

SINGLE TENANT

ABSOLUTE NNN
GROUND LEASE
INVESTMENT
OPPORTUNITY


W/ DRIVE THRU

BIRMINGHAM
ALABAMA





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN ground leased, corporate guaranteed, dual drive-thru equipped, Chick-Fil-A, investment property located in Birmingham, AL. The tenant, Chick-Fil-A, Inc., has approximately 12 years remaining on their initial term with 8 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities.

This Chick-Fil-A features dual drive-thru ordering lines and is located within two miles of another high-performing Chick-Fil-A store on U.S. 280. The new store has brought approximately 85 new jobs to the area and features the brand's newest interior design model.

The site is strategically located at the signalized, hard corner intersection of U.S. Highway 280 and U.S. Hwy 119/Cahaba Valley Road with an astounding 74,000 vehicles passing by each day. The site is shadow anchored by a Walmart Supercenter that generates tremendous traffic to the area. In addition, adjacent to the Walmart Supercenter is the Brook Highland Plaza, a shopping center anchored by Lowe's, Dick's Sporting Goods, Sprouts Farmers Market, Petco, HomeGoods, and Michaels. Other notable tenants in the center include Dollar Tree, Hibbett Sports, Rack Room Shoes, Tuesday Morning, and more, further increasing consumer drive and promoting crossover traffic in the area. Furthermore, just half a mile north of the site is the brand new Brookwood Baptist Medical Center, a freestanding, 25,000 SF, 24-hour emergency center. The 5-mile trade is supported by a population of nearly 73,000 with an affluent average household income of \$127,000. The immediate 1-mile trade area boasts an average household income of nearly \$137,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING: \$4,100,000

NET OPERATING INCOME: \$172,000

IN-PLACE CAP RATE: 4.20%

JUNE 2020 CAP RATE: 4.61%

GUARANTY: Corporate

TENANT: Chick-Fil-A, Inc.

LEASE TYPE: Abs. NNN

LANDLORD RESPONSIBILITIES: None

PROPERTY SPECIFICATIONS

RENTABLE AREA: 4,400 SF

LAND AREA: 1.31 Acres

PROPERTY ADDRESS: 5375 US-280, Birmingham, AL 35242

YEAR BUILT: 2015

PARCEL NUMBER: 03-9-32-0-001-007-001

OWNERSHIP: Leased Fee (Land Ownership)



INVESTMENT HIGHLIGHTS

LONG TERM CORPORATE GUARANTEED GROUND LEASE | RENTAL INCREASES

- Chick-Fil-A corporate guaranteed lease with approximately 12 years remaining
- Rare 10% rental increases every 5 years throughout the initial term and at the beginning of each 8 (5-year) option period
- High-performing location (ask Agent for details)

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | DUAL LANE DRIVE-THRU | NEWEST PROTOTYPE | EXCELLENT VISIBILITY AND ACCESS

- Situated at the signalized, hard corner intersection of U.S. Highway 280 and U.S. Hwy 119/Cahaba Valley Road with an astounding 74,000 vehicles passing by each day
- This Chick-Fil-A features dual drive-thru ordering lines and is located within two miles of another high-performing Chick-Fil-A store on U.S. 280
- The site has excellent visibility and access with tremendous highway frontage along both adjacent streets with prominent signage

WALMART SUPERCENTER SHADOW ANCHOR | NEARBY BROOK HIGHLAND PLAZA

- The site is shadow anchored by a Walmart Supercenter that generates tremendous traffic to the area
- Just half a mile east is Brook Highland Plaza, a shopping center anchored by Lowe's, Dick's Sporting Goods, Sprouts Farmers Market, Petco, HomeGoods, and Michaels
- Other notable tenants in the center include Dollar Tree, Hibbett Sports, Rack Room Shoes, Tuesday Morning, and more, further increasing consumer drive and promoting crossover traffic in the area

NEW BROOKWOOD BAPTIST MEDICAL CENTER (24-HOUR ER)

- Just north of the subject property is a newly constructed and open for care, Brookwood Baptist Medical Center.
- A freestanding, 25,000 SF, and 24-hour emergency center
- Positive growth and development within the area is an indicator for the strong demand and excellent location for commercial property

DENSE POPULATION IN AFFLUENT 5-MILE TRADE AREA

- More than 73,000 residents and nearly 46,000 employees support the trade area
- \$127,000 average household income in a 5-mile area
- \$137,000 affluent average household income in a 1-mile area



PROPERTY OVERVIEW



ACCESS

U.S. Highway 280: 1 Access Point
Cahaba Valley Road/ State Highway 119:..... 1 Access Point



TRAFFIC COUNTS

U.S. Highway 280: 59,100
Cahaba Valley Road/ State Highway 119:..... 14,800



IMPROVEMENTS

There is approximately 4,400 SF of existing building area.



