

OFFERING MEMORANDUM

SLEEP NUMBER & NOTHING BUNDT CAKES

TUSCALOOSA, ALABAMA





THE UNIVERSITY OF
ALABAMA
38,563 STUDENTS
13,000 EMPLOYEES

**BRYCE
HOSPITAL**

**DCH REGIONAL
MEDICAL CENTER**
4,558 EMPLOYEES

CLICK FOR GOOGLE MAP
**SUBJECT
PROPERTY**

**THE LOFTS
AT CITY CENTER**
\$100 MILLION CLASS-A
MIXED-USE DEVELOPMENT
1,226-BED STUDENT
HOUSING COMPLEX

THE FRESH MARKET
DSW BED BATH & BEYOND
DICK'S SPORTING GOODS
Chuy's
PET SMART
WORLD MARKET
Unique, authentic and always affordable.

cricket
WIRELESS
JIMMY JOHNS



verizon
SUPER CUTS



215 30,000 CPD

UNIVERSITY MALL
belk **JCPenney**
MODERN SOUTHERN STYLE
Sears **Bath & Body Works** **GAP**
Applebee's **sunglass hut**

NORTHINGTON ELEMENTARY
421 STUDENTS

55,780 CPD
US 82

MIDTOWN PLAZA
BARNES & NOBLE **Nike Factory Store** **BEST BUY**
ULTA **DICKEY'S**
BARBECUE PIT
OLD NAVY **KIRKLAND'S**
Tanquerella **WHITE BLACK** **WINGHO**
LONGHORN STEAKHOUSE **LOFT**



McDonalds



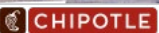
THE UNIVERSITY OF
ALABAMA

38,563 STUDENTS
13,000 EMPLOYEES

CENTRAL HIGH
690 STUDENTS



BRYANT-DENNY STADIUM
SEATING CAPACITY
101,821/GAME



55,780 CPD

CLICK FOR GOOGLE MAP

**SUBJECT
PROPERTY**



**DCH REGIONAL
MEDICAL CENTER**
4,558 EMPLOYEES

**THE LOFTS
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\$100 MILLION CLASS-A
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1,226-BED STUDENT
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 **NORTHINGTON ELEMENTARY**
421 STUDENTS

UNIVERSITY MALL
 
  
 

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SUBJECT PROPERTY

THE LOFTS AT CITY CENTER
\$100 MILLION CLASS-A
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HOUSING COMPLEX

SNOW HILTON PARK

MIDTOWN PLAZA
  
 
 
 
 







215 30,000 CPD






DCH REGIONAL MEDICAL CENTER
4,558 EMPLOYEES


























US 82

55,780 CPD

BRYCE
HOSPITAL



AMERICAN CHRISTIAN ACADEMY
886 STUDENTS



CLICK FOR GOOGLE MAP
**SUBJECT
PROPERTY**

THE LOFTS
AT CITY CENTER
\$100 MILLION CLASS-A
MIXED-USE DEVELOPMENT
1,226-BED STUDENT
HOUSING COMPLEX

WING ZONE



T-Mobile



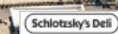
US
82

55,780 CPD

DCH REGIONAL
MEDICAL CENTER
4,558 EMPLOYEES



215 30,000 CPD





ADDRESS:
1397 McFarland Blvd E, Tuscaloosa, AL 35404

sleep  number.



