



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



OXFORD SURGICAL & BARIATRIC CLINIC SALE-LEASEBACK

FOR SALE // \$1,725,630 // 6.75% CAP RATE //

OFFICE BUILDING

PRESENTED BY //

PORT CAMPANY

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DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,725,630
NET OPERATING INCOME:	\$116,480
YR1 CAP RATE:	6.75%
BLENDED CAP RATE:	7.17%
BUILDING SIZE:	4,480 SF (Source: Owner)
LOT SIZE:	0.68 Acres
PROPERTY ADDRESS	506 Azalea Drive
CITY, STATE, ZIP:	Oxford, MS 38655
5 MILE POPULATION:	35,863

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to present for sale this medical office sale-leaseback opportunity in Oxford, MS, home to the University of Mississippi and a growing regional healthcare hub anchored by Baptist Memorial Hospital. The subject property is situated within Oxford's Medical District, in close proximity to Baptist Memorial Hospital and a concentration of complementary medical facilities. The Tenant, Oxford Surgical & Bariatric Clinic, is a locally owned general and bariatric surgery practice led by two board-certified physicians. The lease is structured as Absolute NNN with a 7-year primary term commencing at closing, with 2% annual rental increases. The lease carries a personal guarantee from the practice's owning physicians, adding an additional layer of credit strength to the offering.

PROPERTY HIGHLIGHTS

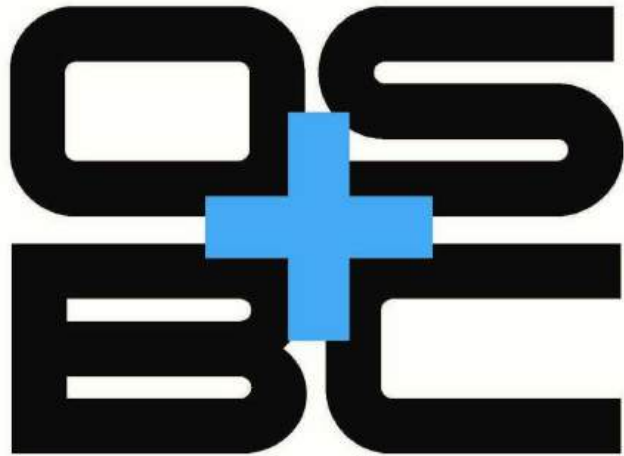
- 7-Year Absolute NNN Sale-Leaseback with 2% annual rental increases, providing predictable and passive investment opportunity
- Prime Location within the Oxford Medical District, surrounded by complementary medical uses and in close proximity to Baptist Memorial Hospital, reinforcing the site's long-term utility for medical use
- Physician-Led Credit backed by two board-certified surgeons, including a Baptist Memorial Bariatric Program Medical Director ranked in the 99th percentile nationally among robotic surgeons
- Strong Growth Market in Oxford, MS, home to a major SEC university (Ole Miss), supporting durable population growth and favorable long-term demographics

LEASE SUMMARY

TENANT:	Oxford Surgical & Bariatric Clinic, PLLC
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	7 Years
ANNUAL RENT:	\$116,480
RENT PSF:	\$26.00
RENT COMM. DATE:	At Close of Escrow
RENEWAL OPTIONS:	Five (5), two (2) year renewal options
RENT BUMPS:	2% Annually
LEASE GUARANTOR:	Personal (Full Initial Lease Term - Proportionately (50/50) by the two owner doctors)



