

830 WILSON DRIVE

Ridgeland, MS / 39157

100% LEASED



OFFERING MEMORANDUM

Capital Markets | Investment Properties

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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EXECUTIVE SUMMARY

CBRE is pleased to present to qualified investors 830 Wilson Drive (the “Property” or “830 Wilson”) a 19,016 square foot, multi-tenant flex building located just East of Interstate 55, North of County Line Road, and South of Highway 51 in the affluent Jackson suburb of Ridgeland, MS.

The Property is 100% leased to three (3) high quality regional and national credit tenants with a weighted average remaining lease term of over 3.5 years. Constructed in 1998, the Property features a concrete truck court, five (5) drive-in doors, full LED exterior lighting, a recently resurfaced customer parking area and a shared dock high loading area. 830 Wilson is strategically positioned off County Line Road and I-55 with ease of access to anywhere in the Jackson MSA.

PROPERTY FACTS	
Year Built	1998
Project Leased	100.00%
Building Net Rentable Area	19,016
Site Acreage	+/- 1.64
Zoning	C-4
Total Parking Spaces	34



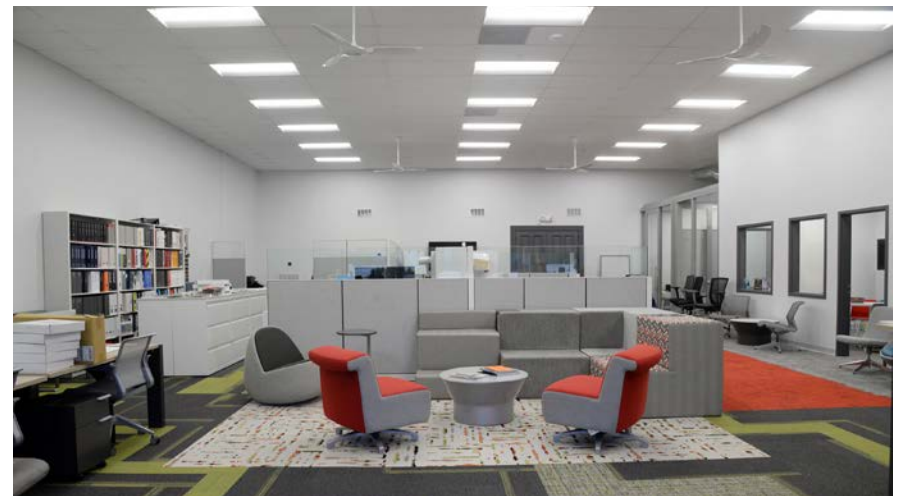
PROPERTY OVERVIEW

The Property is well located in the center of Ridgeland and features low maintenance metal frame, masonry construction, aluminum windows and metal panel roof. Each suite is individually metered and has access to at least one drive-in door and share a common dock high loading area. Property highlights include full LED exterior lighting, new exterior paint, complete resurfacing of the customer parking area and new, high quality office finishes.

830 Wilson further benefits from having service based, internet-resistance tenancy producing a stable, in-place Net Operating Income ("NOI") of \$108,406.48, equating 8.86% cap rate based on the advertised price.



Address	830 Wilson Drive, Ridgeland, MS
Total Size	19,016 SF
Site Acreage	+/- 1.64
Floors	1
Total Parking Spaces	34
Year Completed	1998
Number of Tenants	Three
Lease Structure	Modified Gross
Net Operating Income	\$108,556.48
Purchase Price	\$1,225,000
Capitalization Rate	8.86%



