



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



ORTHOPEDIC & PHYSICAL THERAPY | MEDICAL SALE LEASEBACK

FOR SALE // \$2,170,518 // 6.5% CAP RATE //

HERNANDO, MS SPECIALTY MEDICAL CLINIC | MEMPHIS, TN MSA

PRESENTED BY //

PORT CAMPANY

662.638.0730

PCAMPANY@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers 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.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	\$2,170,518
NET OPERATING INCOME:	\$141,083.67
YR1 CAP RATE:	6.5%
BUILDING SIZE:	7,300 SF
LOT SIZE:	0.923 Acres
PROPERTY ADDRESS	2018 Mcingvale Road
CITY, STATE, ZIP:	Hernando, MS 38632
3 MILE POPULATION:	17,687

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to present a high-end medical office building sale leaseback opportunity in the growing Hernando, MS market. Occupied by Oxford Orthopaedics & Sports Medicine and Endurance Physical Therapy, this strategically positioned building featuring two essential & complimentary tenants is located directly across the street from Hernando High and Middle Schools and within proximity to regional and national tenants and congruent medical practices.

The seller will execute a 7-year NNN lease at closing with 1% annual increases and two (2), five (5) year options.

PROPERTY HIGHLIGHTS

- NNN Medical Sale Leaseback Opportunity
- Sellers to install new roof
- Strong Complementary Medical Tenants | Essential Businesses
- Significant Population Growth (243% since 1990 in DeSoto County)
- Personal Guaranty
- Excellent Visibility and Traffic Counts on Mcingvale Road
- Close proximity to complementary regional and national tenants

LEASE SUMMARY

TENANT:	Luminous Properties, LLC
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	7 Years
ANNUAL RENT:	\$141,083.67
RENT PSF:	\$19.33
RENT COMM. DATE:	At Closing
RENEWAL OPTIONS:	Two (2), Five (5) Year Options
RENT BUMPS:	1.00% Annually
LEASE GUARANTOR:	Personal (Full Initial Lease Term)
LANDLORD RESPONSIBILITIES:	Foundation and Roof



AERIAL MAP



Walmart
Save money. Live better.

TACO BELL
KFC

Hampton
by HILTON

AFFORDABLE
Urgent Care CLINIC

RedMed
Urgent Clinic

Domino's
Pizza

Walgreens

GATEWAY
BIKE & SERVICE CENTER

McIngvale Road
~8,300 VPD
2019 MDOT Study

**New 10,500 SF 10-
Classroom Building**

~1,200 Students | 44 acre Campus
Large Expansion Underway



HERNANDO
HIGH SCHOOL

#2 high school
In MS
Source:
DeSoto County Schools

AERIAL MAP



~1,200 Students | 44 acre Campus
Large Expansion Underway



HERNANDO
HIGH SCHOOL

#2 high school
In MS
Source:
DeSoto County Schools

I-55

~86,000 VPD
2019 MDOT Study



HERNANDO
MIDDLE SCHOOL

#2 Middle School
In MS
Source:
DeSoto County Schools

~1,000 Students | 30 acre Campus

McIngvale Road

~8,300 VPD
2019 MDOT Study

New 10,500 SF 10-
Classroom Building



RETAILER MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, State of Arkansas, USDA Farm Service Agency

ADDITIONAL PHOTOS



OXFORD ORTHOPAEDICS
& SPORTS MEDICINE, PLLC
Reclaim Your Game.™

ENDURANCE
PHYSICAL THERAPY



FOR SALE // OFFICE BUILDING

PAGE 7



**OXFORD ORTHOPAEDICS
& SPORTS MEDICINE, PLLC**
Reclaim Your Game.™

OXFORD ORTHOPAEDICS & SPORTS MEDICINE

Oxford Orthopaedics and Sports Medicine, PLLC physicians specialties are treating injuries and diseased of the body's musculoskeletal system-the bones, joints, ligaments, tendons, muscles and nerves that allow work, movement and activities. Their mission is to provide the best orthopedic care possible and give access to patients to receive the care needed, when needed, with the safest treatments and best possible outcomes. With multiple offices across Mississippi staffed by board-certified orthopedic surgeons, the doctors at Oxford Orthopaedics make every effort to exceed patients expectations.