TENANT PROFILE



TENANT HIGHLIGHTS

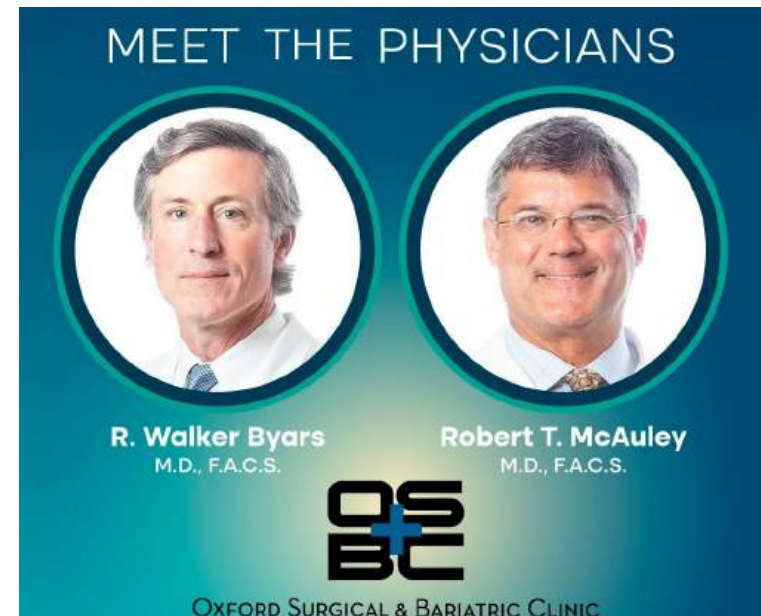
- **Locally Owned and Operated:** Oxford Surgical & Bariatric (OSBC) is a locally owned general surgery and bariatric surgery practice (surgical clinic / outpatient medical office use)
- **Ownership/Leadership:** Two Physicians - Dr. Walker Byars & Dr. Robert McAuley
- **Dr. Walker (Richard W.) Byars, MD, FACS** — Board-certified general surgeon, 20 years' experience; Medical Director of the Bariatric Program at Baptist Memorial Hospital; ranked in the **99th percentile nationally among robotic surgeons** and recognized as the top robotic general surgeon in Mississippi
- **Dr. Robert T. McAuley, MD, FACS** — Board-certified general surgeon, 20+ years' experience; Tupelo, MS native
- **Specialties/Services:** General surgery, sleeve gastrectomy/bariatric weight-loss surgery, robotic surgery, laparoscopic surgery, endoscopy, cancer-related surgical care
- **Practice Headcount:** 2 Medical Doctors, 1 Nurse Practitioner, 3 clinical support staff, and 1 administrator
- *Source: Oxford Surgical and Bariatric Clinic*

TENANT OVERVIEW

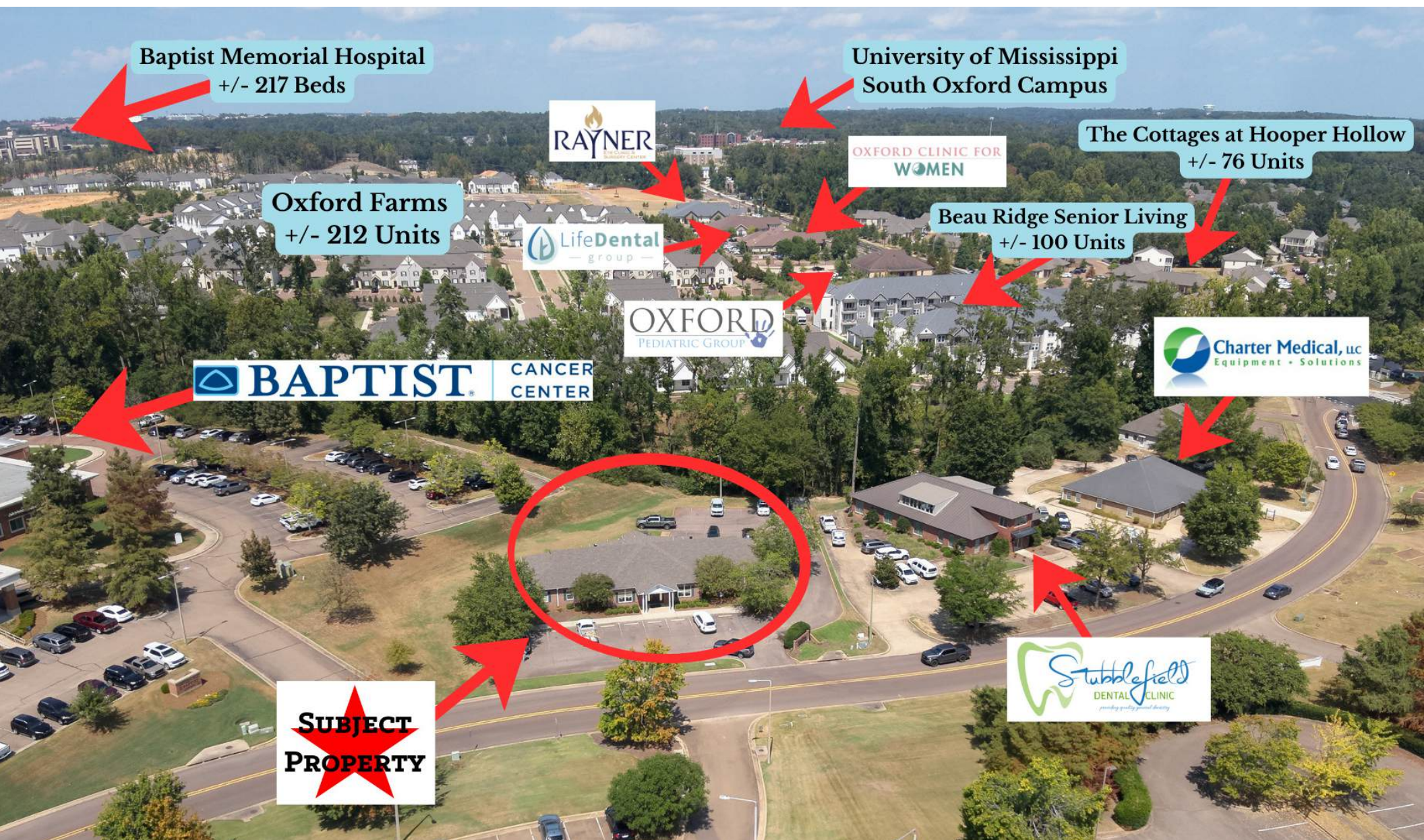
COMPANY:	Oxford Surgical & Bariatric Clinic, PLLC (OSBC)
FOUNDED:	2009
LOCATIONS:	One - Oxford, MS
WEBSITE:	oxfordsurgical.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1	\$116,480.00	-	6.75%
2	\$118,809.60	2%	6.88%
3	\$121,185.79	2%	7.02%
4	\$123,609.51	2%	7.16%
5	\$126,081.70	2%	7.31%
6	\$128,603.33	2%	7.45%
7	\$131,175.40	2%	7.60%



