

..... OFFERING MEMORANDUM

REM ADULT LEARNING CENTER- MAGNOLIA PLACE

116 Scott Dr, McComb, MS 39648

Marcus & Millichap



..... 116 SCOTT DR

EXCLUSIVELY
LISTED BY

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WA #110547



Marcus & Millichap

OFFERING SUMMARY

116 SCOTT DR



Listing Price
\$621,000



Cap Rate
8.00%



Price/SF
\$95.66

FINANCIAL

Listing Price	\$621,000
Down Payment	34% / \$210,700
NOI	\$49,686
Cap Rate	8.00%
Price/SF	\$95.66
Rent/SF (Annually)	\$10.51

OPERATIONAL

Lease Type	Double Net
Guarantor	Limited Corporate Guarantee
Lease Expiration	12/31/2030
Gross SF	6,492 SF
Lot Size	0.66 Acres (28,800 SF)
Occupancy	100%
Year Built	1978





REM ADULT LEARNING CENTER

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INVESTMENT OVERVIEW

Marcus & Millichap is exclusively offering for sale the REM facility in McComb, Mississippi. The tenant who has occupied the site since 2014 recently signed a 5-year lease extension through December 31st, 2030 which included a 42% rent increase from 2025 to 2026. Moving forward the lease includes 3% annual rental escalations and the tenant has one 5-year option they can exercise which would take the lease through 2035. The property includes a 6,500 square foot building built in 1978 and it sits on a 0.66 acre parcel of land. The property is ideally located just off Interstate-55 and near several hotels, restaurants and shopping centers.

REM Mississippi is a well established human services provider in Mississippi, specializing in community-based support for individuals with intellectual/developmental disabilities (IDD) and other support needs. REM offers a range of services across multiple locations, is part of a national network, and provides key services in the state's disability support ecosystem. REM (originally in Minnesota) was founded back in 1967 with a first community living residence for individuals with IDD.

McComb is located about 80 miles south of Jackson, MS and approximately 120 miles north of New Orleans. McComb has a workforce of about 20,213 employed people in 2023. The main employers in McComb include Manufacturing, Health care & social assistance and Retail trade.

INVESTMENT HIGHLIGHTS

- Tenant Just Signed a 5-Year Lease Extension Which Included a 42% Rent Increase Commencing January 1st, 2026
- Tenant Has Occupied the Since Since 2014 on a NN Lease - 3% Annual Rent Bumps Moving Forward
- REM Mississippi is an Established Human Services Provider - Serves Adults (and Some Children) with Intellectual and Developmental Disabilities
- Ideal Location Just Off Interstate-55 and Near Several Hotels, Restaurants and Shopping Centers

REM ADULT LEARNING CENTER

FINANCIAL DETAILS

THE OFFERING	
Price	\$621,000
Capitalization Rate	8.00%
Price/SF	\$95.54

PROPERTY DESCRIPTION	
Year Built / Renovated	1978
Gross Leasable Area	6,500 SF
Type of Ownership	Fee Simple
Lot Size	0.66 Acres

LEASE SUMMARY	
Tenant	REM
Rent Increases	3% Annually
Guarantor	Limited Corporate Guarantee
Lease Type	Double Net
Lease Commencement	01/01/2014
Lease Expiration	12/31/2030
Renewal Options	One 5-Year
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	Replacement of Roof/Parking/HVAC and Taxes/Ins.
Tenant Responsibility	Interior and Exterior Maintenance

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
1/1/26 - 12/31/26	\$68,250	\$5,688	\$10.50	8.00%
1/1/27 - 12/31/27	\$70,298	\$5,858	\$10.82	11.32%
1/1/28 - 12/31/28	\$72,406	\$6,034	\$11.14	11.66%
1/1/29 - 12/31/29	\$74,579	\$6,215	\$11.47	12.01%
1/1/30 - 12/31/30	\$76,816	\$6,401	\$11.82	12.37%
Option (2031)	\$79,120	\$6,593	\$12.17	12.74%
Option (2032)	\$81,494	\$6,791	\$12.54	13.12%
Option (2033)	\$83,939	\$6,995	\$12.91	13.52%
Option (2034)	\$86,457	\$7,205	\$13.30	13.92%
Option (2035)	\$89,051	\$7,421	\$13.70	14.34%

