

NEW 10-YEAR SALE-LEASEBACK

Single Tenant Absolute NNN Investment Opportunity



Absolute NNN 10-Year Lease | Low Rent to Sales Ratio | Strong Personal Guarantee



2501 Bienville Blvd

OCEAN SPRINGS MISSISSIPPI

ACTUAL SITE



EXCLUSIVELY MARKETED BY



William Wamble

Senior Vice President
SRS National Net Lease Group

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
4010 Boy Scout Boulevard, Suite 355
Tampa, FL 33607
FL License No. SL3257920

Patrick Nutt

EVP, NNLG & Market Leader
SRS National Net Lease Group

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739

SABRINA KORTLANDT

First Vice President
SRS National Net Lease Group

sabrina.kortlandt@srsre.com
D: 914.498.2225
900 Camp Street, Suite 3C9
New Orleans, LA 70130
LA License No. SALE.995707522-ACT

MARTIN SMITH

Principal Broker
SRS Real Estate, LLC

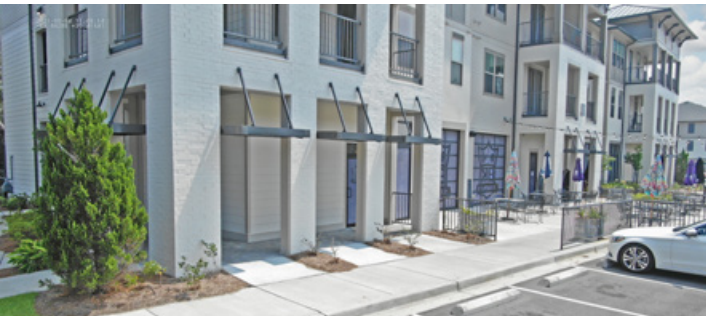
martin.smith@srsre.com
D: 205.259.2195
304 20th Street
South Birmingham, AL 35233
MS License No. 21705 | SRS License No. 22099



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$1,875,000
Cap Rate	8.00%
Net Operating Income	\$150,000

