



Offering Memorandum

OXFORD BED & BREAKFAST EVENT FACILITY |

8.8% CAP RATE



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Exclusively listed by Bull Realty, Inc.

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DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

Bull Realty, Inc. is pleased to exclusively offer the opportunity to acquire this resort in Oxford, MS. Castle Hill is the premier bed & breakfast and event venue in Oxford, MS.

The property features three separate buildings, including a grand ballroom and seven guest suites. The architecture and decor are elegantly furnished in an authentic antebellum style. Additional amenities include a waterfall-equipped pool and large grounds for event enjoyment.

PROPERTY HIGHLIGHTS

- Bed & breakfast in the heart of Mississippi
- Three buildings with authentic antebellum architecture
- 7 luxurious bedrooms with grand en-suite bathrooms
- Richly decorated parlors, ceiling inlays and spiral staircases
- 4,000 SF ballroom ideal for events and weddings
- Close proximity to the University of Mississippi
- Full commercial kitchen and restaurant opportunity
- Designated Qualified Resort Area status
- Land for expansion on a beautiful \pm 5 acres

CASTLE HILL OVERVIEW

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PROPERTY DESCRIPTION

Address	120 Castle Hill Drive Oxford, MS 38656
Year Built/ Renovated	1999/2003/2014
Site Size	± 5 Acres
Type of Ownership	Fee Simple
Tier	Bed & Breakfast
Location	Oxford, MS
Number of Buildings	3
Number of Floors	3
Number of Suites	7
Parking	90 Spaces
Handicapped Parking	Yes

CONSTRUCTION/MECHANICAL

Framing	Wood
Exterior	Brick/Hardie Cement Fiber
Parking	Concrete/Asphalt
Roof	Grand Manor 3 Tab Shingles/TPO
HVAC	Central/Natural Gas
Elevator	No

SUITE BREAKDOWN

King Suites	5
Queen Suites	2
Total Number of Suites	7

FINANCIAL

Cap Rate	8.8%
NOI	\$289,000
Sale Price	\$4,000,000



CASTLE HILL OVERVIEW

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PROPERTY HISTORY

Castle Hill, also known as Colonel's Quarters, is a premier bed & breakfast located in Oxford, Mississippi. Opening in 2003, it was modeled after D'Everoux Plantation in Natchez, Mississippi. Shortly after opening its doors, the picturesque property became a highly sought-after event venue, and framed the beginning of the special events era with a new name: Castle Hill. The venue offers a step back into time, with its rich Southern architecture and touches found in the fine details of the decor as well as the surrounding scenery.

EVENTS

Castle Hill is a destination location for events of all kinds. In 2015, the 4,000 SF Grand Ballroom became the largest indoor event space in Oxford. The venue features patios and a wooden bar with on-site catering and is ideally equipped for both indoor and outdoor ceremonies and receptions due to the naturally beautiful vistas and large grounds for guests to enjoy.

Not only is Castle Hill the perfect venue for weddings, rehearsal dinners and bridesmaids' luncheons, but it is ideal for hosting other events such as family reunions, corporate retreats and other private functions. From intimate groups to expansive guest lists, Castle Hill is a venue that can accommodate any event. With the breathtaking rolling hill surroundings, time spent here becomes more than just an event, it becomes a long-lasting memory. Both local and national companies can have corporate retreats that combines modern facilities with a serene setting. With the University of Mississippi just a moment away, Castle Hill is a natural choice for hosting events such as award ceremonies, faculty meetings, art galleries, student recitals or formals.

GUEST-SUITES

The property offers a premier guest experience, featuring 5 king suites and 2 queen suites. Amenities include large en-suite bathrooms with jacuzzi bathtubs, showers, fireplaces, walk-in closets, vanities and dressing areas.

ADDITIONAL AMENITIES

- Morning breakfast
- On-site catering and event team
- Waterfall-equipped pool
- Kitchenette options