TENANT SUMMARY

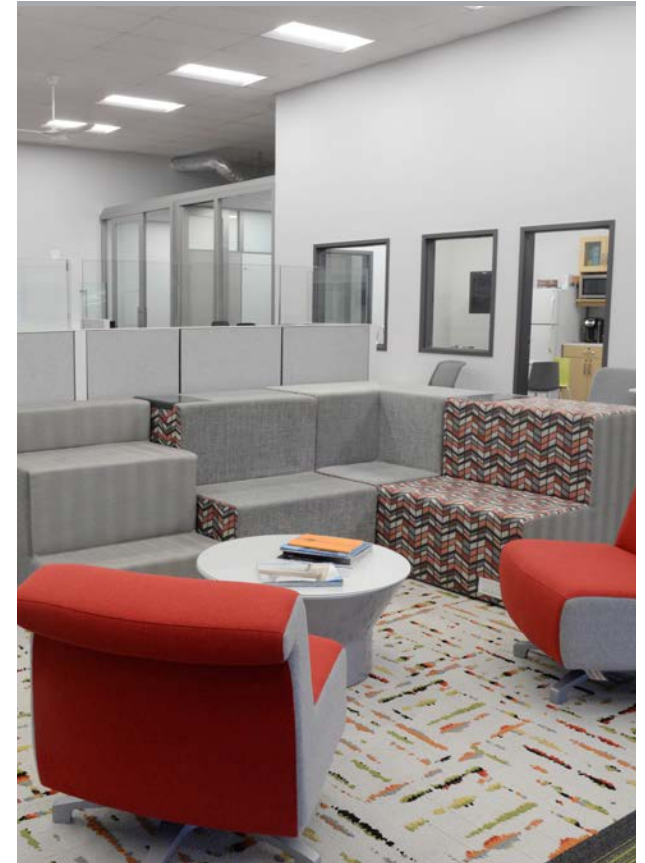
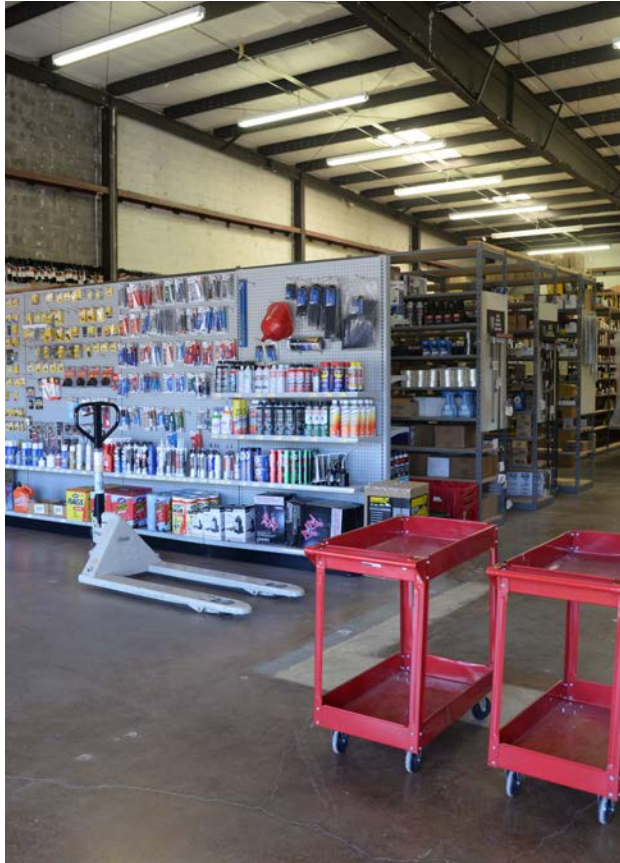


Tenant Name	Crow Burlingame Company (dba Bumper to Bumper)
Founded	1983
Number of Locations	140
Website	www.bumpertobumper.com
Rentable Square Feet	6,672 SF
% of NRA	35%
Lease Expiration	6/30/2024
Summary	With independent shareholders selling automotive products through over 140 distribution centers, 2,300 parts stores, and 3,500 certified service centers across North America, Bumper to Bumper delivers over 1.9 million quality replacement auto parts and accessories as well as value-added services to the automotive aftermarket.

Tenant Name	LeafFilter North, LLC
Founded	2005
Number of Locations	56
Website	www.leaffilter.com
Rentable Square Feet	7,344 SF
% of NRA	39%
Lease Expiration	3/31/2023
Summary	America's # 1 consumer-rated gutter guard. LeafFilter's award-winning and patented technology is scientifically designed to keep everything out of your gutters except for water. Over 390,000 Clog-Free Customers Nationwide & Growing.

Tenant Name	Interior Elements
Founded	2010
Number of Locations	6
Website	www.in-elements.com
Rentable Square Feet	5,000 SF
% of NRA	26%
Lease Expiration	6/30/2023
Summary	Interior Elements is an innovative, progressive, and dynamic organization bound to meeting and exceeding our clients' expectations by providing a design-based and consultative approach to the contract interiors marketplace. Interior Element's mission is to provide sound counsel, absolute integrity, and exceptional value to our clients, partners, and community.

