RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

THE CITIZENS BANK | 15 YR SALE LEASEBACK | PASCAGOULA, MS

FOR SALE // $4,073,846 // 6.5% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

PORT CAMPANY
662.638.0730
PCAMPANY@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4044
ERANDALL@RANDALLCG.COM

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.

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	$4,073,846
NET OPERATING INCOME:	$264,800
YR1 CAP RATE:	6.5%
BLENDED CAP RATE:	7.49%
BUILDING SIZE:	8,275 SF (Source: Owner)
LOT SIZE:	0.63 Acres (Source: Owner)
PROPERTY ADDRESS	1519 Jackson Avenue
CITY, STATE, ZIP:	Pascagoula, MS 39567
5 MILE POPULATION:	33,760

LEASE SUMMARY

TENANT:	The Citizens Bank of Philadelphia
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	$264,800
RENT PSF:	$32
RENT COMM. DATE:	At Close of Escrow
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	2% Annually
LEASE GUARANTOR:	Citizens Holding Company (Full Initial Lease Term)

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to present an exceptional sale-leaseback opportunity in Pascagoula, MS. The property will be leased back to The Citizens Bank of Philadelphia—a well-established MS-based community bank founded in 1908 with multiple branches statewide—under a new 15-year absolute NNN lease commencing at closing, featuring 2% annual rent increases and five 5-year renewal options. Situated on high-traffic Jackson Avenue, the branch offers prime visibility, accessibility, and exposure in Pascagoula's central business district. As the anchor of the Mississippi Gulf Coast's premier industrial and port-driven hub, Pascagoula benefits from massive nearby employers like Ingalls Shipbuilding (Huntington Ingalls Industries, MS's largest private employer with ~11K workers), Chevron Pascagoula Refinery (the state's largest refinery), and Port Pascagoula (generating $18.3B+ in annual economic output and supporting 28,000+ jobs statewide)—solidifying southern Mississippi's core economic market.

PROPERTY HIGHLIGHTS

- Long-Term Investment Opportunity: 15 Year Initial Term with Absolute NNN Lease Structure and Corporate Guarantee
- Established Tenant: Sale-leaseback to a top 200 regional community bank with reported assets exceeding $1.4 billion and a history spanning over 100 years. The bank is an insured member of the FDIC
- Corporate Guarantee: Lease Guarantee from the banks publicly traded holding company the Citizens Holding Company (OTCQX: CIZN)
- Prime Location: Strategically located in Pascagoula's central business district along a key corridor, the branch benefits from steady traffic from major industrial anchors—Ingalls Shipbuilding (state's largest private employer), Chevron Pascagoula Refinery (largest in MS), and Port Pascagoula—while benefiting from regional population growth and explosive port/industrial expansion

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

TENANT & GUARANTOR PROFILE

RANDALL COMMERCIAL

The Citizens Bank℠

TENANT COMPANY: The Citizens Bank of Philadelphia

HOLDING COMPANY: Citizens Holding Company

WEBSITE: www.thecitizensbankphila.com

HEADQUARTERS: Philadelphia, MS

YEAR FOUNDED: 1908

YEAR 1908 FOUNDED

CITIZENS 280+ EMPLOYEES

BANK 26 LOCATIONS

COUNTIES 15 SERVICED

TOP PERFORMING 200 COMMUNITY BANK

ASSET $1.51B SIZE

TOTAL DEPOSITS: +/- $1.34 Billion *(FDIC)*

TOTAL ASSETS: +/- $1.51 Billion *(FDIC)*

PUBLICLY TRADED: OTCQX: CIZN

NUMBER OF EMPLOYEES: Over 280

NUMBER OF LOCATIONS: 26

CORE SERVICES: Personal banking, mortgage lending, commercial and small business lending, & treasury and cash management services

LEASE YEAR	ANNUAL BASE RENT	INCREASE	CAP RATE
1	$264,800.00		6.50%
2	$270,096.00	2%	6.63%
3	$275,497.92	2%	6.76%
4	$281,007.88	2%	6.90%
5	$286,628.04	2%	7.04%
6	$292,360.60	2%	7.18%
7	$298,207.81	2%	7.32%
8	$304,171.96	2%	7.47%
9	$310,255.40	2%	7.62%
10	$316,460.51	2%	7.77%
11	$322,789.72	2%	7.92%
12	$329,245.52	2%	8.08%
13	$335,830.43	2%	8.24%
14	$342,547.04	2%	8.41%
15	$349,397.98	2%	8.58%

