



— THE —
COMMONS
OF DYERSBURG

OFFERING MEMORANDUM
NEW CONSTRUCTION NATIONAL ANCHORED RETAIL
DYERSBURG, TN (NEAR MEMPHIS)



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— THE —
COMMONS
OF DYERSBURG

TABLE OF CONTENTS

01	INVESTMENT SUMMARY	Investment Highlights Investment Overview Subject Photos Site Plan Aerials
02	FINANCIAL ANALYSIS	Tenant Overviews Rent Roll Operating Data Financials
03	MARKET OVERVIEW	Map View Demographics Market Summary





INVESTMENT SUMMARY

Investment Overview

Investment Highlights

Subject Photos

Site Plan

Aerials



INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present The Commons of Dyersburg, a 130,660-square foot Hobby Lobby anchored power center – located in Dyersburg, TN. The Subject Property was constructed in 2020 and is positioned on approximately 22.4-acres with great visibility and multiple points of ingress/egress. The Center is fully occupied with the majority of tenants signing a 10-year lease with 100 percent of the GLA reimbursing triple-net expenses. The Commons of Dyersburg features an attractive tenant roster with the likes of Hobby Lobby, Marshall's, Old Navy, and Five Below. The Center is located within the main retail corridor and benefits from monument signage on U.S.-51 a four-lane bypass which carries over 19,000 vehicles per day and Troy Road which carries nearly 10,000 vehicles per day.

The city of Dyersburg is the county seat of Dyer County and is located northwest Tennessee. Dyersburg serves as the TN, AR, and MO tri-state regions main retail, medical, and entertainment hub. This provides the Subject Property with a trade area that covers nearly 40-miles in every direction. The strong nationally recognized tenant roster, little to no near-term roll-over risk, and prime location ensures The Commons of Dyersburg will be a dominant shopping center for decades to come.





THE COMMONS OF DYERSBURG

384 Dyersburg Commons, Dyersburg, TN

GROSS LEASEABLE AREA	TENANTS	OCCUPANCY
131,060 SF	12	100%

- ▶ 100% Occupied Hobby Lobby Anchored Power Center | 131,060-Square Foot | New 2020-2021 Construction
- ▶ Strong Mix of National Corporate Tenants | Major Tenants Include: Marshall's, Old Navy, Ulta Beauty, Five Below, PetSense, Hibbett Sporting Goods, Maurice's, Rack Room Shoes, and Bath and Body Works
- ▶ 100% Percent Triple-Net Lease Structures | Tenants Reimburse 100% of Taxes, Insurance, and CAM
- ▶ 97% Percent of Total GLA is Leased Through Year 2031
- ▶ Prime Location within Main Retail Corridor | Excellent Visibility | Multiple Points of Ingress/Egress | Ample Parking
- ▶ Positioned Along U.S.-51 a Four-Lane Bypass with Dedicated Turns Which Sees Over 19,000 VPD and Troy Road Which Sees Nearly 10,000 VPD
- ▶ Surrounding Retailers Include Walmart, Kroger, Lowe's, Tractor Supply Co, Harbor Freight Tools, Dollar Tree, and CVS
- ▶ Just Over One-Mile from I-155 and Just Under Three-Miles from U.S.-412 Providing Convenient Access from the Surrounding Communities
- ▶ Dyersburg is the Main Retail, Medical, and Employment Hub for the TN, AR, and MO Tri-State Region
- ▶ County Seat of Dyer County | Just 50-Miles from Jackson and 75-Miles Northeast of Downtown Memphis
- ▶ Tennessee is an Income Tax-Free State



HOBBY LOBBY

OLD NAVY

RACK ROOM SHOES

Bath & Body Works

FIVE BELOW

HIBBETT SPORTS

the mustard seed

Marshalls

maurices

ULTA BEAUTY

petsense

AspenDental

LEADERS CREDIT UNION

Jack's

U.S. HIGHWAY 51 - 19,063





US I-55/Hwy - 412 - (14,403 VPD)

Lake Rd. - (27,500 VPD)

US 51 Bypass E - (19,063 VPD)

TENNESSEE TRACTOR

Subject Property



6 SHERWIN WILLIAMS
O'Reilly AUTO PARTS
POPEYES
Pizza Hut
Burger King

Walgreens
Kroger
Advance Auto Parts
Wendy's

Walmart
CATO Look Smart Buy Smart
Arby's
BIG LOTS!
DOLLAR GENERAL
HARBOR FREIGHT
Chick-fil-A
McDonald's
TACO BELL
KFC
DOLLAR TREE
Domino's

THE FARMS

HUDDLE HOUSE

LOWE'S

AutoZone

SONIC

Dyersburg Commons (New Development)

Dyersburg High School
Enrollment: 711

DYERSBURG STATE COMMUNITY COLLEGE
Enrollment: 2,977

WestTennessee HEALTHCARE



Subject Property

Subject Property



Dyersburg Regional Airport: 5.7 Miles



FINANCIAL ANALYSIS

Tenant Overviews

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Rent Roll

.....

Operating Data

.....

Financials





Hobby Lobby Stores Inc. is a chain of about 900 crafts superstores located in 47 states; it is the country's largest privately-owned crafts retailer and third overall behind Michaels and Jo-Ann's stores.

The chain specializes in selling products and supplies for arts and crafts, hobbies, picture framing, jewelry making, fashion fabrics, florals, cards and party, baskets, wearable art, home accents, and holiday goods. While Hobby Lobby is not currently rated, they are universally regarded as a strong company and a great tenant. The company has excellent corporate financial fundamentals and is consistently listed on Forbes list of America's Largest Private Companies.

