



Randall Commercial Group, LLC

Investment Real Estate Optimized

www.randallcommercialgroup.com



No Time 2 Cook (Industrial Kitchen & Home Office)

**6 County Road 1014 | Oxford, Mississippi 38655 | SEC Market—*Ole Miss*
\$890,000 | 7.50% Cap Rate | 5-Year Absolute NNN Lease | Sale Leaseback**

Disclaimer/Terms of Use for Offering Memorandum: 6 County Road 1014 | Oxford, MS 38655

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INVESTMENT HIGHLIGHTS:

Offering Price:	\$890,000
Cap Rate:	7.50%
Annual Rent/NOI:	\$66,750 \$15 psf
Building Size:	± 4,450 sq. ft.*
Lot Size:	± 0.34 acres*
Lease Type:	Absolute NNN

RENT SCHEDULE:

Years	Annual Rent	Rent/SF	Start Date	Increase
1	\$66,750.00	\$15.00	2020	N/A
2	\$67,417.50	\$15.15	2021	1%
3	\$68,091.68	\$15.30	2022	1%
4	\$68,772.59	\$15.45	2023	1%
5	\$69,460.32	\$15.61	2024	1%

*Source: Appraisal

LEASE SUMMARY:

- Tenant Entity: No Time 2 Cook, LLC
- Absolute NNN Investment Opportunity
- 5-year lease, commencing at closing
- Five (5), Five (5) year options
- 1% Annual Rent Increase
- Guarantor: Personal (Full Initial 5-year term of the lease)

FINANCIAL SUMMARY:

Pro Forma	Annual (\$)	\$/SF
Projected Income:	\$66,750	\$15.00
(Less: Vacancy Factor)	(\$0.00)	(\$0.00)
Effective Gross Income	\$66,750	\$15.00
(Less: Operating Expenses)	(\$0.00)	(\$0.00)
Net Operating Income:	\$66,750	\$15.00

DEMOGRAPHIC HIGHLIGHTS:



± 20,775

Population within a
3-Mile Radius



± 6,673

Households within a
3-Mile Radius



± \$72,011

Ave. Household Income
within a 3-Mile Radius

TENANT PROFILE

No Time 2 Cook is a rapidly growing meal production company based out of Oxford, MS. The Company began preparing, freezing, and selling Cajun and Southern inspired dishes at local farmers markets in the greater Oxford, Mississippi area in 2005. Today, No Time 2 Cook's products can be found in over 600 Kroger, Walmart, and independent retailers throughout the country. The company also sells its products directly to consumers online. From their founder Karen's Chicken Pie to her mama's Chicken and Dressing, each No Time 2 Cook dish is cooked from scratch using whole food ingredients.

PRODUCTS



Along with offering signature entrees, No Time 2 Cook provides customers several sides and meal bases with instructions to help prepare meals at home. Recently, No Time 2 Cook launched a weekday lunch catering service for area Corporations.



<https://www.notime2cook.com/>



BUILDING INFORMATION

Building Size:	± 4,450 sq. ft.*
Lot Size:	± 0.34 acres*
Building Age	2010
No. of Stories:	One
Construction:	Metal building on concrete slab foundation

**Owner-provided data*

KEY FEATURES

Offices & Bathrooms

- 4 Private Offices
- USDA Office
- 2 Private Restrooms

Kitchens & Freezers

- Commercial Catering Kitchen
- Commercial Production Kitchen
- Gelato Production Kitchen
- Commercial Freezer
- Commercial Refrigerator