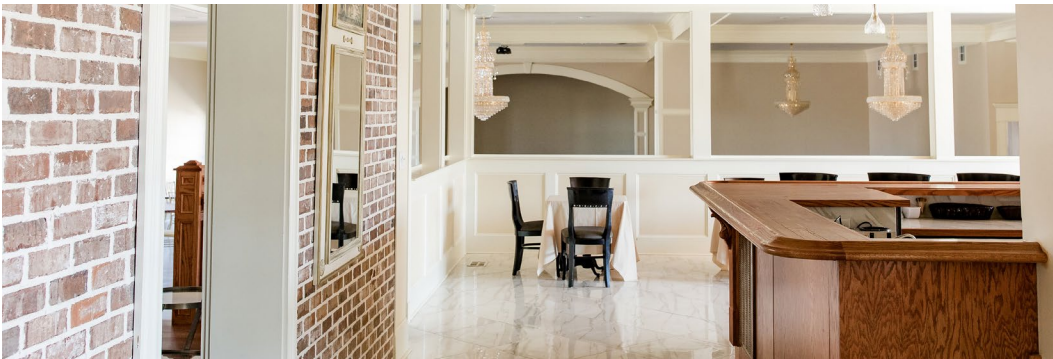
PROPERTY PHOTOS

OXFORD BED & BREAKFAST EVENT FACILITY | 8.8% CAP RATE



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AREA OVERVIEW

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LOCATION DESCRIPTION

Oxford is a vibrant university town, filled with unique shops and galleries, eclectic restaurants and clubs, historic landmarks and comfortable inns. One of the South's crown jewels, it is home to the University of Mississippi (also known as "Ole Miss") and hosts an array of exciting southeastern conference athletic events, as well as enlightening and enriching performing arts programs, scholarly presentations, museums and exhibits. The area is dotted with parks and recreation centers that offer tennis, swimming, hiking, fishing, golf and other sports. Dining and entertainment options abound in Oxford and Lafayette County. One trip to Oxford, it will quickly be clear why BusinessInsider.com named Oxford, Mississippi as one of their "50 Must-Take Trips in the U.S."

DEMOGRAPHICS

Lafayette County has a population of 56,405 people and boasts the highest annual growth rate in the state (1.84%). The median household income is \$45,154 and the average household income is \$67,677. The median household income is expected to grow 2.81% annually from 2018-2023. Currently, there is a population of 2,228 and 855 households within 3 miles of the subject property.

In 2017, 1,590 jobs were created and is the largest annual job growth number on record, with a total employment of 24,570. The annual average unemployment rate is 4.2%. There were 85 total training/business to business events held. Retail sales had the highest sales year ever in Lafayette County of \$1.2 billion.

MAJOR EMPLOYERS

OXFORD BED & BREAKFAST EVENT FACILITY | 8.8% CAP RATE

OXFORD MAJOR EMPLOYERS

#	Company	Product/Service	Employees	Distance from Property
1	University of Mississippi	Educational Facility	2,955	7.1 Miles
2	Olin Corporation - Winchester Division	Ammunition Manufacturing	1,500	10.9 Miles
3	North Mississippi Regional Center	Educational Facility	1,000	7.5 Miles
4	Baptist Memorial Hospital	Medical Services	1,000	7.5 Miles
5	Oxford School District	Educational Facility	584	5.5 Miles
6	Lafayette County School District	Educational Facility	443	8.8 Miles



DEMAND GENERATORS

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UNIVERSITY OF MISSISSIPPI

Founded in 1848, the University of Mississippi, affectionately known to alumni, students and friends as Ole Miss, is the state's flagship university. Included in the elite group of R-1: Doctoral Universities, the Highest Research Activity by the Carnegie Classification, it has a long history of producing leaders in public service, academics and business.

With more than 24,000 students, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions. Its 15 academic divisions include a major medical school, nationally recognized schools of accountancy, law and pharmacy, and the Sally McDonnell Barksdale Honors College. Renowned for a blend of academic rigor, it offers experiential learning and opportunities for community action.

The university boasts a long and colorful football history with one of the most historically accomplished teams in the nation. One of the most important cultural sites is The Grove- the campus' 10-acre green-space, covered by towering oak trees. The site has contributed to Ole' Miss earning the "No. 1 Tailgating School" title from Sports Illustrated.

HEALTHCARE

The Baptist Memorial Hospital in north Mississippi first opened its doors in 1979. The hospital was rebuilt and opened in a new location in 2018, and houses 217 beds and over 100 medical and surgical specialists. Since its opening, the facility has gained a reputation of excellence in several medical disciplines, most prominently cardiac surgery. It is the only hospital in Mississippi to rank among the top 10% in the nation by Health Grades for cardiac surgery and overall orthopedic services. The hospital is also renowned for its sleep disorder, weight loss and cancer treatments.



DEMAND GENERATORS

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TOWN SQUARE

Since Oxford was incorporated in 1837, The Town Square has remained the cultural and economic hub of the city. The Square is home to a variety of shops and elegant boutiques including the south's oldest department store. Extraordinary cuisine is also abundant around the Historic Downtown Square. From down-home southern cooking to elegant haute cuisine, there is something to satisfy everyone's appetite. The epicenter of Oxford's nightlife is The Square.

WEDDING SEASON

Couples travel from all over the country to Oxford, Mississippi for their special day. Whether they are alumni of Ole Miss or first-time visitors to Oxford, they arrive for the southern small-town charm and picturesque landscape.

Wedding season in Oxford does not only run from late spring to early fall, but all year round. Young adults seek out college towns as wedding venues for the nostalgia of their younger academic lives. College towns represent a transitional time in life from teenage years to adulthood and make a perfect location for the transition into married life as well.

The top wedding venues in Oxford include: Caste Hill, The Jefferson, The Mill at Plein Air, The Inn at Ole Miss and the Chancellor's House. None represent the southern charm and culture that couples seek in a wedding venue better than the antebellum Castle Hill.