TENANT	HOBBY LOBBY STORES, INC.	
Rent Increases	\$295,000 Year-6 \$320,000 Year-11 \$345,000, Opt. 1: \$370,000, Opt. 2: \$395,000, Opt. 3: \$420,000, Opt. 4: \$445,000, Opt. 5: \$470,000	
Co-Tenancy	N/A	
Other	N/A	

Ownership	Revenue (2020)
Private	\$5.3B
Locations	Employees
932	43,000+



Marshall's was acquired by TJX in 1995, and together with T.J. Maxx, forms Marmaxx, the largest off-price retailer of apparel and home fashions in the U.S. Marshall's has stores across the U.S., including Puerto Rico and the District of Columbia. Marshall's also operates an e-commerce site, marshall's.com, launched in 2019. TJX Companies, Inc. is a off-price apparel and home fashion retailer that operates in the U.S. and worldwide under the names TJ Maxx, Marshall's, HomeGoods, Sierra, Homesense, and Winners. The Company operates approximately 4,600 stores globally.



TENANT	MARSHALL'S OF MA, INC.	
Rent Increases	\$132,000 Year-6 \$143,000 Opt. 1: \$154,000, Opt. 2: \$165,000, Opt. 3: \$176,000, Opt. 4: \$187,000	
Co-Tenancy	Tenant has co-tenancy with Hobby Lobby or qualified replacement national retailer occupying no less than 50,000 SF, a national retailer occupying no less than 20,000 SF (excluding Hobby Lobby or its qualified replacement retailer), and an addition 16,000 sf occupied by a national retailer. If condition persists for a period of 180 consecutive days tenant may pay alternate rent and if condition persists for a period of 12-months tenant may terminate lease given 30-days written notice	
Percent Rent	None (Unless Alternate Rent is Triggered)	
Other	N/A	

Ownership	Revenue (2020)
Public	\$12.2B
Locations	Employees
4,640	320,000+



Old Navy commands a fleet of more than 1,109 family clothing stores throughout the US and Canada, offering items under its own brand name at discounted prices.

(The apparel chain also operates an online store, oldnavy.com.) Merchandise includes men’s, women’s, and children’s (even dogs’) apparel and accessories. Founded in 1994, Old Navy is owned by the king of casual apparel Gap Inc. and is known for advertising that plays up the kitsch factor of various celebrities. Old Navy, which has suffered from sales declines in recent years, appears to be back on track, and has extended its brand to Japan, and to include maternity and women’s plus-size apparel, as well as accessories and personal care products.

Ownership	Revenue (2020)
Public	\$13.8B
Locations	Employees
3,300+	117,000+

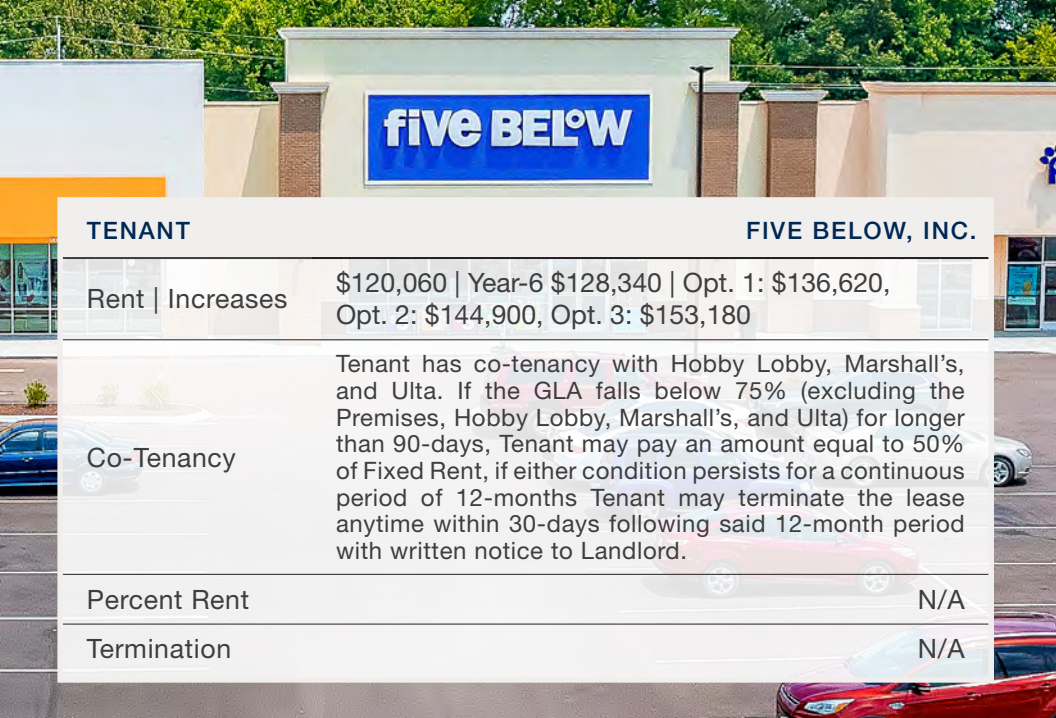
TENANT	OLD NAVY, LLC (SUBSIDIARY OF THE GAP INC.)
Rent Increases	\$181,250 Year-6 \$192,500 Opt. 1: \$211,750, Opt. 2: \$232,875, Opt. 3: \$256,250
Co-Tenancy	Tenant has co-tenancy with Key Stores (Hobby Lobby, Marshall’s and Five Below), and if the GLA falls below 70% (excluding the Premises and the Key Stores) for longer than 30-days, Tenant may pay alternate rent, if either condition persists for a continuous period of 12-months Tenant may terminate the lease anytime within 90-days following said 12-month period with written notice to Landlord.
Percent Rent	2% of Gross Sales \$9,050,000
Termination	If Gross Sales are less than \$3.5M during the fifth year of occupancy, tenant may terminate the lease.

