



OFFERING MEMORANDUM
FOOD GIANT

259 THREE OAKS DRIVE | MEDINA, TN 38355

Exclusively Marketed By: **Paul Z. Matysek, CCIM**

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Listed in conjunction with Broker of Record Bang Realty



INVESTMENT SUMMARY


Tenant	Food Giant
Property Address	259 Three Oaks Dr Medina, TN 38355
Property Type	Single Tenant Retail
Price	\$1,822,000
Price/SF/Bldg	\$71.44
Net Operating Income	\$127,524
CAP Rate	7.00%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term Remaining	10.0 Years
Occupancy	100%
Building Size	25,505 SF
Land Size	119,224 SF
Year Built / Renovated	2014
APN	027177L G 01200
Zoning	Commercial

INVESTMENT HIGHLIGHTS

- Newly constructed building on Jackson Hwy with 14,000 VPD
- 10 years remaining on original 15 year primary term with options
- Low management asset. Landlord only has roof and structure responsibility
- One of the fastest growing cities in Tennessee with a fantastic school district
- Average household income is \$76,000 within a 5 mile radius



Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start			
Food Giant	25,505	100%	\$10,627	\$0.42	\$127,524	\$5.00	11/1/2013	10/31/2028	5% every Option	NN Two 5 Year Options
Note - Landlord responsible for roof & structure										
TOTAL	25,505	100%	\$10,627		\$127,524					

Tenant	# of Locations	Website	Description
	106	www.foodgiant.com	Food Giant Supermarkets, Inc., doing business as Food Giant, Piggly Wiggly, Pic N Sav, Market Place, Sureway, Save Mart, and others, owns and operates a chain of grocery stores in Alabama, Arkansas, Florida, Georgia, Kentucky, Mississippi, Missouri, and Tennessee. It offers meat products, fresh fruits and vegetables, and bakery products; and deli products, cheeses, and other goodies. The company was incorporated in 2000 and is based in Sikeston, Missouri. As of July 31, 2004, Food Giant Supermarkets, Inc. operates as a subsidiary of Houchens Industries, Inc.

LEASE ABSTRACT

259 Three Oaks Drive
Medina, TN 38355

FOOD GIANT

TENANT INFORMATION

Tenant Name: FOOD GIANT SUPERMARKETS, INC
Building Size: 25,505 SF
Guarantor: Silent

DEPOSIT INFORMATION

Security Deposit: Silent

CURRENT LEASE TERM

Lease Commencement Date: 1-Nov-2013
Rent Commencement Date: 1-Nov-2013
Lease Expiration Date: 31-Oct-2028
Total Term: 180 months 15 Lease Years

TERM	BEGIN	END	ANNUAL	MONTHLY	PSF	SF
Initial Term	1-Nov-2013	31-Oct-2028	\$127,524.00	\$10,627.00	\$5.00	25,505 SF
Option 1	1-Nov-2028	31-Oct-2033	\$133,900.20	\$11,158.35	\$5.25	25,505 SF
Option 2	1-Nov-2033	31-Oct-2038	\$140,276.40	\$11,689.70	\$5.50	25,505 SF

Percentage Rent:

Art. 4.2: Tenant agrees to pay to Landlord as Percentage Rent for each Lease Year of the Term hereof, including all extensions thereto, 1% of Tenant's Gross Sales at the Premises over \$12,480,000.00. Tenant agrees that statement and payment of Percentage Rent, if any, shall be submitted to Landlord no later than thirty (30) days following the end of the respective Lease Year.

Holding Over:

Art. 16.1: MTM tenancy, and such continued occupancy shall not defeat Landlord's right to possession of the Premises. All other covenants, provisions, obligations and conditions of this Lease shall remain in full force and effect during such MTM tenancy.

RECOVERIES

Tenant Pro-Rata Share: 100.00%

Real Estate Taxes:

Art. 5.1: Tenant shall Landlord's direction, pay the real estate tax directly to the applicable taxing authority or reimburse Landlord for all Real property taxes levied against the leased premises during the term of this Lease.

Common Area Maintenance / Operating Expenses: N/A

Administrative Fee: N/A

Management Fee: N/A

Insurance: 9.1: Tenant shall maintain all the insurance including General Liability and Property Damage

Utilities: Art. 6.1: Tenant shall pay all charges for gas, electricity, water, sewer service, trash removal and other utilities used on the Premises during the Term or extension term hereof. All such utilities shall be obtained by Tenant from the applicable utility company.

LEASE ABSTRACT

TENANT IMPROVEMENT

Tenant Improvements: Art. 2.1: Landlord shall construct the 25,505 square foot grocery store building and all ancillary parking and other facilities as shown in the Plans and Specifications attached hereto as Exhibit "A".

