situated on 10.53 acres with an asking CAP rate of 9% on current income. The center is fully occupied with Roses (anchor) paying percentage rent.

Laurel is located in one of southeastern Mississippi's fastest growing areas with major employers including Howard Industries, Sanderson Farms, Masonite International and Family Health Center. The town's Central Historic District is the state's largest, finest and most intact ensembles of early 20th century architectural style. Add to this tourist draw the internationally recognized Lauren Rogers Museum of Art, Mississippi's oldest art museum filled with spectacular collections, the dynamic 145-acre Sportsplex, a wealth of outdoor recreation opportunities and a year-round schedule of festivals and special events.

This asset is ideal for someone interested in a great return on investment on a stable property in a growing market with huge upside potential.



TENANT OVERVIEW

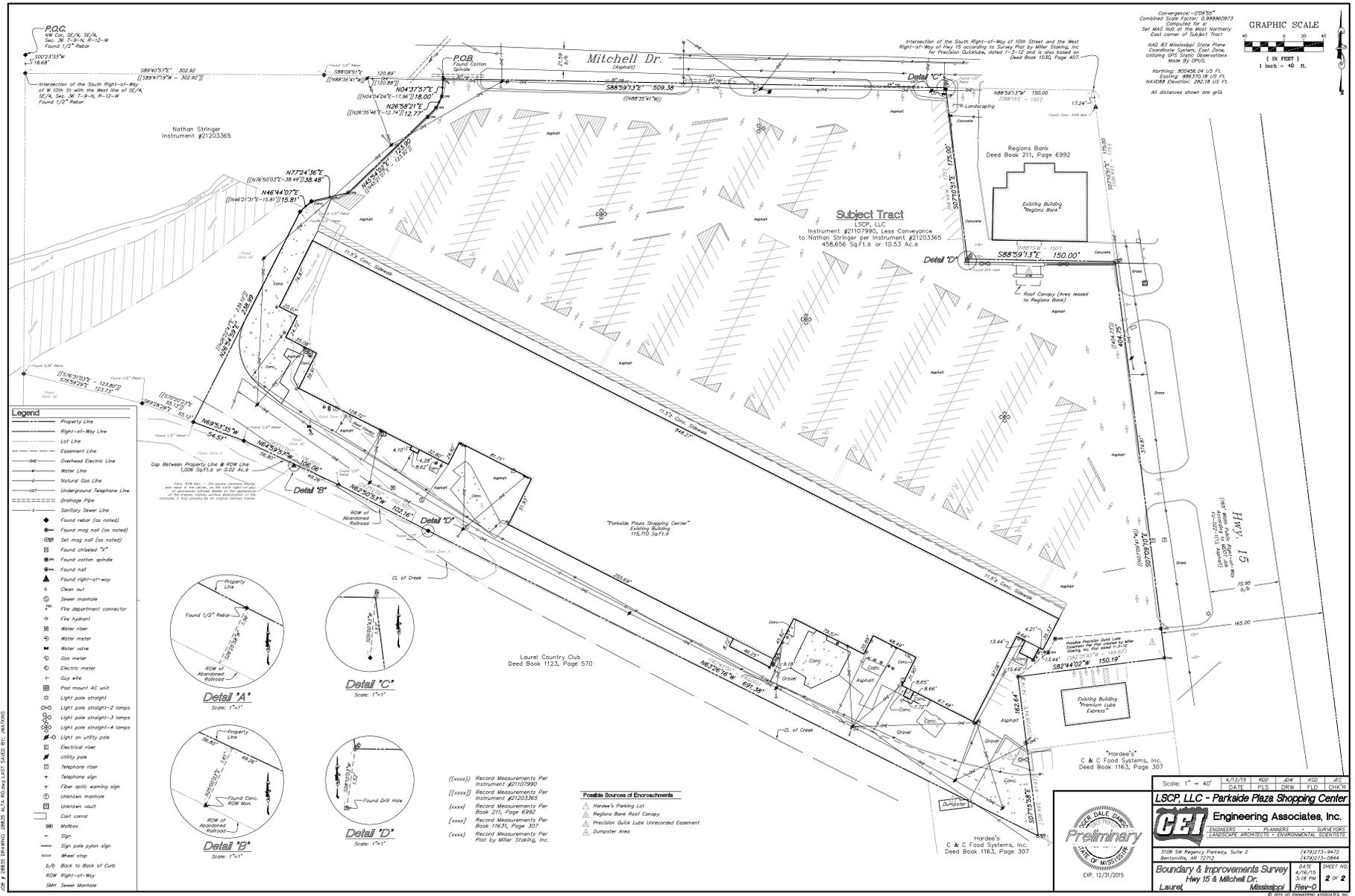
NO.	TENANT	SF	EXP.	ANNUAL RATE
1	Regions	N/A	5/30/23	\$ 12,000
2	Connected Office Pro	3,500	1/31/19	\$ 20,196
3	Good Samaritan Center	23,800	12/31/17	\$ 120,240
4	The Hair Clinic	1,400	2/28/19	\$ 9,162
5	Little Ceasars	1,050	1/31/18	\$ 16,758
6	Medical Response Institute	1,500	10/31/18	\$ 8,580
7	Merle Norman	1,600	9/30/17	\$ 10,500
8	Roses	50,100	4/11/18	\$ 137,505
9	PetSense	10,400	3/31/21	\$ 93,080
10	Sally Beauty Supply	2,500	8/31/21	\$ 33,396
11	Sound Insurance	1,000	9/30/17	\$ 9,900
12	Taylor's Sewing Center	1,600	2/28/18	\$ 11,880
13	Tuesday Morning	9,488	1/31/20	\$ 67,767
14	World Finance Company	2,500	6/30/20	\$ 30,000
15	Thigpen Bail Bonds	600	1/31/18	\$ 4,200
16	Allison Everett	400	11/30/17	\$ 3,000
OUT	Smoothie King	998	8/31/27	\$ 60,500
OUT	Kim's Toyota	N/A	MTM	\$ 7,200
Total Offering GLA		112,436		
% Occupied		100%		