TENANT	ULTA SALON, COSMETICS & FRAGRANCE, INC.
Rent Increases	\$165,000 Year-6 \$170,000 Opt. 1: \$175,000, Opt. 2: \$185,000, Opt. 3: \$195,000
Co-Tenancy	Tenant has co-tenancy with Named Co-Tenants (Hobby Lobby, Marshall’s, Rack Room, Maurice’s, and Five Below), and if the GLA falls below 70% (excluding the Premises and the Named Co-Tenants) for longer than 90-days, Tenant may pay alternate rent, if either condition persists for a continuous period of 12-months, Tenant may terminate the lease within 30-days following said 12-month period with written notice to Landlord.
Percent Rent	N/A
Termination	If Net Sales are or below \$3.3M during the fifth lease year, tenant shall have right to terminate.



Ulta Beauty is a beauty retailer for cosmetics, fragrance, skin care products, hair care products and salon services. The Company operates approximately 1,200 retail stores across 50 states. Typical store is approximately 10,000 square feet, including approximately 950 square feet dedicated to full-service salon. Ulta stocks more than 20,000 prestige and mass-market products, including cosmetics, fragrances, skin and hair care products, salon styling tools, and accessories. Stores offer hair salon services, as well as manicures, pedicures, massages, waxing, and other beauty treatments. In addition to its brick-and-mortar presence, the company markets more than 20,000 products and more than 500 brand names through its e-commerce site.

Ownership	Revenue (2020)
Public	\$7.39B
Locations	Employees
1,290+	44,000+



Five Below, Inc. is a specialty value retailer offering an assortment of products targeted at the tween and teen customer. Most are priced at \$5 and below. The Company added items in the \$5.00 to \$10.00 range to increase its assortment. Currently, the Company operates approximately 1,100 stores in 38 states.

TENANT	FIVE BELOW, INC.	
Rent Increases	\$120,060 Year-6 \$128,340 Opt. 1: \$136,620, Opt. 2: \$144,900, Opt. 3: \$153,180	
Co-Tenancy	Tenant has co-tenancy with Hobby Lobby, Marshall's, and Ulta. If the GLA falls below 75% (excluding the Premises, Hobby Lobby, Marshall's, and Ulta) for longer than 90-days, Tenant may pay an amount equal to 50% of Fixed Rent, if either condition persists for a continuous period of 12-months Tenant may terminate the lease anytime within 30-days following said 12-month period with written notice to Landlord.	
Percent Rent	N/A	
Termination	N/A	

Ownership

Public

Locations

1,090+

Revenue (2020)

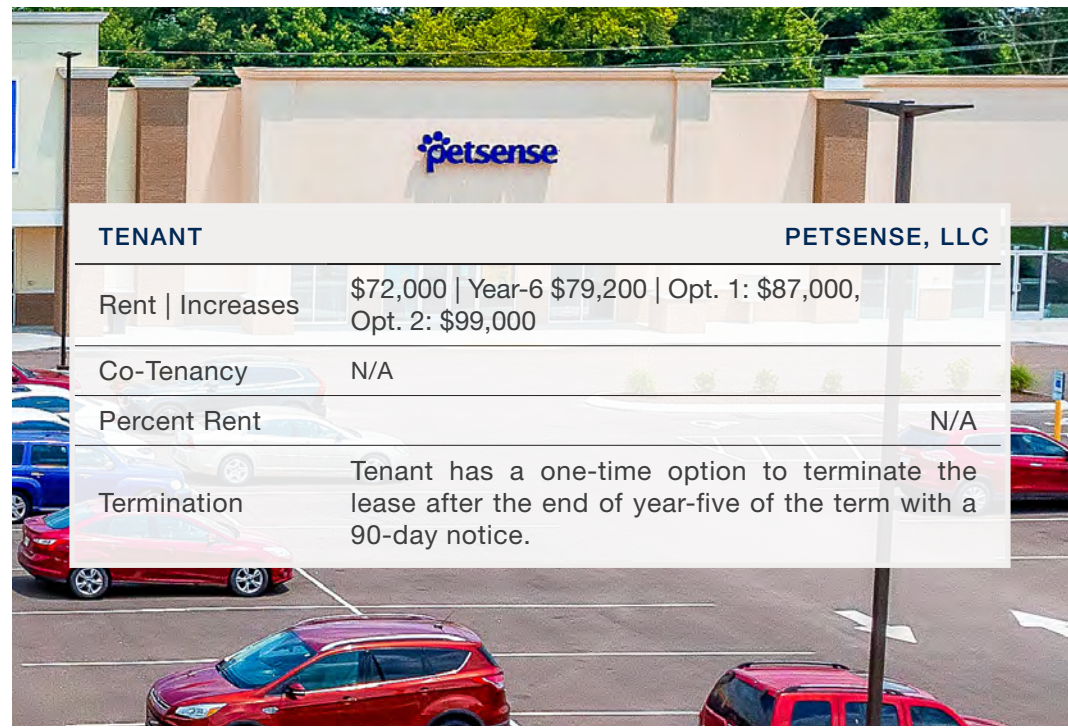
\$858.5M

Employees

19,000+



Petsense is a small-box, pet specialty retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities. We specialize in providing a large assortment of pet food, supplies and services, such as grooming and training. We are proud to carry brands such as Stella & Chewy, Diamond, Hill's Science Diet, Victor, Zignature, KONG, as well as our exclusive brand pet food, True Source. Tractor Supply Company is an American retail chain of stores that offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. The Company operates 1,944 Tractor Supply Stores in 49 states and 177 PetSense locations in 26 states.



