



TRINITY

REAL ESTATE INVESTMENT SERVICES



AT&T SERVICE CENTER

1905 HWY 78 W, JASPER, AL 35503

\$658,044

6.75% CAP

TRINITYREIS.COM

Actual Property



JASPER, AL

\$650,830 | 7.3% CAP

- AT&T Service Center - Corporately Guaranteed Lease (NYSE: T)
- Long History at Location - Tenant Has Been Operating at Location Since 1971
- AT&T Service Center - Critical For Regional Operations
- Built in Rental Increases - 2.5% Every 3 Years - Next Increase in 2019
- Recent Lease Extension - 4.5 Years Remaining on Current Term
- Low Rent - High Likelihood of Future Renewals
- Large Parcel - Property Consists of +/- 3 Acres and All-Brick Construction Office

EXCLUSIVELY MARKETED BY:

COLE HOWARD

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BRAD MOTLEY

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PROPERTY DETAILS:

Building Area:	6,530 SF
Land Area:	3.0 AC
Year Built:	1971
Guarantor:	AT&T Inc. (NYSE: T)
Price (Psf):	\$100.77

LEASE OVERVIEW:

Remaining Lease Term:	4+ Years*
Rent Commencement:	12/1/2016
Lease Expiration:	12/1/2022
Lease Type:	NN
Scheduled Rent Increases:	2.5% in December 2019
Options & Increases:	Two (2), 3-Years; 2%
Base Annual Rent:	\$44,418
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Landlord/Tenant**
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*Tenant Has Right to Terminate in November 2019

**NOI Reflective of Tax Payment of \$3,565

DEMOGRAPHICS OVERVIEW

1905 HWY 78 W | JASPER, AL

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,793	12,372	20,105
Estimated Population (2018)	1,694	12,044	19,380
Projected Population (2023)	1,664	11,901	19,012
COMMERCE			
Total Businesses	254	1,265	1,594
Total Employees	1,920	11,060	14,418
CONSUMER SPENDING			
Aggregate (in Thousands)	\$14,432	\$104,307	\$171,454
HOUSEHOLD INCOME			
2018 Average	\$56,616	\$53,676	\$55,428
2018 Median	\$42,960	\$39,288	\$41,509



Key Demographics - 5 Miles



Total Population
19,380



Average Income
\$55,428

Highway 78 W - 9,600+ VPD





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Actual Property



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BROKER OF RECORD

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