



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



US ORAL SURGERY MANAGEMENT MEDICAL OFFICE - BILOXI, MS

OFFICE BUILDING

FOR SALE // \$2,654,406 // 7.15% CAP RATE //

PRESENTED BY //

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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:	\$2,654,406
NET OPERATING INCOME:	\$189,790
YR1 CAP RATE:	7.15%
BLENDED CAP RATE:	7.84%
BUILDING SIZE:	9,334 SF (Source: Owner)
LOT SIZE:	1.04 Acres (Source: Owner)
PROPERTY ADDRESS	1760 Medical Park Drive
CITY, STATE, ZIP:	Biloxi, MS 39532
5 MILE POPULATION:	72,650

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to offer for sale a single-tenant medical investment property located in Biloxi, Mississippi. This investment opportunity is fully leased to U.S. Oral Surgery Management (USOSM), which has approximately 6.5 years remaining on a NNN lease. USOSM is the first and largest U.S. company dedicated exclusively to oral and maxillofacial surgery management, partnering with 260+ board-certified surgeons across 220+ locations in 31 states. The property has excellent visibility from I-10 in a strong medical and commercial thoroughfare.

PROPERTY HIGHLIGHTS

- Long-Term Lease: Fully leased to U.S. Oral Surgery Management (USOSM) with approximately 6.5 years remaining on a NNN lease featuring 3% annual increases.
- Established & Growing Tenant: Established in 2017, USOSM is the largest U.S. company dedicated exclusively to oral and maxillofacial surgery management, partnering with 260+ board-certified surgeons across 220+ locations in 31 states.
- Excellent Visibility & Demographics: Approximately 80,000 vehicles per day (VPD) on I-10 near the property and a population of over 72,500 within a 5-mile radius (Source: MDOT).
- Gulf Coast Oral & Facial Surgery: The longstanding practice partnered with industry leader USOSM in 2023 for enhanced stability and growth in a prime Cedar Lake medical hub near major providers like Memorial Health System.

LEASE SUMMARY

TENANT:	US Oral Surgery Management, LLC
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	10 years
ANNUAL RENT:	\$193,790.72
RENT PSF:	\$20.76 (Yr 4 of Initial Term)
RENT BUMPS:	3% Annually
PRIMARY LEASE TERM:	10 years (~6.5 years remaining)
LEASE COMM. DATE:	November 1, 2022
LEASE EXP DATE (INITIAL TERM):	October 31, 2032
RENEWAL OPTIONS:	Three (3), Five (5) Year Options
LL FINANCIAL RESPONSIBILITIES:	Roof, Foundation, Exterior Walls, & HVAC Cost over \$500/unit/yr***
TENANT NNN RESPONSIBILITIES:	Taxes, Insurance, CAM, Interior Maintenance & Repair***
ASSUMPTIONS***	***Estimate of \$4,000 non-reimbursable expense to LL per year. (Buyer to should independently review lease to verify)***
DBA:	Gulf Coast Oral & Facial Surgery



TENANT PROFILE



U.S. Oral Surgery Management

TENANT HIGHLIGHTS

- **Market Leader:** First and largest U.S. company dedicated exclusively to oral and maxillofacial surgery management, partnering with 260+ board-certified surgeons across 220+ locations in 31 states.
- **Rapid Growth:** Ranked #3,115 on the 2025 Inc. 5000; consistently adding \$100M+ in annual acquired revenue with a pipeline of 3 new practices per month.
- **Aggressive Expansion:** Backed by Oak Hill Capital and a \$175M credit facility (Dec 2024), fueling nationwide growth and 100% partner practice retention.
- **Surgeon-Centric:** Ownership: Surgeons own >54% of the company, ensuring alignment and long-term wealth creation for partners.
- **Experienced Leadership:** Governed by a seasoned board and executive team led by Chairman Richard Hall and CEO Doug Drew, driving innovation, operations, and clinical excellence.
- **Biloxi Practice Overview:** Gulf Coast Oral & Facial Surgery (GCOFS), a premier practice partnered with US Oral Surgery Management (USOSM) since 2023, serves the Mississippi Gulf Coast with advanced diagnostics, in-office anesthesia, and patient-centered care.

