

FOR SALE

PINPOINT



10 YEAR INDUSTRIAL SALE-LEASEBACK

123 WATFORD PARKWAY DRIVE, CANTON, MS 39046

Presented By

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INVESTMENT SUMMARY

Building Address:	123 Watford Parkway Drive
City/State:	Canton, MS
Square Footage:	43,650
Leaseback Tenant:	Musee Bath
Sale Price:	\$4,947,000 (\$113.33 per SF)
Going in Cap Rate:	7.5%
Lease Term:	10 Years
Lease Type:	Triple Net (NNN)
Leaseback Rate:	\$8.50/SF NNN
Annual Base Rent:	\$371,025
Annual Escalations:	2%

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate, LLC is pleased to present a 10-year Sale-Leaseback Opportunity with Musee Bath at 123 Watford Parkway Drive in Canton, MS. This fully climatized building consists of 43,650 SF of improvements situated on a 6.59 acre site. The property boasts almost immediate access to the Canton MegaSite and a two (2) minute drive-time to Interstate 55. This clear span asset boasts some of the highest clear heights in the Jackson MSA ranging up to 38 foot. The building is equipped with three (3) dock high doors and 3 grade level doors. For more information, please contact Pinpoint Commercial Real Estate, LLC at 601.586.3220.

PROPERTY HIGHLIGHTS

- Immediate access to the \$10 Billion Dollar Amazon Web Services (AWS) Development
- Located in the highly robust Madison County, MS Submarket
- Fully Climatized Building
- Clear Span
- Clear height: 34' to 38'

