

FORMER K-MART FOR SALE

280 JOHN R. JUNKIN DRIVE . NATCHEZ . MS . 39120

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LISTING AGENT



Christopher K. Dozier
C: 504.722.5393
D: 504.274.2712
ckdozier@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



OFFERING SUMMARY-



Address: 280 John R. Junkin Drive, Natchez, MS 39120

List Price: \$2,450,000 | \$30.68 PSF

GBA:+/- 79,864 SF

Site Size: +/- 6.72 Acres

Zoning: B-4 | Highway Business District

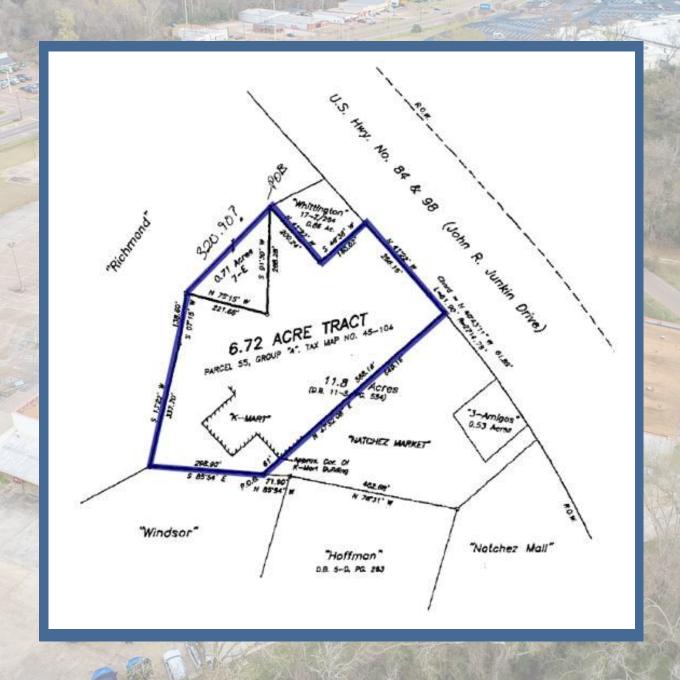
Offering Overview: Excellent opportunity to acquire a well-located property with multiple value add components. The improvements were constructed in 1968, with K Mart occupying the facility until 2016.

Deal Highlights:

- Several short-term tenants currently in place, generating an approximate NOI of \$157K.
- Upside via 40,000 of vacant space as well as outparcel development options.
- Directly adjacent to the flagship location of the Natchez Market grocery store chain.
- A lease with Valor Healthcare Inc. for approximately 9,756 square feet is pending.
- The property sits at a lighted intersection with multiple access points and unobstructed access to the Natchez Market grocery store.

