



Offering Memorandum

925 U.S 98 E
Columbia, MS

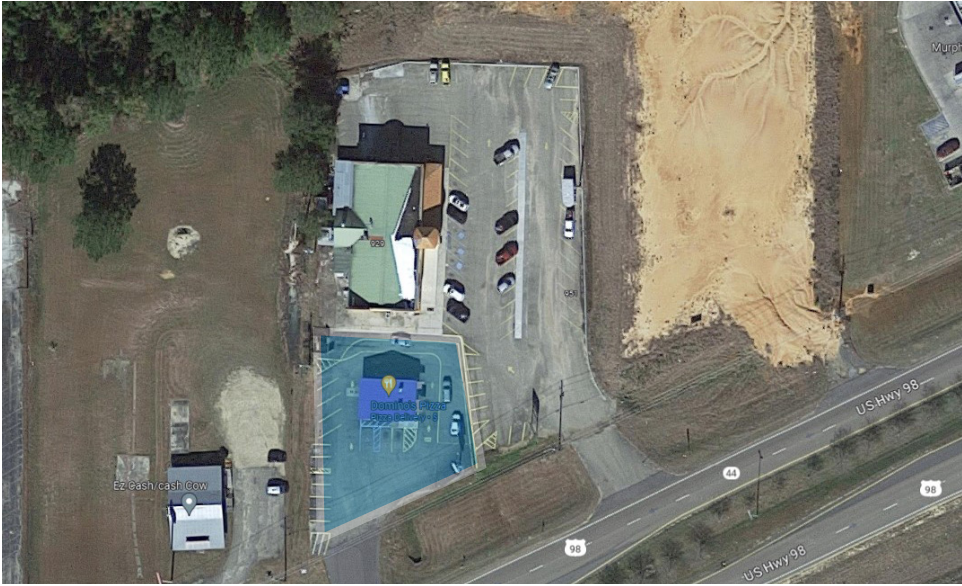
Peter Block

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Executive Summary

Colliers is pleased to offer the opportunity to purchase a sale-leaseback of a Domino's located at 925 Hwy 98 E, Columbia, MS 39429.

This is an opportunity to buy into a growing franchisee also experiencing 35% Year-over-year growth in his business. A new 10-year lease at very low rent will be created at the close of escrow. This is a passive investment, as Domino's will execute an absolute NNN lease offering zero landlord responsibilities or expenses. There are 10% rental increases every 5 years in the base term of the lease and through the five-year options to renew.

This property sits on the main retail corridor that runs east to west in the Southern section of Columbia, MS. The vast majority of the QSR's in the market are performing at the top of their brands nationally. Brands in the market include McDonalds, Wendy's, Taco Bell, Hardee's, Burger King, Rajun Cajuns, and more.

The property is offered at \$501,818 which translates to a 5.50% cap rate on net operating income of \$27,600



Property Detail Profile

Strategic Location

- › Located on the main retail corridor.
- › In the heart of the business district
- › Just south of Marion General Hospital
- › Out lot to a Walmart

Strong Investment Fundamentals

- › Extremely low rent
- › Extremely low Rent to Sales ratio
- › Proven franchisee
- › 10% rent bump in options
- › Strongly recognized brand

Offering Highlights

PROPERTY DESCRIPTION

PROPERTY ADDRESS	925 Hwy 98 E Columbia, MS 39429
OFFERING PRICE	\$501,818
NOI	\$27,600
CAP RATE	5.50%
Land Size	.40 acres (estimated)
YEAR BUILT/RENOVATED	2023

LEASE SUMMARY

LEASE TYPE	NNN - Ground Lease
LEASE TERM	10 Years at close of escrow
RENT COMMENCEMENT	10 Years at close of escrow
RENEWAL OPTIONS	Four, five-year options
ESCALATIONS	10% every five years
CREDIT	Franchise