TENANT OVERVIEW

COMPANY:	US Oral Surgery Management, LLC
DBA IN BILOXI, MS:	Gulf Coast Oral & Facial Surgery
FOUNDED:	2017
SURGEONS:	260+
LOCATIONS:	220+ (120+ Practices)
HEADQUARTERS:	Irving, TX
WEBSITE TENANT:	www.usosm.com
WEBSITE DBA CO:	www.gcofs.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	TERM
1	\$177,345.96	3%	
2	\$182,666.34	3%	
3	\$188,146.33	3%	
4	\$193,790.72	3%	Current Lease Yr
5	\$199,604.44	3%	
6	\$205,592.57	3%	
7	\$211,760.35	3%	
8	\$218,113.16	3%	
9	\$224,656.56	3%	
10	\$231,396.25	3%	

TENANT HIGHLIGHTS CONT.

- **Number of GCOFS Locations:** Operates four state-of-the-art offices across the Mississippi Gulf Coast: Biloxi (main office), Ocean Springs, Gulfport, and Pascagoula.
- **Local GCOFS Surgeons:** Led by board-certified oral and maxillofacial surgeons Thomas B. Zakkak, DDS, and Robert T. Watts Jr., DMD, both trained in full-scope procedures and hospital-based anesthesia.

ADDITIONAL PHOTOS



FOR SALE // OFFICE BUILDING

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LOCATION MAP



GULFPORT/BILOXI - REGIONAL MAP



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GULFPORT/BILOXI - POINTS OF INTEREST MAP



GULFPORT-BILOXI ECONOMY



SURROUNDING ECONOMY

- Gulfport-Biloxi MSA is one of the fastest growing areas in the state due to the recent gaming activities and has over **14.2 million** visitors a year -*sunherald.com*
- D'Iberville cost off living is **2.1% below** the state average and **11% below** the national average -*bestplaces.net*
- Tourist come from all over to visit the 6.7 miles of man-made white sandy beaches along the Gulf of Mexico -*gulport-ms.gov*
- Home of the annual "Worlds Largest Fishing Rodeo" and 600 acres of parks and recreational areas and has the **#1** sports complex in Mississippi -*gulport-ms.gov*
- Gulfport Sportsplex hosts some of the largest and finest local, state, regional & national tournaments, and World Series Events in the Southeast -*gulport-ms.gov*
- Gulfport Musical Marina has been chosen for 5 years running as **#1 Choice Marina**
- The Biloxi Shuckers of Minor League Baseball is a Double-A South and the Double-A affiliate of the Milwaukee Brewers -*wikipedia.org*
- The seafood industry contributes **\$450 million** to the MS Gulf Coast -*city-data.com*

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
KEESLER AIR FORCE BASE	11,235
NAVAL CONSTRUCTION BATTALION CENTER	5,500
GRAND CASINO/PARK PLACE ENTERTAINMENT	5,460
BEAU RIVAGE	4,150
MEMORIAL HOSPITAL	3,331
PRESIDENT CASINO	1,991
HARRISON COUNTY SCHOOL DISTRICT	1,802
VA GULF COAST VETERANS HEALTH CARE SYSTEM	1,500
IMPERIAL PALACE	1,500
CASINO MAGIC CORP.	1,360



GULFPORT/BILOXI ECONOMY 2

CASINOS AND GAMING

- Biloxi's casino industry shattered all gaming records for a single month in April 2021, generating **\$111 million** in gross gaming revenue, eclipsing a **\$105 million** record set in July 2007 -biloxi.ms.us
- In 2019 Biloxi's Gross Gaming Revenue hit **\$903 million**, 8% of gross gaming revenue tax goes to the State of Mississippi and 3.2% is shared in the respective gaming community including: city public safety, education, general funds -biloxi.ms.us
- The Beau Rivage, owned and operated by MGM Resorts International, is located in Biloxi. It received The Certificate of Excellence winner by travel industry leader TripAdvisor - gulfcoast.org
- A new **\$1.2 billion** casino resort from Universal Music coming to Biloxi -sunherald.com
- Home to 12 casinos including The Hard Rock Hotel and Casino
- The **\$200 million** expansion of Margaritaville, including amusement/water park and casino recently finishing -sunherald.com