- Sports Medicine
- Joint Replacement
- Arthroscopic Surgery
- Upper Limb Surgery
- Foot & Ankle
- Fractures & Trauma



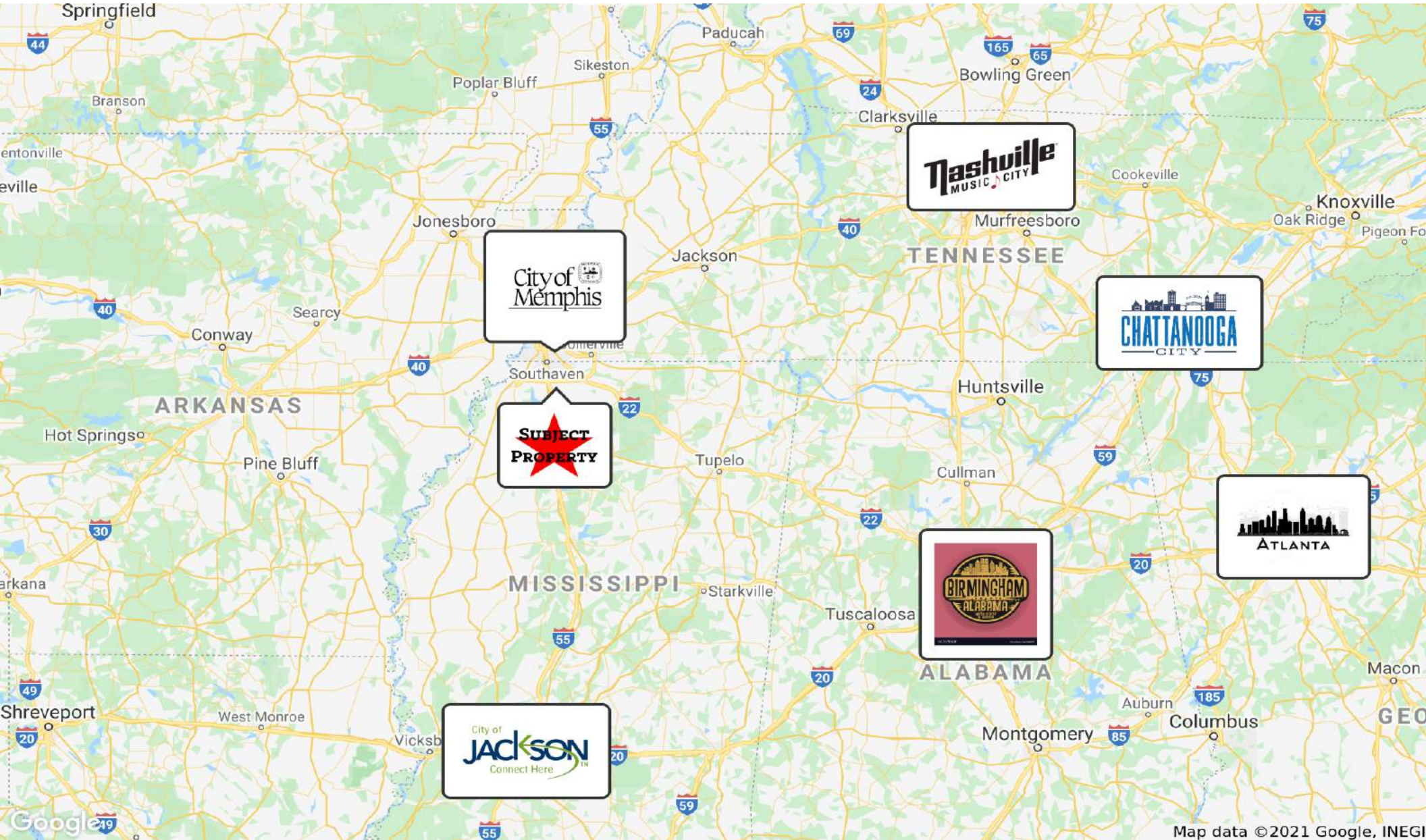
ENDURANCE
PHYSICAL THERAPY

ENDURANCE PHYSICAL THERAPY

In 2017, Oxford Rehabilitation, Batesville Rehabilitation and Senatobia Rehabilitation merged with Cornerstone Rehabilitation of Oxford to form Endurance Physical Therapy to create the go-to destination for physical therapy in North Mississippi. With eight (8) locations across the state, Endurance Physical Therapy's in-house specialists work to remain at the forefront of the physical therapy industry as experts in the field. A treatment team of specialty trained clinicians, including board certified physical therapists, occupational therapists, athletic trainers and personal trainers, use advanced technology and equipment to help patients achieve optimal results.

- Orthopedic/Spinal Rehab
- Athletic Training/Sports Outreach
- Fitness/Personal Training
- Occupational Therapy
- Pelvic Health
- Hand & Upper Extremity Rehab

REGIONAL MAP



HERNANDO MARKET OVERVIEW



QUICK FACTS

- Hernando High School and Middle School are ranked #2 in the state with 'A' ratings and approximately 1,200 and 1,000 students, respectively. (*DeSoto County Schools*)
- Hernando is the county seat of DeSoto County, the wealthiest county in the state of Mississippi regarding household income (*US Census*)