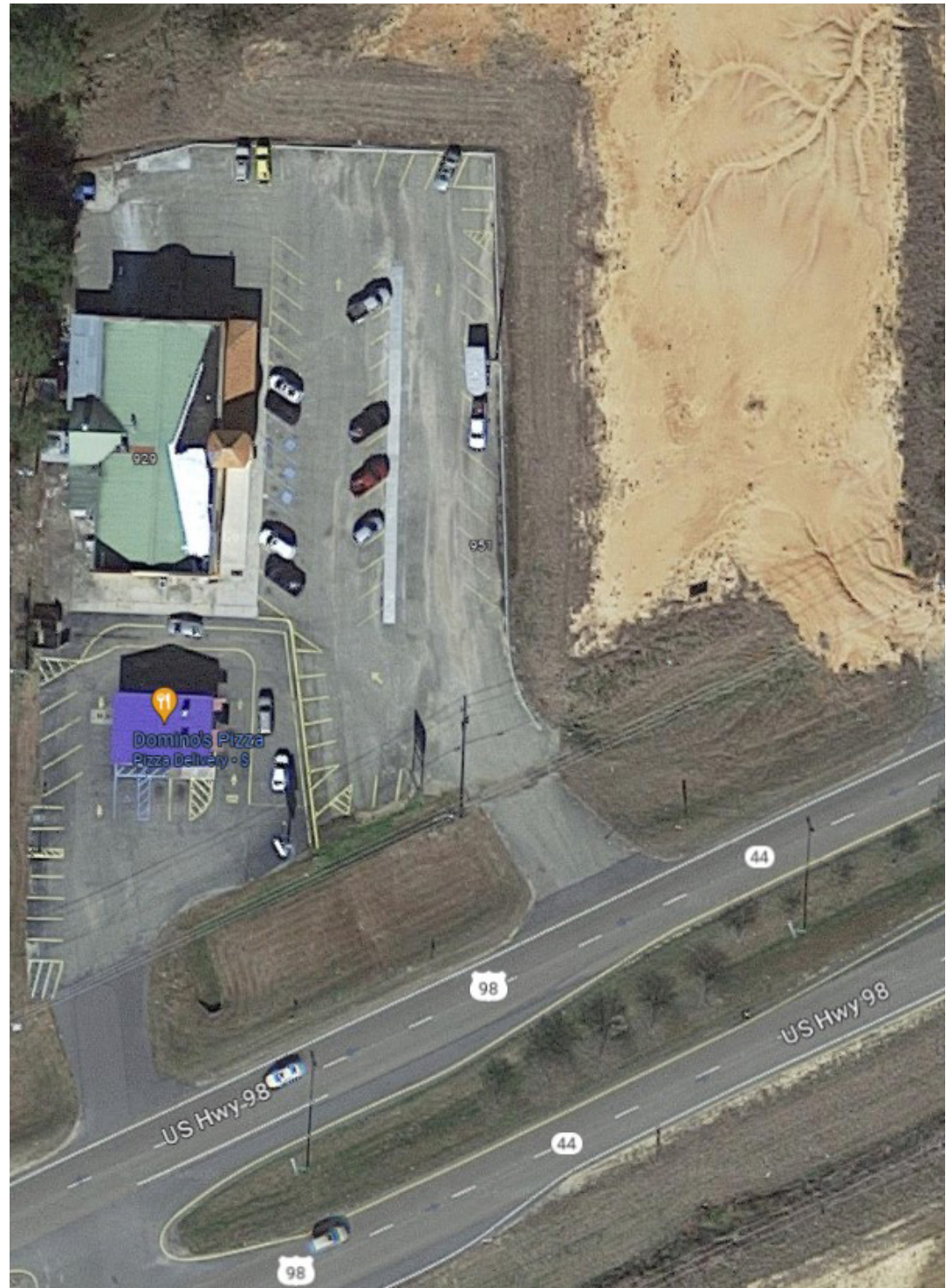


Property Address
925 U.S. 98
Columbia, MS 39429

Offering Price
\$501,818

NOI
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CAP Rate
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Location Overview