PARKING

There are approximately 68 parking spaces on the owned parcel.
The parking ratio is approximately 15.46 stalls per 1,000 SF of leasable area.



YEAR BUILT

2015



PARCEL

Parcel Number: 03-9-32-0-001-007-001 Acres: 1.31 Square Feet: NA



ZONING

Commercial





OfficeMax
Michaels
Where Creativity Happens
five BELOW
petco
Sprouts
HomeGoods
Party City

Lowe's
ULTA
DICK'S
SPORTING GOODS

BW | Best Western
Hotels & Resorts

BB&T

US AmeriBank

PNC

IHOP

HAMBURGER
PHOTO

EXPRESS
OIL CHANGE
15 MINUTE SERVICE

Express

Krispy Kreme
DOUGHNUTS

Advance
America

BRYANT BANK
Established Since Legendary Roots

Walmart
Supercenter

DELUXE
CLEANERS

Sprint

WELLS
FARGO

Great Clips
IT'S GONNA BE GREAT

BIG DAD DENTURES
BBB

LITTLE
DONKEY

Chick-fil&

LA Z BOY
Live Life Comfortably

59,100
CARS PER DAY

14,800
CARS PER DAY

Cahaba Valley Road/ 119 State Highway



280 U.S. Highway

59,100
CARS PER DAY



73,900
CARS PER DAY



14,800
CARS PER DAY



Cahaba Valley Road/ 119 State Highway

Walmart
Supercenter

Great Clips
IT'S GONNA BE GREAT

DIG AND DRINK
•BBB•

LITTLE DONKEY

Advance
America

Krispy Kreme
DOUGHNUTS

Chick-fil-A

14,800
CARS PER DAY

New, 24-Hour, 25,000 SF
Brookwood Baptist Medical Center
Freestanding Emergency Center

LA BOY
Live Life Comfortably

CHAMPION CLEANERS
The Best Dry Cleaning Ever...at 10¢!

MATTRESS FIRM
Best Mattress. Best Value.