REM ADULT LEARNING CENTER

FINANCIAL DETAILS

ANNUALIZED OPERATING INFORMATION		
INCOME		
Base Rental Income		\$68,250
Operating Expense Reimbursement		\$0
Gross Income		\$68,250
Operating Expenses		\$18,564
Net Operating Income		\$49,686
OPERATING EXPENSES		
Taxes		\$9,447
Insurance		\$6,517
Reserves (\$0.40/SF)		\$2,600
Management Fee		\$0
Landscaping		\$0
Total Expenses		\$18,564
Total Expenses/SF		\$2.86

1: Assumes Total Expenses remain constant. Please see agent for details.

REM ADULT LEARNING CENTER

ADDITIONAL PHOTOS



REM ADULT LEARNING CENTER

ADDITIONAL PHOTOS



REM ADULT LEARNING CENTER

ADDITIONAL PHOTOS



REM ADULT LEARNING CENTER

TENANT PROFILES



PROGRAMS OFFERED

- **Day Services / Structured Day Programs:** For adults with IDD, REM offers day-programs that include structured activities (e.g., personal safety, independent living skills, community outings, health & fitness, arts & crafts).
- **Pre-Vocational / Vocational Training:** They provide job-skills training, pre-employment preparation, helping individuals with disabilities learn job-specific skills, maybe move into employment.
- **Home & Community Supports:** This includes hourly support services (in-home or in-community) for adults who need assistance to remain as independent as possible.

TENANT OVERVIEW

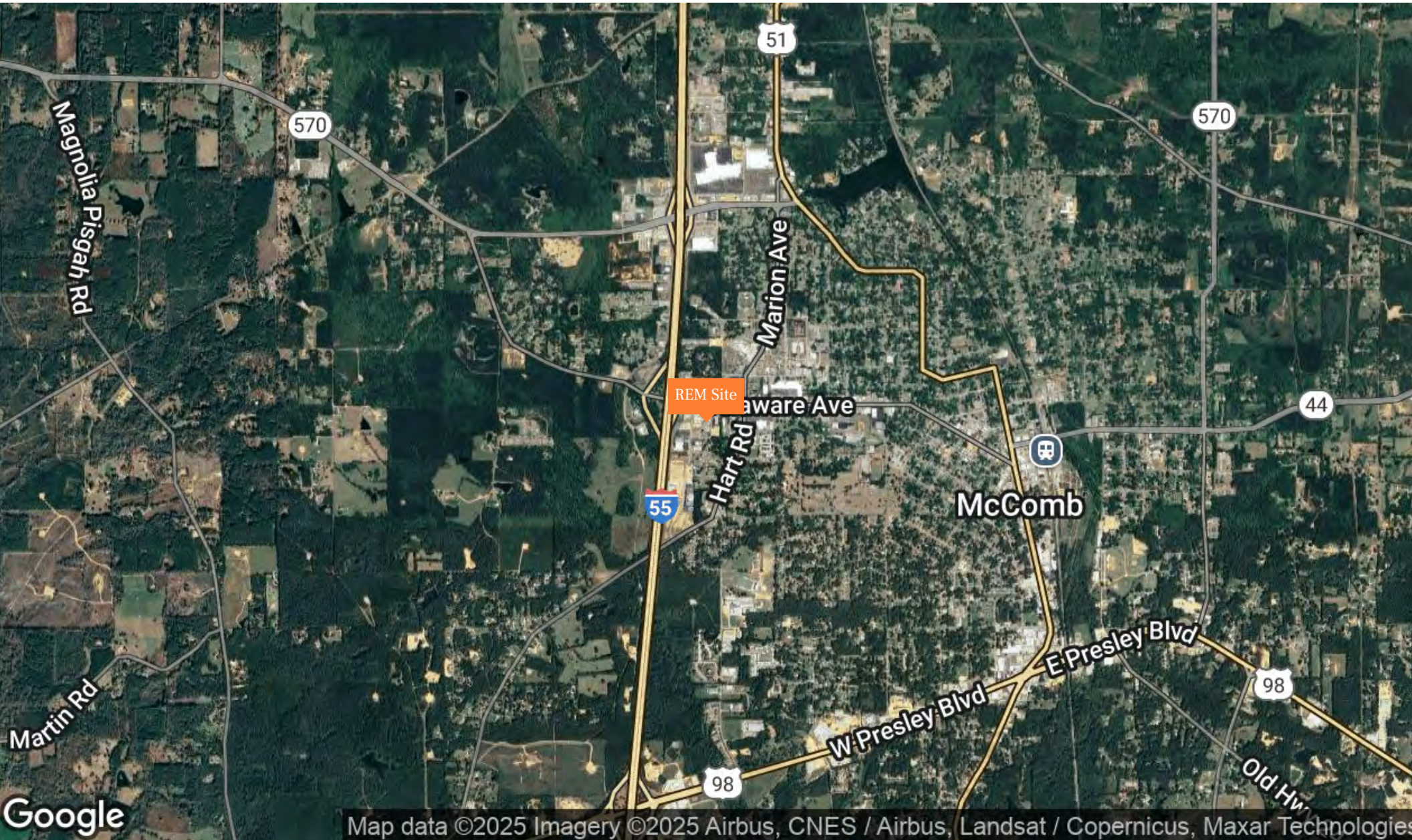
Company:	- Parent Company is Sevita
Founded:	- 1967 - Originally The Mentor Network
Headquarters:	- Edina, MN
Website:	- https://sevitahealth.com/rem-community/rem-mississippi/