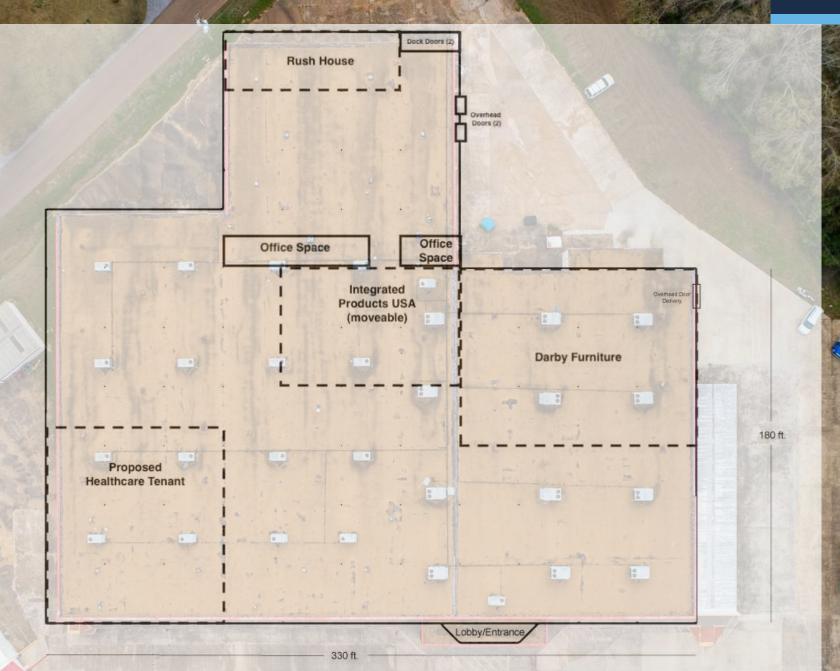
PROPERTY SURVEY-





PROPOSED LAYOUT-







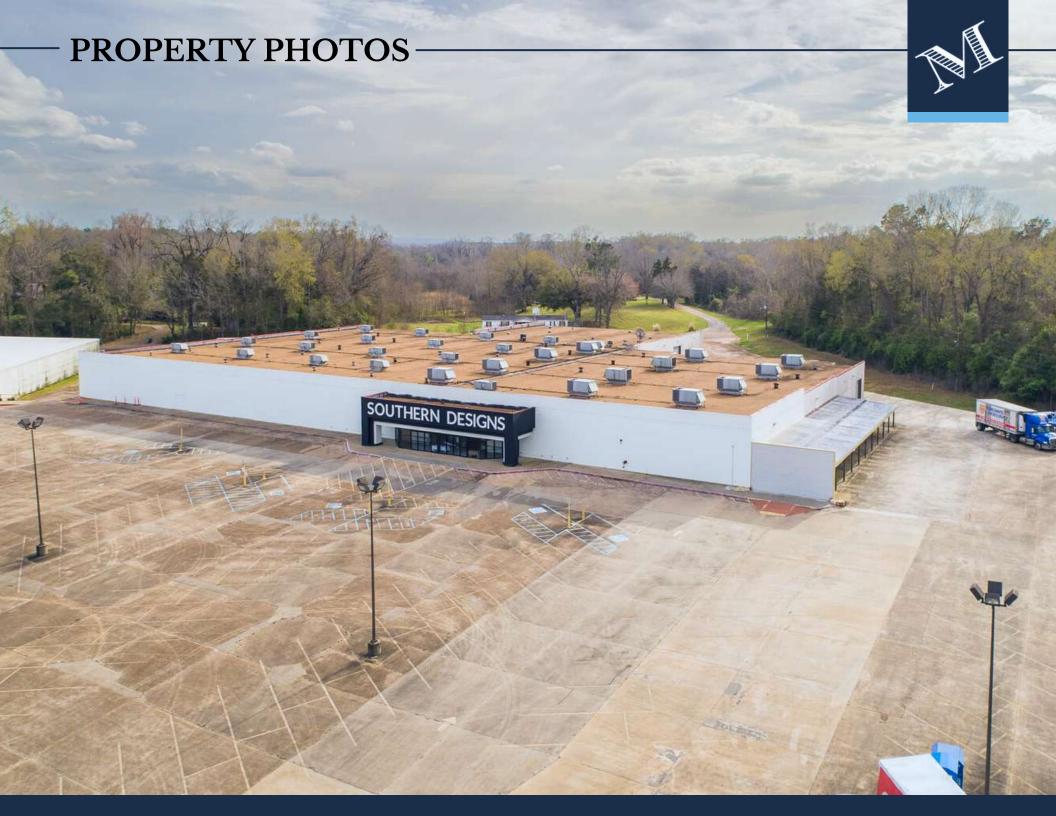
FINANCIALS



INCOME AND EXPENSE RECONCILLIATION

RENT ROLL:		LEASE EXPIRATIONS:
RUSH HOUSE	\$15,000	Month to Month
INTEGRATED PRODUCTS USA	\$21,600	July 31, 2023
DARBY FURNITURE	\$ 60,000	Month to Month
THE MERCHANTS COMPANY	\$12.576	September 30, 2023
VALOR HEALTHCARE*	\$ 114,916	Seven Years
AMVET (PARKING LOT KIOSK)	<u>\$6,000</u>	Month to Month
GROSS OPERATING INCOME	\$ 230,088	
<u>EXPE</u>	NSES:	
ELECTRICITY		\$16,817
WATER		\$ 415
GAS		\$4,814
TAXES		
INSURANCE (2023)		\$14,500
DUMPSTER SERVICE		\$ 3,850
GRASS CUTTING		<u>\$2,400</u>
TOTAL EXPENSES		\$ 72,737