TENANT	PETSENSE, LLC	
Rent Increases	\$72,000 Year-6 \$79,200 Opt. 1: \$87,000, Opt. 2: \$99,000	
Co-Tenancy	N/A	
Percent Rent	N/A	
Termination	Tenant has a one-time option to terminate the lease after the end of year-five of the term with a 90-day notice.	

Ownership

Public

Locations

2,130+

Revenue (2020)

\$10.6B

Employees

42,000+



Shoe-a-holics on the hunt for budget-brand names frequent the Rack Room for a fix. Rack Room Shoes sells private-label and brand-name footwear, handbags, and accessories to thrifty customers from some 390 stores in about 35 states. The company also operates some 60 stores under the Off Broadway Shoe Warehouse banner in about 10 states. Founded in 1922 as a single Phil's Shoes store, Rack Room Shoes is owned by Europe's largest shoe retailer -- Deichmann Schuhe of Germany -- which acquired Rack Room Shoes in 1984.

Ownership	Revenue (2020)
Private	\$526.5M
Locations	Employees
500+	6,000+



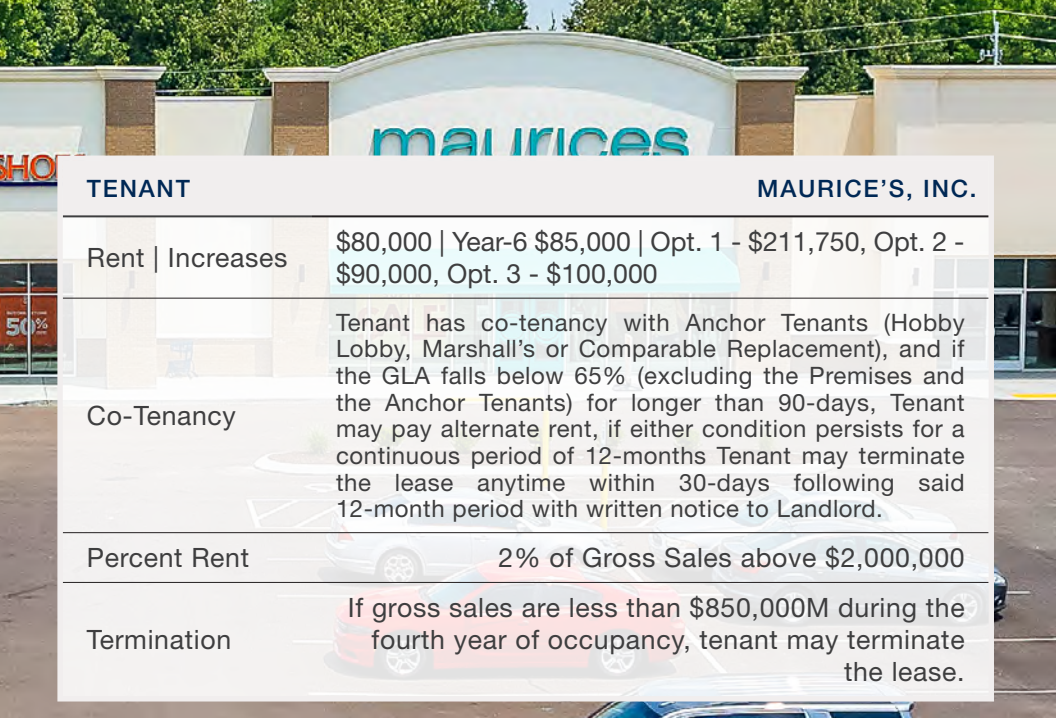
TENANT	RACK ROOM SHOES, INC.
Rent Increases	\$80,000 Year-6 \$85,000 Opt. 1 - \$90,000, Opt. 2 - \$95,000
Co-Tenancy	Tenant has co-tenancy with Key Stores (Hobby Lobby, Marshall's), and if the GLA falls below 70% (excluding the Premises and the Key Stores or comparable replacement Tenant) for longer than 90-days, Tenant may pay alternate rent, if either condition persists for a continuous period of 18-months Tenant may terminate the lease anytime within 90-days following said 18-month period with written notice to Landlord.
Percent Rent	4% of Gross Sales above \$1.6M in years 1-10 and \$1.9M in years 11-20
Termination	If gross sales are less than \$1.1M during the fifth year of occupancy, tenant may terminate the lease.



TENANT	HIBBETT SPORTING GOODS, INC.
Rent Increases	\$69,750 Year-6 \$75,330 Opt. 1 - \$80,910, Opt. 2 - \$86,490, Opt. 3 - \$92,070
Co-Tenancy	Tenant has co-tenancy with Hobby Lobby, Marshall's, Old Navy, Ulta, and Five Below (or Replacements) if either of the five tenants are closed for longer than 180-days, Tenant may pay alternate rent, if condition persists for a continuous period of 12-months Tenant may terminate the lease anytime within 30-days following said 12-month period with written notice to Landlord.
Percent Rent	N/A
Termination	If gross sales do not exceed \$1.125M during the 6th full year, tenant shall have an option to terminate the lease within 120 days of the expiration of the 6th calendar year.