ADDITIONAL PHOTOS

SURROUNDING AERIAL VIEW

RANDALL COMMERCIAL

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

LOCATION MAP

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

LOCATION MAP

AERIAL MAP

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

REGIONAL MAP

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

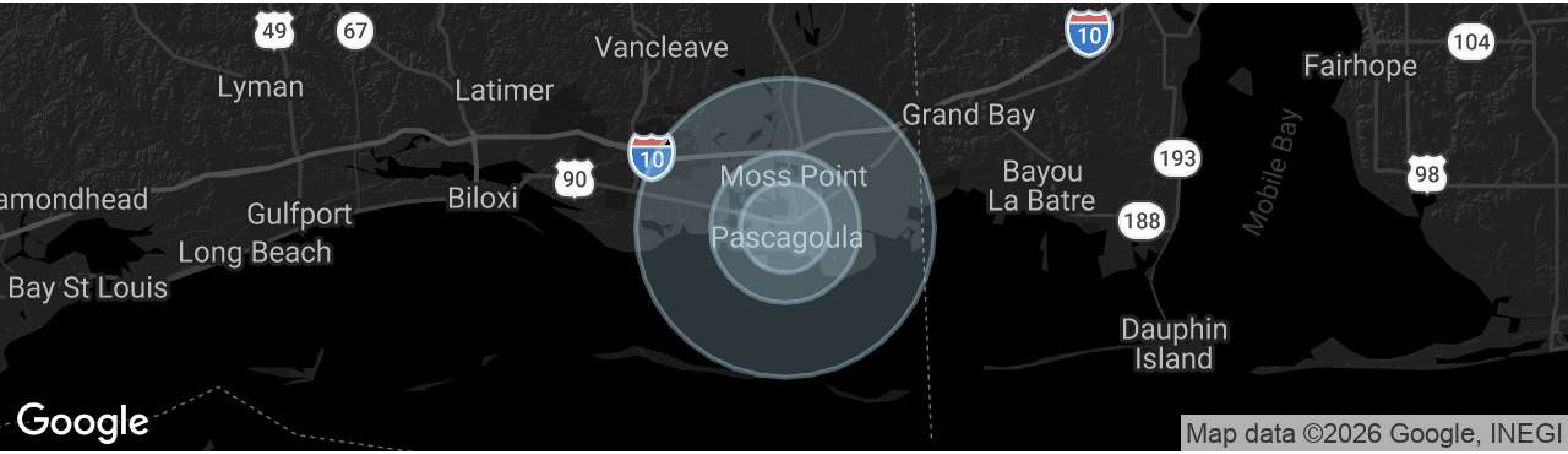
PASCAGOULA ECONOMY AND EDUCATION

PASCAGOULA ECONOMY

- **Largest Employment Sectors:** manufacturing, healthcare, retail trade, and accommodation and food services
- **Port of Pascagoula:** Jackson County is the only county with two-deep water ports. The ports support over 23,000 jobs and add over $4.8 billion in value to the local economy
- **Chevron Refinery:** the largest Chevron refinery in the world, with over 1,500 employees and an annual local economic impact of over $811.1 million
- **Ingalls Shipbuilding:** Mississippi's largest private employer with over 11,000 employees. Ingalls Shipbuilding is the largest supplier of ships for the US Navy and Coast Guard and was recently awarded a $9.6 billion manufacturing contract with the US Navy and Marine Corps
- **NOAA:** Pascagoula is home to a NOAA fishery and three NOAA ships that conduct research on fish and aquatic mammals. This research helps support Mississippi's $195 million fishing industry.
- **Tourism:** In 2024, the Mississippi Gulf Coast had 15.7 million visitors, generating an economic impact of $2.2 billion
- ***Sources: Jackson County Economic Development Foundation, Pascagoula***

PASCAGOULA EDUATION

- Pascagoula Gautier School District is ranked as the 12th best school district in Mississippi.
- **Career Readiness:** All seven high schools in Jackson County have a career and technical education program offering a wide variety of programs including business fundamentals, medical and health science, manufacturing, HVAC, carpentry, and more.
- **Mississippi Gulf Coast Community College:** Home to 8,677 students at its Pascagoula campus, MGCCC has partnered with Chevron to launch a Maintenance Process Technology program that prepares students for refinery careers, strengthening the local workforce pipeline.
- **Haley Reeves Maritime Training Academy:** In partnership with Mississippi Gulf Coast Community College, Ingalls Shipbuilding operates an apprentice school that has graduated more than 4,000 students since its inception. Over the course of the four-year program, apprentices earn $218,502 while also receiving credit toward an Associate of Applied Science in Maritime Technology.
- ***Sources: Niche, US News, Pascagoula Chevron, Jackson County Economic Development Foundation, MGCCC, Ingalls Shipbuilding***



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,090	33,760	61,961
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,019	13,916	24,998
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	$67,406	$67,481	$75,115
AVERAGE HOUSE VALUE	$174,380	$171,672	$197,667

2020 American Community Survey (ACS)

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

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.

RANDALL COMMERCIAL

MREC Agency Disclosure Form A

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

WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

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.

RANDALL COMMERCIAL

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
- ☐ 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.)

✓ Customer (The Licensee is not my Agent)

USE "Customer signature" space, below

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)
(Client Signature) (Date)	Randall Commercial Group, LLC (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