Other Features

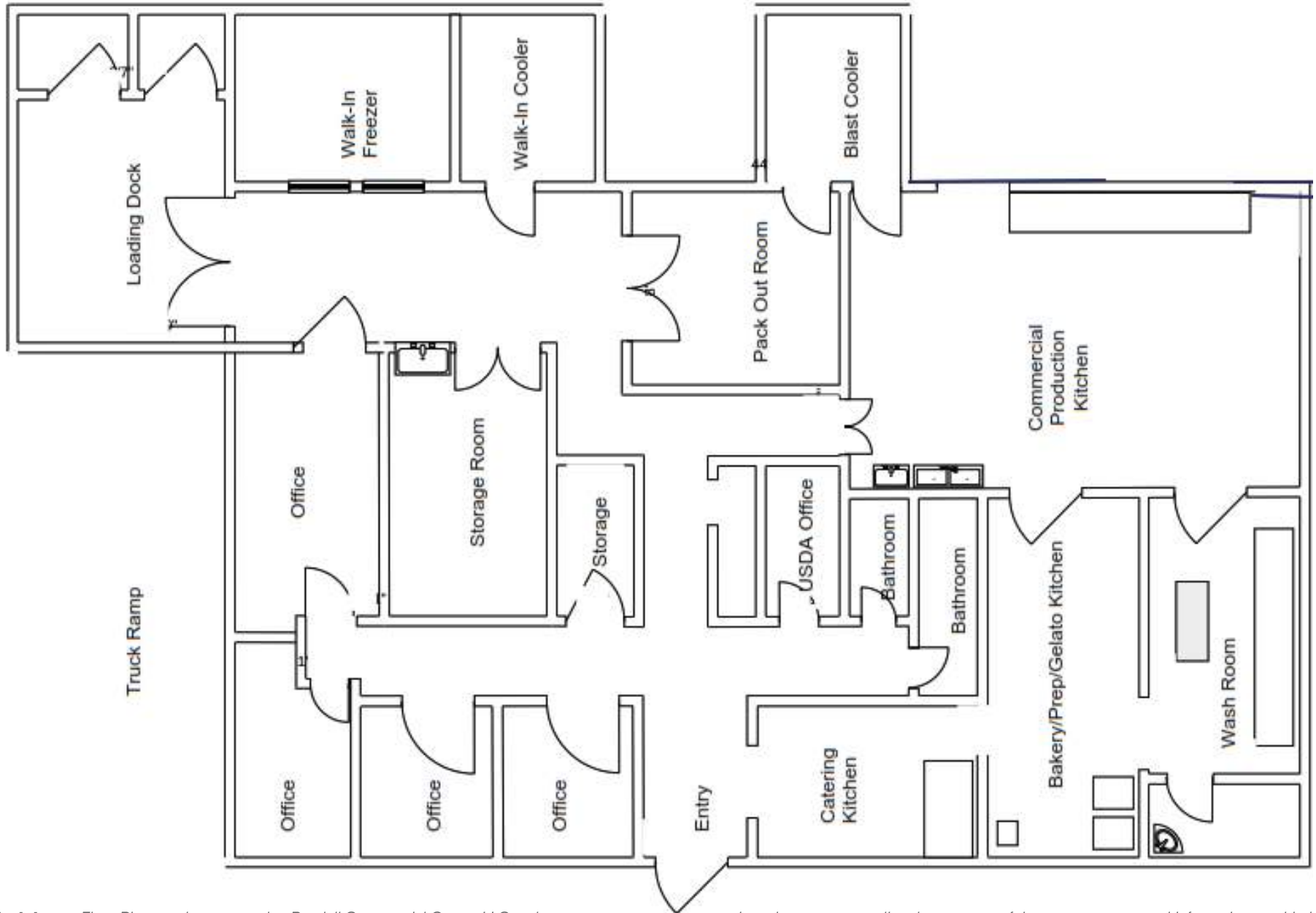
- Large Dry Storage Room
- Chilled Packing Room
- Shared Wash Room for Dishes
- Air Line System throughout Commercial Kitchen



BUILDING INTERIOR PICTURES



FLOOR PLAN



Important Disclaimer: Floor Plan not drawn to scale. Randall Commercial Group, LLC makes no warranty or representation whatsoever regarding the accuracy of the measurements and information provided herein. This drawing is for reference purposes only and all existing conditions should be field verified.

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AERIAL - OXFORD



1 mile



7



3 miles



FOOD INDUSTRY | OXFORD, MS



FOOD INDUSTRY OVERVIEW—OXFORD, MS

Recently, Southern Living added the “Best Food Towns” category to its “South’s Best” reader survey, and Oxford, MS took the crown. The magazine noted well-known chef John Currence who owns four restaurants – Big Bad Breakfast, City Grocery, Boure, and Snackbar – in the city.

Source: clarionledger.com

Oxford’s food scene is wowing critics. Saint Leo, an Italian restaurant on the square, was a 2017 James Beard Award semifinalist for the nation’s Best New Restaurant, and John Currence, a chef/owner at nearby City Grocery, is a six-time James Beard Award nominee and one-time winner. Saint Leo and City Grocery are joined by a growing number of Oxford restaurants offering unexpected twists on Southern fare, plus a local butcher shop grinding beef for what Thrillist calls the “Best Burger in America.”

Source: usatoday.com

MARKET OVERVIEW



OXFORD | LAFAYETTE COUNTY | MISSISSIPPI

Touted as the “Cultural Mecca of the South,” creativity abounds in Oxford as musicians, artists and writers alike find inspiration in Oxford’s rich history, small town charm and creative community. Over the years Oxford has also been known for offering exceptional culinary experiences, and as the home of the University of Mississippi and the Ole Miss Rebels, there is always something to immerse yourself in. The City of Oxford is located in Lafayette County in the north central portion of Mississippi.



Population

Area:	w/o Students	w/Students
City Limits	21,909	42,260
Zip Code:	42,670	63,021
County:	55,118	75,469



Population Growth

Area:	% Increase
City Limits (2010–2017);	15.82%
Zip Code (2010–2017):	16.73%
County (2010-2017):	16.40%



Awards & Distinctions

- Home of William Faulkner
- 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 Fellows’ May 2018 *Micropolitan Success Stores from the Heartland.*

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THE UNIVERSITY OF MISSISSIPPI | *Ole Miss*

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. Its 15 academic divisions include a major medical school, nationally recognized schools of accountancy, law and pharmacy, and the Sally McDonnell Barksdale Honors College, renowned for a blend of academic rigor, experiential learning and opportunities for community action.



2017-2018 Enrollment

23,780 students; 20,351 on Oxford campus alone



Enrollment Growth (2012–2017)

- 10.46 %All Campuses (w/ UMMC)
- 18.72% on Oxford Campus
- Enrollment over the last decade up 57.18% (2008–2018)



Awards & Distinctions

- Ole Miss offers 14 graduate programs ranked in the top 100 among public institutions—*US News & World Report*
- #1 in Best Beautiful College Campus by *USA Today* (2016)
- Patterson School of Accounting ranked #8 by *The Journal of Public Accounting Report*



UM Athletics

- Ole Miss ranked #2 nationally in Baseball attendance (2018) - Rebel Grove
- Total revenue for UM Athletics in 2016 was \$110,524,705 ranked 24th among the public institutions and up from \$87,602,519 in 2015—*USA Today*



NET LEASE PRACTICE 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.