

5915 I-55 NORTH FRONTAGE ROAD, JACKSON, MISSISSIPPI 39213

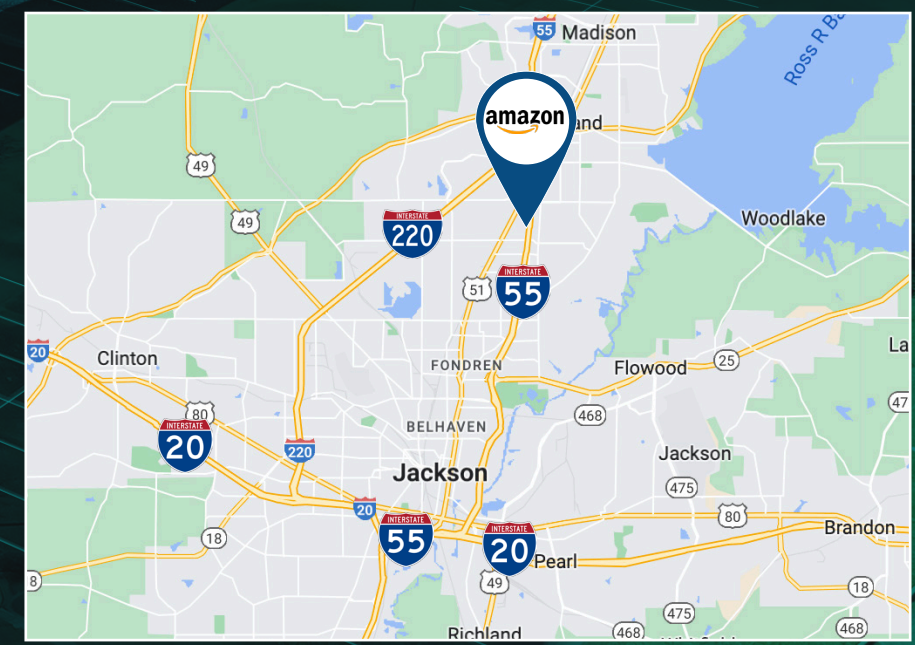






## EXECUTIVE SUMMARY

PROPERTY ADDRESS	5915 I-55 North Frontage Road Jackson, Mississippi 39213
TENANT TRADE NAME	Amazon.com Services, Inc.
GUARANTOR	Amazon.com, Inc.
BUILDING SIZE	146,683± SF
LOT SIZE	11.32± AC
YEAR BUILT	2022
LEASE TERM	123 months
RENT COMMENCEMENT	February 15, 2023
PRIMARY TERM EXPIRATION	February 14, 2033
NOI	\$1,063,452
INCREASES	3% annually
DATE OF NEXT INCREASE	\$31,908 on 2/15/2024
OPTIONS	Four (4), five-year options
LEASE TYPE	NN
LANDLORD RESPONSIBILITY	Landlord shall maintain and repair/replace as necessary: exterior signage, non-recurring landscaping such as tree removal, parking lot and drive surfaces, structure of building, roof replacement and structural repair, slab and foundation
S&P RATING	AA