TENANT SUMMARY



FINANCIALS

PROPERTY NAME: LAKOVER CENTER

PROPERTY ADDRESS: 830 WILSON DRIVE, RIDGELAND, MS

PROPERTY SIZE: 19,016 SF

OCCUPANCY: 100%

VACANCY: 0.0%

RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	BASE RENT	ANNUAL RENT	ADDITIONAL RENT	START DATE	LEASE EXP DATE	% NRA
Interior Elements	A	5,000	\$8.32	\$41,600.00	\$0	6/1/2015	6/30/2023	26%
Leaf Filter	B-D	7,344	\$8.00	\$58,752.00	\$0	3/1/2020	3/31/2023	39%
Bumper to Bumper	E	6,672	\$7.54	\$50,306.88	\$0	6/15/2017	6/30/2024	35%
TOTALS		19,016	\$7.92	\$150,658.88	\$0			100%

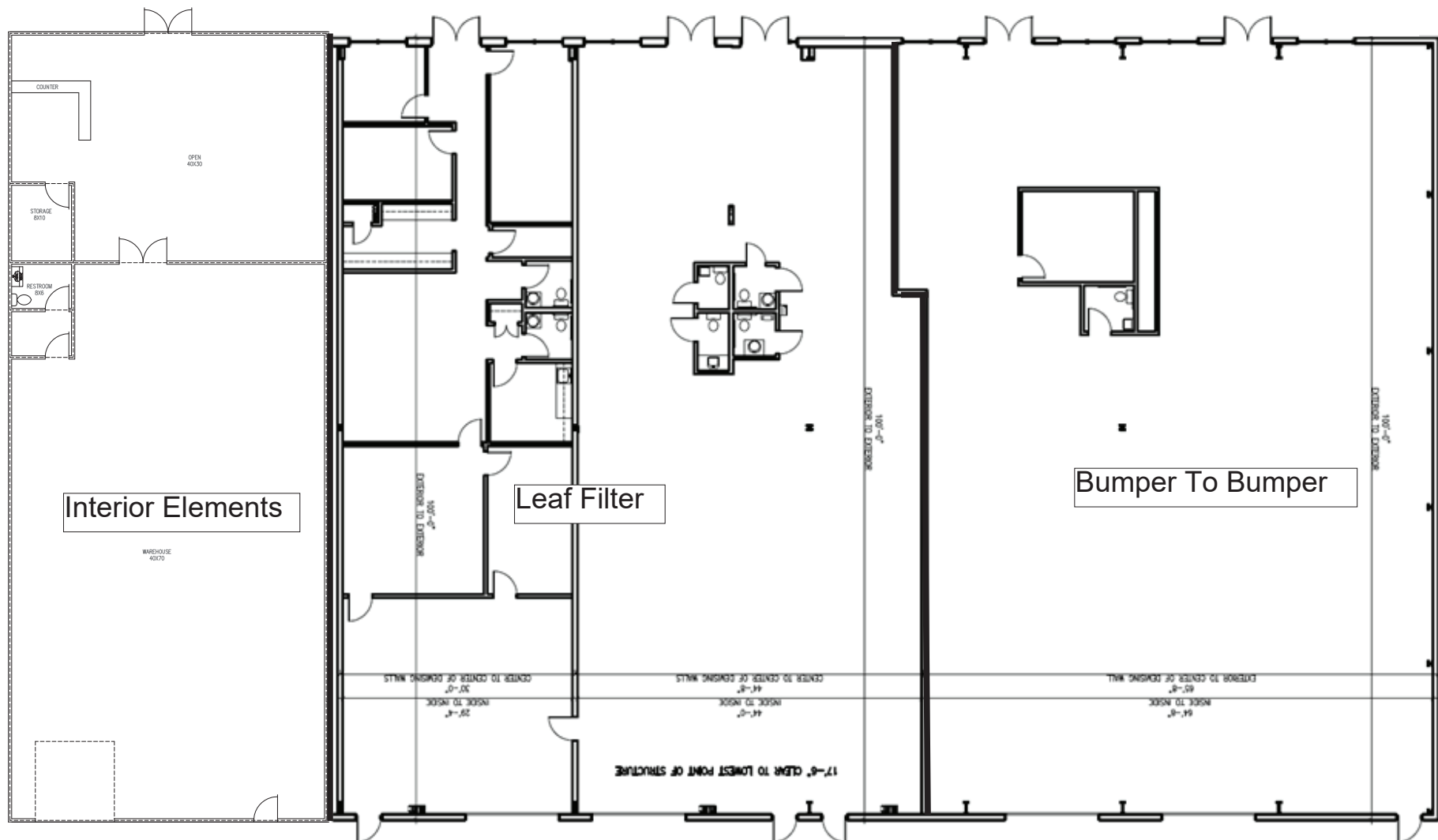
INCOME & EXPENSE SUMMARY

INCOME	PSF	TOTAL		SUMMARY		PSF	TOTAL
Base Rent	\$7.92	\$150658.88		Total Income		\$7.92	\$150.658.88
Additional Rent	\$ -	\$ -		Total Expenses		(\$2.22)	(\$42,252,40)
TOTAL INCOME	\$7.92	\$150,658.88		NET OPERATING INCOME		\$5.70	\$108,406.48
EXPENSES (UW)	PSF	TOTAL		FINANCING ASSUMPTIONS			
Common Area Maintence	\$0.63	\$12,000.00		Purchase Cap	8.86%	Purchase Price	\$1,225,000
Management	\$0.50	\$9,600.00		Downpayment	30%		\$367,500.00
Insurance	\$0.29	\$5,500.00		Financed	70%		\$857.500.00
Real Estate Taxes	\$0.65	\$12,300.00		Interest Rate	4.50%		
Owner’s Reserves	\$0.15	\$2852.40		Amortization	25		
				Debt Service			\$57,195.16
				Cash on Cash Yield		13.98%	\$51,211.32

