

Investment Property Offering

Randall Commercial Group, LLC



**Fred's Super Dollar
(NASD: FRED)**
652 Highway 365
Mayflower, AR

Elizabeth J. Randall
President, Principal Broker
662-820-9243
erandall@randallcommercialgroup.com

Joe Pegram
Vice Pres., Associate Broker
662-801-4170
jpegram@randallcommercialgroup.com

Randall Commercial Group, LLC
850 Insight Park Avenue
University, Mississippi 38677

PO Box 1600
Oxford, MS 38655

INVESTMENT SUMMARY

PRICE:	\$1,789,629.18
NOI:	\$152,118.48
CAP:	8.50%
LOCATION:	Mayflower, AR

HIGHLIGHTS

- 12 year double net lease commencing January 2012
- Tenant responsible for interior maintenance, utilities expenses, property tax and property insurance reimbursement
- Build to Suit, New Construction, Free Standing Building
- Located on Highway 365 just off of I-40 in the center of Mayflower, AR
- Consumer staple retailer selling discount and brand name goods
- Operational Pharmacy



Property Information



Description of Location

TENANT	Fred's Stores of Tennessee
TRADE NAME	Fred's Super Dollar
INTERSECTION	Highway 365 and Miller Street
CITY	Mayflower, AR (Little Rock MSA)
ADDRESS	652 Highway 365

Lease Data

SQUARE FEET	16,799	LEASE COMMENCEMENT	1/01/2012
ACRES	1.79	LEASE EXPIRATION	12/31/2023
PRICE PER SQ. FT.	\$103.00	INITIAL LEASE TERM	12 years
LEASE PER SQ. FT.	\$8.76/FT	YEAR COMPLETE	2011
ANNUAL CAM (YR 1-12)	\$5,764.85		
OPTION RENT	3 five-year options with 5% increases	RENEWAL PERIODS (Annual):	
		Period 1:	\$159,724.44
LEASE TYPE	Double Net (NN)	Period 2:	\$167,710.68
		Period 3:	\$176,096.16

LEASE RESPONSIBILITIES

TENANT RESPONSIBILITIES

- Taxes, Insurance, and Utilities
- Responsible for maintenance and repairs of HVAC for the initial 12 year term with the exception of the first 12 months after Commencement
- Pays annual CAM reimbursement to Landlord of \$5764.85

LANDLORD RESPONSIBILITIES

- Maintenance of exterior grounds (minimal)
- Exterior of demised premises, Roof, and HVAC after initial term and during first 12 months after Commencement

DISCLAIMER

No warranty or representation, expressed or implied, is made by Owner, Randall Commercial Group, LLC, or any of its respective affiliates, as to the accuracy or completeness of the information contained herein. All information is subject to change without notice. Square footage, acreage, age, and financial data are approximations. Any person intending to rely upon the information supplied herein should verify said information independently and bears all risks for inaccuracies.





About Fred's Inc.

Fred's is headquartered in Memphis, Tennessee and operates almost 700 discount general merchandise stores, including 24 franchised Fred's stores, mainly across the southeastern states. Fred's has a strategy that combines the best elements of a discount dollar store, drug store and mass merchant and stocks more than 12,000 frequently purchased items that address the everyday needs of customers. Fred's began in 1947 and has proven to be successful in large cities and especially small town America. Fred's Inc, is a publicly traded company with NASDAQ ticker FRED.

Fred's in Mayflower, AR is being constructed with a pharmacy drive through and indoor area; however, the store will not initially have a pharmacy. The pharmacy square footage is included in the new construction to leave the possibility open of adding one in the future.

About Mayflower, AR

Mayflower, AR is a city in Faulkner County, Arkansas and part of the Little Rock– North Little Rock– Conway Metropolitan Area. In 2006, Mayflower was certified as an “Arkansas Community of Excellence” by the Arkansas Department of Economic Development. Mayflower's population has seen a 37% rise since 2000 and was approximately 2,300 in 2010. Mayflower is a market where Fred's should thrive with little competition in a growing market.

Mayflower, AR is located just 8 miles north of Maumelle, AR which is the fastest growing city in Central Arkansas, and 10 miles south of Conway, AR, which is home to a new Hewlett Packard 150,000 square foot plant opened in 2009. The HP plant brought in 2,000 new jobs to the area. Mayflower is a direct beneficiary of the growth of both Conway and Maumelle.



Contact Information



Randall Commercial Group, LLC

(physical) 850 Insight Park Ave

University, MS 38677

(mailing) PO Box 1600

Oxford, MS 38655

Elizabeth J. Randall

President, Principal Broker

(T): 662-820-9234

(F): 662-915-2339

Erandall@randallcommercialgroup.com

Joe D. Pegram

Vice President, Associate Broker

(T): 662-801-4170

(F): 662-915-2339

Jpegam@randallcommercialgroup.com

Disclaimer

Disclaimer regarding the Marketing Package for: 652 Highway 365, Mayflower, AR

The information provided within this Marketing Package has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information has been 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.

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 tenant's financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property and its tenant to determine to your satisfaction the suitability of the property for your needs.

Past performance, expected or projected performance do not guarantee future performance. Property owners bear the full risk and exposure of all business, events, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified.

About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a commercial real estate firm specializing in investment brokerage, tenant representation/site selection, commercial leasing, development consulting, and general brokerage for commercial real estate and development land. Our focus is clear: helping clients create and preserve wealth through strategic real estate decisions and investments. We serve both individual and institutional clients by diligently developing a thorough understanding of that particular clients. At Randall Commercial Group, LLC we look to build long-term relationships with clients one property at a time.

