

OFFERING MEMORANDUM

# REM ADULT LEARNING CENTER- MAGNOLIA PLACE

116 Scott Dr, McComb, MS 39648

Marcus & Millichap



116 SCOTT DR

EXCLUSIVELY  
LISTED BY

**HANK WOLFER**

Managing Director Investments

Seattle

Direct: 206.826.5730

Hank.Wolfer@marcusmillichap.com

WA #110547



Marcus & Millichap

# OFFERING SUMMARY

116 SCOTT DR



Listing Price  
**\$552,000**



Cap Rate  
**9.00%**



Price/SF  
**\$85.03**

## FINANCIAL

Listing Price	\$552,000
Down Payment	35% / \$193,200
NOI	\$49,686
Cap Rate	9.00%
Price/SF	\$85.03
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

116 Scott Dr, McComb, MS 39648

---

## 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	\$552,000
Capitalization Rate	9.00%
Price/SF	\$85.03

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
1/1/26 - 12/31/26	\$68,250	\$5,688	\$10.50
1/1/27 - 12/31/27	\$70,298	\$5,858	\$10.82
1/1/28 - 12/31/28	\$72,406	\$6,034	\$11.14
1/1/29 - 12/31/29	\$74,579	\$6,215	\$11.47
1/1/30 - 12/31/30	\$76,816	\$6,401	\$11.82
Option (2031)	\$79,120	\$6,593	\$12.17
Option (2032)	\$81,494	\$6,791	\$12.54
Option (2033)	\$83,939	\$6,995	\$12.91
Option (2034)	\$86,457	\$7,205	\$13.30
Option (2035)	\$89,051	\$7,421	\$13.70

# 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

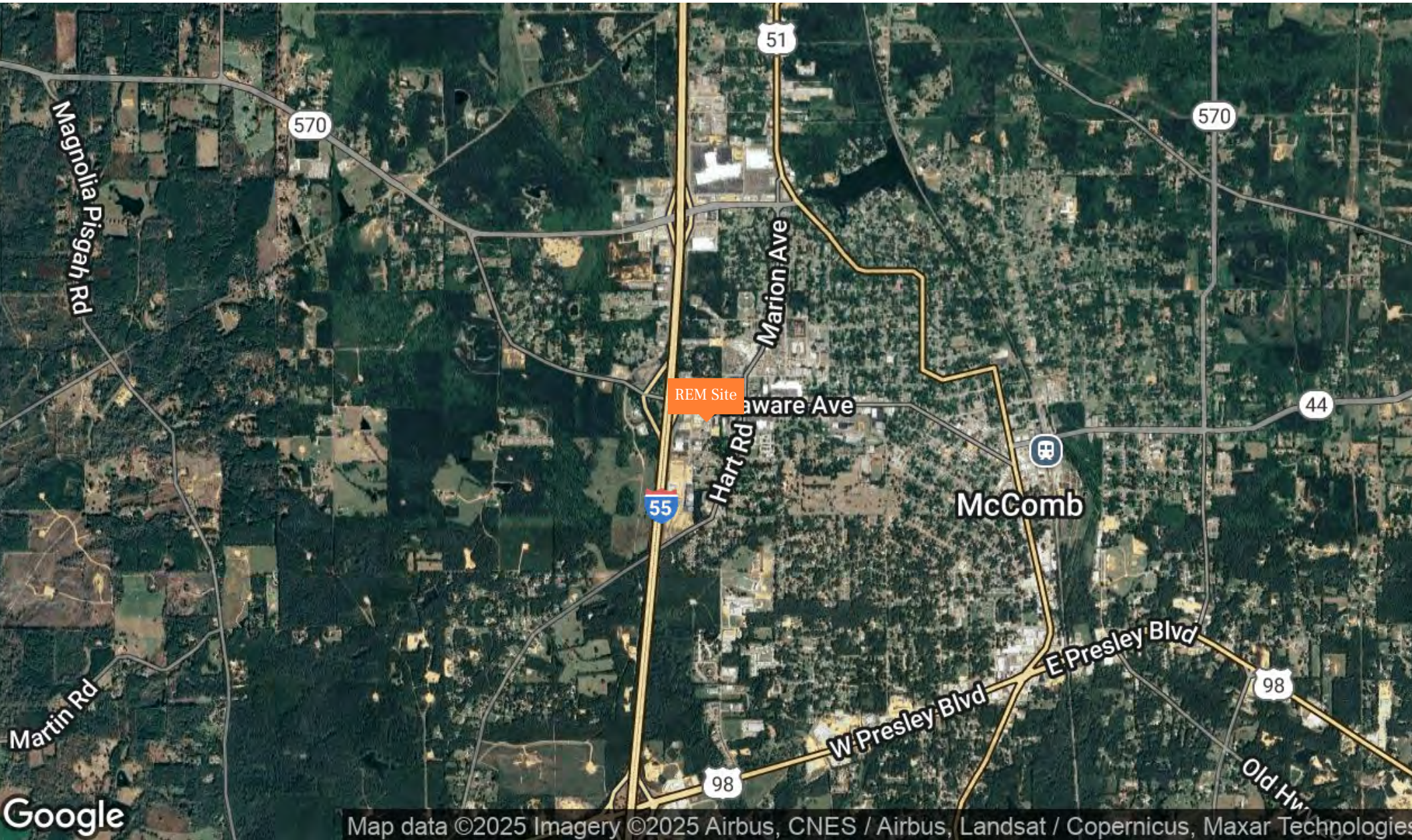
Company:	- Parent Company is Sevita
Founded:	- 1967 - Originally The Mentor Network
Headquarters:	- Edina, MN
Website:	- <a href="https://sevitahealth.com/rem-community/rem-mississippi/">https://sevitahealth.com/rem-community/rem-mississippi/</a>