AERIAL OF SITE



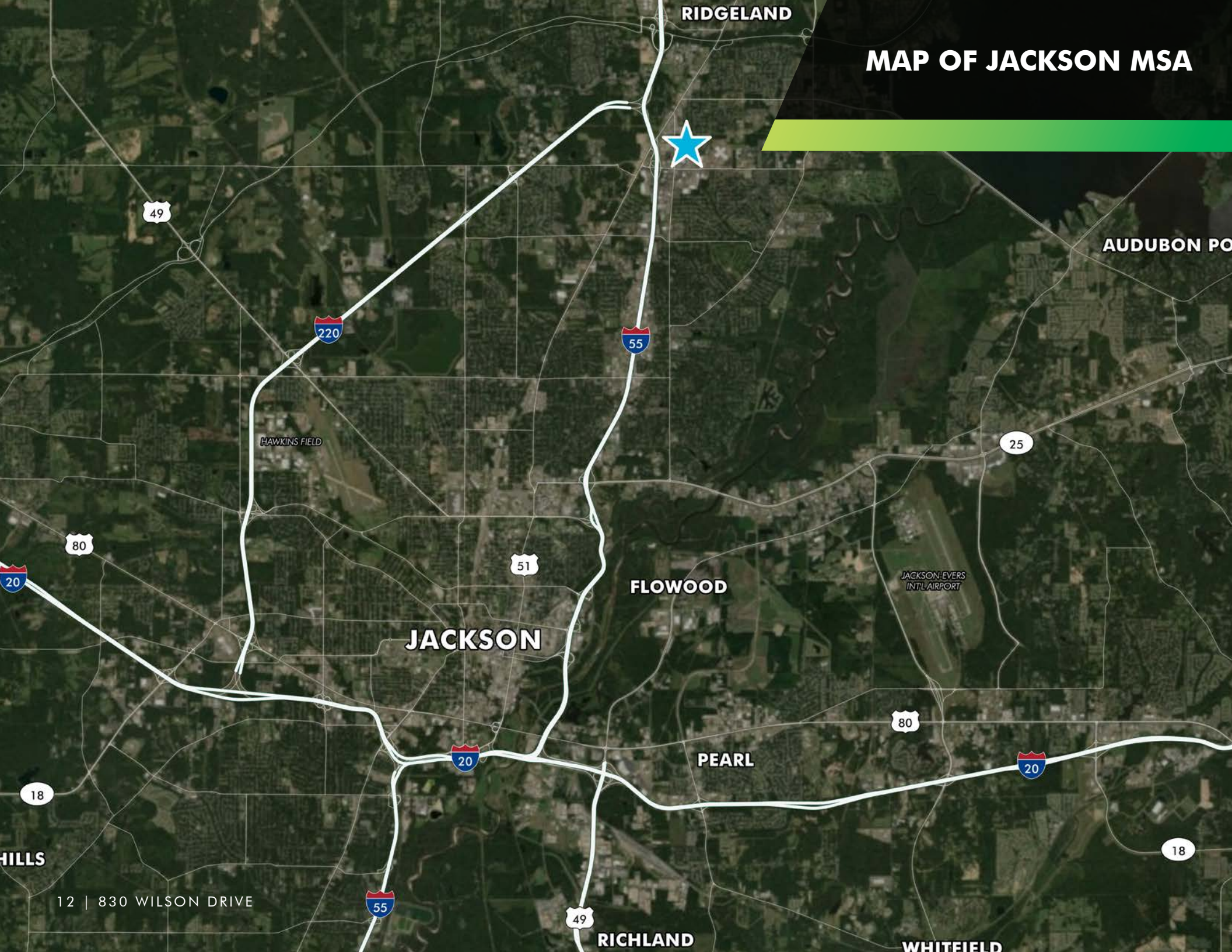
830 Wilson Building Layout



RETAIL



MAP OF JACKSON MSA



AREA OVERVIEW



JACKSON

Located midway between Memphis and New Orleans, Atlanta and Dallas, the city of Jackson has positioned itself as a regional center for commerce, culture, government, healthcare, and education. Jackson is the most populated, urbanized area in Mississippi and continues to rank among Forbes magazine's Top 100 places in the country to do business. Metro Jackson has a population of approximately 576,800 people.

Jackson, the hub for the state's government, education, and healthcare, boasts seven (7) colleges and junior colleges, and thirteen (13) hospitals, including the nationally renowned University of Mississippi Medical Center. Local residents also enjoy a strong housing market that is among the most affordable in the country.

The local economy also benefits from the state's success in attracting and supporting businesses that service the auto manufacturing, telecommunications, banking, and gaming industries. The \$1.4 billion Nissan Motor Company facility in Canton, which is located fifteen miles from the Jackson Central Business District, employs approximately 4,000 workers and has produced more than 1.3 million vehicles.

STRONG DEMOGRAPHICS

The Greater Jackson region encompasses a total of six counties, including Hinds, Rankin, Madison, Copiah, Simpson, and Warren Counties. With a 2010 population of approximately 550,000 people, growth has been stable over the past ten (10) years and that trend is projected to continue over the next five years. The majority of the population is comprised of residents between the ages of 25 – 50 years old.

Approximately 25% of the Jackson workforce is employed by state and local government. Healthcare and education contribute more than 38,000 jobs to the metro economy, driven by the thirteen (13) hospitals, particularly the University of Mississippi Medical Center, and ten (10) institutions of higher learning located in the metro area. Job growth in government, healthcare, and education is expected to outpace all other sectors of the U.S. economy over the next five years. The number of healthcare jobs in Jackson is expected to grow by approximately 4,000 over the next five years. With over 34,000 college students attending classes in the Jackson metro area, there is a continuous pool of young, educated talent to fuel this job growth.