TENANT OPTIONS

Renewal Option: Art. 3.2: Total of two (2) successive periods of five (5) years each with notice at least 180 days prior to the date of commencement of each such extension period.

Purchase Option: None

Right of First Offer/ First Refusal: None

Early Termination: None

LANDLORD OPTIONS

Early Termination / Landlord Kick out: Lease is Silent

OPERATING REQUIREMENTS

Assignment: Art. 7.2: Tenant shall not assign this Lease or sublet the Premises, in whole or in part, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, delayed or conditioned. Tenant will remain primarily liable for the performance of the covenants binding upon Tenant.

Continuous Operation: Art. 3.3: Nothing contained in this Lease shall be deemed to require Tenant to operate a retail grocery store on the Premises. Tenant shall have the right to cease operating in the Premises.

Estoppel: 16.12: Both the parties within ten (10) days after receipt of such request.

Permitted Use: Art.7.1: Tenant covenants and agrees to use, occupy and operate the Premises as a first-class grocery store or any other use not inconsistent with the terms of this Lease.

Repair & Maintenance Landlord: Art. 8.2: Landlord shall, however, not be required to make any repairs occasioned by any act or negligence of Tenant, its agents, employees, subtenants, licensees and concessionaires. In the event that the roof, structural walls and floors (exclusive of wall and floor coverings) of the Premises should become in need of repairs, Tenant shall give immediate written notice thereof to Landlord and Landlord shall be responsible for making any such repairs within ten (10) days of Landlord's receipt of notice, or if such repairs cannot be completed within said 10-day period, such longer period as may be reasonably required, provided Landlord commences such repairs within said 10-day period.

Repair & Maintenance Tenant: 8.3: Tenant shall be responsible for all other maintenance of the Premise. Tenant shall keep the Premise in good, clean, habitable condition and shall, at its sole cost and expense, keep the Premises free from insects, rodents, vermin and other pests and make all needed repairs and replacements, including replacement of cracked or broken glass. Tenant's responsibilities therein include the repair and replacement of all lighting, heating, air conditioning, plumbing and other electrical, mechanical and electronic installation, equipment and fixtures and also include all utility repairs in ducts, conduits, pipes and wiring, any sewer back-up or stoppage located in, under and above the Premises, and any repairs, replacements, re-striping or sealing the parking area.

PHARMACY HOT DELI *Food* **GIANT** MEATS PRODUCE
100% EMPLOYEE OWNED

Food **GIANT**
100% EMPLOYEE OWNED

ONE DAY
SALE
FRI NOV. 2ND
ONLY

WESTERN
UNION **WU**

Coca-Cola
6 PK 1/2 LITER
4/\$10

Medina, TN

Medina, Tennessee is located about 10 minutes northeast of Jackson, Tennessee in Gibson County. The Jackson CSA has over 65,000 residents and is the 7th largest CSA in Tennessee. Medina has great schools, wonderful churches and an atmosphere conducive to raising strong, healthy families. Medina is one of the fastest growing cities in West Tennessee it is a smaller town of about 4,800, but over the past couple of years, the town has been experiencing a "growth boom" like never before. There are several new housing subdivisions in progress adding many new homes to Medina. Memphis and Nashville make great day trips for Medina residents.

When it comes to quality of life, Gibson County has it, from great places to play, to wonderful schools and healthcare. Local events provide opportunities to interact with the community and share in family-friendly activities. Beautiful natural destinations attract locals and tourists alike, like the Gibson County Lake, perfect for fishing. Gibson County's rich history can be uncovered at the West Tennessee Agricultural Museum, the Davy Crockett Cabin and the Teapot Museum.