REM Mississippi:

- Serves adults (and some children) with intellectual and developmental disabilities (IDD), as well as individuals with more complex behavioral, emotional, medical or other support needs.
- Offers day-programs, vocational/pre-vocational training, in-home and community supports, residential/host-home services.
- Part of a larger network: It's tied into Sevita (formerly "The MENTOR Network") giving it access to national scale resources, best-practices and infrastructure.
- Has multiple locations across the state of Mississippi (e.g., Flowood, Hattiesburg, McComb, D'Iberville, Oxford, Southaven).
- Merged/partnered with The MENTOR Network in 2003, and eventually became part of the Sevita/MENTOR network, increasing its footprint and resources.

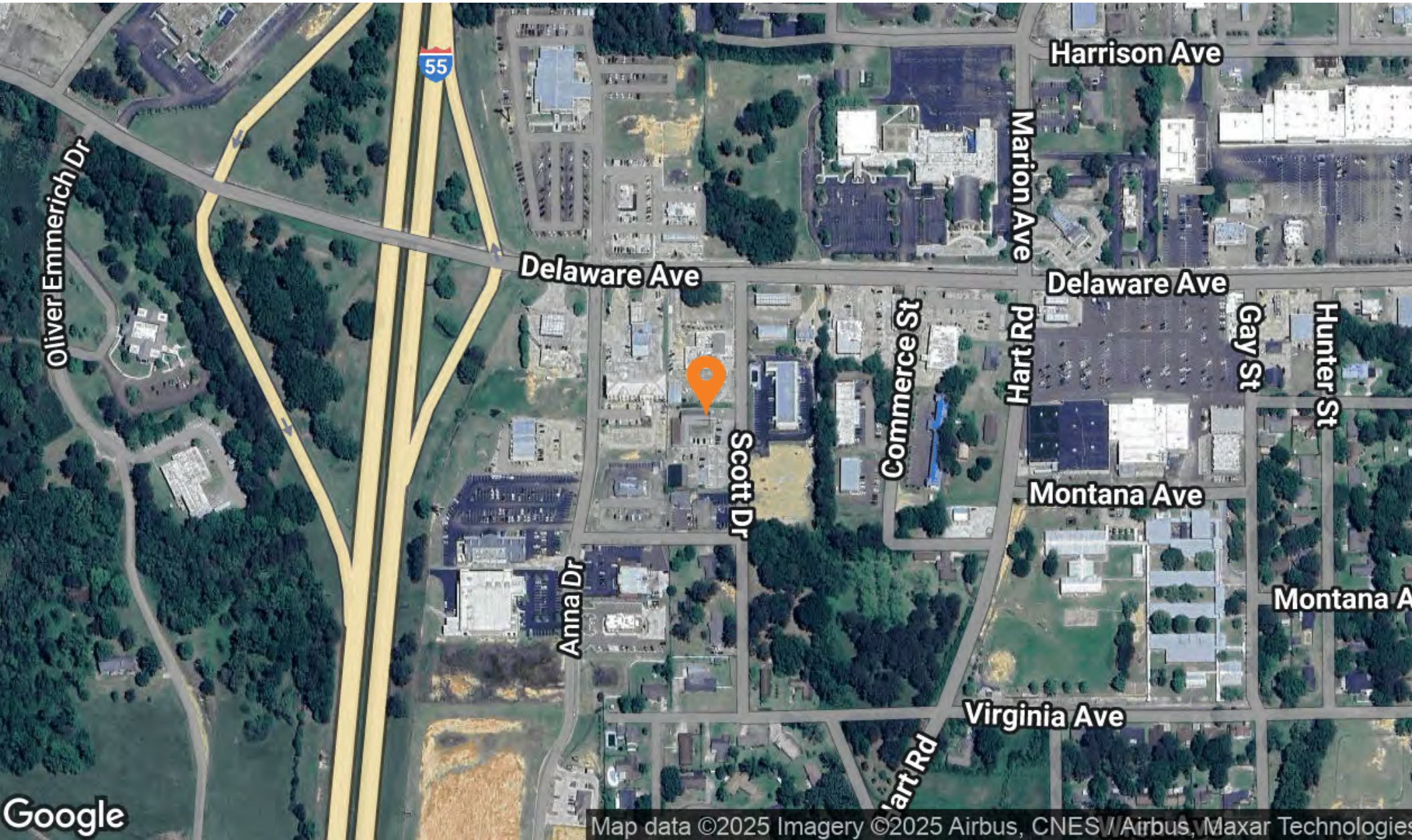
REM ADULT LEARNING CENTER

REGIONAL MAP



REM ADULT LEARNING CENTER

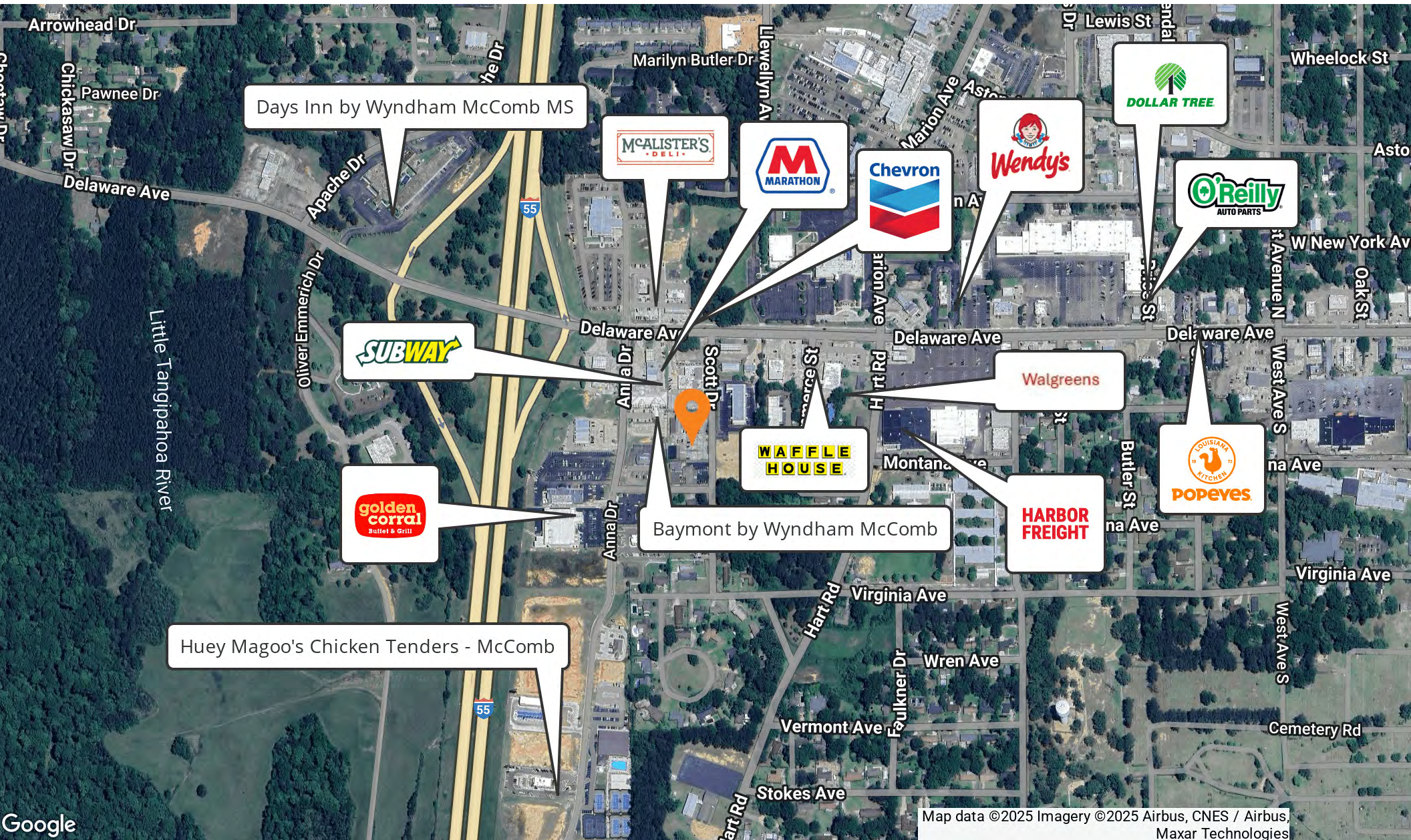
LOCAL MAP



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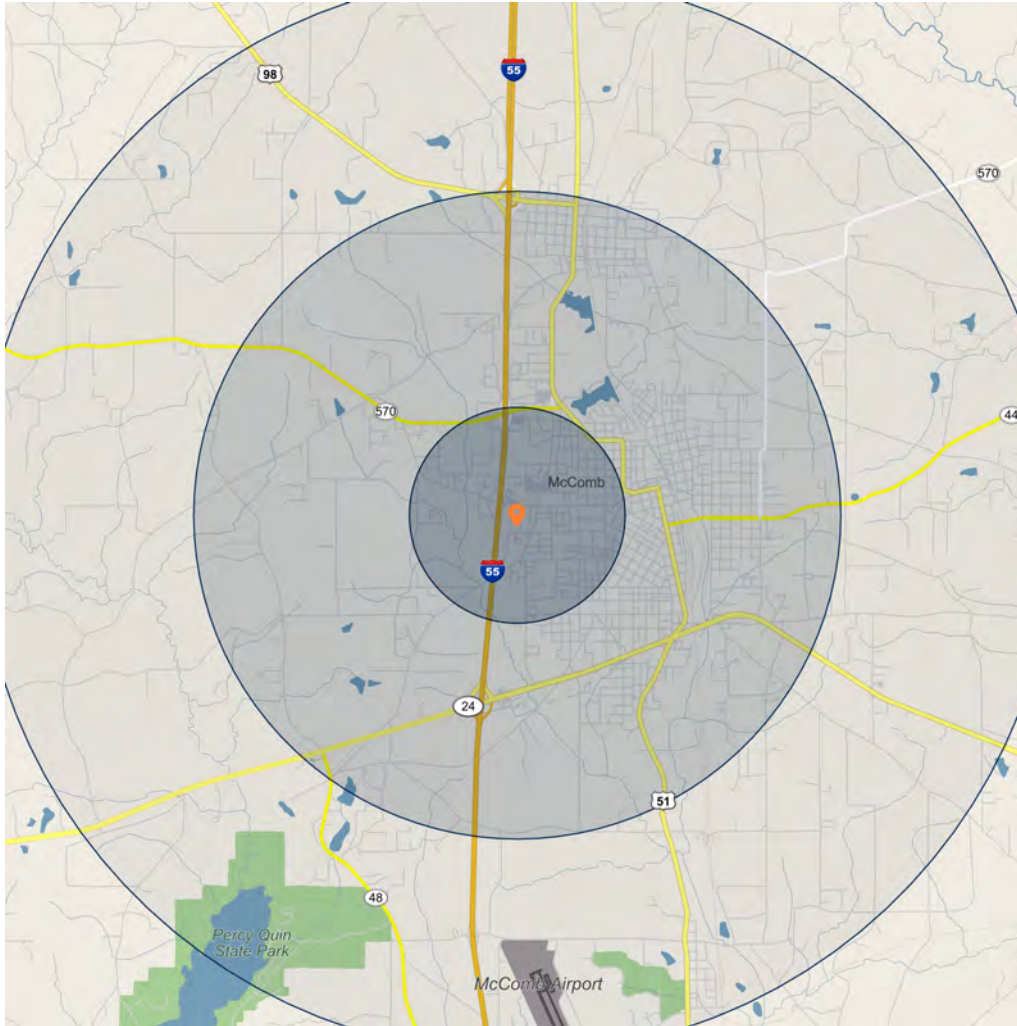
REM ADULT LEARNING CENTER

RETAILER MAP



REM ADULT LEARNING CENTER

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2029 Projection	3,370	16,556	22,636
2024 Estimate	3,306	16,424	22,527
2020 Census	3,264	16,451	22,654
2010 Census	3,027	16,891	22,875

HOUSEHOLD INCOME

Average	\$52,167	\$49,939	\$54,508
Median	\$45,892	\$40,825	\$43,716
Per Capita	\$23,340	\$21,181	\$22,656

HOUSEHOLDS

2029 Projection	1,514	7,122	9,364
2024 Estimate	1,475	6,985	9,218
2020 Census	1,421	6,796	9,015
2010 Census	1,361	6,715	8,774

HOUSING

Median Home Value	\$148,669	\$118,201	\$143,440
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EMPLOYMENT