SURROUNDING AERIAL VIEW



SURROUNDING AERIAL VIEW



CLOSE UP MAP



FOR SALE // OFFICE BUILDING

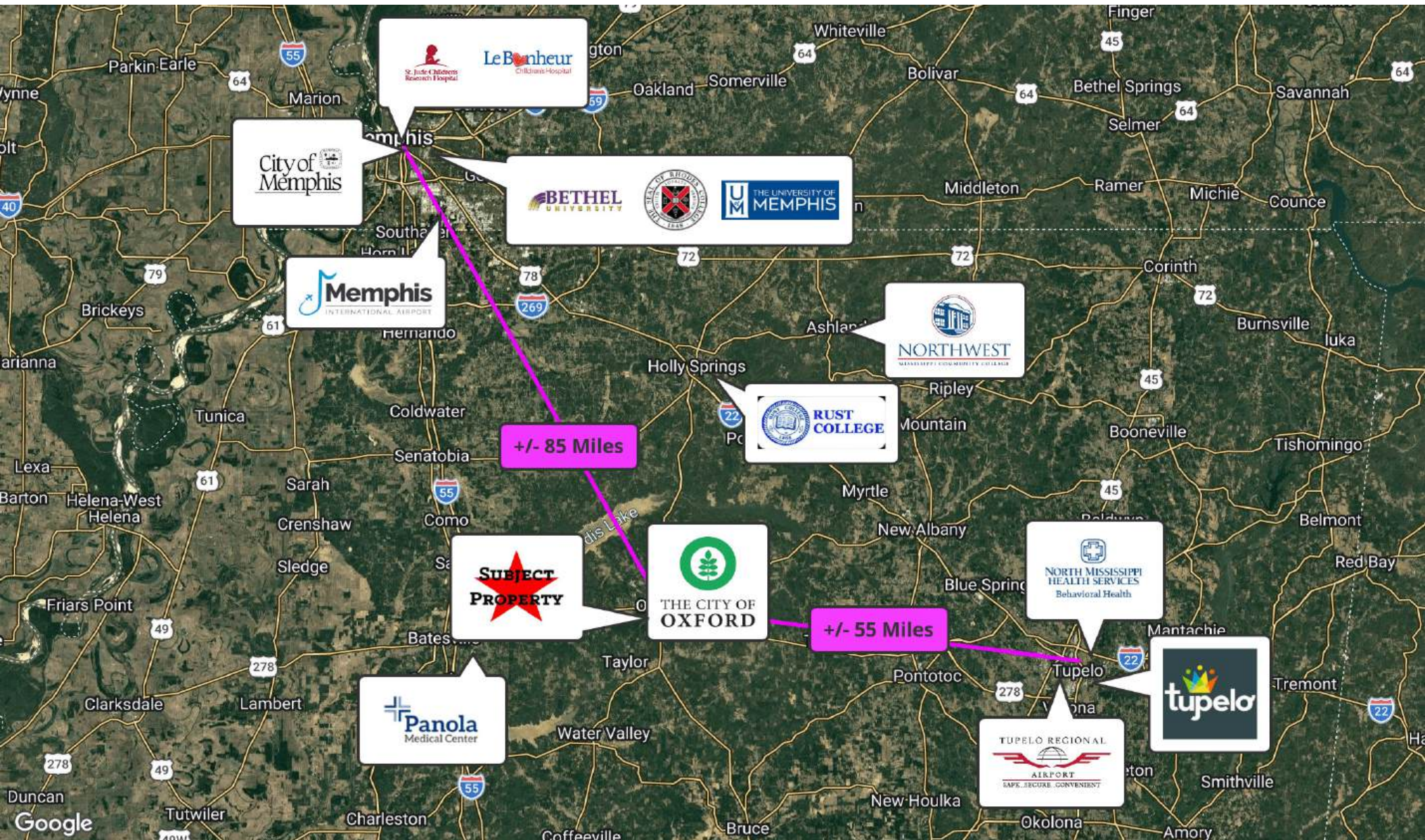
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AERIAL MAP



