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Information below is computer generated. Please pardon the typos.

## 1 Horn Lake, MS 38637



Price	\$5,000,000
Building Size	14,969 SF
Cap Rate	5.86%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Outparcel to a brand new Walmart Supercenter (Opened Jan 27th 2016).Over 10 years remaining on an absolute NNN lease (Zero Landlord Responsibilities)Large 25 acre Shopping center being built across the street Westberry Square 86% growth in Horn Lake over the last 10 years Further growth expected in Horn Lake prompting the Walmart SuperCenter and a 25 acre shopping center being built. Average incomes are over the national average Offered at an attractive cap rate.

## 2 Columbus, MS 39705



Price	\$1,221,037
Building Size	9,100 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

" 13.5 Years Left on Initial Term" 1.5 Miles to Columbus Air Force Base" \$69,641 Average HH Income" All Concrete Parking Area.

## 3 Weir, MS 39772



Price	\$1,092,656
Building Size	9,026 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

" 7.0% CAP Rate" 15 Year Initial Term" Rent Start Date February 8, 2015" 7.3 Miles to Nearest National Retailer" \$44,079 Average HH Income" All Concrete Parking Area.

## 4 Tylertown, MS 39667



Price	\$1,203,453
Building Size	9,180 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

This is a new construction 15 year Family Dollar fee simple absolute NNN lease in Tylertown, MS. The 100% fee simple interest in the underlying land and building is being offered. Six five-year options with 10% increases in rent in year 11 and at each option.

## 5 Jackson, MS 39213



Price	\$1,982,000
Building Size	9,180 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Family Dollar is a RELOCATION of a high volume store across the street. Offers a brand new 15-year Absolute NNN lease with a 10% rental increase in the 11th year, infill location with high drive-by visibility & traffic counts exceed 16,700 CPD.

## 6 McComb, MS 39648



Price	\$1,610,434
Building Size	10,542 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand New, NNN, Dollar General property with a 15-Year Initial Lease Term that commences September 1, 2016. It is a 10,542 SF building on 1.324 acres located in McComb, MS. No landlord responsibilities and is corporately guaranteed by Dollar General Corporation for 15 Years.

## 7 Moss Point, MS 39562



Price	\$1,298,945
Building Size	9,002 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand New, NNN, Dollar General property with a 15-Year Initial Lease Term that commences June 1, 2016. It is a 9,002 SF building on 2.437 acres located in Moss Point, MS. No landlord responsibilities and is corporately guaranteed by Dollar General Corporation for 15 Years.

## 8 Poplarville, MS 39470



Price	\$1,150,000
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Brand New Store, 2015 Construction - 15 Year Absolute NNN Lease, No Landlord Responsibilities - Corporate Guaranteed Lease - 6.75 % Cap Rate - Largest Small Box Retailer - over 12,000 store locations.

## 9 Bay Saint Louis, MS 39520



Price	\$1,218,000
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

- Brand New Store, 2015 Construction - 15 Year Absolute NNN Lease, No Landlord Responsibilities - Corporate Guaranteed Lease - 6.75 % Cap Rate - Largest Small Box Retailer - over 12,000 store locations.

## 10 Nicholson, MS 39463



Price	\$1,215,300
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

- Brand New Store, 2015 Construction - 15 Year Absolute NNN Lease, No Landlord Responsibilities - Corporate Guaranteed Lease - 6.75 % Cap Rate - Largest Small Box Retailer - over 12,000 store locations.

## 11 Cleveland, MS 38732



Price	\$1,543,000
Building Size	9,175 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is located on the southwest corner of South Davis Avenue, also known as U.S. Highway 278, and Lee Street less than a mile east of downtown Cleveland. With an excellent hard corner location, the property is advantaged by outstanding visibility and access along South Davis Avenue, which is a major north-south highway that boasts an annual average daily traffic count of approximately 18,000 vehicles in front of the site. Directly north of the property is a shopping center tenanted by Save-A-Lot, Goody's, and Burkes Outlet. McDonald's and Regions Bank occupy the pad sites on the outskirt of the center. Less than one mile north near the intersection of North Davis Avenue and East Sunflower Road are multiple retail centers anchored by the likes of Walmart and Kroger. Other credible retailers in proximity to the property include Walgreen's, Guaranty Bank & Trust, Sonic Drive-In, Taco Bell, Subway, KFC, and Napa Auto Parts among others. In addition to retailers, there are a number of educational and medical institutions in the immediate area. Less than a mile northeast of the subject property is Bolivar Medical Center, a 165-bed acute care hospital.

## 12 Brandon, MS 39042



Price	\$1,622,000
Building Size	1,787 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Newly remodeled store with strong sales, fresh 15 year sale leaseback, 1% annual bumps. Corporate guarantee from Krystal Co.