MAJOR EMPLOYERS

The South's skilled workforce has enabled the region to attract new companies and expand upon the current economy in a concentrated effort to keep industry jobs local. The local and state government is striving to capitalize on the specialized workforce available and actively courting new opportunities in Advanced Manufacturing, General Manufacturing, Healthcare, IT/High Tech, Food Processing, and Distribution. The Greater Jackson area is home to numerous Fortune 500 companies such as ConAgra Foods, Tyson Foods, International Paper, Weyerhaeuser Company, Lear Corporation, Nucor Corporation, United States Steel Corporation, Eaton, and Johnson Controls.

Over the past twenty years, foreign auto makers have invested billions in plant facilities throughout the South, drawn by the lucrative tax incentives, favorable business climate, and the quality, skilled workforce. It is this overwhelming response that has earned the area the nickname, Southern Automotive Corridor. Stretching from Mississippi into Alabama, the Southern Automotive Corridor has recently opened assembly plants for Nissan, Toyota, Honda, Hyundai, and Mercedes Benz.

Established in 1988 with headquarters in Ridgeland, Mississippi, C Spire provides a comprehensive suite of customer-inspired wireless communications to consumers and businesses through its world class 4G LTE network and 4,000+ miles of fiber infrastructure. The company operates 60+ retail locations, three call centers, a \$23 Million Tier III+ Data Center, Central Triage and Operations Center, Technical Operations Center and C Spire Business Solutions team for corporate and government sales. It is the only U.S. wireless communications provider that offers customer-inspired technology and is the nation's first statewide ultra-fast consumer broadband access initiative. C Spire has its primary service area in the Southeastern U.S. and has a workforce of over 1,350.