HIBBETT SPORTS® Hibbett, headquartered in Birmingham, Alabama, is a leading athletic-inspired fashion retailer with more than 1,060 stores under the Hibbett Sports and City Gear banners, primarily located in small and mid-sized communities. Founded in 1945, Hibbett has a rich history of convenient locations, personalized customer service and access to coveted footwear, apparel and equipment from top brands like Nike, Jordan, Adidas, and Under Armour. Consumers can browse styles, find new releases, shop looks and make purchases online or in their nearest store by visiting www.hibbett.com or www.citygear.com.

Ownership	Revenue (2020)
Public	\$1.42B
Locations	Employees
7,060+	10,200+



TENANT	MAURICE'S, INC.
Rent Increases	\$80,000 Year-6 \$85,000 Opt. 1 - \$211,750, Opt. 2 - \$90,000, Opt. 3 - \$100,000
Co-Tenancy	Tenant has co-tenancy with Anchor Tenants (Hobby Lobby, Marshall's or Comparable Replacement), and if the GLA falls below 65% (excluding the Premises and the Anchor Tenants) for longer than 90-days, Tenant may pay alternate rent, if either condition persists for a continuous period of 12-months Tenant may terminate the lease anytime within 30-days following said 12-month period with written notice to Landlord.
Percent Rent	2% of Gross Sales above \$2,000,000
Termination	If gross sales are less than \$850,000M during the fourth year of occupancy, tenant may terminate the lease.



Maurices outfits the young women of small-town America. The chain sells dress, work, and casual apparel from 0-24 sizes at more than 910 specialty retail and outlet stores in the US states, Canada, and online. It sells clothing under the Maurices brand, as well as perfume, hats, gloves, and other accessories. Most of its stores are situated around major discount retailers and department stores. Founded in 1931 by Maurice Labovitz as a single shop in Duluth, Minnesota. In 2019, Ascena Retail (formerly Dress Barn) sold Maurices to OpCapita LLP.

Ownership	Revenue (2020)
Private	\$200M
Locations	Employees
900+	3,000+



Bath & Body Works is one of the world's leading specialty retailers and home to America's Favorite Fragrances® offering a breadth of exclusive fragrances for the body and home, including the #1 selling collections for body lotion and body cream, body wash, hand soap and fine fragrance mist. For 30 years, customers have looked to Bath & Body Works for quality, on-trend products and the newest, freshest fragrances. Today, these fragrant products can be purchased at more than 2,000 Bath & Body Works and White Barn retail locations worldwide and online at bathandbodyworks.com.

Ownership	Revenue (2020)
Public	\$11.8B
Locations	Employees
2,700+	92,000+



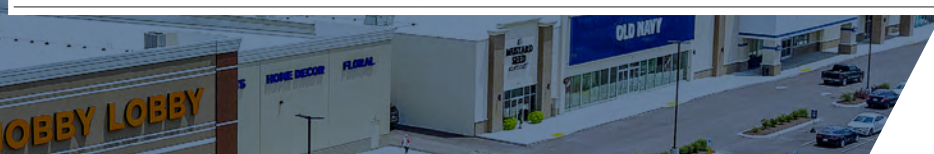
TENANT	BATH & BODY WORKS*
Rent Increases	\$16.50 PSF Increases to \$18.50 PSF in Year 6
Co-Tenancy	3 of 4 Key tenants: (Hobby Lobby, Marshalls, ULTA, Five Below or national/regional retail tenants occupying at least 70% of the non-key tenant space in the center.
Termination	If tenant gross sales do not exceed \$1.5M at the end of 48th full calendar month,

*Letter of Intent to lease

Unit #	Tenant	Size	% of NRSF	Term Commencement	Term Expiration	Annual Rent	Rent Per SF	Rent Changes On	Rent Changes to	Options	Lease Type
394	Hobby Lobby	50,000	38.15%	2/1/2021	2/29/2036	\$295,000	\$5.90	2/1/2026 Option 1 Option 2 Option 3 Option 4 Option 5	\$320,000 \$345,000 \$370,000 \$395,000 \$420,000 \$445,000	5, 5-Year Options	NNN
384-3	Marshalls	22,000	16.79%	05/01/2021	4/30/2031	\$132,000	\$6.00	5/1/2026 Option 1 Option 2 Option 3 Option 4	\$143,000 \$154,000 \$165,000 \$176,000 \$187,000	4, 5-Year Options	NNN
384-2	Old Navy	12,500	9.54%	5/1/2021	4/30/2031	\$175,000	\$14.00	5/1/2026 Option 1 Option 2 Option 3	\$192,500 \$211,750 \$232,875 \$256,250	3, 5-Year Options	NNN
384-7	Ulta Salon	10,000	7.63%	5/1/2021	4/30/2031	\$165,000	\$16.50	5/1/2026 Option 1 Option 2 Option 3	\$170,000 \$175,000 \$185,000 \$195,000	3, 5-Year Options	NNN
384-8	Five Below	8,280	6.32%	3/18/2021	3/17/2031	\$120,060	\$14.50	3/17/2026 Option 1 Option 2 Option 3	\$128,340 \$136,620 \$144,900 \$153,180	3, 5-Year Options	NNN
384-9	PetSense	6,000	4.58%	1/23/2021	1/31/2031	\$72,000	\$12.00	1/23/2026 Option 1 Option 2	\$79,200 \$87,000 \$99,000	2, 5-Year Options	NNN
384-10	Hibbett Sports	5,580	4.26%	8/1/2021	7/31/2031	\$69,750	\$12.50	8/1/2026 Option 1 Option 2 Option 3	\$75,330 \$80,910 \$86,490 \$92,070	3, 5-Year Options	NNN
384-4	Rack Room Shoes	5,000	3.82%	5/1/2021	4/30/2031	\$80,000	\$16.00	5/1/2026 Option 1 Option 2	\$85,000 \$90,000 \$95,000	2, 5- Year Options	NNN
384-5	Maurice's	5,000	3.82%	3/6/2021	6/30/2031	\$80,000	\$16.00	3/6/2026 Option 1 Option 2	\$85,000 \$90,000 \$100,000	2, 5-Year Options	NNN
384-1	The Mustard Seed	3,300	2.52%	4/1/2021	3/31/2028	\$39,600	\$12.00	4/1/2023 4/1/2024 Option 1 Option 2 Option 3	\$41,250 \$42,900 FMV FMV FMV	3, 5-year Options	NNN
384-6	Bath and Body Works	3,400	2.59%	1/1/2022	12/31/2031	\$56,100	\$16.50	1/1/2027 Option 1 Option 2	\$18.50 PSF \$19.00 PSF \$20.00 PSF	2, 5-Year Options	NNN
OP1	First Citizen's National Bank	ATM		4/1/2021	3/31/2028	\$9,000	N/A	4/1/2024	Annual 2% Increases	2, 5-Year Options	Gross
TOTALS:		131,060	100%			\$1,293,510					