### 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.

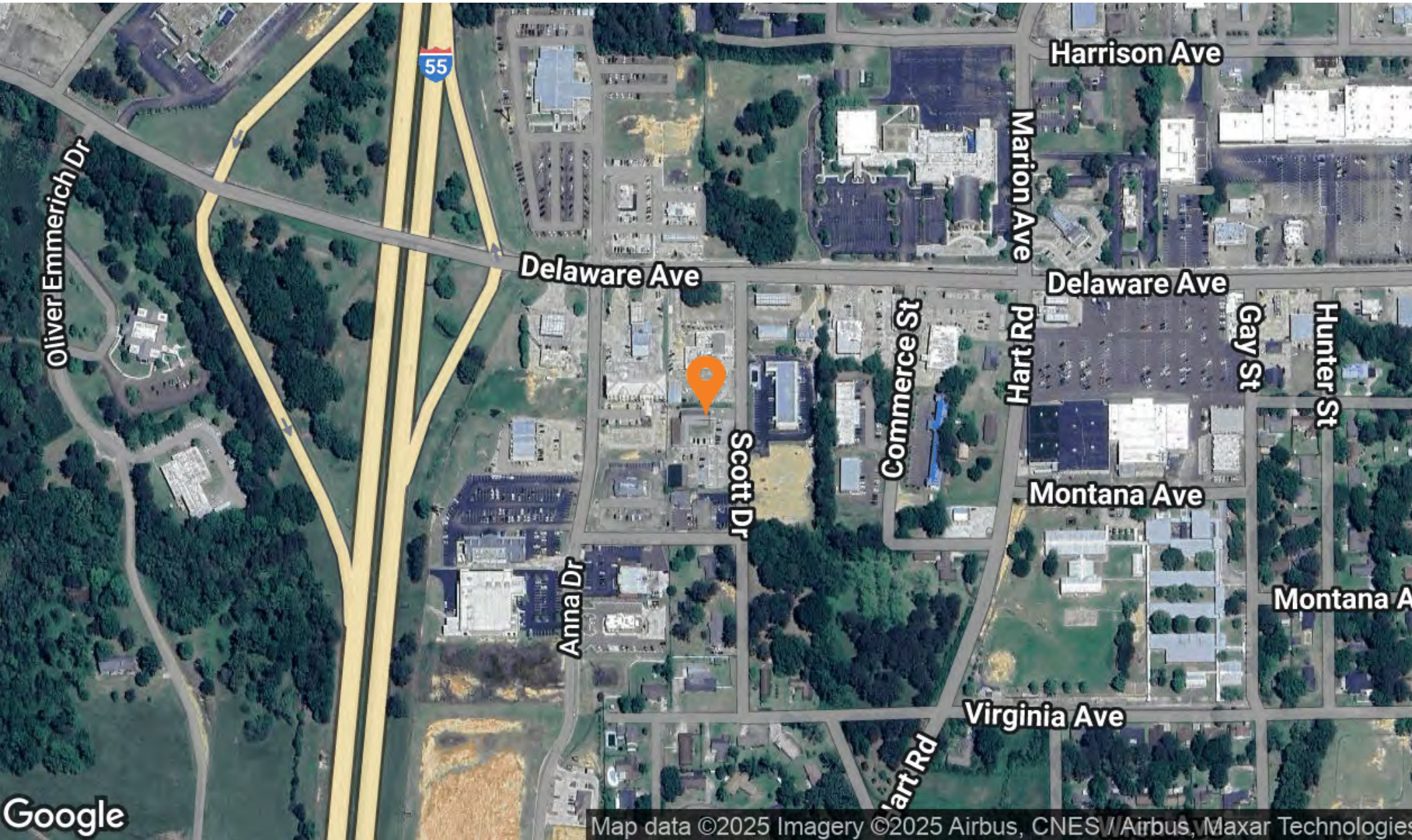
# REM ADULT LEARNING CENTER

REGIONAL MAP



# REM ADULT LEARNING CENTER

LOCAL MAP

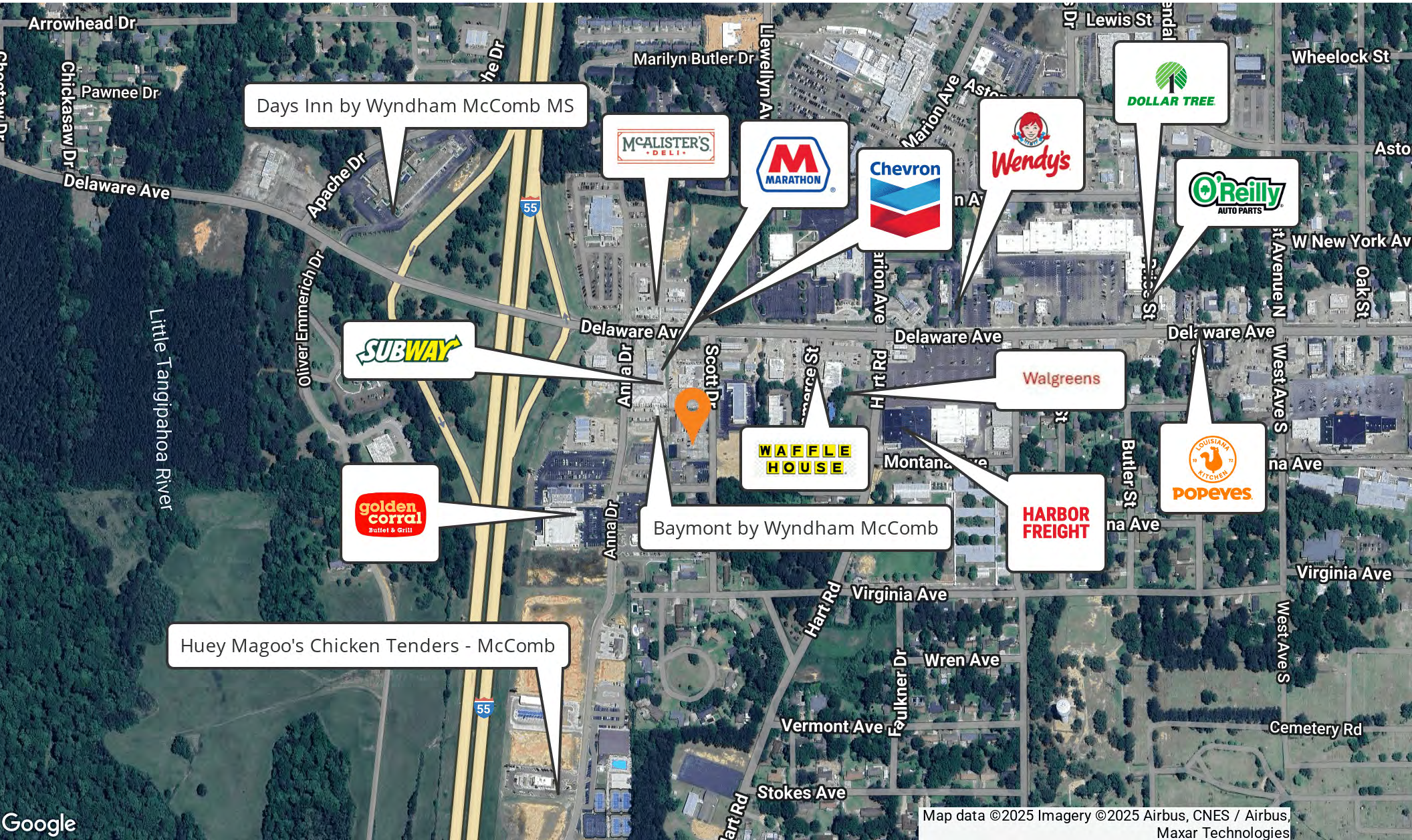


Google

Map data ©2025 Imagery ©2025 Airbus, CNES //Airbus, Maxar Technologies

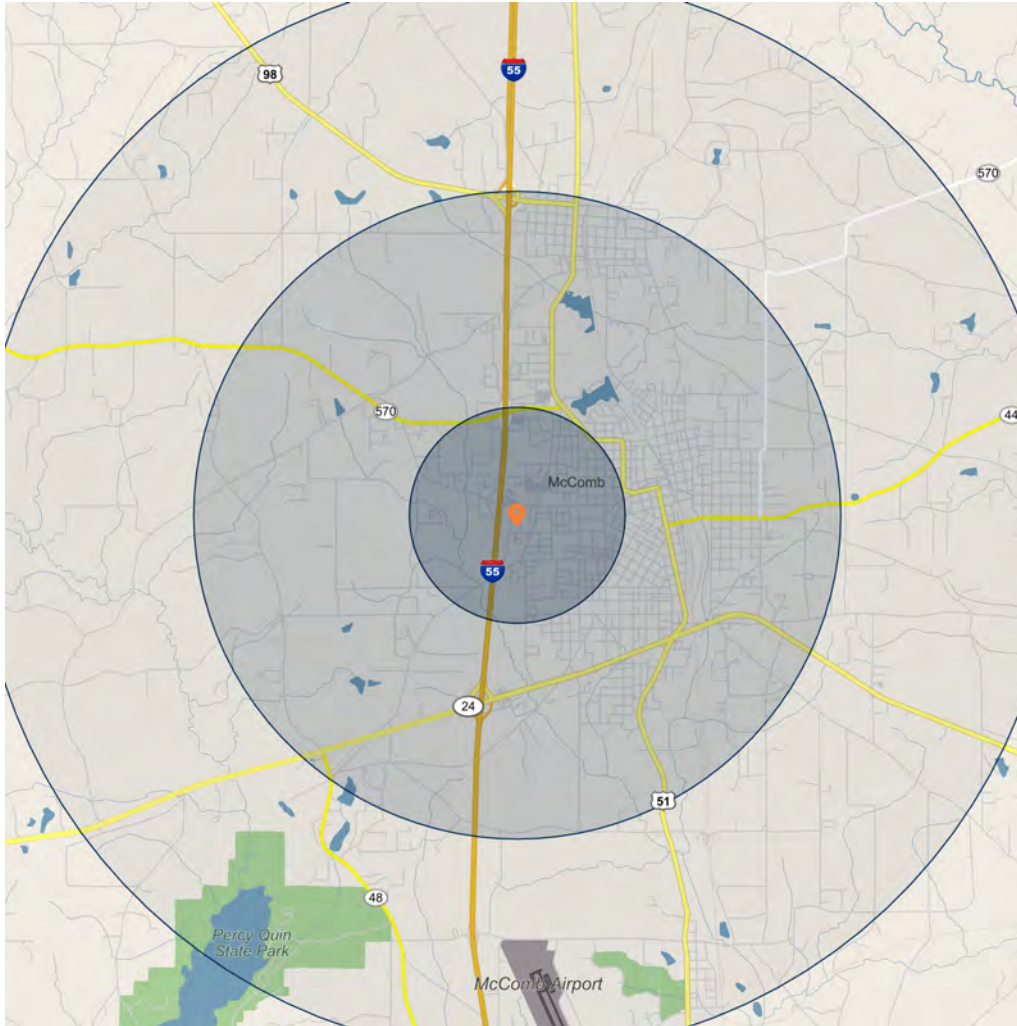