Price	\$2,367,000
Cap Rate	7.35%
NOI	\$174,010
Gross Leasable Area	4,965 SF
Year Built	2016
Lot Size	0.17 +/- Acres



Rent Roll

TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCE	LEASE TERM	OPTIONS	CHANGES ON	CHANGES TO
Sleep Number	2,500 SF	50.4%	\$100,000	\$40	12/5/16	10 Years	Two, 5-Year	Year 6 Option 1 Option 2	\$110,000 \$121,000 \$133,100
Nothing Bundt Cakes	2,467 SF	49.6%	\$74,010	\$30	Est. October/November 2019	10 Years	Two, 5-Year	Year 6 Option 1 Option 2	\$81,411 \$89,552 \$98,507
TOTAL	4,965 SF	100%	\$174,010						

Investment Highlights

- 10-Year Leases with 10% Increases Every 5 Years
- New 2016 High-Quality Construction, Minimal Landlord Responsibilities
- 118,720 Residents in Growing Trade Area
- Highly Visible to 55,780 Cars/Day Along Primary Commercial Corridor
- ½ Mile to the University of Alabama with 38,563 Students and 13,000 Employees
- Adjacent to New \$100 Million Mixed-Use Class-A Development with a 1,226 Student Housing Complex
- Surrounded by Thousands of Apartment Units, 73% of the College Students Live Off-Campus
- ½ Mile to the DCH Regional Medical Center with 4,558 Employees
- Across from University Mall, the Region's Only Enclosed Mall with 471,800 Residents in the Primary Trade Area
- Strong Daytime Population, Over 70,000 Employees within 5 Miles
- Home to \$6 Billion Mercedes-Benz Assembly Plant with 3,800 Employees, Undergoing \$1 Billion Expansion
- Close Proximity to 10 Hotels

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	7,445	67,343	112,709
2018 Population	8,272	71,568	118,720
2023 Population	8,799	73,954	122,218

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2010 Households	3,560	27,159	45,445
2018 Households	4,137	29,964	49,714
2023 Households	4,419	31,637	52,266

INCOME	1-MILES	3-MILES	5-MILES
2018 Average Household Income	\$46,961	\$52,503	\$58,427

EMPLOYEES	1-MILES	3-MILES	5-MILES
2018 Number of Employees In Area	9,683	52,393	70,267



118,720

Population within
a 5-Mile Radius



\$58,427

Average Household Income
within a 5-Mile Radius



70,267

Number of Employees
within a 5-Mile Radius

Tenant Overview



WEBSITE: www.sleepnumber.com

Sleep Number is a U.S.-based manufacturer that manufactures the Sleep Number and Comfortaire beds as well as foundations and bedding accessories. The company is based in Minneapolis, Minnesota. In addition to its Minnesota headquarters, Sleep Number has manufacturing and distribution facilities in South Carolina and Utah. As of 2018, the company employed 4,220 people across the United States.



HEADQUARTERED IN
Minneapolis, MN



STOCK SYMBOL
**NASDAQ:
SNBR**

4,220
EMPLOYEES



TENANT	Select Comfort Retail Corporation
GUARANTOR	Corporate Guaranty
OWNERSHIP	Public (NASDAQ: SNBR)
GLA	2,500 SF
RENT COMMENCEMENT	12/5/2016
LEASE TERM	10 Years
CURRENT ANNUAL RENT	\$100,000
OPTIONS	Two, 5-Year
LANDLORD RESPONSIBILITIES	Roof & Structure
CAM	Tenant shall pay its pro rata share, which shall not increase more than 3% annually.
TAXES	Tenant shall pay its pro rata share.
INSURANCE	Tenant shall pay its pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may assign or sublet the lease with Landlord's written consent and shall be released of its liability and obligations under the lease should the assignee have a net worth greater than \$5,000,000 and is a regional or national tenant with at least 50 locations.
ESTOPPEL	Tenant has 20 business days to process.

Tenant Overview



WEBSITE: www.nothingbundtcakes.com

Nothing Bundt Cakes originated in Las Vegas in 1997 and is based in Addison, Texas with additional bakeries in the United States and Canada. Two home cooks, Dena Tripp and Debbie Shwetz, joined forces to make cakes for family and friends. Their side project quickly developed into a business that has grown to about 240 locations in the U.S. and Canada.

T-Town NBC LLC owns 2 franchised locations in the United States. It offers cakes, decorated cakes for various occasions, baby cakes, and hand decorated birthday cakes; balloons, platters, cards, and candles; and gifts, such as greeting cards, candles, cake utensils, and serving platters.