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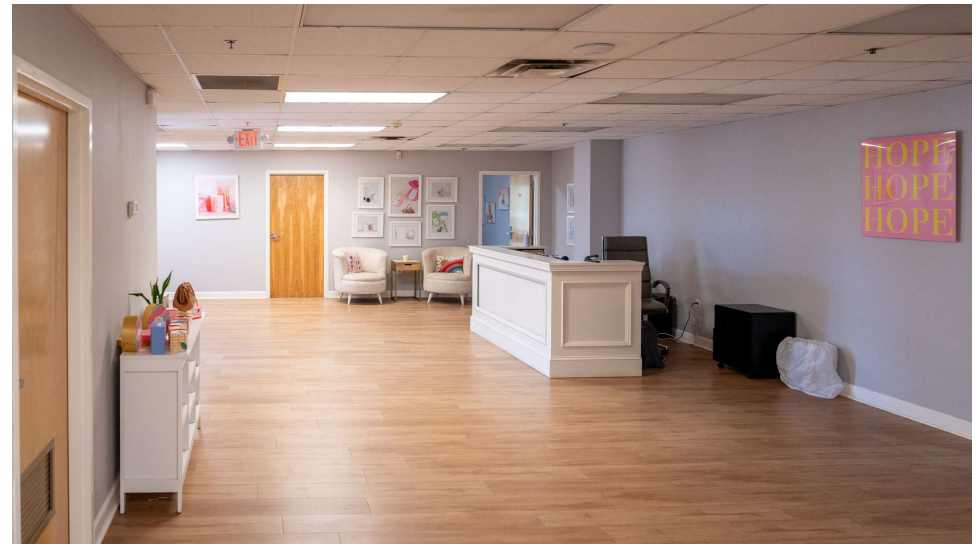
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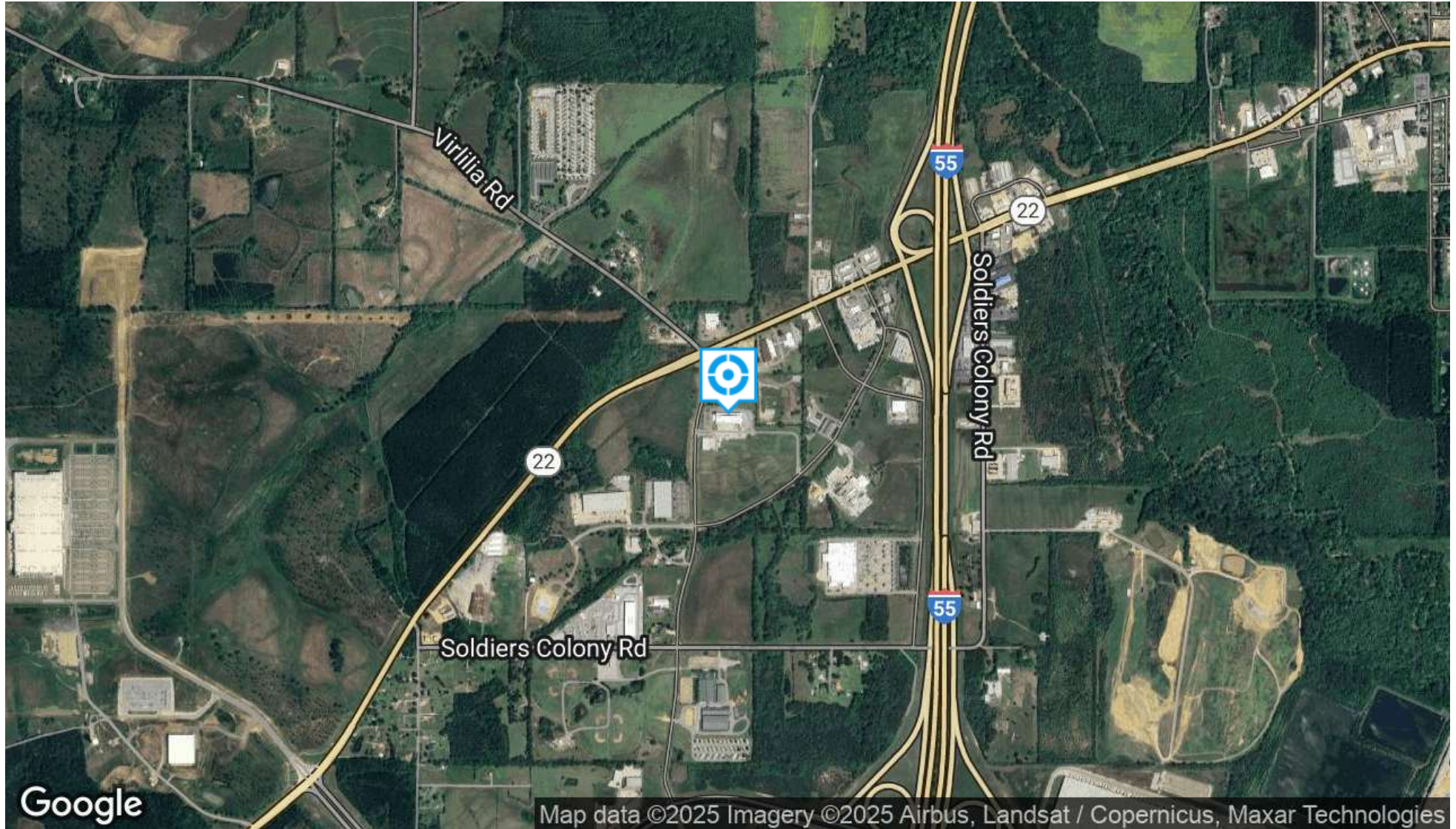
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