GULFPORT-BILOXI HEALTHCARE



HEALTHCARE

- Memorial Hospital, headquartered in Gulfport, is the second-largest employer in the Gulfport/Biloxi/Pascagoula/D'Iberville metropolitan area, providing jobs to over **3,331** people. - gulfport-ms.gov
- Memorial Hospital is one of the most comprehensive healthcare systems in the Southeast United States, with **328 beds**, three nursing centers, three surgery centers, several rehabilitation centers, and **95 satellite physician clinics**. - gulfportmemorial.com
- Merit Health Biloxi is the largest hospital in Biloxi, providing **153 beds, 372** physicians, and a 24-hour emergency services center. - merithealthbiloxi.com
- Merit Health Biloxi spent **\$138,534,000** in overall community benefits for Harrison County, including \$98 million in charity. - merithealthbiloxi.com
- Singing River Health System is a major healthcare system based in Ocean Springs. Singing River Health has three pharmacies, eight satellite clinics, and three hospitals located Ocean Springs, Pascagoula, and Gulfport. It has a local economic impact of **\$270 million** a year. - singingriverhealthsystem.com



GULFPORT/BILOXI EDUCATION



MISSISSIPPI GULF COAST COMMUNITY COLLEGE

- Mississippi Gulf Coast Community College (MGCCC) total Revenues was **\$92 Million** in 2019 -mgccc.edu
- MGCCC is one of 8 schools in the country to be named a winner of the Excellence and Equity in Community College **STEM Award** by the Aspen Institute - *US News and World Report*
- MGCCC was a 2019 people choice winner, **Top ranked** Nursing School 2019, and best college for computer science & IT Mississippi -mgccc.edu
- The college disbursed **\$56.4 million** in salary and benefits to all employees and **\$46.2 Million** to employees living in the four-county district -mgccc.edu
- One of every 19 Jobs in MGCCC's four-county district are supported by activities and MGCCC and its students -mgccc.edu
- **100%** Licensure pass rates in Emergency Medical Science/Paramedic, Practical Nursing, Medical Laboratory Technology and Radiography Technology -mgccc.edu

SURROUNDING EDUCATION

- D'Iberville High School (a **4A Public School with 1,290 students**) has teamed up with Mississippi Gulf Coast Community College to establish a Dual Credit / Dual Enrollment program. Eligible students can graduate with both a high school diploma and an Associate's Degree from their local college. - mgccc.edu
- D'Iberville Elementary School, an A-rated school serving over 700 students in grades K-3, was awarded the 2009 **National Blue Ribbon Award** for commitment to academic excellence.
- The Mississippi Gulf Coast is home to 6 of the top 20 high schools in the State
- The Harrison County School District hosts three high schools, with over **14,780 students** enrolled -Mississippi Department of Education
- Harrison County School District is the **4th-largest** school district in the state of MS
- 2020, this school district won the 2020 Governor's Partnership Award from the Mississippi Association of Partners in Education. -Mississippi Department of Education