## 13 Jackson, MS 39204



Price	\$5,000,000
Building Size	14,650 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

## 14 Jackson, MS 39211



Price	\$3,600,000
Building Size	32,772 SF
Cap Rate	6.72%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Big Lots! is located in Jackson, MS. The subject property is a 32,772 square foot in line single tenant retail building on approximately 2.67 Acres and sits within the 221,127 square foot County Line Plaza Shopping Center which is owned and operated by Brixmor Properties (NYSE: BRX).

## 15 Olive Branch, MS 38654



Price	\$2,224,000
Building Size	2,728 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Hardees in Olive Branch, (Memphis MSA) Mississippi. The offering is a fee simple ownership in a 2,728-square foot double drive thru prototype on a large 1.19 acre site. The site is on an outparcel to Holiday Crossing Shopping Center which is anchored by the Desoto Athletic Club and is across the street from Walgreen's. The site is located at the northwest corner of Hacks Cross and Goodman Road. This signalized intersection is a major thoroughfare in Olive Branch with traffic counts of more than 21,000 vehicles per day. The lease is absolute triple-net in nature with the tenant responsible for taxes, insurance, CAM and all structural components. The term of the lease is 20 years with 10 percent rent increases every five years in the base term and in each of the four five-year options to renew. The tenant and guarantor is Saddle Peak, LLC, a 23-unit operator. The lease also includes a personal guarantee from the manager member of the company.

## 16 Kokomo, MS 39643



Price	\$1,178,844
Building Size	9,026 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Brand New, NNN, Dollar General property with a 15-Year Initial Lease Term that commenced September 23, 2015. It is a 9,026 SF building on 1.38 acres located in Kokomo, MS. No landlord responsibilities and is corporately guaranteed by Dollar General Corporation for 15 Years.

## 17 Biloxi, MS 39532



Price	\$1,344,000
Building Size	9,026 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar general located in Biloxi, Mississippi. The property is leased to Dollar General Corp., under an absolute NNN lease with a corporate guarantee. The subject property was newly constructed in May 2011. The lease term has more than 11 years remaining and the cap rate raises to 7% in April 2016.

## 18 Lucedale, MS 39452



Price	\$1,343,270
Building Size	9,100 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

INVESTMENT HIGHLIGHTS- Absolute NNN Lease Zero Landlord Responsibilities- 15 Year Lease with 14 Years Remaining- Five (5), Five (5) Year Options With 10% Increases at Each- Corporate Guarantee by DG which Carries a BBB- Rating.

## 19 Jackson, MS 39212



Price	\$1,441,078
Building Size	9,100 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

INVESTMENT HIGHLIGHTS- Absolute NNN Lease Zero Landlord Responsibilities- 15 Year Lease with 14 Years Remaining- Five (5), Five (5) Year Options With 10% Increases at Each- Corporate Guarantee by DG which Carries a BBB- Rating.

## 20 Flowood, MS 39232



Price	\$2,207,857
Building Size	7,025 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

7,025 square foot\* retail building occupied by Hometown Medical, LLC for sale as a NNN sale leaseback investment opportunity. This medical retail building is exceptionally located with excellent visibility on Lakeland Drive which is Flowood's main corridor and one of Mississippi's busiest streets with 56,000 average vehicles per day passing along this stretch. The tenant is a very well established business serving the Flowood area's need for home medical supplies and services with this location since 2009 and the original location in Vicksburg since 2002.

## 21 Meridian, MS 39301



Price	\$1,720,800
Building Size	8,353 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is located on the southeast corner of 8th Street and 29th Avenue near downtown Meridian. Convenient access to Interstate 20 (50,000 AADT) is approximately one mile southeast of the site. The northwest parcel of the intersection is occupied by Advance Auto Parts. Less than a mile northeast of the property along 24th avenue is Walgreens, with The Citizens National Bank of Meridian directly across it. A little over a mile west of the property on 8th Street is College Park Shopping Center anchored by Save-A-Lot and Big Lots. CVS Pharmacy, Popeye's, Citizens National Bank, Little Caesars Pizza, and various other local retailers occupy the pad sites and shops within the center. Adjacent to the east of College Park Shopping Center is Meridian Community College, which has over 3,400 students enrolled.

## 22 Diberville, MS 39540



Price	\$12,130,867
Building Size	62,943 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Academy Sports + Outdoors property located at 3750 Sangani Blvd in D' Iberville, Mississippi, immediately north of Biloxi. Academy Sports + Outdoors is operating under a brand new fifteen (15) year base lease term with five (5), five (5) year renewal options. There are scheduled rental increases every five (5) years during the primary term and all renewal options. The lease is NN with minimal Landlord responsibilities. The subject property is located in Lakeview Village, a 150-acre master planned, mixed-use development project in D' Iberville, one of the fastest growing cities in Southern Mississippi. Surrounding national retailers include Wal-Mart, Best Buy, Target, Starbucks, Lowe' s, Chili' s, Target,Kohl' s, Chick-fil-a, PetSmart and many others. The immediate surrounding neighborhoods are also attractive from a demographic and socioeconomic standpoint.