LOCATIONS



HEADQUARTERED IN
Addison, TX



FOUNDED
1997

TENANT	T-Town NBC LLC
GUARANTOR	Franchisee Guaranty
OWNERSHIP	Private
GLA	2,467 SF
RENT COMMENCEMENT	Est. October/November 2019
LEASE TERM	10 Years
CURRENT ANNUAL RENT	\$74,010
OPTIONS	Two, 5-Year
LANDLORD RESPONSIBILITIES	Roof & Structure
CAM	Tenant shall pay its pro rata share, which shall not increase more than 5% annually.
TAXES	Tenant shall pay its pro rata share.
INSURANCE	Tenant shall pay its pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may assign or sublet the lease with Landlord's written consent and shall be released of its liability and obligations under the lease should the assignee have a net worth greater than \$5,000,000 and is a regional or national tenant with at least 50 locations.
ESTOPPEL	Tenant has 10 business days to process.



BRYANT-DENNY STADIUM
SEATING CAPACITY
101,821/GAME

THE UNIVERSITY OF
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13,000 EMPLOYEES

DCH REGIONAL
MEDICAL CENTER
4,558 EMPLOYEES

THE LOFTS
AT CITY CENTER
\$100 MILLION CLASS-A
MIXED-USE DEVELOPMENT
1,226-BED STUDENT
HOUSING COMPLEX

BRYCE
HOSPITAL



INDUSTRIAL



AMERICAN CHRISTIAN ACADEMY