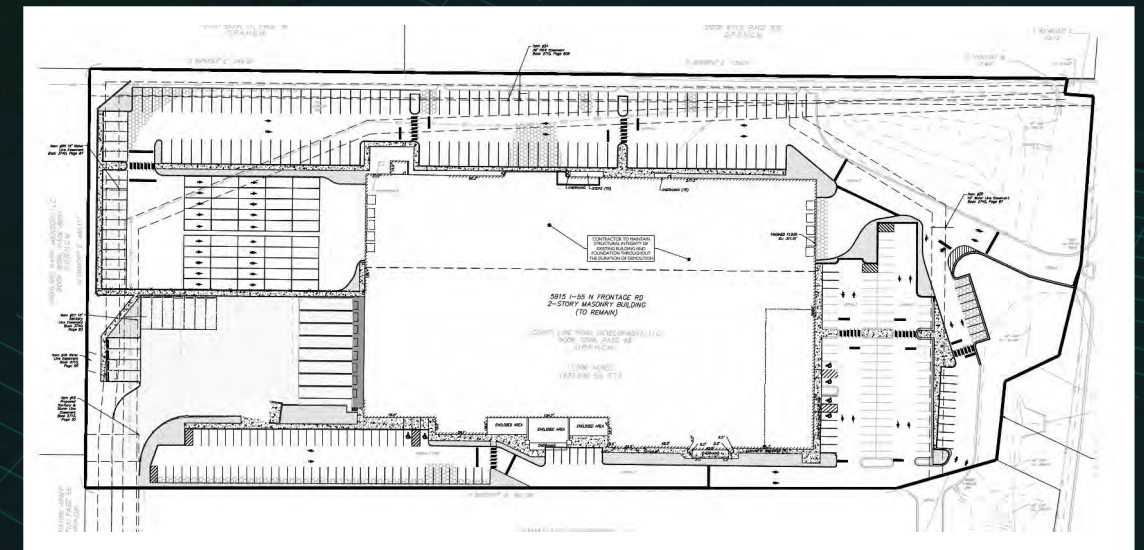


### PROPERTY OVERVIEW

COMPLETION	2022
SITE AREA	11.32± AC
BUILDING AREA AREA	146,683± SF
WAREHOUSE AREA	140,027± SF
OFFICE AREA	6,656± SF
CONSTRUCTION	Tilt-wall masonry block
ROOF	GAF 60 mil TPO
HVAC	Nine Trane units (new) one, 30 Ton; eight 12 Ton
TRUCK COURT	6" 4,000 PSI Concrete over 6"
TRUCK POSITIONS	19
VAN PARKING	140
CAR PARKING	188
TOTAL VEHICLE PARKING	437
ELECTRICAL	1600 Amps 480 3 Phase

### RENT ROLL

LEASE YEAR	ANNUAL RENT
Month 1 – Month 3	\$0
Month 4 – Month 15	\$1,063,452
Month 16 – Month 27	\$1,095,360
Month 28 – Month 39	\$1,128,216
Month 40 – Month 51	\$1,162,068
Month 52 – Month 63	\$1,196,928
Month 64 – Month 75	\$1,232,832
Month 76 – Month 87	\$1,269,816
Month 88 – Month 99	\$1,307,904
Month 100 – Month 111	\$1,347,132
Month 112 – Month 123	\$1,387,536



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	11,038	57,127	106,474
AVERAGE HOUSEHOLD INCOME	\$73,914	\$89,711	\$93,589





**AMAZON.COM** began as Earth's biggest bookstore, but has become Earth's biggest everything store. It is the largest e-commerce platform in the world with a 49% share of U.S. ecommerce market and 5% of all U.S. retail spending. Its website still offers millions of books, as well as other media, home furnishings, clothing, pet supplies, office products, and hundreds of other product categories (with items often ordered and delivered the same day). The company is also the dominant cloud services provider (through Amazon Web Services, or AWS), an influential entertainment company through its video streaming operations, a force to be reckoned with in grocery with its ownership of natural foods chain Whole Foods, and a leader in digital personal assistant devices with Alexa and its Echo product line. Jeff Bezos founded Amazon.com in 1994 and it went public in 1997. The company is considered one of the Big Four technology companies along with Google, Apple and Facebook and it is headquartered in Seattle, Washington.

Amazon is known for its ability to disrupt well-established industries through technological innovation and mass scale. It is the world's largest e-commerce marketplace, AI assistant provider, and cloud computing platform as measured by revenue and market capitalization and the second largest technology company by revenue. It is the largest Internet company by revenue in the world. It is the second largest employer in the United States and one of the world's most valuable companies.

### OPERATIONS

Amazon.com organizes reporting of its operations into three segments: North America (about 60% of revenue), International (nearly 30%), and Amazon Web Services (AWS, about 10%).

Its North America segment includes retail sales and subscriptions sold via North American-focused websites, as well as through Whole Foods grocery stores, while the International segment includes the operations of internationally-focused websites such as Amazon sites serving the UK, Brazil, Japan, and other countries. AWS includes global revenue from its cloud, storage, database, and other services.

Stepping back from the geographic reporting, online sales, including products sold on behalf of third-parties, account for about 70% of Amazon's total revenue. Whole Foods physical stores generate just under 10% of revenue, with the company's subscription services—annual and monthly fees associated with Amazon Prime membership, as well as audiobook, e-book, digital video, digital music, and other services—contributing about 5%.



# JACKSON MISSISSIPPI

With 665,000 population, the Jackson- Vicksburg-Brookhaven Combined Statistical Area is one of the largest in the US without a single Amazon Delivery Station. Until now, no dedicated "last mile" facility has existed in the entire State of Mississippi.

From the Subject Property, the closest one to the east is in Bessemer (Birmingham), AL some 230 miles away. To the south, its either the new Delivery Station in Slidell, LA (190 miles away, completed but not open) or Baton Rouge, LA (185 miles away). To the north, it's Cordova (Memphis), TN approximately 215 miles away. There's nothing to the west.

The new 700,000 SF fulfillment center in Canton is the State's only Amazon facility. Amazon customers in Jackson and within a two-hour drive, currently have their orders delivered by the US Postal Service and UPS. The new Jackson delivery station will fill a tremendous void in Amazon's direct-to customer network.





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