ServisFirst Bank
YOUR PARTNER IN YOUR BUSINESS

Starbucks

73,900
CARS PER DAY

59,100
CARS PER DAY

Sprint

WELLS
FARGO

DELUXE
CLEANERS

Allstate
Protect your investments

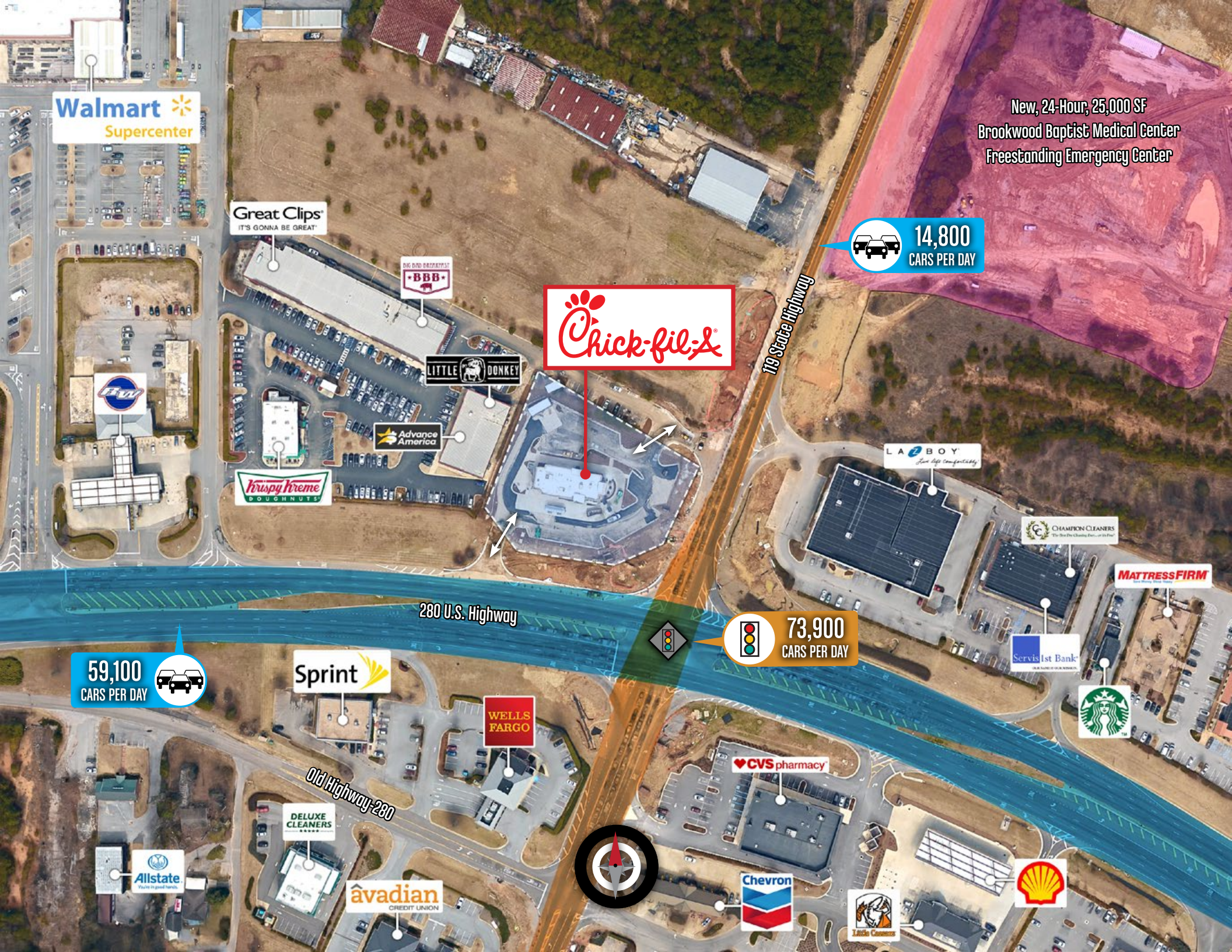
avadian
CREDIT UNION

CVS pharmacy

Chevron

Little Caesars

Shell



HomeGoods
petco
OfficeMax
DICK'S SPORTING GOODS
Avenue
Lowe's
Party City
Sprouts
Michaels

Brook Highland Place
400-Unit Apartment Complex

Walmart
Supercenter

Chick-fil-A

Great Clips
IT'S GONNA BE GREAT

BRYANT BANK
Ethically Sourced. Expertly Banked.

Advance America

LA BOY
Love Help. Comfortably.

MATTRESS FIRM

OUTBACK
STEAKHOUSE

IHOP

DQ

280 U.S. Highway

Sprint

WELLS FARGO

CVS pharmacy

avadian
CREDIT UNION

Davita
Hertz

the Y

afc
American Family Care
The Right Care. Right Now.

THE FISH MARKET RESTAURANT
& Oyster Bar

us AmeriBank

PNC

Allstate

RENFROE

ATTIC PLUS

UNITED STATES
POSTAL SERVICE

Regus

MOULTRIE

Madison Place
222-Unit Apartment Complex

14,800
CARS PER DAY

New, 24-Hour, 25,000 SF
Brookwood Baptist Medical Center
Freestanding Emergency Center