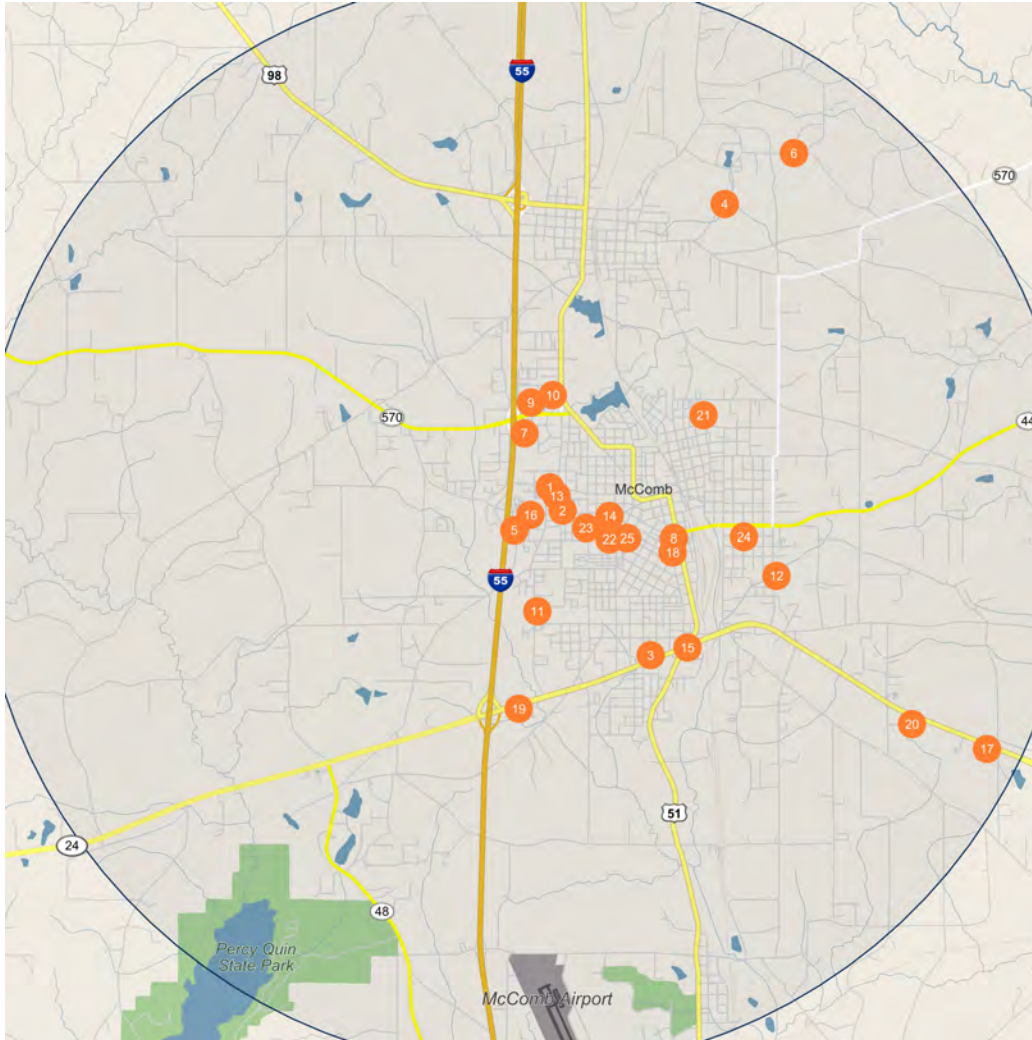
2024 Daytime Population	6,907	20,917	26,414
2024 Unemployment	1.89%	1.79%	2.09%
Average Time Traveled (Minutes)	19	17	19

EDUCATIONAL ATTAINMENT

High School Graduate (12)	2.00%	2.06%	2.16%
Some College (13-15)	42.56%	44.98%	43.94%
Associate Degree Only	14.23%	12.51%	12.74%
Bachelor's Degree Only	16.29%	12.45%	12.60%
Graduate Degree	14.98%	17.24%	17.93%

REM ADULT LEARNING CENTER

DEMOGRAPHICS



Major Employers

Employees

1	Southwest Miss Rgional Med Ctr	900
2	Dunaway Food Service Inc	378
3	Coca-Cola Bottling Co Untd Inc-Coca-Cola	225
4	Southwest Miss Cmnty Cllege FN	208
5	Golden Star Restaurants Inc	170
6	North Pike School District	150
7	Lowe's Home Centers LLC-Lowe's	148
8	B & E Foods Inc-McDonalds	136
9	Wm Food Svcs Brookhaven Inc	125
10	Walmart Inc-Walmart	104
11	Parklane High School Academy-Parklane Academy	99
12	McComb Healthcare LLC-Courtyard Rhlbtion Healthcare	99
13	Southwest Miss Rgional Med Ctr	96
14	Southwest Miss Rgional Med Ctr	95
15	Dickerson & Bowen Inc	90
16	Outback Barbeque Inc	81
17	Magnolia Electric Power Assn	73
18	What A Combo Inc-Craddock Oil	70
19	Market Max LLC	65
20	Bus Supply Charters Inc-Bsci Tours	57
21	McComb School District-McComb Middle School	54
22	McComb School District-Business & Technology Complex	53
23	McComb School District-Denman Junior High School	53
24	McComb School District-Kennedy Elementary School	53
25	McComb School District-McComb High School	53

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Marcus & Millichap

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