- The city has experienced an estimated population growth of 16.8% from 2010 to 2019 (*US Census*)
- Hernando has a median household income 26% higher than the US average for 2019, with a low cost of living and highly skilled workforce (*US Census*)
- The typical home value in Hernando increased 9.4% in 2020, 30% since 2016 (*Zillow*)

ABOUT HERNANDO, MS

Hernando, MS is a city located in the center of DeSoto County, just 25 miles south of Memphis TN. The city is one of several suburbs of the Memphis metro area which has experienced significant population growth in the last twenty years, driven by the migration of key industries and lower cost of living compared to the city of Memphis, TN. The city's prime location has excellent logistical access along the major Interstate 55, which connects Hernando to Memphis in the north and the state capital of Jackson, MS to the south. This, paired with a leading school system, highly skilled workforce, and low cost of doing business, foreshadows a future of continued growth in the area.

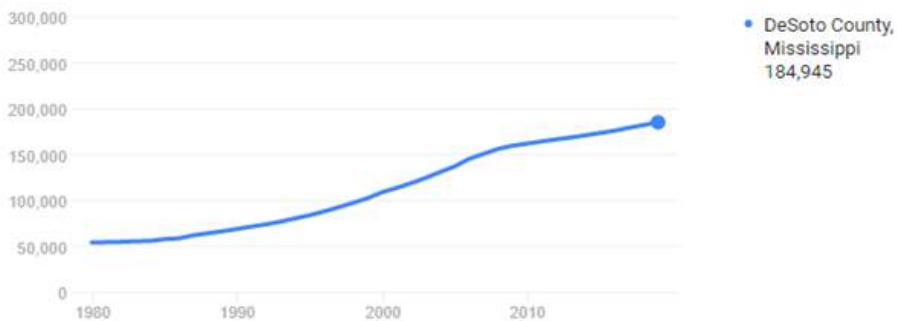
Kansas City-based food wholesaler, AWG, recently announced details regarding its plans to build a new distribution hub in Hernando, MS. The planned 918,000 square foot facility would be an investment of over \$300 million and the largest industrial capital expenditure in DeSoto County history. Once completed, the wholesaler plans to consolidate its existing operations in Memphis and Southaven into the new facility.