DEMAND GENERATORS

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OXFORD FILM FESTIVAL



FESTIVALS

The Double Decker Festival is annually held in April over a two-day period. The festival will host 200 art and food vendors with a mix of both local and touring musicians. Today, the event is centered around the historic Courthouse Square, and boasts a crowd of more than 60,000 people.

Originally inspired by the Double Decker bus that Oxford imported from England in 1994, the festival showcases Oxford as a town that supports the arts and has grown to be one of the champion events in the region.

Another major festival is the Oxford Film Festival which annually exhibits over 130 quality films from across the globe over a five day period. The festival screens short and feature-length films in both showcase and competition settings, hosts panel discussions on issues in contemporary film-making and invites filmmakers to interact with the audience at a number of social events.

OLIN CORPORATION - WINCHESTER DIVISION

Winchester is considered one of the world's leading ammunition manufacturers. They have a legacy in serving hunters and shooters, law enforcement and the U.S military. The manufacturing plant in Oxford is state-of-the-art.

NORTH MISSISSIPPI REGIONAL CENTER

The North Mississippi Regional Center is one of six comprehensive regional centers in Mississippi. NMRC operates under the authority of the MS Department of Mental Health and is licensed as an Intermediate Care Facility for Individuals with Intellectual and Developmental Disabilities (ICF/IDD), providing an array of services in the northern 23 counties of the state.

DEMAND GENERATORS

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L.Q.C LAMAR HOUSE MUSEUM

The L.Q.C. Lamar House was declared a National Historic Landmark for Lamar's involvement in national political affairs after the end of the Civil War. In the 1870s, it was home to Lucius Lamar while he reflected on Confederate defeat and resolved to work for reconciliation between the North and South. Lamar led a fruitful political career that helped re-establish relations between the war-torn country. Today the house's exhibits tell the compelling story of this Civil War-era politician.



ROWAN OAK

Built by Robert Sheegog in 1848, Rowan Oak became home to Nobel Prize winning author William Faulkner in 1930. While residing there with his family, he wrote such masterpieces as *As I Lay Dying*, *Absalom, Absalom!*, *Light in August* and *A Fable*. Rowan Oak remained home to Faulkner until his death in 1962.



CONFEDERATE CEMETERY

Mississippi has old ties to the Civil War with relics still dotting its landscape. One such monument is the confederate cemetery, a grave-site built in honor of those who died in the battle of Shiloh in 1865. A single pillar commemorates all the soldiers who lost their lives as a reminder of the past.



CIVIL RIGHTS MONUMENT

In 1962, James Meredith entered the University of Mississippi as the first African American student. The events surrounding the integration of the university are counted among some of the most important events during the Civil Rights struggle. Today a proud monument has been erected in honor of the Civil Rights movement on the "Ole Miss" campus.

BROKER PROFILE

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MICHAEL BULL
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Michael Bull
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Michael Bull, CCIM, founder and CEO of Bull Realty, is an active commercial real estate advisor. He is a licensed broker in nine southeast states and has assisted clients with over 5 billion dollars of transactions over his 30 year career.

Mr. Bull founded Bull Realty in 1998 initially with two primary missions: to provide a company of brokers known for integrity, and to provide the best disposition marketing in the nation. Now Michael and his brokers provide disposition, acquisition, project leasing, tenant representation, and advisory services in all major property sectors.

You may know Michael as executive producer and host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry analysts, economists and leading market participants share market intelligence, forecasts and success strategies. The show is available on-demand on iTunes, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events around the country. Michael is a national speaker and senior instructor with Commercial Agent Success Strategies. The company provides live and on-demand streaming video training for commercial agents. Preview videos at the website, www.CommercialAgentSuccess.com.

Mr. Bull's articles have been published nationwide including in the National Real Estate Investor, France Media Publications, Atlanta Journal Constitution, Atlanta Business Chronicle, Multi-Housing News, Shopping Center Business, The Broker List, and Nation's Restaurant News.

Michael's involvement with professional organizations include CCIM Member, National Association of REALTORS, the International Council of Shopping Centers, the Real Estate Brokerage Managers Council, Atlanta Leaders Group, Real Estate Group of Atlanta, the Georgia Bankers Association, the Atlanta Press Club, the Atlanta Chamber of Commerce, the Georgia Real Estate Educators Association, Urban Land Institute, and the National Association of Real Estate Editors.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com. 404-876-1640 x150

***PLEASE SIGN CONFIDENTIALITY AGREEMENT
LOCATED ON PAGE 20 OF THIS DOCUMENT
OR
ONLINE AT WWW.BULLREALTY.COM
TO ACCESS COMPS, OPERATING STATEMENTS & PROFORMAS***

CONFIDENTIALITY AGREEMENT

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 120 Castle Hill Drive, Oxford, MS 38656. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any

business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Mississippi.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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