

BYRAM TOWN CENTER SHOPS

BYRAM, MS (JACKSON MSA)



CONTENTS

OFFERING SUMMARY 3

INVESTMENT RATIONALE 4

PROPERTY PHOTOS 5

AERIALS 6

RENT ROLL 9

CASH FLOW 10

TENANT OVERVIEW 11

SITE PLAN 12

LOCATION OVERVIEW 13

ASSUMPTIONS 15

DEMOGRAPHICS 16

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Street Retail Advisors have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square improvements footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.



HARRISON TRUEX

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

TIM HICKEY

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

BROKER OF RECORD: WILLIAM KIRKLAND # 21240

5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 | 615.309.6100 | MARKETSTREETRETAIL.COM

OFFERING SUMMARY

THE OFFERING

PROPERTY NAME	BYRAM TOWN CENTER SHOPS
ADDRESS	515 TOWN CENTER BLVD
CITY, STATE	BYRAM, MS
RENTABLE SQUARE FEET	15,020
YEAR BUILT	2016
OCCUPANCY	100%
ACREAGE	1.767

OPERATIONS SUMMARY

EFFECTIVE GROSS INCOME	\$273,079
(OPERATING EXPENSES)	(\$57,349)
(CAPITAL RESERVES)	(\$2,253)
NOI	\$213,477

LIST PRICE

\$2,925,000

CAP RATE

7.29%

INVESTMENT RATIONALE

- **Byram, Mississippi (Jackson, MS MSA)** – Byram is situated 10 miles south of Jackson, Mississippi. The community has grown by more than 8% over the past decade and has an impressive average household income of \$83,002 within a 3-mile radius of the site.
- **Raising Canes, Chick Fil A, Starbucks, Newk’s Eatery, and McAllisters Deli** – Byram Town Center is surrounded by best-in-class QSR and fast casual restaurants.
- **Pride of Ownership** – Bryam Town Center Shops feature attractive architecture and color schemes that set the high mark for all shopping centers in the market. Constructed in 2016, a new owner will have peace of mind about the condition of the major building systems.
- **Creditworthy Tenants** – Prime Communications is the largest AT&T franchisee in the system by unit count, and Dollar Tree has over 16,000 stores across the US and Canada. Furthermore, Dollar Tree is a market leader in the discount retail space.





**TSC TRACTOR
SUPPLY CO.**

STORAGE MAX™
Have you reached your Max?

Walmart 





Holiday Inn **DOLLAR GENERAL** **ACE Hardware**

POPEYES **goodwill** **CIRCLE K**

Krystal **QuikTrip**

cricket **McDonald's** **Wendy's** **Walgreens**

Exxon **WAFFLE HOUSE**

CADENCE Bank **Novell's** **GNC LIVE WELL** **HIBBETT SPORTS**

Moe's southwest grill **Pizza Hut** **Rally's CRAZY GOOD FOOD**

STEAK 'N ESCAPE SANDWICH GRILL

SONIC
America's Drive-In

T Mobile

S SIWELL RD: 21,000 VPD

McALISTER'S DELI

Cane's
CHICKEN FINGERS

Starbucks

BURGER KING

Newk's
EATERY

Chick-fil-A

5-minute express CARWASH

Dominos

Jackson Area Federal Credit Union
Serving the Jackson area and beyond...

Walmart

O'Reilly
AUTO PARTS

Auto Zone

ScrubDub
A Great Carwash

STORAGE Max
Have you reached your Max?





BYRAM
TOWN CENTER
"A New Beginning...in The Heart of Byram"