# REM ADULT LEARNING CENTER

## RETAILER MAP



# REM ADULT LEARNING CENTER

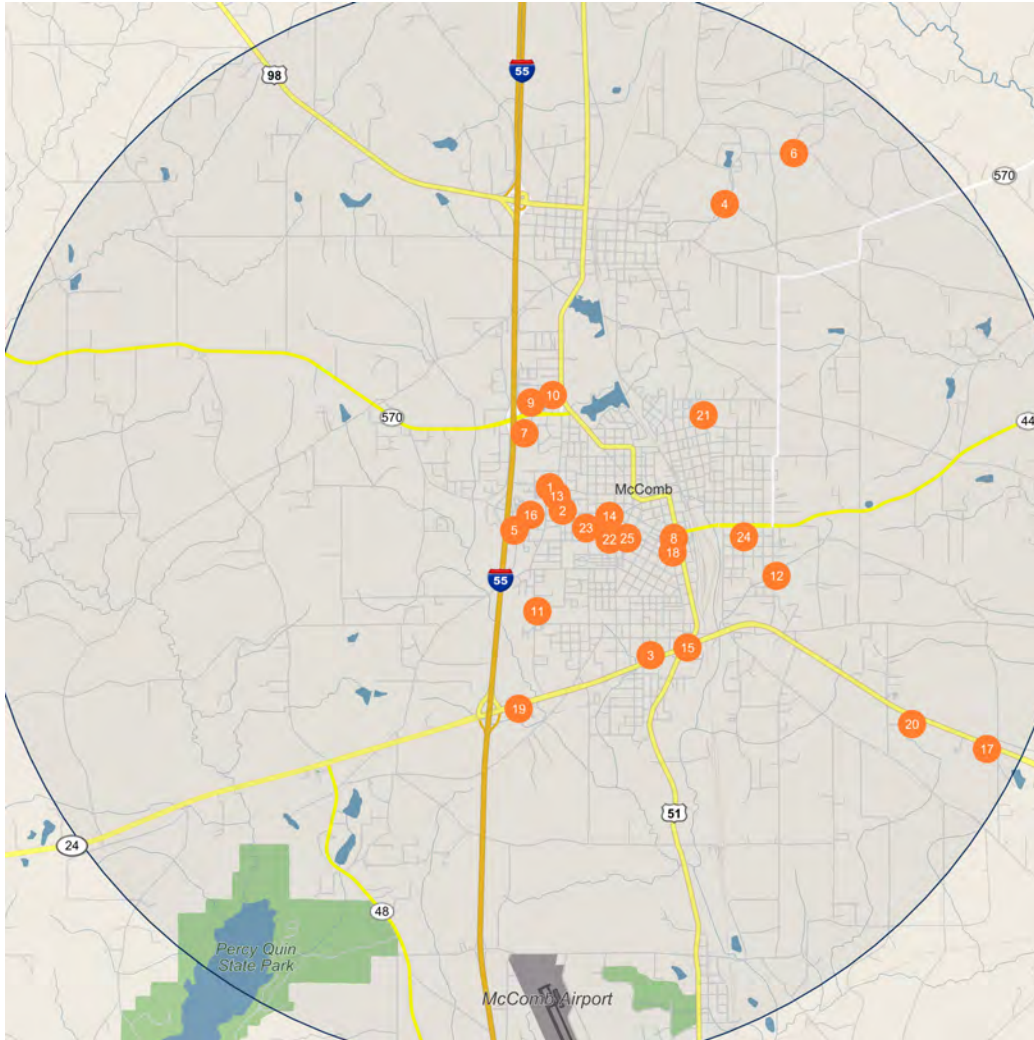
## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
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
<b>HOUSEHOLD INCOME</b>			
Average	\$52,167	\$49,939	\$54,508
Median	\$45,892	\$40,825	\$43,716
Per Capita	\$23,340	\$21,181	\$22,656
<b>HOUSEHOLDS</b>			
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
<b>HOUSING</b>			
Median Home Value	\$148,669	\$118,201	\$143,440
<b>EMPLOYMENT</b>			
2024 Daytime Population	6,907	20,917	26,414
2024 Unemployment	1.89%	1.79%	2.09%
Average Time Traveled (Minutes)	19	17	19
<b>EDUCATIONAL ATTAINMENT</b>			
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

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0110261

Marcus & Millichap

## NET LEASE DISCLAIMER

---

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com

116 SCOTT DR

# BROKER OF RECORD

William M. "Mickey" Davis  
Broker of Record  
5100 Poplar Ave., Ste. 2505  
Memphis, TN 38137  
P: (901) 620-3626  
Lic #: B-15586

  
Marcus & Millichap