OXFORD REGIONAL MAP



ADDITIONAL PHOTOS



FOR SALE // OFFICE BUILDING

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OXFORD, MS OVERVIEW



OXFORD

MISSISSIPPI PROFILE

OXFORD IS THE SEAT OF LAFAYETTE COUNTY AND HOME TO THE UNIVERSITY OF MISSISSIPPI ("OLE MISS"), THE STATE'S FLAGSHIP UNIVERSITY. NATIONALLY RECOGNIZED AS ONE OF THE BEST COLLEGE TOWNS IN AMERICA, OXFORD PAIRS SMALL-TOWN CHARM WITH A FAST-GROWING ECONOMY BUILT ON HIGHER EDUCATION, HEALTHCARE AND TOURISM.



AT A GLANCE

27,100

CITY POPULATION — UP 6% SINCE 2020 CENSUS

SOURCE: WORLD POPULATION REVIEW

NO. 2

BEST SMALL COLLEGE TOWN IN THE U.S.

SOURCE: USA TODAY

\$2.9B

STATEWIDE ANNUAL ECONOMIC IMPACT OF
OLE MISS

SOURCE: UNIVERSITY OF MISSISSIPPI



1.6M
PEOPLE VISIT OXFORD ANNUALLY

SOURCE: MS BUSINESS JOURNAL



75 MILES

FROM MEMPHIS, TN — EASY
REGIONAL ACCESS

SOURCE: CITY OF OXFORD



400

INDEPENDENT BUSINESSES CALL
OXFORD HOME

SOURCE: VISIT OXFORD



#51 / 543

TOP MICROPOLITAN ECONOMIC
STRENGTH RANKING, NATIONALLY

SOURCE: POLICOM CORP.



217

LICENSED BEDS, BAPTIST MEMORIAL
HOSPITAL-NORTH MISSISSIPPI



Level II

TRAUMA CENTER DESIGNATION — ONE
OF A FEW STATEWIDE



19,258

ANNUAL EMERGENCY DEPARTMENT
VISITS

SOURCE: BAPTIST MEMORIAL HEALTH CARE, AMA FREIDA
INSTITUTION: PROFILE: U.S. NEWS & WORLD REPORT

HEALTHCARE



- **Baptist Memorial Hospital-North Mississippi:** A 217-bed, non-profit acute care hospital serving the northern third of Mississippi from a \$300 million campus completed in 2017, just minutes from downtown Oxford and the Ole Miss campus.
- **Nationally Recognized Quality:** Rated High-Performing in Heart Attack, Heart Failure, Kidney Failure, and Pneumonia care by U.S. News & World Report (2024-2025) — one of the top-rated hospitals in the state.
- **Regional Specialty Care:** More than 100 medical and surgical specialists across 30+ specialty areas, including cardiology, oncology, neurosurgery, and women's health, drawing patients from well beyond Lafayette County.
- **Academic Medical Partnership:** Oxford's healthcare access is reinforced by its proximity to the University of Mississippi Medical Center's academic and research network, giving the market infrastructure well beyond a typical city of its size.