TENANT OVERVIEW

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>	<u>ANNUAL BASE RENT</u>	<u>ANNUAL GROSS RENT</u>	<u>MONTHLY RENT</u>	<u>MONTHLY CAM</u>	<u>MONTHLY TAX</u>	<u>MONTHLY INS</u>	<u>MONTHLY TOTAL</u>	<u>ANNUAL NNN</u>	<u>LEASE TO</u>
1LA-1	Regions Bank (Ground Lease)	-	\$ 12,000.00	\$ 12,000.00	\$ 1,000.00				\$ 1,000.00	\$ -	5/30/2023
1LA-10	Sally Beauty Supply	2,500	\$ 32,496.00	\$ 33,396.00	\$ 2,708.00	\$ 75.00			\$ 2,783.00	\$ 900.00	8/31/2021
1LA-11	Sound Insurance	1,000	\$ 9,900.00	\$ 9,900.00	\$ 825.00				\$ 825.00	\$ -	9/30/2017
1LA-12	Taylor's Sewing Center	1,600	\$ 11,880.00	\$ 11,880.00	\$ 990.00				\$ 990.00	\$ -	2/28/2018
1LA-13	Tuesday Monring	9,488	\$ 67,767.72	\$ 67,767.72	\$ 5,647.31				\$ 5,647.31	\$ -	1/31/2020
1LA-14	World Finance Company	2,500	\$ 30,000.00	\$ 30,000.00	\$ 2,500.00				\$ 2,500.00	\$ -	6/30/2020
1LA-15	Thigpen Bail Bonding Agency	600	\$ 4,200.00	\$ 4,200.00	\$ 350.00				\$ 350.00	\$ -	1/31/2018
1LA-16	Alison Everett	400	\$ 3,000.00	\$ 3,000.00	\$ 250.00				\$ 250.00	\$ -	11/30/2017
1LA-2	Connected Office Pro	3,500	\$ 20,196.00	\$ 20,196.00	\$ 1,683.00				\$ 1,683.00	\$ -	1/31/2019
1LA-3	Good Samaritan	23,800	\$ 83,340.00	\$ 120,240.00	\$ 6,945.00	\$ 1,886.00	\$ 793.00	\$ 396.00	\$ 10,020.00	\$ 36,900.00	12/31/2017
1LA-4	The Hair Clinic	1,400	\$ 8,262.00	\$ 9,162.00	\$ 688.50	\$ 75.00			\$ 763.50	\$ 900.00	2/28/2019
1LA-5	Little Ceasars	1,050	\$ 15,750.00	\$ 16,758.12	\$ 1,312.50	\$ 65.63		\$ 18.38	\$ 1,396.51	\$ 1,008.12	1/31/2018
1LA-6	Medical Response Institute	1,500	\$ 8,580.00	\$ 8,580.00	\$ 715.00				\$ 715.00	\$ -	10/31/2018
1LA-7	Merle Norman	1,600	\$ 10,500.00	\$ 10,500.00	\$ 875.00				\$ 875.00	\$ -	9/30/2017
1LA-8	Roses	50,100	\$ 135,000.00	\$ 137,505.00	\$ 11,250.00	\$ 208.75			\$ 11,458.75	\$ 2,505.00	4/11/2018
1LA-9	Petsense	10,400	\$ 83,199.96	\$ 93,080.04	\$ 6,933.33	\$ 216.67	\$ 390.00	\$ 216.67	\$ 7,756.67	\$ 9,880.08	3/31/2021
1LA-PARK	Kim's Toyota (Parking Lease)	-	\$ 7,200.00	\$ 7,200.00	\$ 600.00				\$ 600.00	\$ -	MTM
1LA-17	Smoothie King (New B-T-S)	998	\$ 60,500.04	\$ 60,500.04	\$ 5,041.67				\$ 5,041.67	\$ -	8/31/2027
TOTAL		112,436	\$ 603,771.72	\$ 655,864.92	\$ 50,314.31	\$ 2,527.05	\$ 1,183.00	\$ 631.05	\$ 54,655.41	\$ 52,093.20	