Trustmark
BANKING • INVESTMENTS • INSURANCE

RIVERS MARKET
PLANTS • SEEDS • GARDEN

T Mobile

BankPlus

BR
Baskin Robbins

SONIC
America's Drive-In

McDonald's

cricket

CADENCE Bank

Vowell's
MARKETPLACE • FRESH MARKET

ACE Hardware

GNC
LIVE WELL

HIBBETT SPORTS

planet fitness

REGIONS

KFC

STEAK 'N ESCAPE
SANDWICH GRILL

Holiday Inn

DOLLAR GENERAL

POPEYES

9
goodwill

CIRCLE K

CAPTAIN D'S
SEAFOOD RESTAURANT

TACO BELL

Wendy's

Walgreens

Waffle House

Moe's
southwest grill

Pizza Hut

Krystal

QT QuikTrip

BLUE BELL
ICE CREAM

RENT ROLL

Tenant	Lease Data					Monthly Rent		Annual Rent		Total Rent		
	Suite	SF	ProRata	Start Date	End Date	Base Rent	Recoveries	Base Rent	Reimb.	Gross Rent	Base (PSF)	Reimb. (PSF)
AT&T	100	2,000	13.32%	5/29/2017	5/28/2027	\$3,833	\$600	\$46,000	\$7,200	\$53,200	\$23.00	\$3.60
Diva Nail Spa	200	1,505	10.02%	5/10/2017	6/30/2027	\$2,875	\$450	\$34,495	\$5,403	\$39,898	\$22.92	\$3.59
China Kitchen	300	1,515	10.09%	5/10/2017	11/9/2027	\$2,336	\$455	\$28,028	\$5,454	\$33,482	\$18.50	\$3.60
Dollar Tree	515	10,000	66.58%	9/29/2016	9/30/2026	\$9,583	\$2,625	\$115,000	\$31,500	\$146,500	\$11.50	\$3.15
SubTotals	4	15,020	100.00%			\$18,627	\$4,130	\$223,523	\$49,557	\$273,080	\$18.98	\$3.49

ADDITIONAL NOTES	
AT&T	1. No renewal option.
Diva Nail Spa	2. Two Five Year Options at market rate.
China Kitchen	3. No renewal option.
Dollar Tree	4. Two Five Year Options at \$12.00 psf and \$12.50 psf.

CASH FLOW

Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	
For the Years Ending	Oct-2024	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029	Oct-2030	Oct-2031	Total
Rental Revenue									
Potential Base Rent	223,522	223,522	223,939	231,779	249,334	252,335	255,176	258,519	1,918,127
Absorption & Turnover Vacancy	0	0	0	-4,594	-5,556	0	0	0	-10,150
Total Rental Revenue	223,522	223,522	223,939	227,185	243,779	252,335	255,176	258,519	1,907,977
Other Tenant Revenue									
Expense Recovery	49,557	51,044	52,575	53,057	53,009	55,344	57,004	58,714	430,303
Effective Gross Revenue	273,079	274,566	276,514	280,242	296,788	307,679	312,180	317,233	2,338,280
Operating Expenses									
Real Estate Taxes	23,420	24,122	24,846	25,591	26,359	27,150	27,965	28,803	208,257
Insurance	5,590	5,758	5,930	6,108	6,292	6,480	6,675	6,875	49,708
Management Fee	11,041	11,372	11,713	12,065	12,427	12,800	13,184	13,579	98,180
Common Area Maintenance	17,298	17,817	18,351	18,902	19,469	20,053	20,655	21,274	153,819
Capital Reserves	2,253	2,253	2,253	2,253	2,253	2,253	2,253	2,253	18,024
Total Operating Expenses	59,602	61,322	63,094	64,920	66,800	68,736	70,730	72,785	527,989
Net Operating Income	213,477	213,244	213,420	215,322	229,988	238,943	241,450	244,448	1,810,291

TENANT OVERVIEWS



AT&T

AT&T, or American Telephone and Telegraph Company, is a leading multinational telecommunications corporation headquartered in the United States. Founded in 1885, AT&T has evolved from its roots as a telephone service provider to become one of the world's largest and most influential telecommunications companies, offering a wide range of services that connect people and businesses globally. The company operates 5,491 stores and has 160,000+ employees in the US. The firm provides wireless services, broadband & internet services, television & internet, business solutions, and wireline services. While AT&T primarily operates within the United States, it has a global presence and serves multinational corporations and international customers through its network and communication solutions.

Square Footage	2,000 SF
% of GLA	13.32%
Base Rent per SF	\$23.00
Store Count	5,491
Website	www.att.com

