

## Investment Summary

<b>Location:</b>	5113 Messer Airport Hwy Birmingham, AL 35212	
<b>Parcel Size:</b>	1.05 Acres (45,582 sf)	
<b>Building Size:</b>	3,431 sq.ft.	
<b>Net Operating Income:</b>	\$97,736*	*Rent is currently \$95,820. Seller will credit the difference in rent between the close date and the next rental increase.
<b>Price / Cap Rate:</b>	\$1,261,110	7.75%
<b>Comments:</b>	Ideally situated on Messer Airport Highway in Birmingham, AL, this Single Tenant Investment benefits from its close proximity to Birmingham International Airport (BHM). Birmingham International Airport is Alabama's largest airport serving the Greater Birmingham area and surrounding Southeastern cities. Offering more than 160 arrivals and departures daily to major cities throughout the United States, Birmingham International presently ranks in the country's top 75 airports in terms of passengers served annually, and is expected to serve more than 3 million travelers this year. Conveniently located only 4.5 miles from Birmingham's vibrant downtown business district, Birmingham International Airport is adjacent to four major U.S. Interstates and serves as the premier gateway to Alabama. A new 20 year, NNN lease provides an investor with long term income and rare 2% annual increases. With the proposed financing, this investment gives a qualified buyer an opportunity to acquire a NNN investment with a cash flow in excess of 7.6%.	

*Joe Bertocchini - Vice President*

4370 La Jolla Village Drive, Suite 850, San Diego, CA 92122

Phone 858.200.9404 | Fax 858.200.9431

[jbortocchini@capital-rei.com](mailto:jbortocchini@capital-rei.com) | [www.capital-rei.com](http://www.capital-rei.com)