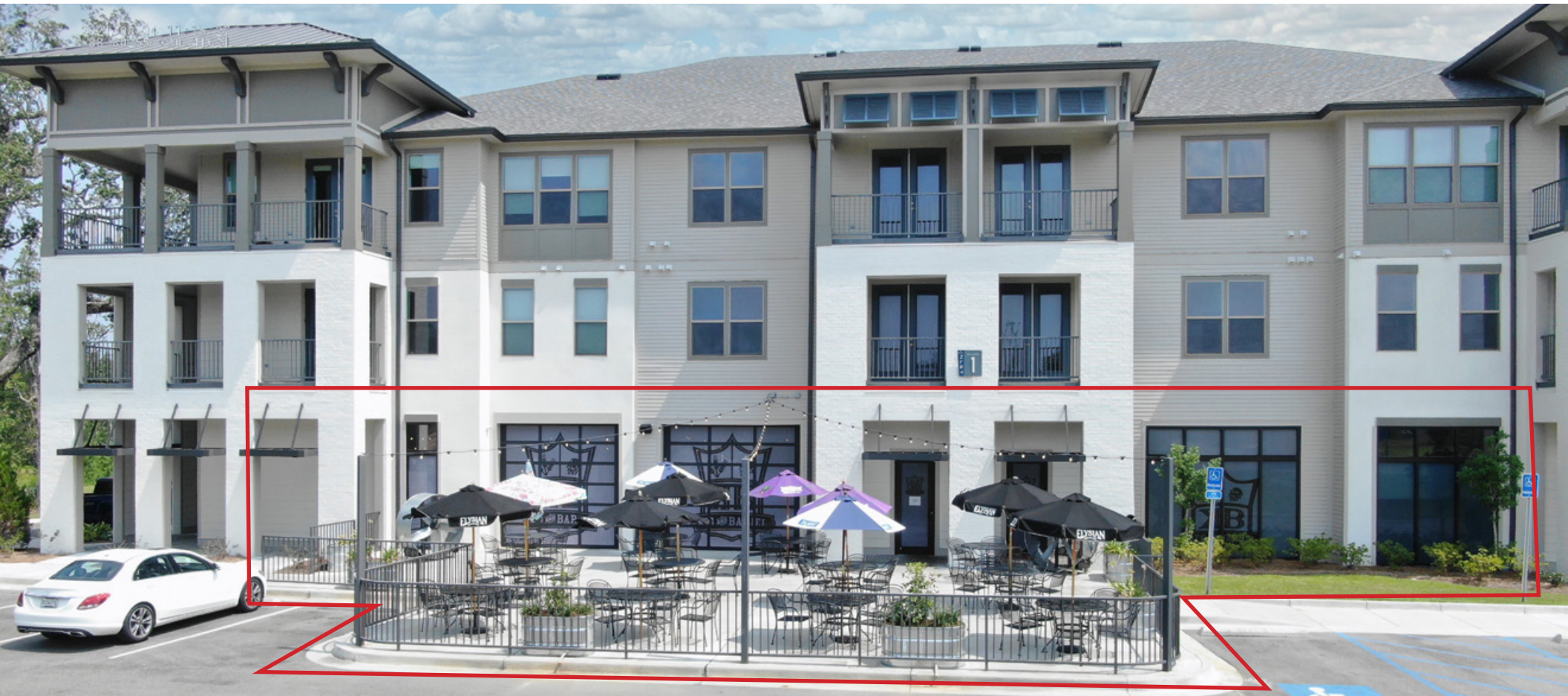
PROPERTY SPECIFICATIONS

Property Address	2501 Bienville Blvd., Ocean Springs, MS 39564
Rentable Area	6,500 SF
Year Built	2021
Tenant	Keg & Barrel Restaurant Group of Ocean Springs, LLC
Guarantee	Personal Guarantee (Strong)
Lease Type	Absolute NNN (Sale-Leaseback)
Landlord Responsibilities	None
Lease Term	10 Years
Increases	10% Every 5 Years & Beg. of Each Option
Options	2 (5-Year)
Rent Commencement	Close of Escrow
Lease Expiration	10 Years from Close of Escrow

RENT ROLL



TENANT NAME	SF	Lease Term				Rental Rates		OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	
Keg & Barrel Restaurant Group of Ocean Springs	6,500	Close of Escrow	10 Years from Close of Escrow	Current	-	\$12,500	\$150,000	2 (5-Year)
(Strong Personal Guaranty)				Year 6	10%	\$13,750	\$165,000	10% Increase at Beg. of Each Option



INVESTMENT HIGHLIGHTS



New 10-Year Sale-Leaseback | Strong Personal Guarantee | Options to Extend | Rental Increases | New Construction

- Tenant will execute a brand new 10-year sale-leaseback at close of escrow with 2 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease includes a strong personal guarantee
- The lease features a 10% rental increases every five years and at the beginning of each option period, steadily growing NOI and hedging against inflation
- The site was newly constructed in 2021

Absolute NNN Lease | Retail Condo Ownership | No Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Popular Local Operator | Excellent Reviews | Ocean Springs Hospital

- Keg and Barrel currently has 3 separate locations in Mississippi, all of which are very popular and highly regarded by the local community
- Since its opening in 2020, this location has received excellent reviews, averaging 4.8 stars on Facebook and 4.5 stars on Yelp
- Keg and Barrel is located less than 2 miles from Ocean Springs Hospital (Singing River Health Systems), a 160-bed facility

Main Retail Thoroughfare | Direct Consumer Base | Nearby National/Credit Tenants

- Keg and Barrel is located on Bienville Blvd (42,000 VPD), the main retail thoroughfare of Ocean Springs
- Nearby national/credit tenants include CVS Pharmacy, Winn-Dixie, Ace Hardware, Planet Fitness, and more
- Keg and Barrel is located in a new condominium development, The Inlet (95 units), providing a direct, walkable consumer base from which to draw
- 100% of the condominiums at The Inlet were sold shortly after completion

5-Mile Trade Area Demographics | Affluent Household Income

- The 5-mile trade area is supported by over 46,500 residents and 18,000 employees
- Affluent 3-mile average household income of \$86,884



PROPERTY OVERVIEW



Location



Ocean Springs, Mississippi
Jackson County
Gulfport-Biloxi-Pascagoula MSA

Parking



Shared Parking Throughout Entire Development

Access



Bienville Blvd: 1 Access Point

Parcel



Parcel Number: To Be Separately Platted
(Condo Ownership)