FoodGIANT

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Three Oaks Drive

Garrett Drive



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DOLLAR GENERAL

McDonald's

Garrett Drive

Three Oaks Drive

fred's
Pharmacy





Old Medina Road

Jackson Highway



Three Oaks Drive

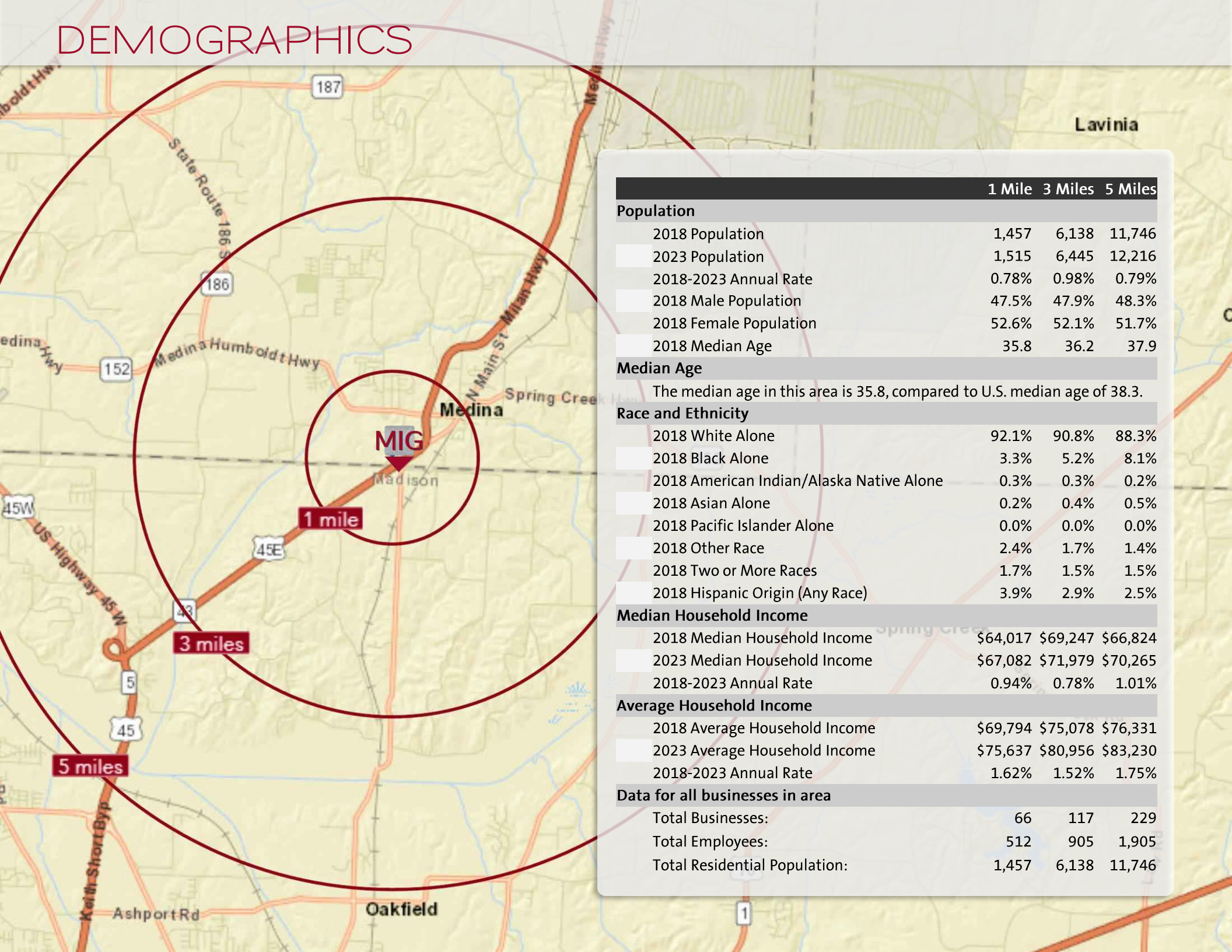


Garrett Drive

TRAFFIC COUNTS	CARS PER DAY
Jackson Highway	14,468
Old Medina Road	2,627



DEMOGRAPHICS



Lavinia

	1 Mile	3 Miles	5 Miles
Population			
2018 Population	1,457	6,138	11,746
2023 Population	1,515	6,445	12,216
2018-2023 Annual Rate	0.78%	0.98%	0.79%
2018 Male Population	47.5%	47.9%	48.3%
2018 Female Population	52.6%	52.1%	51.7%
2018 Median Age	35.8	36.2	37.9
Median Age			
The median age in this area is 35.8, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	92.1%	90.8%	88.3%
2018 Black Alone	3.3%	5.2%	8.1%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2018 Asian Alone	0.2%	0.4%	0.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.4%	1.7%	1.4%
2018 Two or More Races	1.7%	1.5%	1.5%
2018 Hispanic Origin (Any Race)	3.9%	2.9%	2.5%
Median Household Income			
2018 Median Household Income	\$64,017	\$69,247	\$66,824
2023 Median Household Income	\$67,082	\$71,979	\$70,265
2018-2023 Annual Rate	0.94%	0.78%	1.01%
Average Household Income			
2018 Average Household Income	\$69,794	\$75,078	\$76,331
2023 Average Household Income	\$75,637	\$80,956	\$83,230
2018-2023 Annual Rate	1.62%	1.52%	1.75%
Data for all businesses in area			
Total Businesses:	66	117	229
Total Employees:	512	905	1,905
Total Residential Population:	1,457	6,138	11,746

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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