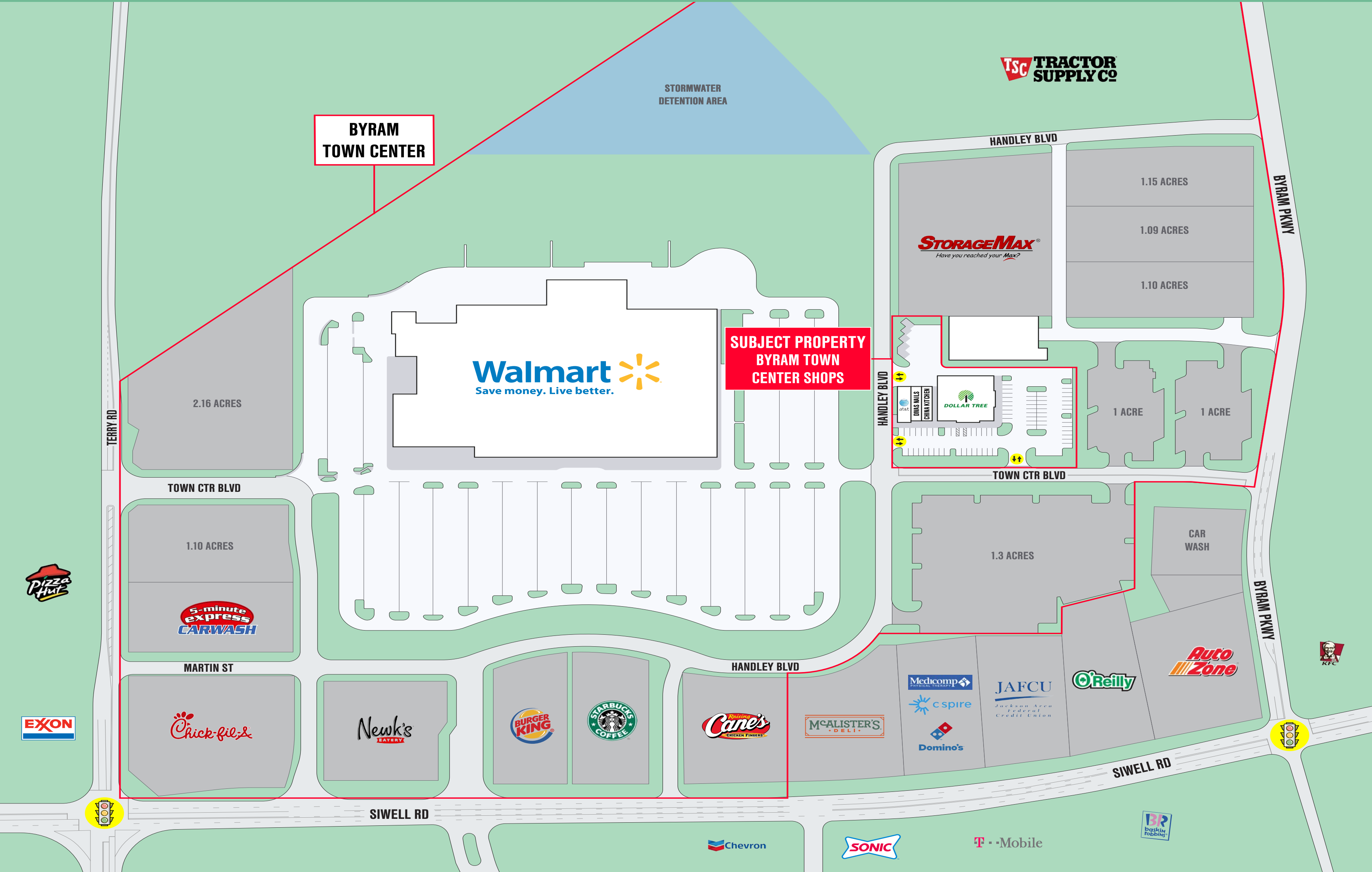


DOLLAR TREE

Dollar Tree is a well-established retail chain that specializes in offering a wide range of everyday consumer products at an affordable fixed price of \$1 (or sometimes slightly more) per item. Founded in 1986, Dollar Tree has grown to become one of the largest discount variety store chains in the United States, with thousands of locations across the country. The company offers a core business model with fixed price point, wide product range, value & savings, and national & private label brands.

Square Footage	10,000 SF
% of GLA	66.58%
Base Rent per SF	\$11.50
Store Count	7,955
Website	www.dollartree.com

SITE PLAN



LOCATION

OVERVIEW



LOCATION OVERVIEW

JACKSON, MS



OVERVIEW

Located in Hinds County, Jackson is the capital and largest city of Mississippi. A longstanding cultural hub for blues, gospel, and jazz music, Jackson has emerged as a competitive economic force, nationally recognized for advanced automotive manufacturing. Its central position in the Southeast US offers easy access to major markets like Atlanta, Memphis, and Dallas, as well as port cities like New Orleans.

The Jackson Metropolitan Statistical Area comprises Copiah, Hinds, Madison, Rankin, and Simpson Counties and has a combined population of 583,197. The economy has strong sectors in healthcare and technology and has one of the nation's most attractive locations for advanced automotive manufacturing and peripheral industries. Since 2015, \$180 million in new construction or building repurposing has been invested in downtown Jackson. Continental Tire invested \$1.5 billion in a new facility, with plans to hire 2,500 employees within a decade. Many new developments are under construction or recently completed, including the \$10 million project of the 400 Block E Capitol and Heritage Building. With this new project, there will be an expansion of office and retail space, and apartments.

EMPLOYMENT/ECONOMY

Within a 50 mile radius, the Greater Jackson Area has a labor force of 261,872. The region has an unemployment rate of 3.0%. Mississippi has proven an attractive location for production operations. A right-to-work state, Mississippi was also ranked 15th for the lowest unionization rates in the U.S. In the 6-County MSA, 52,784 are employed in the trade and food services, 49,508 are employed in the health care and education services, and 32,578 are employed in manufacturing, transportation, and warehousing.

Major employers in the region include: the University of Mississippi Medical Center (7,200 employees), Baptist Health Systems (2,700 employees), St. Dominic (2,600 employees), Health Department (2,700 employees), Montgomery VA Medical Center (1,800 employees), and Mississippi Department (1,000 employees). A total of 16 companies employ 1,000 people or more.