DESOTO COUNTY OVERVIEW



184,945 (2019)



EMPLOYER	EMPLOYEES	PRODUCT/SERVICE
DESOTO COUNTY SCHOOLS	3,872	Public School System
BAPTIST MEMORIAL HOSPITAL	1,750	Healthcare
WILLIAMS-SONOMA	993	Distribution
MILWAUKEE ELECTRIC TOOL	800	Distribution
SYNNEX	600	Manufacturing & Distribution
FEDEX GROUND	433	Package Sorting Hub
METHODIST HOSPITAL	423	Healthcare
MCKESSON	400	Pharmaceutical Products
FUTURE ELECTRONICS	357	Electrical Components
SIEMENS INDUSTRY INC.	300	Building Management Systems

MARKET FACTS:

- DeSoto County ranks 7th in job creation in the nation and Hernando is located just minutes away from Memphis, TN
- Google is opening its first US Operations Center in DeSoto County, a 60,000 sq.ft. building that is schedule for completion in the summer of 2021 (*DeSoto County Economic Development*)
- DeSoto County's population has exploded 243% since 1990 (*Census*)
- Amazon, AT&T, McKesson, and Amerisource Bergen have major fulfillment centers in Desoto County (*DeSoto County Economic Development*)
- DeSoto County has two of the top five high schools in the state (*Lewisburg High School ranked #1, Hernando High School ranked #2*). The schools have consistently maintained an "A" ranking, one of only nine counties in the state to hold this rank (*DeSoto County Schools*)
- The county's top employers include the healthcare giants of Baptist Memorial Hospital and Methodist Olive Branch Hospital, and the numerous distribution and manufacturing businesses including FedEx, Williams-Sonoma, McKesson, Siemens, Milwaukee Electric, and Synnex (*DeSoto County Economic Development*)

Population data sourced from US Census Data

DESOTO COUNTY HEALTHCARE AND EDUCATION



BAPTIST MEMORIAL HOSPITAL - DESOTO

- 329 beds (Source: AHD)
- Verified Level III Trauma Center (Source: AHD)
- Full-Service Joint Commission Accredited Facility since 7/2017
- Over 84,000 visits in 2018 (Source: AHD)
- +\$1,500,000,000 Gross Patient Revenue (2018) (Source: AHD)
- +\$20,500,000 Net Income (2018) (Source: AHD)



DESOTO COUNTY EDUCATION

- 24 Elementary, Intermediary, and Primary schools in DeSoto County School System
- 25 National Merit Semifinalists in 2020
- "A" Rated School District 4 years in a row (MS Dept of Education)
- 2,101 Teachers (MS Dept of Education)
- 89.4% Graduation Rate (MS Dept of Education)
- Lewisburg High School ranked #1 in the state, Hernando High School ranked #2, DeSoto Central High ranked #5 (DeSoto County Schools)
- DeSoto County also hosts campuses for Northwest Community College (~7,500 students total), and The University of Mississippi DeSoto Center



METHODIST OLIVE BRANCH HOSPITAL

- 53 beds (Source: AHD)
- Short-Term Acute Care Facility (Source: AHD)
- Extensive Radiology, Nuclear Medicine, and Imaging Services (Source: AHD)
- Over 13,000 Discharges in 2018 (Source: AHD)
- +\$368,000,000 Gross Patient Revenue (2018) (Source: AHD)
- Opened in 2013 as the first newly licensed hospital to open in the state in 25 years.
- First LEED-certified hospital in Mississippi