Traffic Counts



Bienville Blvd: 42,000 Vehicles Per Day
State Highway 609: 36,000 Vehicles Per Day

Construction



Year Built: 2021

Improvements



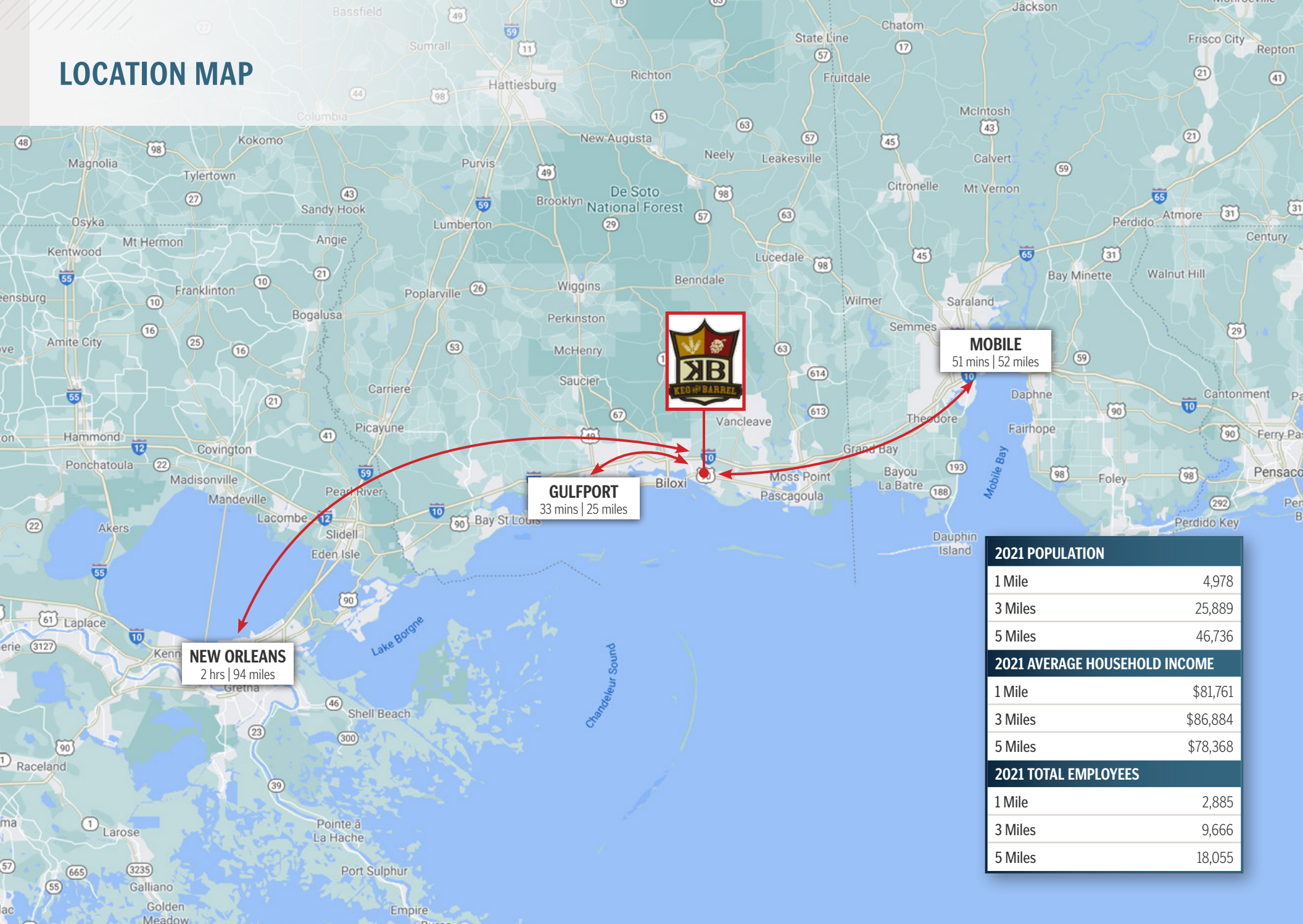
There is approximately 6,500 SF of existing building area

Zoning



Commercial

LOCATION MAP





42,000
VEHICLES PER DAY

BIENVILLE BLVD. / U.S. HIGHWAY 90

THORN ST.