886 STUDENTS



30,000 CPD

CLICK FOR GOOGLE MAP

**SUBJECT
PROPERTY**



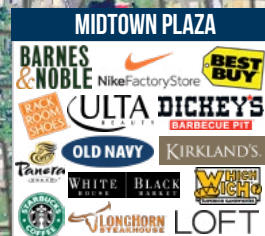
CENTRAL HIGH
690 STUDENTS



UNIVERSITY PLACE ELEMENTARY
415 STUDENTS



UNIVERSITY PLACE MIDDLE
124 STUDENTS



NORTHINGTON ELEMENTARY
421 STUDENTS



55,780 CPD



INDUSTRIAL

BOWERS
PARK

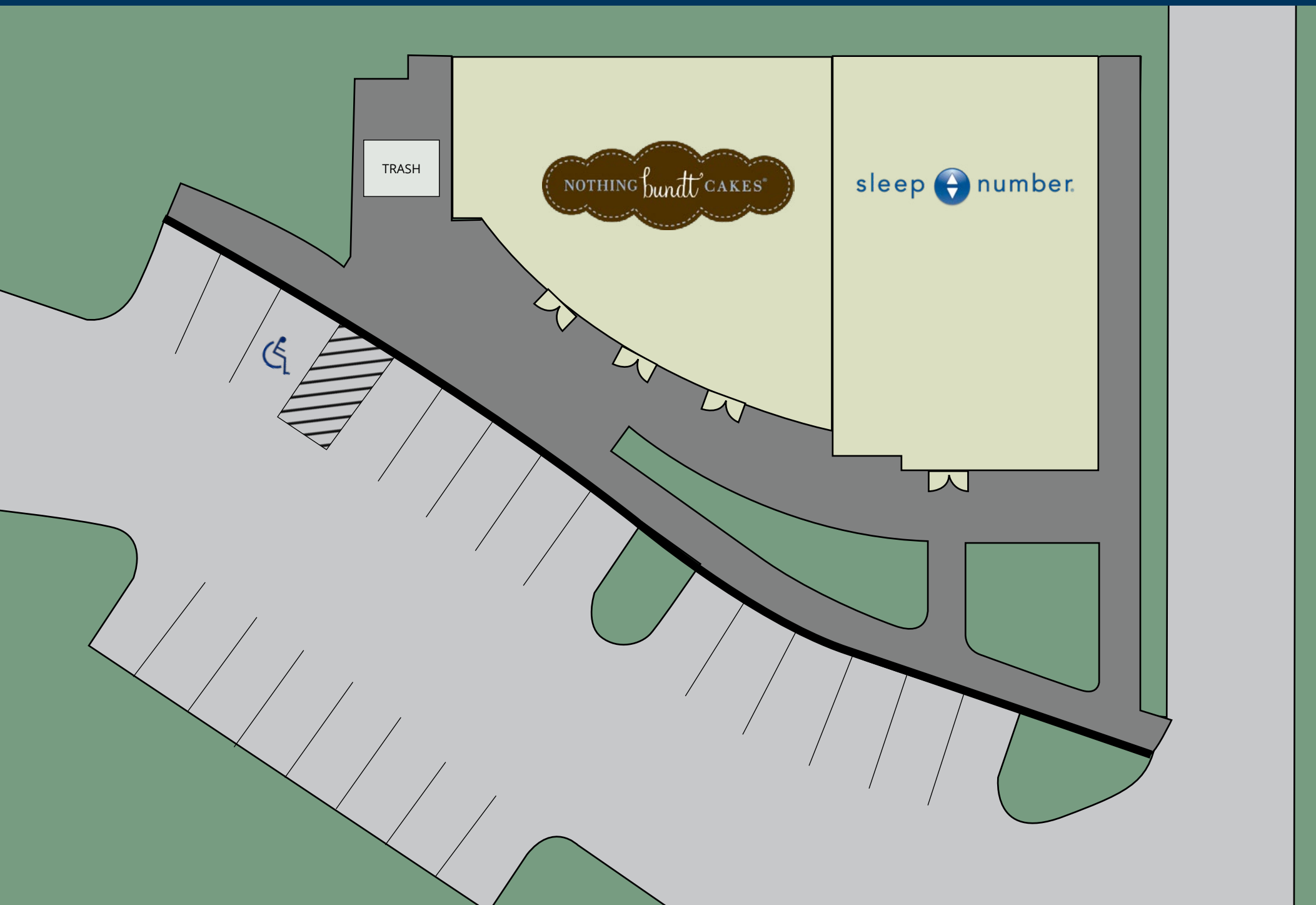


46,830 CPD

HOLY SPIRIT CATHOLIC HIGH
245 STUDENTS



Site Plan



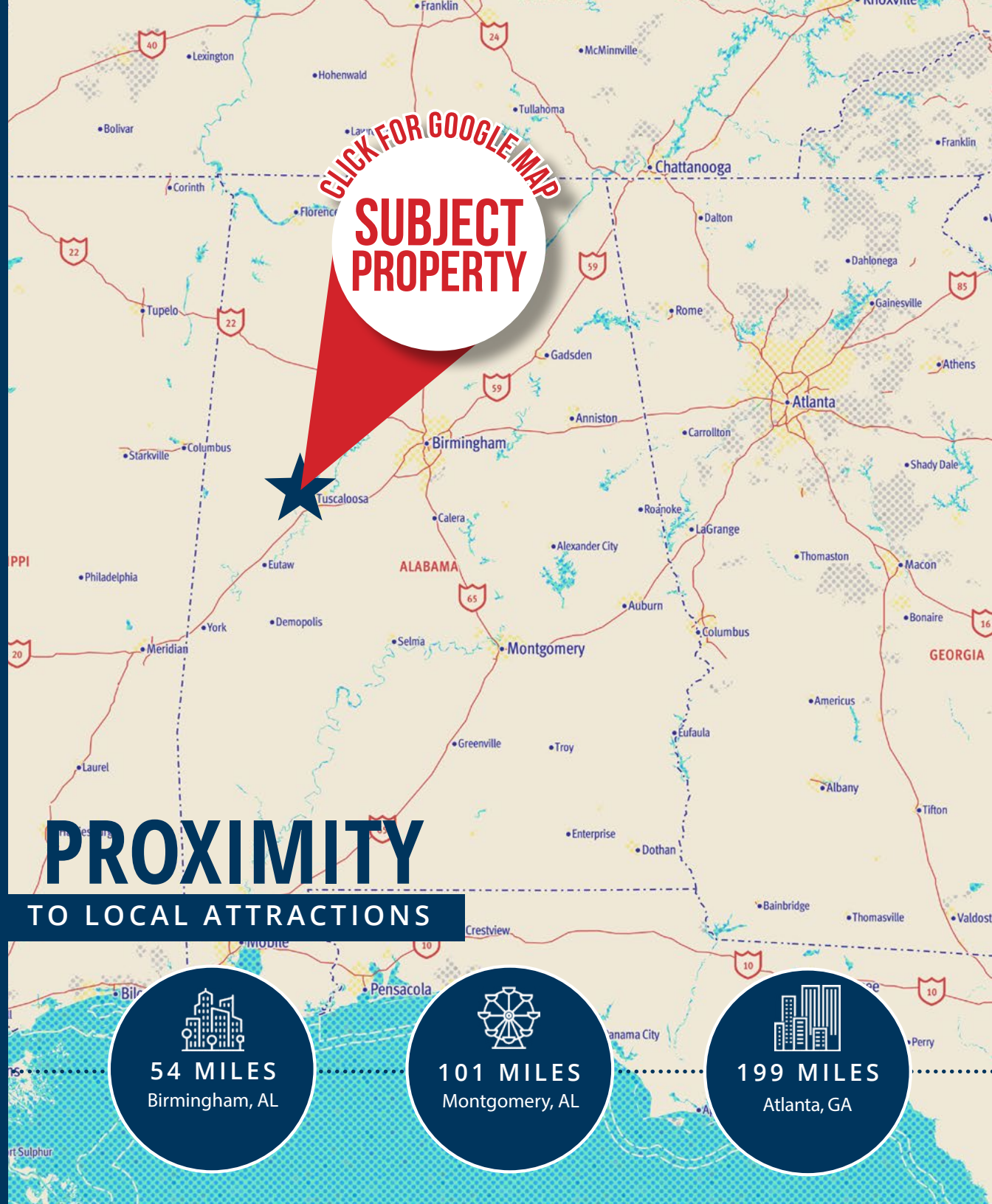
Tuscaloosa, AL

Tuscaloosa is a city in and the seat of Tuscaloosa County in west central Alabama (in the southeastern United States). Located on the Black Warrior River at the Atlantic Seaboard fall line of the Piedmont, it is the fifth-largest city in Alabama.

Tuscaloosa is the regional center of industry, commerce, healthcare, and education for the area of west-central Alabama known as West Alabama. It is the principal city of the Tuscaloosa Metropolitan Statistical Area, which includes Tuscaloosa, Hale and Pickens counties. Tuscaloosa is also the home of The University of Alabama, Stillman College and Shelton State Community College. While the city attracted international attention when Mercedes-Benz announced it would build its first automotive assembly plant in North America in Tuscaloosa County, the University of Alabama remains the dominant economic and cultural engine in the city.

Tuscaloosa has been traditionally known as the "Druid City" because of the numerous water oaks planted in its downtown streets since the 1840s. The city has also become known nationally for the University of Alabama's success in sports, and particularly in football. City leaders adopted the moniker "The City of Champions" after the Alabama Crimson Tide football team won the BCS National Championship in their 2009, 2011, and again in their 2012 seasons. The Tide won the College Football Playoff in the 2015 season.

In 2008, the City of Tuscaloosa hosted the USA Olympic Triathlon trials for the Beijing Games. In recent years, Tuscaloosa has been named the "Most Livable City in America," one of America's "100 Best Communities for Young People," one of the "50 Best College Towns," and one of the "Best Places to Launch a Small Business."



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SAMBAZIS
RETAIL GROUP



SLEEP NUMBER & NOTHING BUNDT CAKES

TUSCALOOSA, ALABAMA