59,100
CARS PER DAY

WAFFLE HOUSE

LifeStorage

REGIONS

Bay Leaf
AUTHENTIC INDIAN CUISINE

Budgetel
Inns & Suites

NAPA

LEGACY

St. Vincent's
HEALTH SYSTEM

MAGIC CITY

Meadowlark Drive

119 State Highway



NEW CHINA
RESTAURANT

LITTLE
DONKEY

Advance
America

Chick-fil-A

MONUMENT SIGN

PYLON SIGN

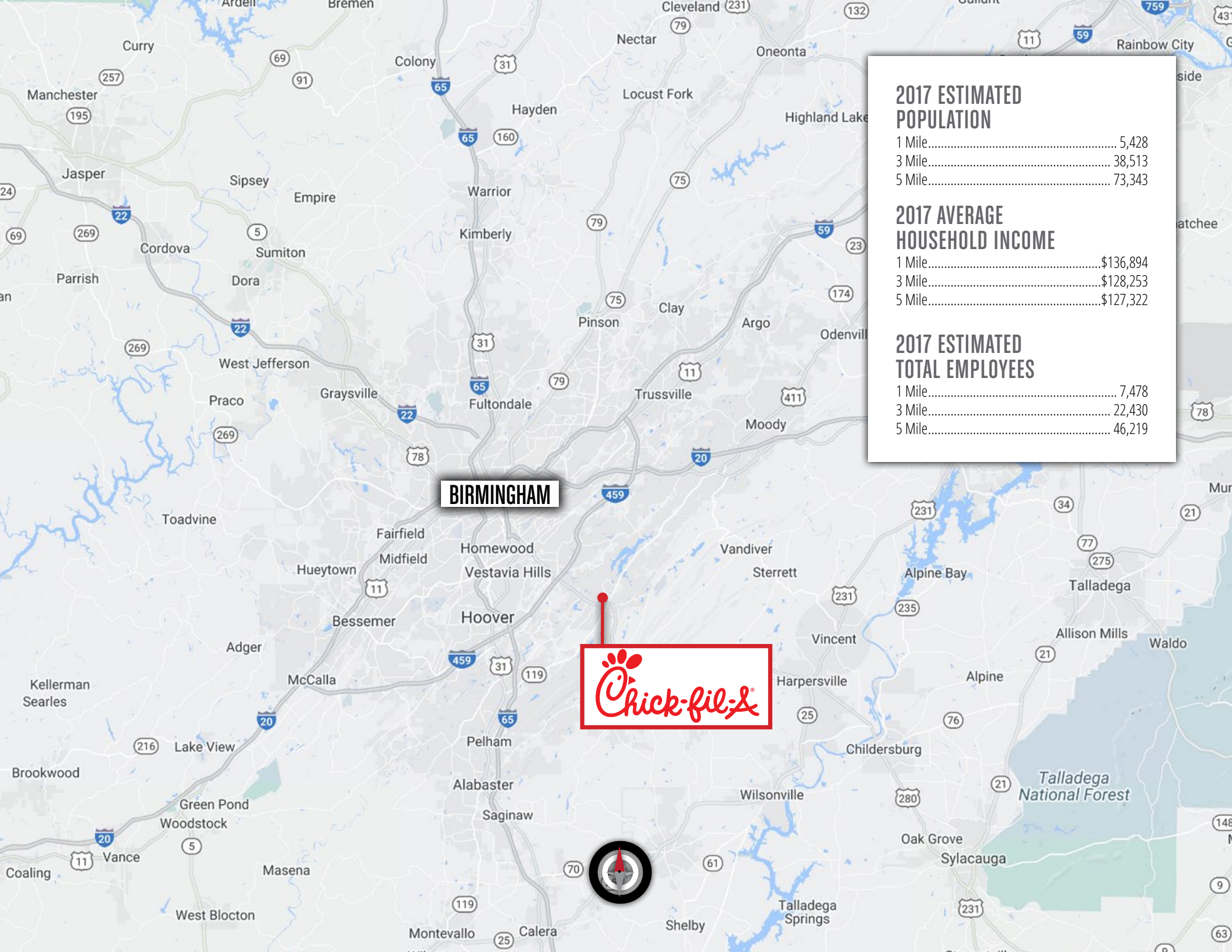
280 U.S. HIGHWAY 280 - 59,100 VPD

119 CAHABA VALLEY RD. - 14,800 VPD

LA BOY

KINCAID HOME
FURNISHINGS





**2017 ESTIMATED
POPULATION**

1 Mile.....	5,428
3 Mile.....	38,513
5 Mile.....	73,343

**2017 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$136,894
3 Mile.....	\$128,253
5 Mile.....	\$127,322

**2017 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	7,478
3 Mile.....	22,430
5 Mile.....	46,219

AREA OVERVIEW OF BIRMINGHAM

Birmingham is the most populous city in the U.S. state of Alabama and the county seat of Jefferson County. The city's population was 212,237 in the 2010 United States Census. In the 2010 US Census, the Birmingham-Hoover Metropolitan Statistical Area had a population of about 1,128,047, which is approximately one-quarter of Alabama's population.