INLET RESIDENCES
CONDOMINIUMS

OCEAN SPRINGS
SCHOOL DISTRICT

GREYHOUND STADIUM



STATE HIGHWAY 609

36,000
VEHICLES PER DAY

42,000
VEHICLES PER DAY



OAK PARK
ELEMENTARY SCHOOL

OCEAN SPRINGS
SCHOOL DISTRICT

PECAN PARK
ELEMENTARY SCHOOL

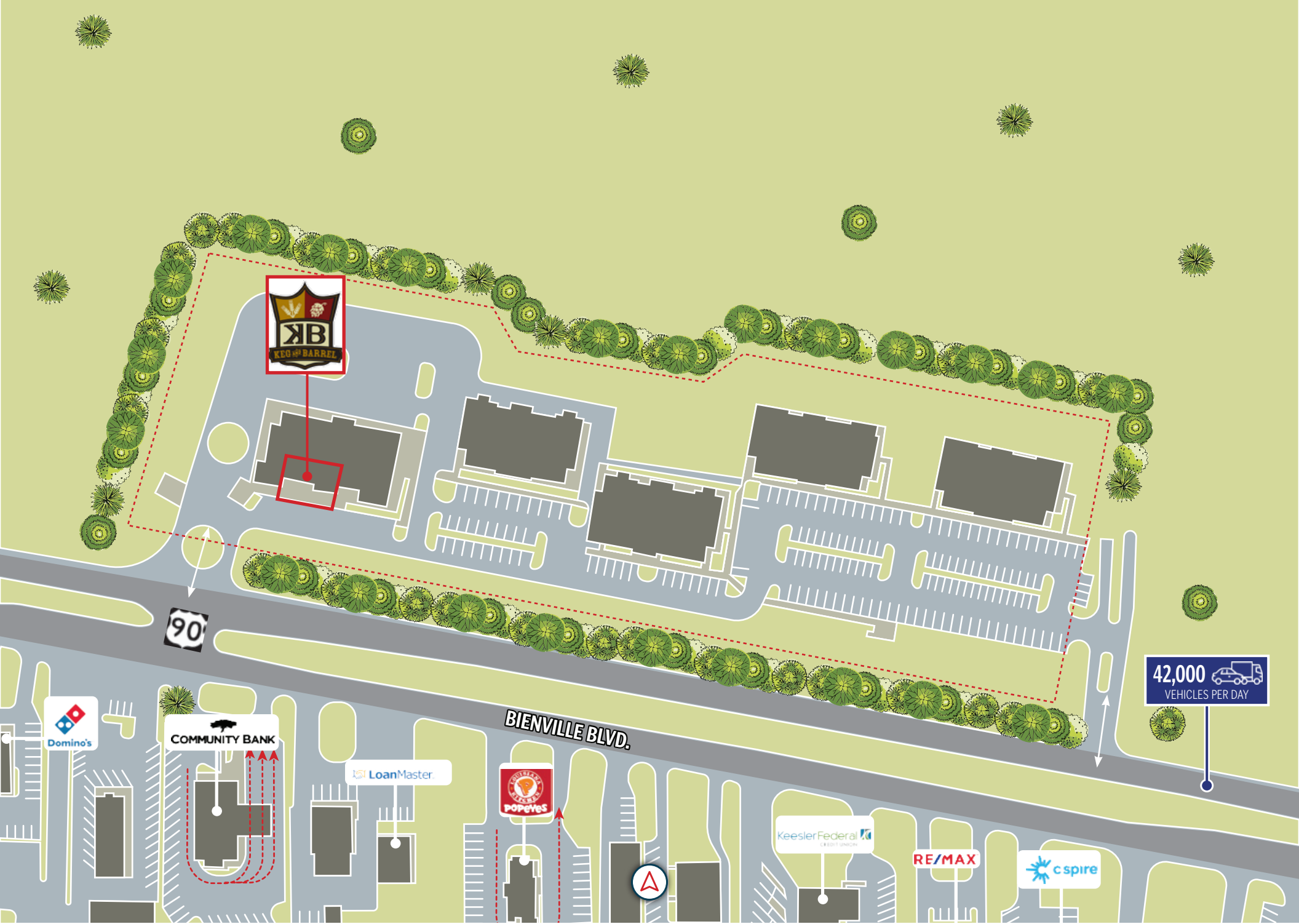
PARKSIDE SQUARE SHOPPING CENTER

MAGNOLIA PARK
ELEMENTARY SCHOOL

BIENVILLE BLVD. / U.S. HIGHWAY 90

BILOXI BAY





AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	4,978	25,889	46,736
2026 Projected Population	5,121	26,633	48,114
2021-2026 Annual Rate	0.57%	0.57%	0.58%
2021 Median Age	43.6	42.2	39.6
HOUSEHOLDS & GROWTH			
2021 Estimated Households	2,098	10,396	18,294
2026 Projected Households	2,166	10,719	18,875
Projected Annual Growth 2021 to 2026	0.64%	0.61%	0.63%
INCOME			
2021 Estimated Average Household Income	\$81,761	\$86,884	\$78,368
2021 Estimated Median Household Income	\$52,642	\$61,573	\$56,590
DAYTIME POPULATION			
2021 Estimated Total Businesses	390	1,116	1,515
2021 Estimated Total Employees	2,885	9,666	18,055





OCEAN SPRINGS, MISSISSIPPI

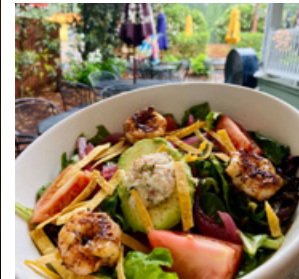
Ocean Springs, Mississippi is located 3 miles E of Biloxi, Mississippi (center to center) and is 81 miles E of New Orleans, Louisiana. The City of Ocean Springs had a population of 18,390 as of July 1, 2020.

The City of Ocean Springs has more retail and service businesses than any other type of establishment, with this sector playing a dominant role in the City's local economy. A growing portion of the retail trade is developing in response to the promotion of the City as cultural tourist destination. The City is home to the Walter Anderson Museum of Art, the Mary C. O'Keefe Cultural Center for Arts and Education, and Shearwater Pottery as well as other small galleries Arts-related institutions draw visitors and support economic development. The largest industries in Ocean Springs, MS are Health Care & Social Assistance, Accommodation & Food Services, and Retail Trade, and the highest paying industries are Information, Manufacturing, and Wholesale Trade.