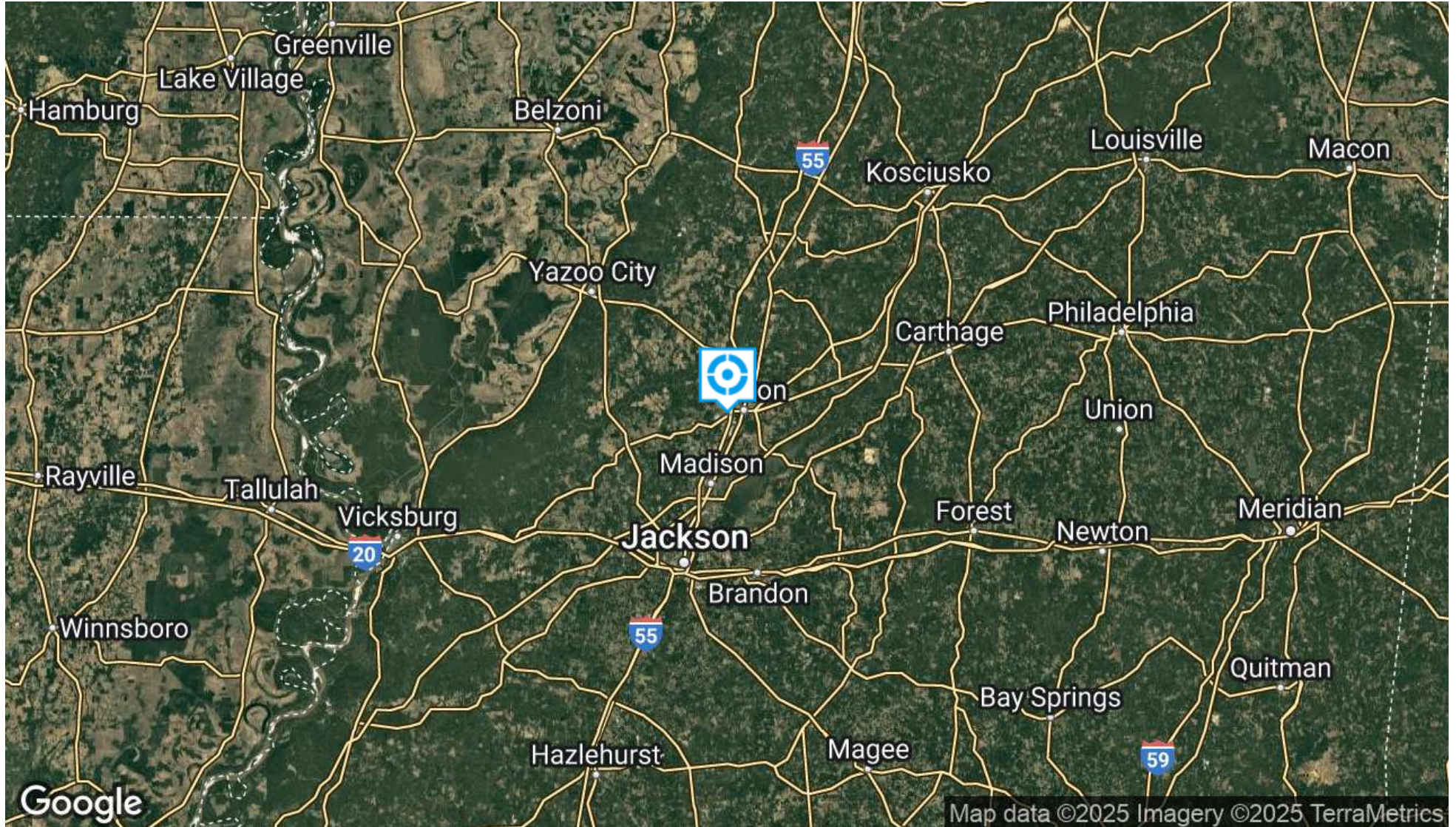
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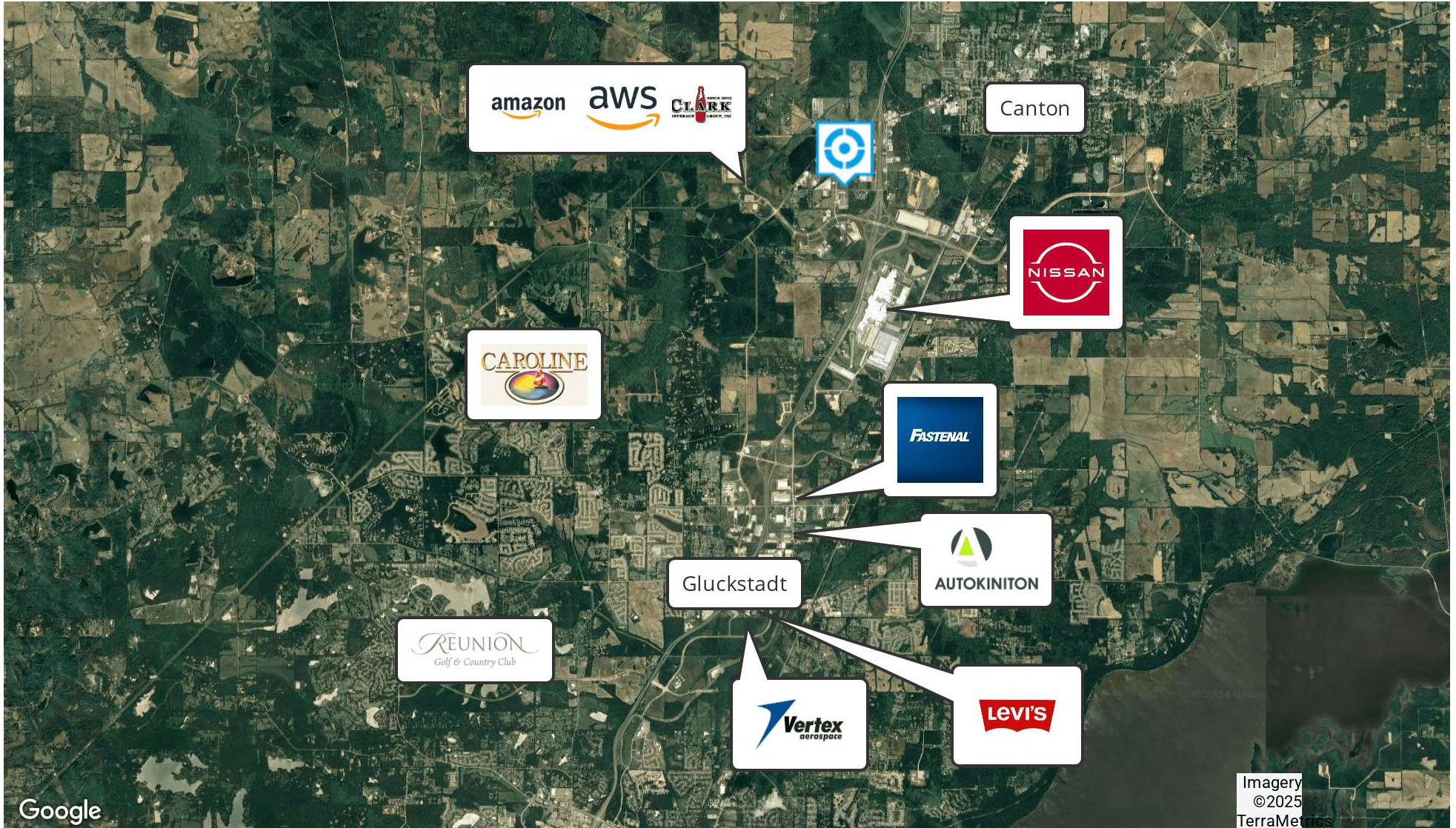
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10 YEAR SALE-LEASEBACK - MUSEE BATH