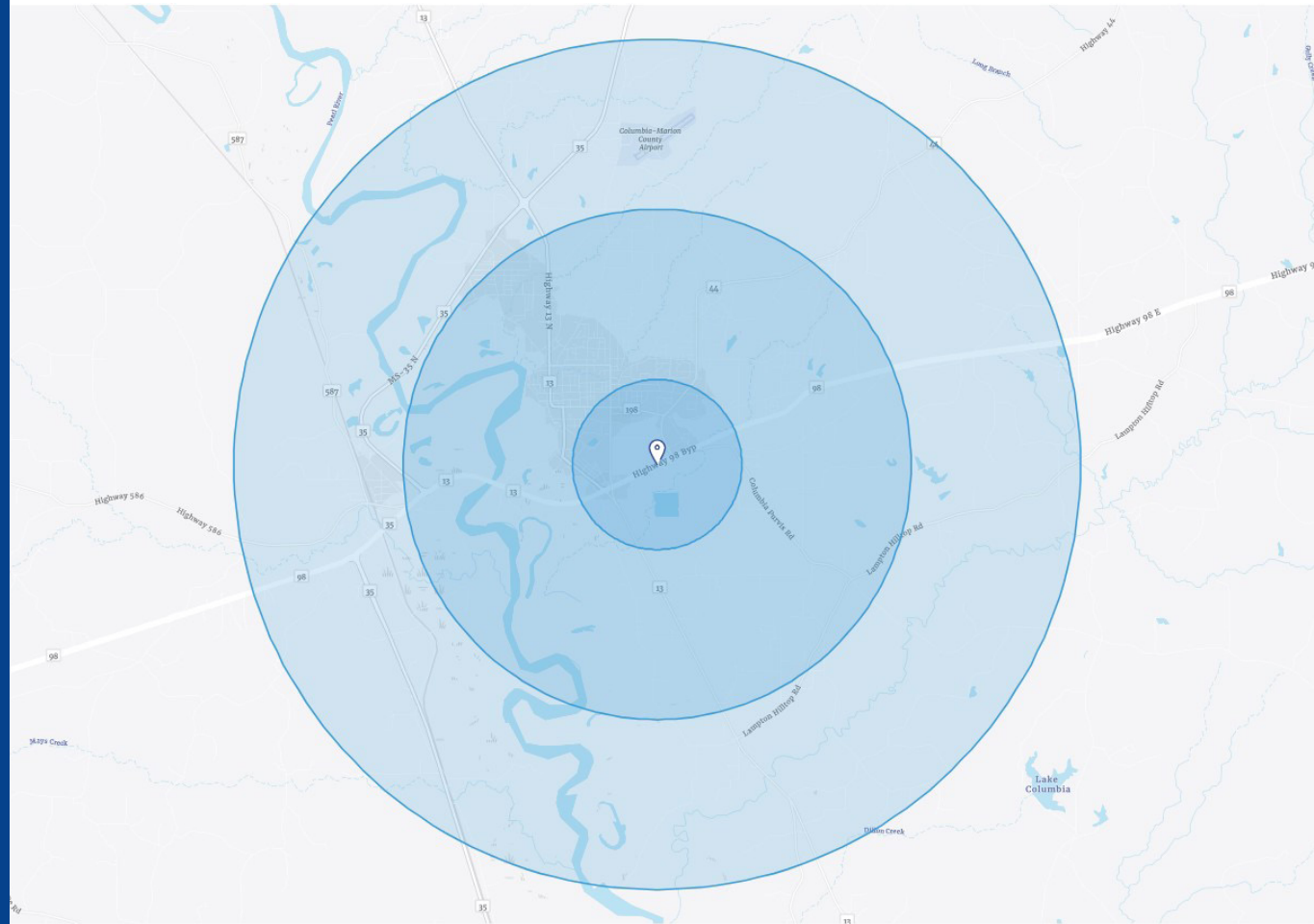


Founded in the early 1800's on the banks of the Pearl River in the Mississippi Territory, the settlement was first named Lott's Bluff. In 1819, the City of Columbia was formally incorporated and would soon serve as Mississippi's temporary capital from 1821 to 1822 before LeFleur's Bluff (now Jackson) was selected as the permanent capital. Today, approximately 7,000 residents enjoy the casual lifestyle, quality of life, and convenience Columbia affords with New Orleans, Baton Rouge, Jackson, Hattiesburg and the Gulf Coast all within easy reach. We invite you to visit us in Columbia, Mississippi and enjoy a taste of genuine southern hospitality.





Demographics



		1 MILE	3 MILE	5 MILE
PEOPLE		1,239	8,084	10,784
HOUSEHOLDS		547	3,037	4,124
AVERAGE HH INCOME		\$48,369	\$51,986	\$53,885



About Domino's

Domino's Pizza, Inc., branded as Domino's, is an American pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan, and incorporated in Delaware. In February 2018, the chain became the largest pizza seller worldwide in terms of sales. The current Domino's menu in the United States features a variety of Italian-American main and side dishes. Pizza is the primary focus, with traditional, specialty, and custom pizzas available in a variety of crust styles and toppings. Domino's Pizza, as of September 2018, has locations in 84 countries, including unincorporated territories such as Puerto Rico and Guam, overseas territories such as the Cayman Islands and states with limited recognition such as Kosovo and Northern Cyprus. It has its stores in 5,701 cities worldwide (2,900 international and 2,800 in the U.S.) In 2016, Domino's opened its 1,000th store in India. As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,127 in India, and 1,094 in the U.K.

About Franchisee

Matt Magee is an operator of 9 Dominos stores in the South located in Mississippi and Louisiana. Matt has been a Dominos franchisee since 2011. Matt began working in the stores years before learning from his father who has been an operator since 1984. In only 8 years, Matt has grown his franchise business to 9 stores and has plans for significant growth. Matt is well regarded in the Dominos system. Domino's opened its 1,000th store in India. As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,127 in India, and 1,094 in the U.K.



REVENUE
\$2.25 billion



HEADQUARTERS
Arbor, MI



COUNTRIES
80



LOCATIONS
15,300



OWNERSHIP
Public



TENANT
Matt Magee



FOUNDED
1960



CREDIT RATING
S&P 400
Component

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 925 US-98 W, Columbia, Mississippi, 39429 It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 925 US-98 W, Columbia, Mississippi, 39429 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Colliers

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