## 23 Bay Saint Louis, MS 39520



Price	Price Not Disclosed
Building Size	9,100 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

All four store locations were completed in 2015 and are leased to Dollar General Corp. Each store is approximately 9,100 sq. ft. situated on a 1.2 to 1.5 acre lot.

## 24 Robinsonville, MS 38664



Price	\$1,542,857
Building Size	6,500 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Robinsonville, also known as Tunica Resorts, is an unincorporated community and census-designated place in northern Tunica County, Mississippi, north of the county seat of Tunica. The community is situated mostly between the Mississippi River and U.S. Route 61. Robinsonville has ranked as high as the third-largest casino-gambling destination in the United States, as measured by gaming revenue, behind Las Vegas, Nevada and Atlantic City, New Jersey. Its casinos attract gamblers mainly from nearby Memphis, but also draw visitors from Mississippi, Tennessee, Arkansas, Alabama, Missouri, Georgia, Illinois and Kentucky.

## 25 West Point, MS 39773



Price	\$1,386,000
Building Size	3,565 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

3,565-square foot freestanding Hardee's Restaurant with a drivethru. The subject property is located along Highway 45 South in the city of West Point, Mississippi. There are currently eight and a half years remaining on a recent lease extension. The lease calls for fixed increases every five years including option periods. The tenant, Flagstar Enterprises, Inc. is a wholly owned subsidiary of CKE Restaurants, Inc. At the time of it's purchase in 1998, Flagstar was the largest Hardee's franchisee operating 557 units primarily in the southeast. Neighboring national retailers include McDonald's, CVS, Subway, Sonic, and many others. Supportive single family residences lie primarily to the North and East.

## 26 Jackson, MS 39204



Price	\$3,517,929
Building Size	2,716 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Single Tenant Investment.

## 27 Flowood, MS 39232



Price	\$1,110,304
Building Size	2,260 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Single Tenant Investment.

## 28 Winona, MS 38967



Price	\$1,359,420
Building Size	2,582 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Single Tenant Investment.



## 29 Carriere, MS 39426



Price	\$1,072,000
Building Size	9,026 SF
Cap Rate	6.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

- Brand New Store, 2015 Construction - 15 Year Absolute NNN Lease, No Landlord Responsibilities - Corporate Guaranteed Lease - 6.75 % Cap Rate - Largest Small Box Retailer - over 12,000 store locations.

## 30 Hattiesburg, MS 39401



Price	\$1,179,000
Building Size	2,702 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

New absolute NNN sale leaseback. 15 year lease with 1% annual bumps. Corporate guarantee from the Krystal Co. (354 Units). Newly remodeled. High volume location.

## 31 Bogue Chitto, MS 39629



Price	\$1,332,784
Building Size	9,198 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

1.254 acre tract of land with 9,198 square feet of improvements net leased to Dollar General corporate. 15-year lease term with 25 years in extension options (5 year increments). Lease is ABSOLUTE NET. Tenant pays for all taxes, insurance, and maintenance.

## 32 Benton, MS 39040



Price	\$1,210,680
Building Size	9,208 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

1.309 acre tract of land with 9,208 square feet of improvements net leased to Dollar General corporate. 15 year lease term with an additional 25 years in lease extension options (in 5 year increments). The lease is ABSOLUTE NET. Tenant pays for all taxes, insurance, and maintenance.



## 33 Maben, MS 39750



Price	\$1,279,637
Building Size	9,186 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

1.805 tract of land with 9,186 square feet of improvements net leased to Dollar General corporate. 15-year lease term with 25 additional years in extension options (5 year increments). The lease is ABSOLUTE NET. Tenant pays for all taxes, insurance, and maintenance.

## 34 Buckatunna, MS 39322



Price	\$1,325,824
Building Size	9,178 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

1.166 acre tract of land with 9,178 square feet of improvements net leased to Dollar General corporate. 15-year lease term with 25 additional years in extension options (in 5-year increments). Lease is ABSOLUTE NET. Tenant pays for all taxes, insurance, and maintenance on the Property.

## 35 Summit, MS 39666



Price	\$1,222,210
Building Size	9,026 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

INVESTMENT HIGHLIGHTS- Absolute NNN Lease Zero Landlord Responsibilities- 15 Year Lease with 13 Years Remaining- Rare 3% Rent Increase in Year 11-Five (5), Five (5) Year Options With 10% Increases at Each- Corporate Guarantee by DG which Carries a BBB- Rating.

## 36 Tupelo, MS 38801



Price	\$1,400,000
Building Size	1,650 SF
Cap Rate	5.53%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

" New 10 Year NN Lease - SBUX S&P Rated A-" 10% Rent Increases Every Five Years" Ample Customer Parking & Drive-Thru" Located Along Main Retail Corridor" Daily Traffic Count Exceeds 25,000 Cars Per Day" Other Retailers Nearby: Wendy's, McDonald's, Walmart, AT&T, Big Lots, Dollar General, and KFC.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.