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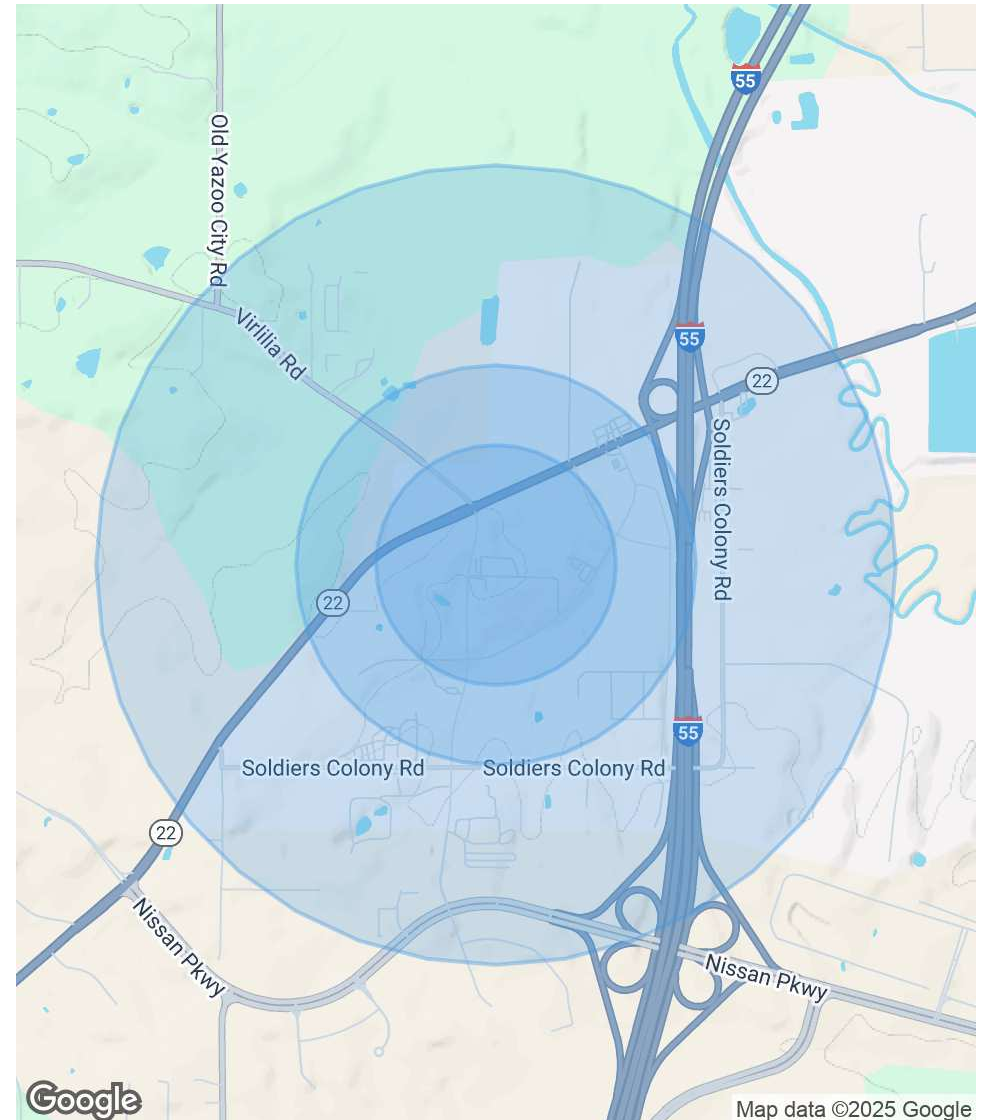


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	4	83
Average Age	46	45	36
Average Age (Male)	45	43	36
Average Age (Female)	47	46	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	2	31
# of Persons per HH		2	2.7
Average HH Income	\$112,731	\$115,213	\$121,676
Average House Value	\$319,312	\$326,265	\$347,251

Demographics data derived from AlphaMap



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SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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BB MITCHELL

Vice President & Broker

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PROFESSIONAL BACKGROUND

Ellis “BB” Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.