

Investment Summary

Location:	Highway 31 South Alabaster, AL 35007
Parcel Size:	0.99 Acres (42,960 sq.ft.)
Building Size:	3,385 sq.ft.
NOI:	\$70,030* *Rent is currently \$68,657. Seller will credit the difference in rent between the close date and the next rental increase.
Cap Rate:	8%
Price:	\$875,375
Comments:	This Single Tenant Investment is located in the city of Alabaster, AL. The subject property benefits from being situated in a city that located in the Heart of Alabama just 17 miles south of Downtown Birmingham. Alabaster also serves as the home of the County's only Hospital - Shelby Baptist Medical Center which is located within a half mile of the subject property. Shelby Baptist serves not only Shelby, but both Bibb and Chilton counties as well. Other retailers in the area include: Arby's, McDonalds, Pizza Hut, Captain D's, as well as the Colonial Alabaster Promenade, Alabaster's premier shopping destination with anchors such as Lowe's and Old Navy. 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 8.5%.

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