

Fred's Super Dollar

17870 Baldwin Farms Pl
ROBERTSDALE (MOBILE MSA),
AL 36567



2018 OFFERING MEMORANDUM

TRADE NET LEASE WITH CONFIDENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by B Plus E FL LLC in compliance with all applicable fair housing and equal opportunity laws.

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B+E

EXECUTIVE SUMMARY

OFFERING PRICE

\$617,665

CAP RATE

10.75%

FRED'S SUPER DOLLAR 2018

ADDRESS | 17870 Baldwin Farms Pl, Robertsdale, AL

ASKING PRICE | \$617,665

CAP RATE | 10.75%

PPSF | +/- \$38.60

NOI | \$66,399

BUILDING SIZE | +/- 16,000 SF

PROPERTY TYPE | Discount Retail

YEAR BUILT | 2002

LEASE TYPE | NN





INVESTMENT HIGHLIGHTS

Internet Resistant Business Model

Fred's Super Dollars are valued by the neighborhoods they serve.

Adjacent to Largest Apartment Complex in Area

This Fred's location sits directly in front of Baldwin Farms Apartments which has +/- 152 units.

Excellent Accessibility

The subject property is just off of Milwaukee Street which is a main thoroughway in Robertsville. This portion of Milwaukee Street has average daily traffic counts of over 20,000 vehicles per day.

Mobile, AL MSA

Mobile is the third most populous metropolitan area in the state of Alabama.

Commitment to Location

The tenant has been in this location for almost 20 years and has exercised an option.

Large Rent Bump

The next rental bump will increase the yield on this investment to almost 15%.



RENT SCHEDULE | FRED'S SUPER DOLLAR

TERM	DATE	ANNUAL	RPSF	MONTHLY	INCREASE
OPTION 2	10/01/18 - 09/30/23	\$66,399	\$4.15	\$5,533	NOT APPLICABLE
OPTION 3	07/01/23 - 06/30/28	\$90,399	\$5.65	\$7,533	36.00%

LEASE ANALYSIS

ABSTRACT | FRED'S SUPER DOLLAR

ADDRESS | 17870 Baldwin Farms Pl, Robertsedale, AL

ANNUAL RENT | \$66,399

RPSF | \$4.15

LEASE COMMENCEMENT | 10/01/2018

LEASE EXPIRATION | 09/30/2023

REMAINING LEASE TERM | 5 Years

RENT INCREASE | In Options

TERMINATION OPTIONS | 09/30/21; 90 days notice

LEASE STRUCTURE | NN

ABSTRACT | LANDLORD RESPONSIBILITIES

Insurance and Taxes Reimbursed.

ABSTRACT | RENEWAL OPTIONS

1 ; 5 Years

TENANT OVERVIEW

Fred's Inc. (NASDAQ: FRED, "Fred's") Tracing its history back to an original store in Coldwater, Mississippi, opened in 1947, today Fred's Inc. is headquartered in Memphis, Tennessee, and operates 601 general merchandise and pharmacy stores, including 14 franchised locations, and three specialty pharmacy-only locations. With a unique store format and strategy that combines the best elements of a value-focused retailer with a healthcare-focused drug store, Fred's stores offer more than 12,000 frequently purchased items that address the everyday needs of its customers and patients. This includes nationally recognized brands, proprietary Fred's label products, and a full range of value-priced selections. The Company has two distribution centers, one in Memphis, Tennessee, and Dublin, Georgia.



**Serving Customers
Nationwide**



**Over 10B
in Revenue**



**Fortune 500
Company**



LOCATION OVERVIEW

Mobile, Alabama is the county seat of Mobile County and the third most populous city in Alabama. Additionally, it is the largest municipality on the Gulf Coast between New Orleans, Louisiana and St. Petersburg, Florida. Mobile is located on the Mobile River at the head of Mobile Bay and the north-central Gulf Coast making it the home of Alabama's only saltwater port. The Port of Mobile plays a key role in the economic health of the city as it is the 12th-largest port in the United States. The Port of Mobile is the Gulf Coast's most modern container handling facility with a 45-foot draft dock and two "Post-Panamax" cranes and two "Super Post-Panamax" cranes. Mobile continues to invest in the city's infrastructure, the Mobile Regional Airport recently added an 8,500-foot parallel runway. The Mobile Aeroplex at Brookley is just three

miles south of the central business district and is the largest industrial and transportation complex in the region. More than 70 companies call this complex home, many of which are aerospace. Two of the most notable companies located in the complex is Airbus North America Engineering and Continental Motors. Mobile is well positioned for future growth, over the last decade the city's recruiting efforts have resulted in \$8.3 billion in capital investment, added 14,100 jobs, and recruited over 31 new businesses. Additionally, more than 50 foreign-based companies have operations in Mobile, representing 18 different countries. The city has goals to create more than 2,000 new jobs with an average wage of \$55,000 and to attract new capital investment of more than \$1.25 billion by 2022.