GULFPORT/BILOXI INDUSTRIES



SURROUNDING INDUSTRIES

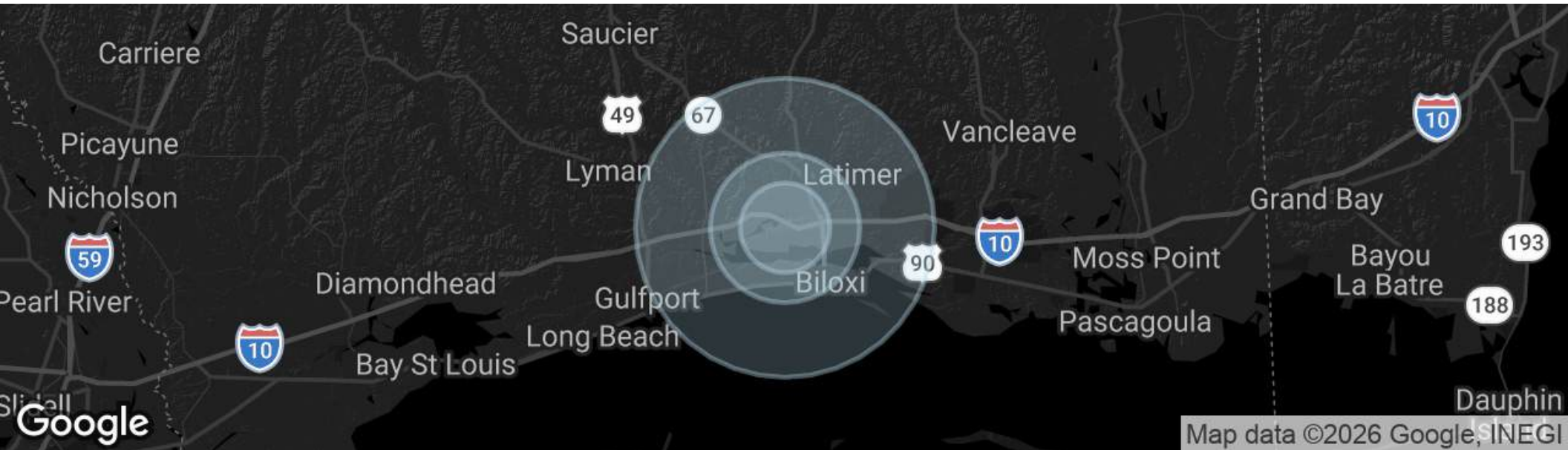
- Port of Gulfport supports a cluster of steel service industries employing more than **400** skilled workers -mdot.ms.gov
- Port of Gulfport is located near the confluence of the Tennessee River and the Tennessee-Tombigbee Waterway and can easily distribute product to **75% of the US** -shipmspa.com
- Port of Biloxi division maintains harbors and piers and caters to the recreational boating industry -mdot.ms.gov
- Of the **155,000** employed persons in the Gulfport-Biloxi-Pascagoula metro, the largest sector is Government, employing **35,000 persons** -Wikipedia.org
- Chevron's largest US refining facility has been in Pascagoula since 1963. This facility is the midst of a **\$1 billion expansion** to allow for base oil production
- Omega Protein in Moss Point is the world's largest manufacturer of heart-healthy fish oils as -jcedf.org

UNITED STATES ARMED FORCES

- Keesler Air Force base is the largest base in Mississippi with more than double the population of the second largest base -militarybases.com
- Kessler Air Force's total adjusted economic impact is **\$962 million** with total assets in the state of Mississippi including **\$571,730,250**
- KAF total personnel is **11,235** with a daily average student load of **2,800**
- Home to Gulfport Battalion Center Navy Base which serves **4,451** active duty Naval personnel and their families -installations.militaryonesource.mil
- The Air National Guard Combat Readiness Training Center (CRTC) is located at Gulfport-Biloxi International Airport
- The U.S. Coast Guard operates 9 boats out of the port of Gulfport -Wikipedia.org
- Ingalls Shipbuilding in Pascagoula hosts 11,500 employees and is the **largest manufacturing** employer in Mississippi and is the **largest supplier** of U.S. Navy warships -ingalls.huntingtongalls.com



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	28,223	72,650	167,469
AVERAGE AGE	39	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,196	29,029	67,100
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$88,695	\$82,098	\$80,950

2020 American Community Survey (ACS)



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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 WORKING WITH A REAL ESTATE BROKER



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.

WORKING WITH A REAL ESTATE BROKER



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