MEMPHIS HEALTHCARE



MEMPHIS HEALTHCARE

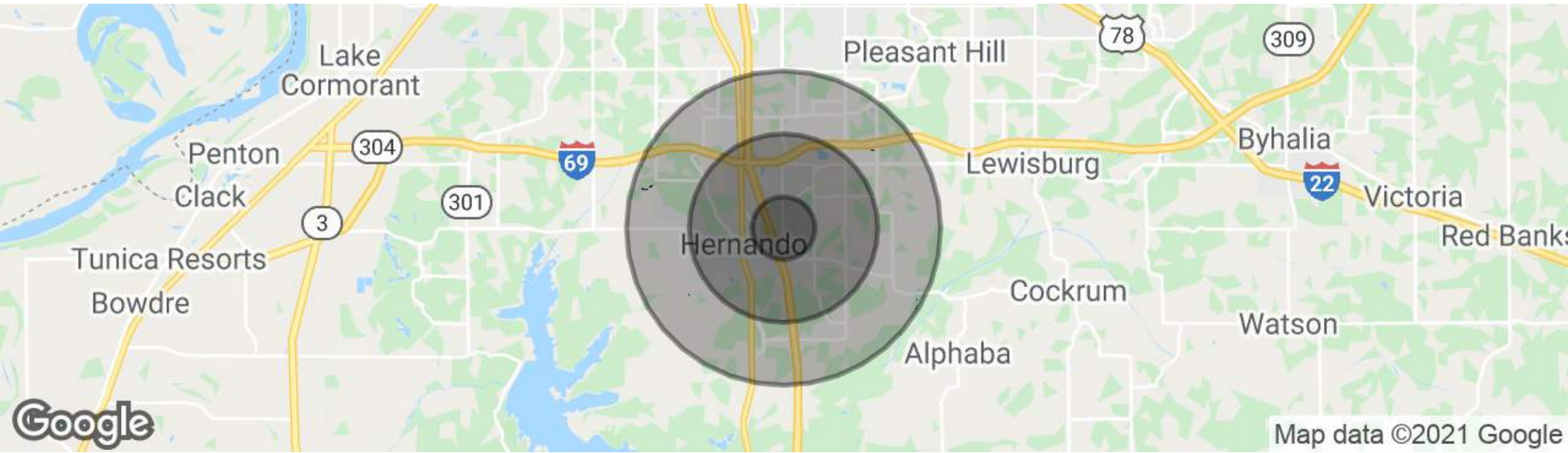
From trauma care to orthopedics, Memphis leads the nation through its top-notch health systems such as Baptist Memorial Health Care, which became the first organization in the world to receive a 10-star rating from Epic, the largest electronic health record providers in the nation.

- **St. Jude Children's Research Hospital** world renowned as the #1 pediatric cancer research and treatment center with over 3,600 employees and is underway on a multi-billion dollar campus expansion showing strong commitment to the Memphis market
- **Regional One Health** features the only Level 1 trauma center within a 150-mile radius and is one of the largest medical and surgical teaching sites for UT Health Science Center
- **UT Health Science Center** is the flagship statewide, public, academic health system educating top medical, dental, pharmacy, nursing and other students. The center employs more than 6,000 people and contributes more than \$2.7 billion to the local economy. Over 75% of the state's dentists are educated at this location.

Source: Memphis Chamber of Commerce (www.memphischamber.com)

- **Baptist Memorial Health Care** is regarded as one of the premier health care systems in the nation with 21 hospitals throughout the Mid-South and provides access to more than 4,500 affiliated physicians.
- **Methodist Healthcare** has grown to a six-hospital system and has more than 13,000 associates, 1,650 licensed beds and provides care for over 60,000 inpatient admissions annually.
- **Le Bonheur Children's Hospital's** 255 bed state-of-the-art facility is consistently ranked as the Best Children's Hospital by U.S. News & World Report. The hospital also serves as a primary teaching affiliate for the UT Health Science Center and trains more than 350 pediatricians and specialists each year.
- **Department of Veterans Affairs Medical Center** is a tertiary-care facility and one of the most complex in the nation's VA healthcare system. Services are available to more than 196,000 veterans in TN, MS, and AR. In addition to the Memphis facility, there are 9 veterans' outpatient clinics in the surrounding areas.
- **Saint Francis Hospital** is a full-service award winning and nationally recognized healthcare facility, with the Memphis facility holding an award from the Joint Commission with the Gold Seal of Approval.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,655	17,687	25,233
AVERAGE AGE	39.0	38.2	37.9
AVERAGE AGE (MALE)	38.8	38.0	37.8
AVERAGE AGE (FEMALE)	39.3	38.5	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,834	6,480	9,056
# OF PERSONS PER HH	2.52	2.69	2.76
AVERAGE HH INCOME	\$104,481	\$97,677	\$99,361
AVERAGE HOUSE VALUE	\$196,314	\$195,997	\$196,017

* Demographic data derived from ESRI Data



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //



PORT CAMPANY
ASSOCIATE BROKER
662.638.0730
PCAMPANY@RANDALLCG.COM



ELIZABETH RANDALL, CCIM
PRESIDENT, BROKER
662.234.4043
ERANDALL@RANDALLCG.COM

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, tenant, 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.