THE OFFERING	
Property	The Commons of Dyersburg
Property Address	384 Dyersburg Commons, Dyersburg, TN 38024
Occupancy	100%

PROPERTY DESCRIPTION	
Year Built	2020-2021
Gross Leasable Area	131,060 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	22.4 +/- Acres
Parking	770+ Surface Spaces



NEW DEBT OPTION 1: CMBS	
LTV	65%
Rate	3.35%
Term	10 Year
Amortization	30-Year
Interest Only	2 Year

NEW DEBT OPTION 1: BANK OR CREDIT UNION	
LTV	72-75%
Rate	3.75%
Term	5-Year
Amortization	25-Year

INCOME	Year 1 Starting 1/1/22	\$/SF
Scheduled Base Rental Income	\$1,293,645	\$9.87
Expense Reimbursement Income:		
Common Area Maintenance	\$206,230	\$1.57
Real Estate Taxes	\$116,957	\$0.89
Insurance	\$16,132	\$0.12
Management Fee	\$68,040	\$0.52
Total Reimbursement Income:	\$407,359	\$3.11
Effective Gross Income	\$1,701,004	\$12.98

EXPENSES	Year 1	\$/SF
Common Area Maintenance	\$116,957	\$0.89
Real Estate Taxes	\$206,230	\$1.57
Insurance	\$16,132	\$0.12
Management Fee (4% EGI)	\$68,132	\$0.52
Annual Expense Totals	\$407,359	\$3.11

NOI	\$1,293,645	\$9.87
Capital reserve:	\$13,106	\$0.10
Cash Flow Before Debt Service:	\$1,280,539	\$9.77
Interest:	\$632,612	\$4.83
Principal:	\$252,880	\$1.93
Total Debt Service:	\$885,492	\$6.76
Net Cash Flow After Debt Service*	\$395,047	\$3.01

*Based on Assumable Debt

ASSUMABLE DEBT	
Balance	\$15,000,000
Rate	4.25% Fixed
Term	10 Years
Amortization	30-Years
Penalty	N/A