PROPERTY SURVEY

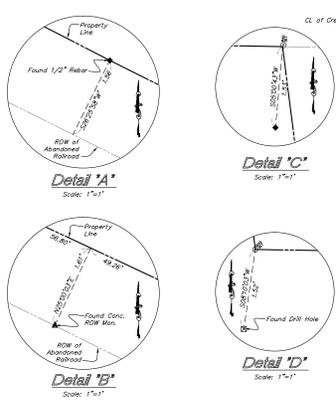


JOB # 28255 DRAWING 28255 ALTA BOUND LAST DATED BY: JMK/MS

Convergence = 0.7936"
 Combined Scale Factor: 0.99980973
 Computed for:
 Set MAD Half of the Most Northerly
 East corner of Subject Tract
 NAD 83 Mississippi State Plane
 Coordinate System, East Zone,
 Utilizing GPS Static Observations
 Mode BY 9025
 Northing: 820426.04 US Ft.
 Easting: 866370.18 US Ft.
 MGS688 Elevation: 382.12 US Ft.
 All distances shown are grid.

GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 inch = 40 ft.

- Legend**
- Property Line
 - Right-of-Way Line
 - Lot Line
 - Easement Line
 - Overhead Electric Line
 - Water Line
 - Natural Gas Line
 - Underground Telephone Line
 - Drainage Pipe
 - Sanitary Sewer Line
 - Found rebar (as noted)
 - Found mag nail (as noted)
 - Set mag nail (as noted)
 - Found chiseled "S"
 - Found cast iron spike
 - Found nail
 - Found right-of-way
 - Clean out
 - Sewer manhole
 - Fire department connector
 - The septic tank
 - Water riser
 - Water meter
 - Water valve
 - Gas meter
 - Electric meter
 - Guy wire
 - Post mount AC unit
 - Light pole straight
 - Light pole straight-2 lamps
 - Light pole straight-3 lamps
 - Light pole straight-4 lamps
 - Light on utility pole
 - Electrical riser
 - Utility pole
 - Telephone riser
 - Telephone sign
 - Fiber optic warning sign
 - Concrete manhole
 - Unknown vault
 - Cart corral
 - Melbor
 - Sign
 - Sign pole nylon sign
 - Wheel stop
 - B/A Back to Back of Curb
 - ROW Right-of-Way
 - SMW Sewer Manhole



(xxxx) Record Measurements Per Instrument #2102900
 (xxxx) Record Measurements Per Instrument #2103365
 (xxxx) Record Measurements Per Book 211, Page 6992
 (xxxx) Record Measurements Per Book 11631, Page 307
 (xxxx) Record Measurements Per Plot by Miller Staking, Inc.

- Possible Sources of Encroachments**
- ▲ Hordee's Parking Lot
 - ▲ Regions Bank Roof Canopy
 - ▲ Precision Quick Lube Unrecorded Easement
 - ▲ Dumpster Area



Scale: 1" = 40'	4/23/15	ROD	JDW	RJD	JMK
DATE	PLS	DRW	PLO	CHK'D	
LSCP LLC - Parkade Plaza Shopping Center					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 SW Regency Parkway, Suite 2 Baton Rouge, LA 70812			(478) 273-9472 (478) 273-0844		
Boundary & Improvements Survey Hwy 16 & Mitchell Dr.			DATE: 4/16/15 SHEET NO: 2 of 2		
Laurel, Mississippi			Rev-D		

SITE AERIAL



NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NO LIABILITY FOR ERROR OR OMISSIONS.



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