OXFORD, MS ECONOMY



OXFORD, MISSISSIPPI

A GROWING REGIONAL ECONOMY



HIGHER EDUCATION & HEALTHCARE

The University of Mississippi and Baptist Memorial Hospital—North Mississippi anchor Oxford's economy, together supporting thousands of regional jobs across education, medicine, and research.

MAJOR EMPLOYERS

UNIVERSITY OF MISSISSIPPI

State's flagship university — largest employer in the region

BAPTIST MEMORIAL HOSPITAL (N. MS)

217-bed regional referral hospital

OLIN CORP. / WINCHESTER AMMUNITION

—1,300+ employees, centrefire mfg, plant

OXFORD SCHOOL DISTRICT

"A"-rated district, —680 staff, 7 schools



MANUFACTURING & INDUSTRY

Olin Corporation's Winchester Ammunition operates one of its largest centerfire manufacturing plants in Oxford, anchoring the city's industrial base.



1,300+

EMPLOYEES AT THE WINCHESTER AMMUNITION PLANT IN OXFORD

SOURCES: OLE MISS NEWS, SCOUT ECONOMIC DEVELOPMENT PROFILES, OLEIN CORP, OXFORD SCHOOL DISTRICT, OXFORD EAGLE, VISIT OXFORD, MS BUSINESS JOURNAL



RETAIL & TOURISM

Oxford's retail and tourism economy is fueled by Ole Miss, year-round visitors and major events. Ole Miss football is a major driver of visitor activity, while events such as the Double Decker Arts Festival attract visitors throughout the year.



4TH

MOST VISITED CITY IN
MISSISSIPPI



27%

OF JOBS IN LAFAYETTE COUNTY
ARE IN HOSPITALITY & TOURISM

OLE MISS

THE UNIVERSITY OF MISSISSIPPI

MISSISSIPPI'S FLAGSHIP PUBLIC RESEARCH UNIVERSITY AND ONE OF THE FASTEST-GROWING UNIVERSITIES IN THE COUNTRY, OLE MISS HAS HAD FIVE STRAIGHT YEARS OF RECORD ENROLLMENT AND REMAINS THE SINGLE LARGEST DRIVER OF ECONOMIC ACTIVITY IN OXFORD.



ENROLLMENT & IMPACT

28,405

TOTAL ENROLLMENT, FALL 2025 — 5TH
RECORD YEAR

SOURCE: MS HLI

43,121

JOBS SUPPORTED STATEWIDE BY UM ACTIVITY

SOURCE: UNIVERSITY OF MISSISSIPPI

\$325 Million

IN VISITOR SPENDING FROM OLE MISS
FOOTBALL DURING THE 2024-25 SEASON

SOURCE: UNIVERSITY OF MISSISSIPPI



PATTERSON SCHOOL OF ACCOUNTANCY,
NATIONAL RANKING

SOURCE: UNIVERSITY OF MISSISSIPPI



ENDOWMENT

SOURCE: UNIVERSITY OF MISSISSIPPI



471,601

FOOTBALL VISITORS, 2024
HOME SEASON

SOURCE: OXFORD EAGLE



5 Years

CONSECUTIVE YEARS OF RECORD TOTAL
ENROLLMENT

SOURCE: UNIVERSITY OF MISSISSIPPI NEWS

OXFORD, MS SURROUNDING EDUCATION



“A”