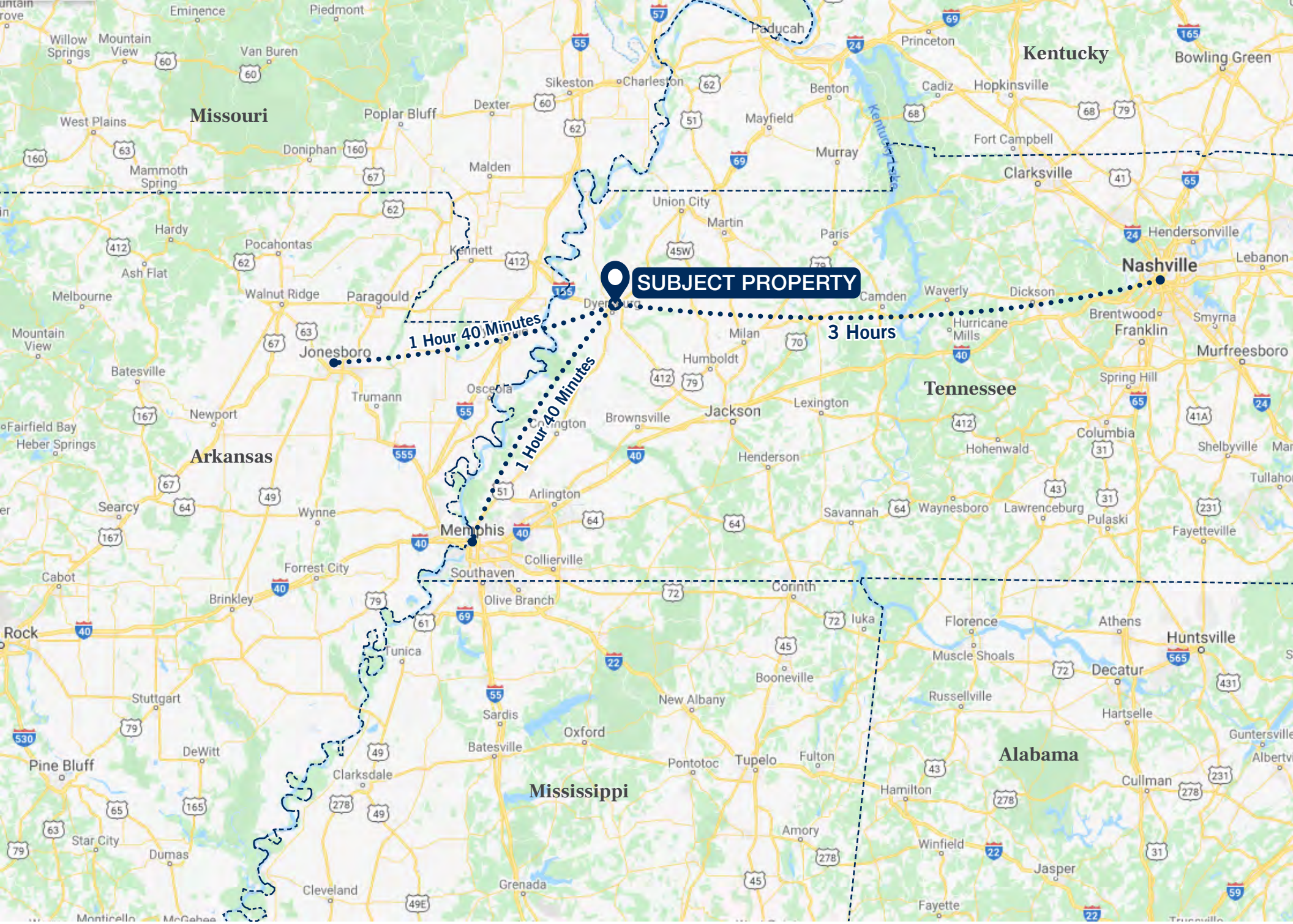
DEMOGRAPHICS & MARKET OVERVIEW

Map View

Demographics

Market Summary





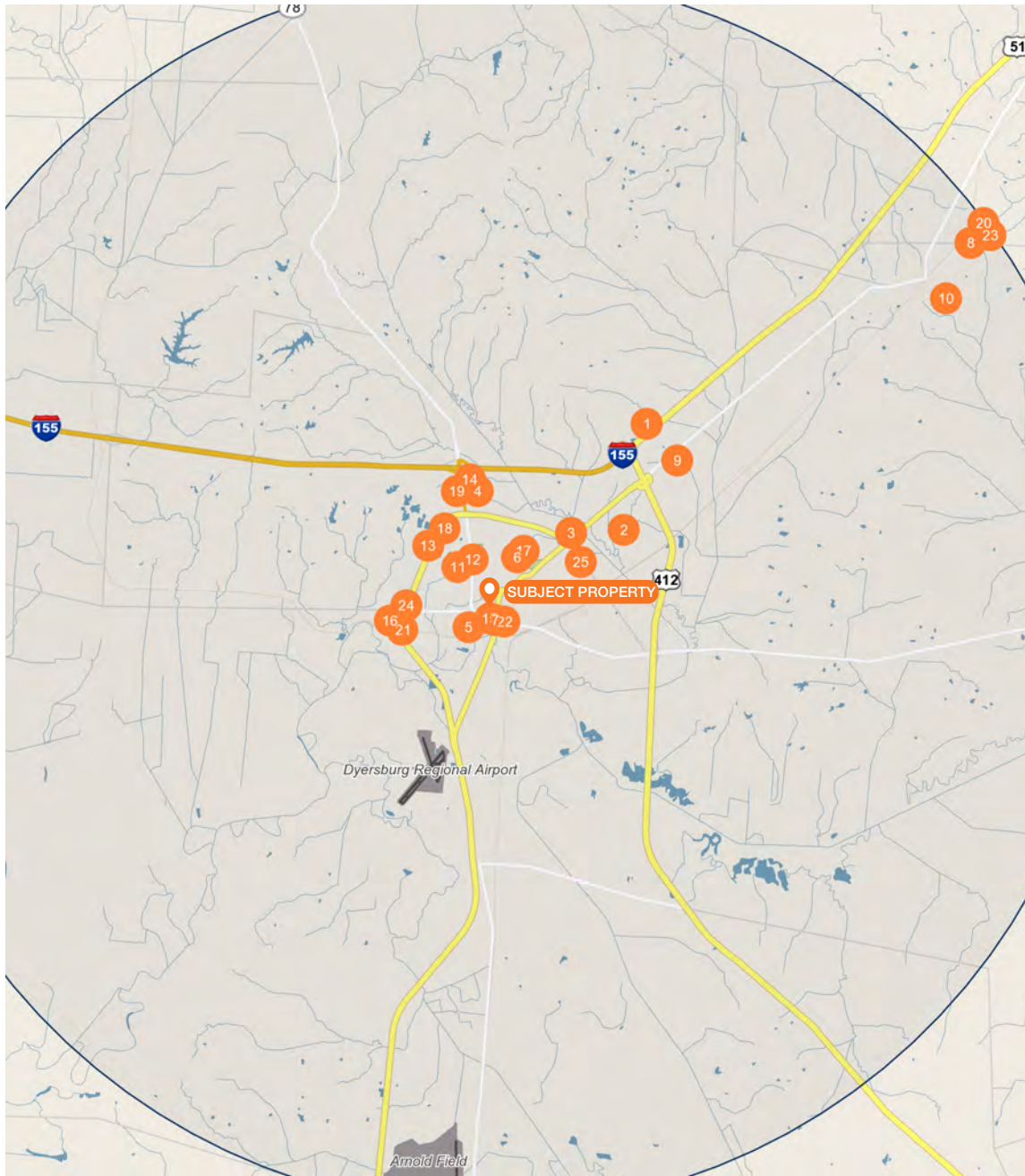
POPULATION	5 Miles	7 Miles	10 Miles
2025 Projection			
Total Population	22,869	28,075	35,175
2020 Estimate			
Total Population	22,814	28,031	35,114
2010 Census			
Total Population	23,096	28,431	35,597
2000 Census			
Total Population	23,079	28,078	34,689
Daytime Population			
2020 Estimate	25,930	28,997	35,815
HOUSEHOLDS			
2025 Projection			
Total Households	9,130	11,105	13,892
2020 Estimate			
Total Households	9,066	11,035	13,802
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	9,253	11,269	14,082
2000 Census			
Total Households	9,180	11,055	13,691
Occupied Units			
2025 Projection	10,471	12,700	15,903
2020 Estimate	10,369	12,579	15,741
HOUSEHOLDS BY INCOME			
2020 Estimate			
\$150,000 or More	5.5%	5.2%	4.6%
\$100,000-\$149,999	9.8%	10.0%	10.1%
\$75,000-\$99,999	10.2%	10.7%	11.3%
\$50,000-\$74,999	19.6%	20.4%	20.6%
\$35,000-\$49,999	13.7%	14.3%	14.6%
Under \$35,000	41.2%	39.4%	38.8%
Average Household Income	\$62,045	\$61,919	\$60,976
Median Household Income	\$44,863	\$46,362	\$46,682
Per Capita Income	\$24,910	\$24,582	\$24,135