MOBILE, AL MSA





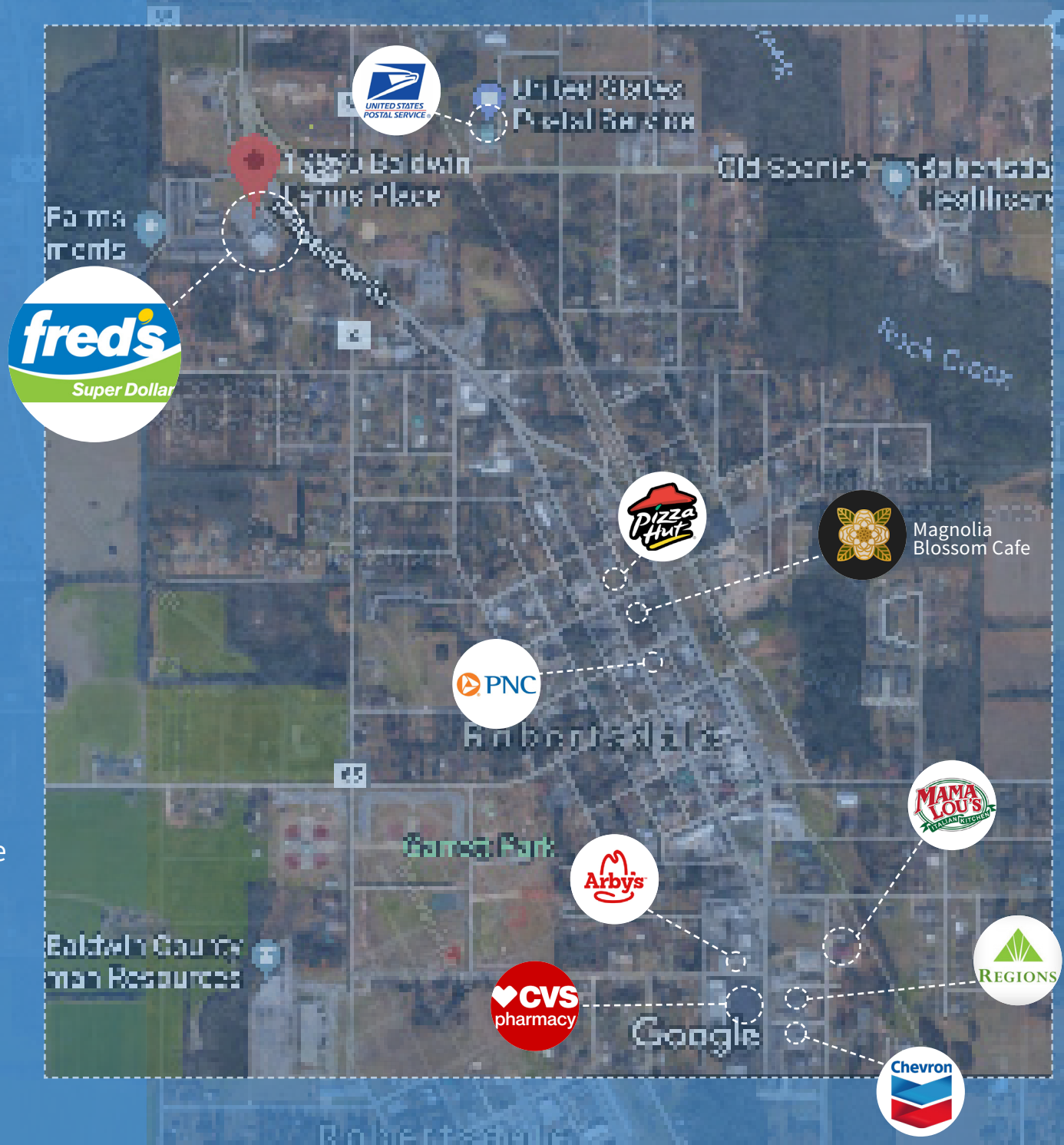
AREA MAP

FRED'S SUPER DOLLAR

RETAILER MAP

FRED'S SUPER DOLLAR

United States Postal Service Office
PNC Bank
Pizza Hut
Magnolia Blossom Cafe
Mama Lou's
Arby's
Regions Bank
CVS
Chevron



DEMOGRAPHICS

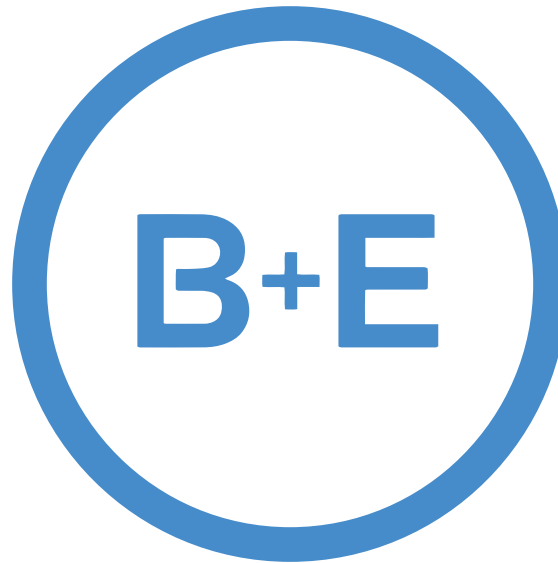
POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,553	20,027	59,379
AVERAGE AGE	36.9	37.8	39.20

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,572	7,226	22,064
NUMBER PERSONS/HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$51,663	\$51,234	\$61,814
AVERAGE HOUSE VALUE	\$159,721	\$157,810	\$184,541





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