The Jackson metro area received a tremendous economic boost from the \$1.4 billion Nissan Motor Company facility in Canton, which is located fifteen miles north of the Jackson Central Business District. Since its opening, the plant has produced more than 1.3 million vehicles. The 3.5 million square-foot facility is located on 1,400 acres in Canton. The facility currently employs 4,000 hourly workers and in 2006 was awarded the U.S. Environmental Protection Agency's Energy Star award.

HIGHER EDUCATION

UMMC - The University of Mississippi Medical Center is the state's only academic health science center. It includes six health science schools: medicine, nursing, dentistry, health-related professions, graduate studies and pharmacy. Integral to its education and research missions, UMMC provides wide-ranging patient care programs. Four specialized hospitals on the Jackson campus include the only children's hospital in Mississippi, a women and infants' hospital, and a critical care hospital. UMMC also offers the only Level 1 trauma center, the only Level 4 neonatal intensive care nursery, and the only organ transplant programs in the state.

JSU - Jackson State University, Mississippi's Urban University is located in the capital city. Designated as a high research activity university, Jackson State focuses on comprehensive economic development, healthcare, and technological and educational initiatives. With 9,508 students, Jackson State is the fourth largest institution of higher learning in Mississippi.

Millsaps College - Millsaps College is a privately supported national liberal arts college founded by members of the Methodist Church in 1890. Consistently ranked as one of the best values in higher education, Millsaps has been praised by Colleges That Change Lives, The Princeton Review, Kiplinger's Personal Finance Magazine, the John Templeton Foundation, The Fiske Guide to Colleges, and Insight Magazine. Millsaps offers 32 majors, 41 minors, and the option for a self-designed major. The faculty/student ratio is 1:9, and the average class size is 14.

Mississippi College - Founded in 1826, Mississippi College is the oldest institution of higher learning in Mississippi and the second oldest Baptist university in the nation. Mississippi College, affiliated with the Mississippi Baptist Convention, is a private, Christian university of liberal arts and sciences. It carries more than 80 areas of study, 15 graduate programs, a doctor of jurisprudence degree, a doctor of education leadership degree and a doctor of professional counseling degree.

Belhaven University - Belhaven University is a Christian liberal arts university founded in 1883 in Jackson, Mississippi as a privately-owned institution. The university offers 27 undergraduate majors for the traditional program. For non-traditional, working adults, Belhaven offers adult and graduate degree programs in not only Jackson, but also Atlanta, Chattanooga, Houston, Orlando, and Memphis. U.S. News & World Report ranked Belhaven University a top regional university in the South on the 2014 Best Colleges list.



THE CITY OF RIDGELAND

The City of Ridgeland is adjacent to Jackson, the state's capital and largest city. In less than three hours, one can dine in New Orleans, shop in Mobile or Memphis, or fish on the Gulf Coast. With Jackson International Airport only 15 minutes away, there is easy access to destinations throughout the world on major air carriers. The City of Ridgeland has a high quality of life due to its vibrant economy, excellent amenities, and city government. Ridgeland is known for its community events, outdoor recreation opportunities, and convenience to the largest metropolitan area in Mississippi. Ridgeland offers some of Mississippi's finest dining, shopping, entertainment, and arts. The city fosters healthy lifestyles, clean parks and streets, and friendly neighborhoods. Ridgeland has been named Tree City USA, Bronze Level Bicycle Friendly Community, and one of the 100 Best Places to Live by MONEY® magazine.

The city borders a 33,000-acre Ross Barnett Reservoir with excellent fishing, sailing, and water sports destinations. The Natchez Trace Parkway is a scenic National Park that runs through Ridgeland and is popular with cyclist and motorist looking for a slow, picturesque drive.

Some of the outdoor events held annually in Ridgeland are the Celebrate America Balloon Glow, Pepsi Pops symphony concert, KidFest!, Hamstock Barbeque and Music Festival, Renaissance Fine Arts Festival, Christmas Parade, and many more.

As part of the Jackson MSA, Madison county is a regional player for central Mississippi as well as parts of Arkansas, Louisiana, and Alabama. Madison's status as one of Mississippi's fastest growing, most affluent counties is reflected in its carefully planned, upscale neighborhoods.

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