Birmingham's diverse economy, once highly dependent on the iron and steel industry, benefits today from a diversified group of businesses, including finance, healthcare, technology and construction. Projects that are planned, under construction and recently completed are contributing to the economy. Birmingham is also a leading banking center, serving as home to two major banks: Regions Financial Corporation and BBVA Compass. SouthTrust, another large bank headquartered in Birmingham, was acquired by Wachovia in 2004. The city still has major operations as one of the regional headquarters of Wachovia, which itself is now part of Wells Fargo Bank. In November 2006, Regions Financial merged with AmSouth Bancorporation, which was also headquartered in Birmingham. They formed the 8th largest U.S. bank (by total assets). Nearly a dozen smaller banks are also headquartered in the Magic City, such as Superior Bank and Cadence Bank. As of 2009, the finance & banking sector in Birmingham employed 1,870 financial managers, 1,530 loan officers, 680 securities commodities and financial services sales agents, 380 financial analysts, 310 financial examiners, 220 credit analysts, and 130 loan counselors. While Birmingham has seen major change-ups with its banking industry, it was still the 9th largest banking hub in the United States by the amount of locally headquartered deposits in 2012. A 2014 study found that the city moved down a spot to the 10th largest banking center.

Birmingham is home to several museums. The largest is the Birmingham Museum of Art, which is also the largest municipal art museum in the Southeast. The area's history museums include Birmingham Civil Rights Institute, which houses a detailed and emotionally charged narrative exhibit putting Birmingham's history into the context of the Civil Rights Movement. It is located on Kelly Ingram Park adjacent to the 16th Street Baptist Church.

Birmingham-Shuttlesworth International Airport serves more than 3 million passengers every year. With more than 160 flights daily, the airport offers flights to 37 cities provided by United Express, Delta Air Lines/Delta Connection, American Eagle, and Southwest Airlines.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	5,428	38,513	73,343
2022 Projected Population	5,807	41,508	78,311
2010 Census Population	4,573	34,313	66,418
2017 Estimated Households	2,512	16,008	30,294
2022 Projected Households	2,684	17,209	32,190
2010 Census Households	2,158	14,341	27,722
2017 Estimated White	80.50%	80.90%	84.30%
2017 Estimated Black or African American	12.00%	11.30%	8.70%
2017 Estimated Asian or Pacific Islander	4.70%	4.30%	3.90%
2017 Estimated American Indian or Native Alaskan	0.20%	0.20%	0.30%
2017 Estimated Other Races	0.90%	1.50%	1.30%
2017 Estimated Hispanic	3.30%	3.90%	3.70%
2017 Estimated Average Household Income	\$136,894	\$128,253	\$127,322
2017 Estimated Median Household Income	\$103,418	\$96,006	\$91,678
2017 Estimated Per Capita Income	\$55,610	\$52,861	\$52,476
2017 Estimated Total Businesses	613	1,669	3,466
2017 Estimated Total Employees	7,478	22,430	46,219



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Chick-Fil-A (Corporate Guaranty)	4,400	6/1/2015	5/31/2030	Current	-	\$14,333	\$3.26	\$172,000	\$39.09	Absolute NNN	8 (5-Year)
				June 2020	10%	\$15,767	\$3.58	\$189,200	\$43.00	(Ground Lease)	10% Incr. at beg.
				June 2025	10%	\$17,343	\$3.94	\$208,120	\$47.30		of each option

Note: Tenant has the right of first offer if Landlord intends to sell the premises with 30 days to respond.

FINANCIAL INFORMATION

Price: \$4,100,000
 Net Operating Income \$172,000
 In-Place Cap Rate: 4.20%
 June 2020 Cap Rate: 4.61%
 Lease Type: Abs. NNN (Ground Lease)

PROPERTY SPECIFICATIONS

Year Built: 2015
 Rentable Area: 4,400 SF
 Land Area: 1.31 Acres
 Address: 5375 US-280, Birmingham, AL 35242





BRAND PROFILE

CHICK-FIL-A

Chick-fil-A, Inc. owns, operates, and franchises a chain of quick-service chicken restaurants in the United States. Its restaurant concepts include mall/in-line restaurants; stand-alone restaurants; drive-thru only outlets; full-service restaurants; non-traditional outlets; and satellite/lunch-counters. The company also includes a '50s diner-themed concept frill restaurant; and a restaurant concept that offers fresh seafood items, as well as other Hawaii-inspired dishes. The company was founded in 1946 and is based in Atlanta, Georgia.

Company Type: Private
Locations: 2,200+
Website: www.chick-fil-a.com





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.