HOUSEHOLDS BY EXPENDITURE	5 Miles	7 Miles	10 Miles
Total Average Household Retail Expenditure	\$50,719	\$51,777	\$52,218
Consumer Expenditure Top 10 Categories			
Housing	\$15,895	\$16,164	\$16,276
Transportation	\$10,568	\$10,825	\$10,955
Food	\$6,884	\$7,001	\$7,056
Personal Insurance and Pensions	\$4,871	\$4,997	\$5,055
Healthcare	\$4,419	\$4,506	\$4,519
Entertainment	\$2,153	\$2,211	\$2,234
Cash Contributions	\$1,415	\$1,455	\$1,455
Apparel	\$1,316	\$1,342	\$1,352
Education	\$961	\$997	\$1,020
Gifts	\$799	\$829	\$845

POPULATION PROFILE	5 Miles	7 Miles	10 Miles
Population By Age			
2020 Estimate Total Population	22,814	28,031	35,114
Under 20	26.6%	26.1%	26.4%
20 to 34 Years	18.8%	18.5%	18.3%
35 to 39 Years	5.6%	5.6%	5.7%
40 to 49 Years	12.0%	12.3%	12.4%
50 to 64 Years	19.4%	19.7%	19.7%
Age 65+	17.7%	17.9%	17.5%
Median Age	39.2	39.8	39.6

Population 25+ by Education Level	5 Miles	7 Miles	10 Miles
2020 Estimate Population Age 25+	15,361	19,022	23,777
Elementary (0-8)	6.3%	6.4%	6.7%
Some High School (9-11)	11.2%	10.8%	10.8%
High School Graduate (12)	38.8%	39.6%	40.1%
Some College (13-15)	18.7%	18.8%	18.5%
Associate Degree Only	6.7%	6.9%	7.3%
Bachelor's Degree Only	11.0%	10.6%	9.9%
Graduate Degree	7.4%	6.9%	6.5%

DYERSBURG TOP EMPLOYERS



EMPLOYER	TYPE
1. NSK Steering Systems America	Manufacturing
2. Electric RES & Manufacturing Inc.	Manufacturing
3. Tennessee Dept. of Children's Services	Government
4. Walmart	Retail
5. Hexpol Compounding	Industrial
6. Dyersburg Regional Medical Center	Medical
7. Caterpillar Inc.	Manufacturing
8. Honeywell International Inc	Technology/Manufacturing
9. Nortek Global HVAC	Industrial
10. SRG Global Coatings Inc.	Manufacturing
11. Geriatric Essentials	Manufacturing
12. Dyersburg State Community College	Education
13. RFW Construction Group	Industrial
14. United States Navy	Military/Government
15. First Citizens National Bank	Retail
16. Heckethorn Manufacturing	Manufacturing
17. Jackson-Madison County Hospital	Medical
18. Lowes	Retail
19. Kroger	Retail
20. Eaton Aeroquip	Manufacturing
21. Forcum Lannom Contractors	Industrial
22. Jackson-Madison County Health System	Medical
23. Royalguard Vinyl	Manufacturing
24. Dyersburg High School	Education
25. Dyersburg Primary School	Education

- Retail rents in the Dyersburg Market were rising at a 3.0% annual rate during the third quarter of 2020, and have posted an average annual gain of 2.0% over the past three years
- Interstate 69 project will connect I-155 through Dyersburg adding additional traffic to the area
- I-155's Dyersburg exit has become a regional shopping hub for the Tennessee, Kentucky, Arkansas, Missouri border region



The city of Dyersburg, the county seat of Dyer County is located in Northwest Tennessee, Dyersburg is the gateway to middle America. Dyersburg is a regional retail, medical, employment and cultural center for more than 300,000 people who live in a tri-state area that includes Tennessee, Arkansas and Missouri. Dyersburg offers outstanding school systems with the city's district ranking among the top-10 in the state and is also home of the Dyersburg State Community College. The City of Dyersburg has also been ranked among the top-10 micropolitan cities in the U.S. because of its low taxes, safe community, job opportunities, churches, civic clubs, cultural organizations, recreational outlets, and many other amenities. The major thoroughfares - U.S. Route-51 and Interstate-155 - traverse Dyersburg, just 75-miles northwest of downtown Memphis, TN and 90-miles west of Jonesboro, AR.

THE COMMONS OF DYERSBURG



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