NET OPERATING INCOME \$157,350

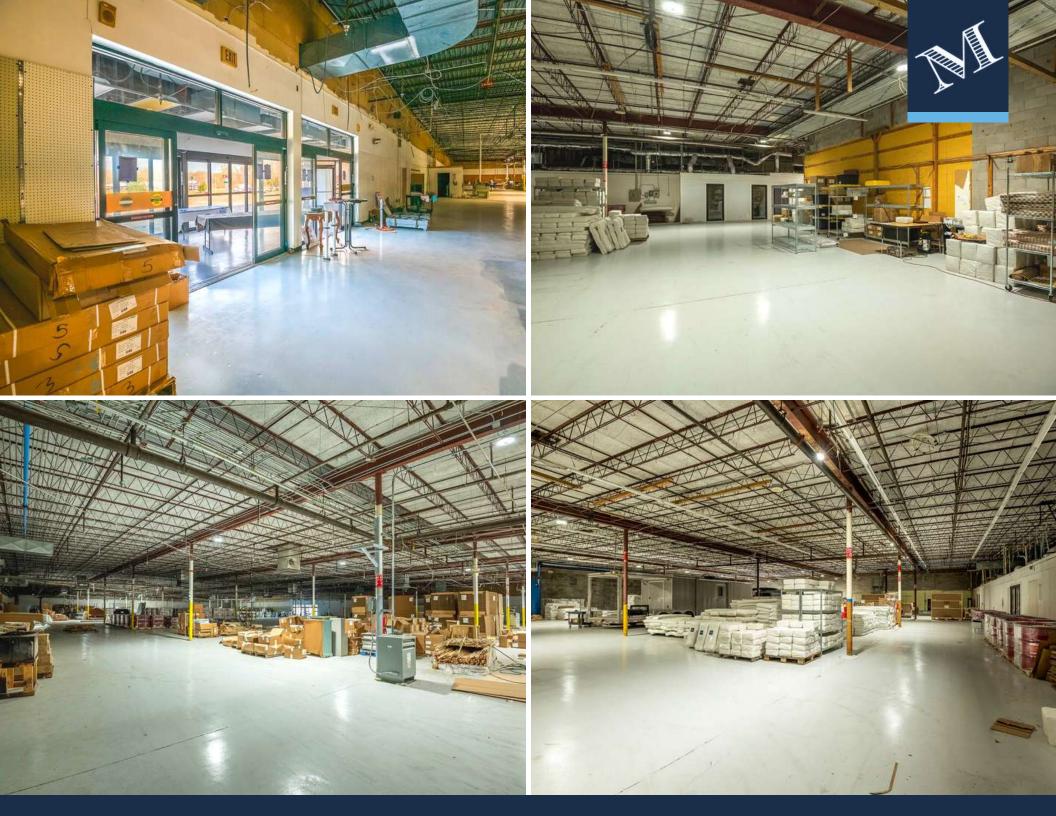






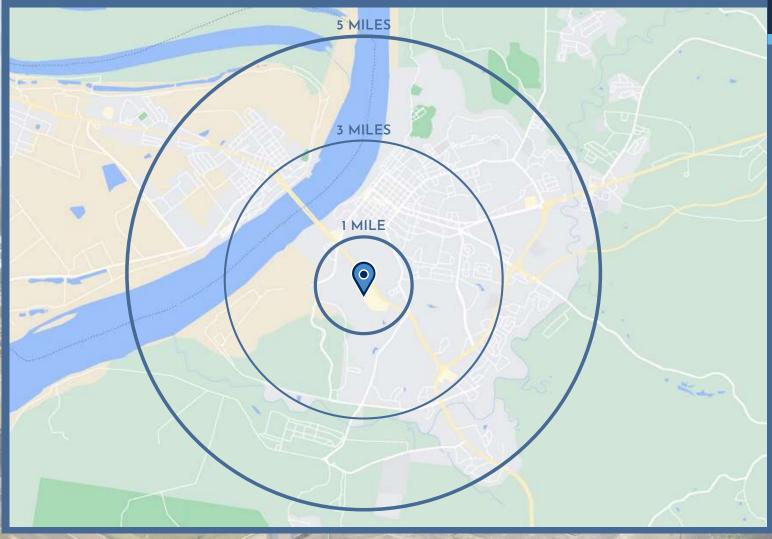






DEMOGRAPHICS





RADIUS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,825	16,266	25,006
TOTAL HOUSEHOLDS	811	6,970	10,435
AVERAGE HOUSEHOLD INCOME	\$31,166	\$28,766	\$29,499





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DUAL AGENCY CONFIRMATION

Adopted Form of

The Mississippi Real Estate Commission Jackson, MS

Seller:
Buyer:
Property:
This Dual Agency Confirmation is an addendum to and made part of the Offer to Purchase dated, 20, between the above-captioned Seller and Buyer for the purchase of the pecifically identified property.
The undersigned acknowledges that the licensee has explained dual agency representation to them and they have received the following information regarding disclosed dual agency:
 A disclosed dual agent is a licensee who, with the informed written consent of Seller and Buyer, is engaged as an agent for both Seller and buyer. As a disclosed dual agent the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty. A disclosed dual agent may NOT disclose: (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller; (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer; (c) The motivation of the Seller or Buyer for selling, buying or leasing a property, unless otherwise instructed in writing by the respective party or (d) That a Seller or Buyer will agree to financing terms other than those offered unless instructed in writing by the respective party. Seller and Buyer hereby confirm that they give their informed consent to the disclosed dual agency of:
Name of Brokerage Firm Name of Licensee Name of Licensee
who represent both Seller and Buyer in this transaction.
Date: Seller: Seller (print name):
Date: Buyer: Buyer (print name):
This Dual Agency Confirmation form is Seller, Buyer and Property specific. It has been adopted by the Mississippi Real Estate Commission and is required to be used by real estate licensees

pursuant to Rule IV. E. of the Rules and Regulations.

MREC-AD2 [Feb. 2001]

WORKI REAL EST

WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By MS Real Estate Commissio P. O. Box 12685 Jackson MS 30232

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL.

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationshins.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or anction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "histing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, fall accounting and the duty to use skill, care and diligence. To the Buyer and Seller:

*A duty of honesty and fair dealing

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.
To the Seller and Buyer:

* A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (e) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective
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IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and ment dischart fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an atterney or another real estate agent, or both.

		THIS IS NOT A CONTRACT. THIS IS A	N ACKNOWLEDGEMENT OF DISCLOSURE
The belo	w named	Licensee has informed me that brokerage service	es are being provided me as a:
	Client	(Seller's or Landlords Agent)	
D	Client	(Buyer's or Tenants Agent)	D Customer (Not as my Agent)
	Client		The second secon
	I acknow	edge that I received this informative document	
	I acknow		and explanation prior to the exchange of confidential informationing me.
	I acknow	edge that I received this informative document	
	I acknow	edge that I received this informative document	ing me.