OXFORD SCHOOL DISTRICT RATING &
LAFAYETTE COUNTY SCHOOL
DISTRICT RATING
— MS DEPT. OF EDUCATION



2,850+

STUDENTS ENROLLED, LAFAYETTE
COUNTY SCHOOL DISTRICT



400+

STUDENTS AT NWCC'S OXFORD
(LAFAYETTE-YALOBUSHA) CAMPUS

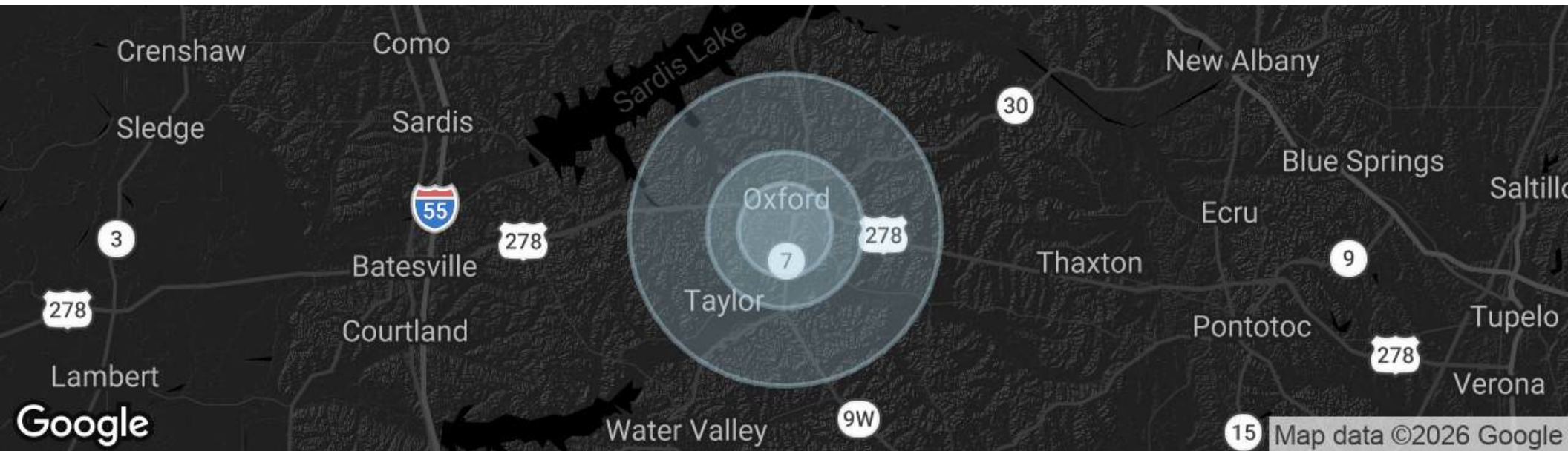
SOURCE: NICHE.COM, MS DEPT. OF EDUCATION, NORTHWEST MS
COMMUNITY COLLEGE, OXFORD SCHOOL DISTRICT

EDUCATION



- **Oxford School District (K-12):** “A”-rated by the Mississippi Department of Education since 2014, ~4,800 students across seven schools, 90.4% graduation rate, and a 13-14:1 student-teacher ratio — consistently ranked among the top public districts in Mississippi. Della Davidson Elementary received the highest 3rd grade math score in the state in 2025.
- **Lafayette County School District:** Serves the county outside Oxford's city limits with ~2,850 students; Lafayette High School ranks among the top 25% of Mississippi high schools with an 89%+ graduation rate. Lafayette County Schools has been “A”-rated by the Mississippi Department of Education since 2018.
- **Northwest Mississippi Community College (NWCC):** The Lafayette-Yalobusha Technical Center in Oxford enrolls 400+ local students in career, technical and dual-enrollment programs, part of NWCC's system-wide enrollment of roughly 7,500 students.

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,341	35,863	49,148
AVERAGE AGE	28.8	31.3	33.5
AVERAGE AGE (MALE)	27.8	29.7	31.8
AVERAGE AGE (FEMALE)	30.8	33.2	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,626	11,414	16,033
# OF PERSONS PER HH	3.6	3.1	3.1
AVERAGE HH INCOME	\$109,760	\$104,904	\$103,711
AVERAGE HOUSE VALUE	\$465,917	\$405,585	\$341,277
2023 American Community Survey (ACS)			



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PRESIDENT, BROKER

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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

MS AGENCY DISCLOSURE



MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

Approved 05/14/2024 by
MS Real Estate Commission
P.O. Box 12685
Jackson, MS 39232

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 relationships. Several types of relationships 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 this Agency Disclosure form 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 purposes 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 auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is 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, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. 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 licensee 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 the 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 agent or a 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 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 party.

MS AGENCY DISCLOSURE



IMPORTANT NOTICE: UNREPRESENTED “CUSTOMER”

“Customer” shall mean a 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 the agent for a 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 a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what 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 not disclose 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) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- | | |
|--|--|
| ☐ Client (The Licensee is my Agent. I am the Seller or Landlord) | ☒ Customer (The Licensee is not my Agent)

USE “Customer signature” space, below |
| ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant) | |
| ☐ Client (The Licensees of the Brokerage Firm my become Disclosed Dual Agents.) | |

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

					
(Client Signature)	(Date)	(Licensee Signature)	(Date)	(Customer Signature)	(Date)
		Randall Commercial Group, LLC			
(Client Signature)	(Date)	(Licensee Brokerage)		(Customer Signature)	(Date)

LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files.

MREC Rev. 5/14/2024