LOCATION OVERVIEW

JACKSON, MS



EDUCATION

Three of 15 schools in Mississippi's public community college system have branches in the Greater Jackson region. Hinds Community College, with its main campus in Raymond and branches in Jackson, Pearl, and Utica, is the state's largest community college. A branch of Holmes Community College is located in Ridgeland, and Copiah-Lincoln Community College's main campus is located in Wesson. Copiah-Lincoln also has a campus in Mendenhall (Simpson County). These three community colleges provide a wide range of academic courses, and comprehensive post-secondary vocational-technical education and training is available at both. Also, a career opportunity curriculum has been developed to meet area employment needs.

The Center for Advanced Vehicular Systems (CAVS) at Mississippi State University is a national leader in research around the automotive industry. An interdisciplinary center comprised of research, engineering, design, and development, the Center also offers technology transfer teams for industry and government partners. The research output provides sustainable regional competitive advantages.



ASSUMPTIONS

GENERAL

Begin Date	Nov/2023
End Date	Oct/2031
Term	7 Years
Building Square Footage	15,020 SF
Vacancy Loss	5%
Cost of Sale	6%

GROWTH RATES

Market Rent	3%
Operating Expenses	3%
Property Taxes	3%
Capital Reserves	\$0.15 / 0%

VACANT LEASING SPACE

Total Vacant Space	0 SF
Start Date	N/A
Lease Term	5 Years
Abatement	None
Initial Annual Market Rent	N/A
Expense Recovery Type	NNN
Rent Adjustment	0% Annual Increase
Tenant Improvements	\$10.00 PSF
Commission	4%

SECOND GENERATION LEASING

Retention Ratio	Shops	Anchors
	80%	80%
Size	< 10,000 SF	> 10,000 SF
Lease Term	5 Years	10 Years
Initial Annual Market Rent	\$23.00	\$13.00
Rent Adjustment	3% Annual Increase	0% Annual Increase
Expense Recovery Type	NNN	NNN
Initial Tenant Improvements		
	New	\$10.00 PSF
Renewal	\$0.00 PSF	\$0.00 PSF
Commissions		
	New	4%
Renewal	2%	2%
Downtime	6 Months	12 Months

ADDITIONAL NOTES

1. Capital Reserves of \$0.15 PSF have been added to this analysis.
2. Leasing Commissions, Architect/Engineering Fees, Accounting Fees & Services, and Office Supplies on the property financials have been removed from the analysis.
3. Dollar General is not included in the Vacancy Loss calculation.

DEMOGRAPHICS

POPULATION BY YEAR

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
POPULATION » 4/1/2000	9,690	25,529	65,291
POPULATION » 4/1/2010	15,985	31,580	77,233
POPULATION » 4/1/2020	17,242	31,395	73,125
POPULATION » 1/1/2022	17,013	30,919	71,697
POPULATION » 1/1/2027	17,374	31,596	73,212

HOUSEHOLDS BY YEAR

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2000	3,585	9,438	23,858
HOUSEHOLDS » 4/1/2010	6,010	11,680	27,415
HOUSEHOLDS » 4/1/2020	6,801	12,353	28,482
HOUSEHOLDS » 1/1/2022	6,131	11,115	25,856
HOUSEHOLDS » 1/1/2027	5,798	10,517	24,709

INCOME CHARACTERISTICS

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL PERSONAL INCOME	569,022,950	943,487,916	1,958,241,341
TOTAL HOUSEHOLD INCOME	564,493,640	933,382,332	1,940,410,341
MEDIAN HOUSEHOLD INCOME	72,605	65,075	54,277
AVG. HOUSEHOLD INCOME	83,002	75,559	68,128
PER CAPITA INCOME	33,002	30,052	26,779

HOUSEHOLD CHARACTERISTICS

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2020	6,801	12,353	28,482
FAMILY HOUSEHOLDS	5,161	9,015	19,893
NON-FAMILY HOUSEHOLDS	1,640	3,338	8,589
AVG. SIZE OF HOUSEHOLD	2.50	2.51	2.54
MEDIAN SIZE OF HOUSEHOLD	2.9	2.8	2.8
MEDIAN VALUE OWNER-OCCUPIED	141,650	138,206	119,664
MEDIAN RENT PER MONTH	924	801	700
MEDIAN VEHICLES PER HOUSEHOLD	2.6	2.5	2.4

BYRAM TOWN CENTER

BYRAM, MS (JACKSON MSA)



HARRISON TRUEX

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

TIM HICKEY

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

BROKER OF RECORD: WILLIAM KIRKLAND #21240

5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 | 615.309.6100 | MARKETSTREETRETAIL.COM