Ocean Springs and nearby Attractions are Walter Anderson Museum of Art, Ohr-O'Keefe Museum of Art, Beauvoir, Jefferson Davis Home, Shepard State Park, Gulf Islands National Seashore. The historic city of Ocean Springs offers visitors easy access to a number of museums and historic parks. Among them include the Walter Anderson Museum of Art and Ohr-O'Keefe Museum of Art. The facilities for camping, fishing and swimming at the Shepard State Park draw huge crowds to this place. Tourists can also visit the Gulf Islands National Seashore, which is a major tourist attraction.

Mississippi Gulf Coast Community College, University of South Alabama and University of Mississippi are some of the higher educational institutes situated in and around Ocean Springs. Air transportation is available from the Jackson International Airport.

BRAND PROFILE



KEG & BARREL

kegandbarrel.com

Company Type: Private

Locations: 3

Keg & Barrel is Mississippi's premier beer emporium offering over 120 different kinds of beer. With this many beers, there is sure to be one to match everyone's taste. Housed in a late 1800 century home, the original Keg & Barrel Brewpub has original wood work, a wrap-around porch and charm that makes it feel like home. It features a tap wall that, for some, just might be considered the 8th wonder of the world. Beer is available everywhere from Germany to Ireland to local Mississippi brews. The extensive tap wall, which often gets mistaken for as decoration, boasts over 60 beers on draught. Top shelf liquor and wine, along with more than 50 whiskeys, are also available for the beer challenged. They pride themselves in their menu that goes far beyond average bar food. Food selections combine unique pub flair with traditional southern foods. Menu favorites include Fish and Chips, Shrimp and Grits, amazing burgers made with Mississippi grass-feed beef, and our famous chicken and waffles.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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