



**REPRESENTATIVE PHOTO**

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**ASKING PRICE** \$2,636,000  
**CAP RATE** 5.35%

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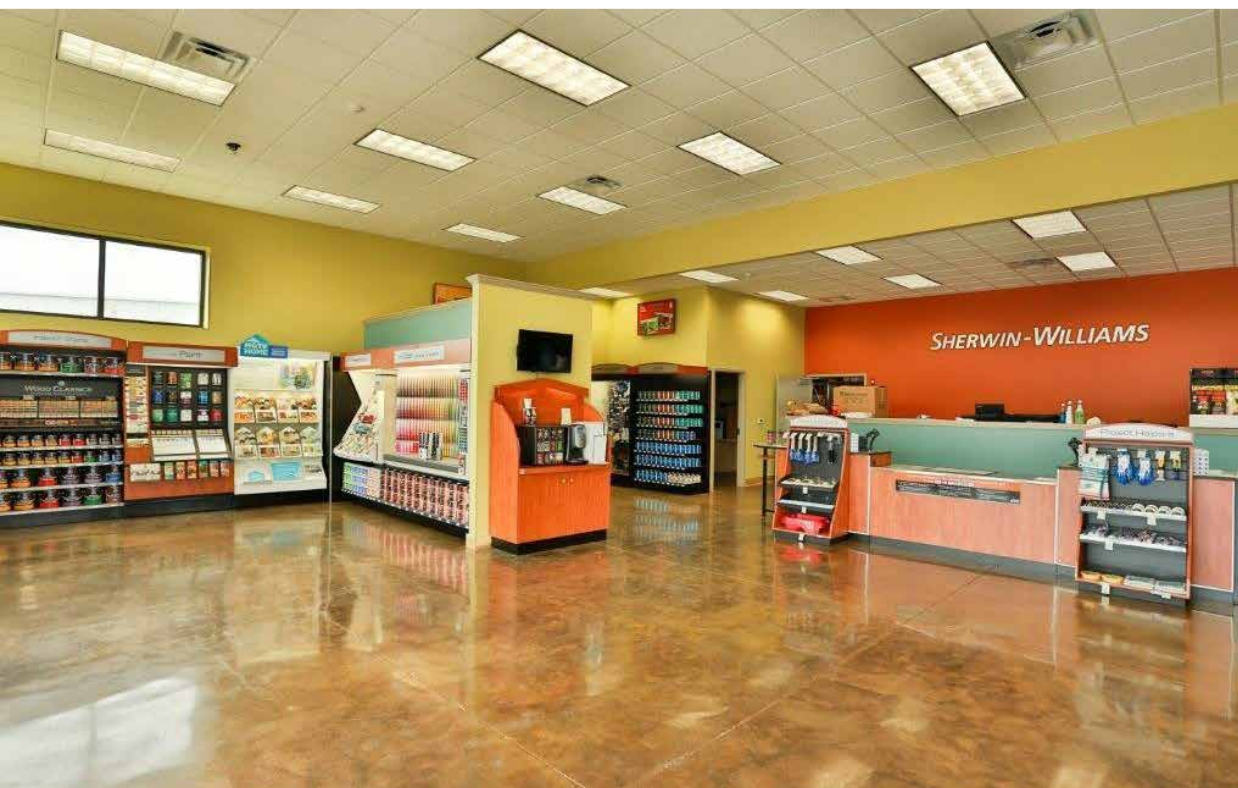
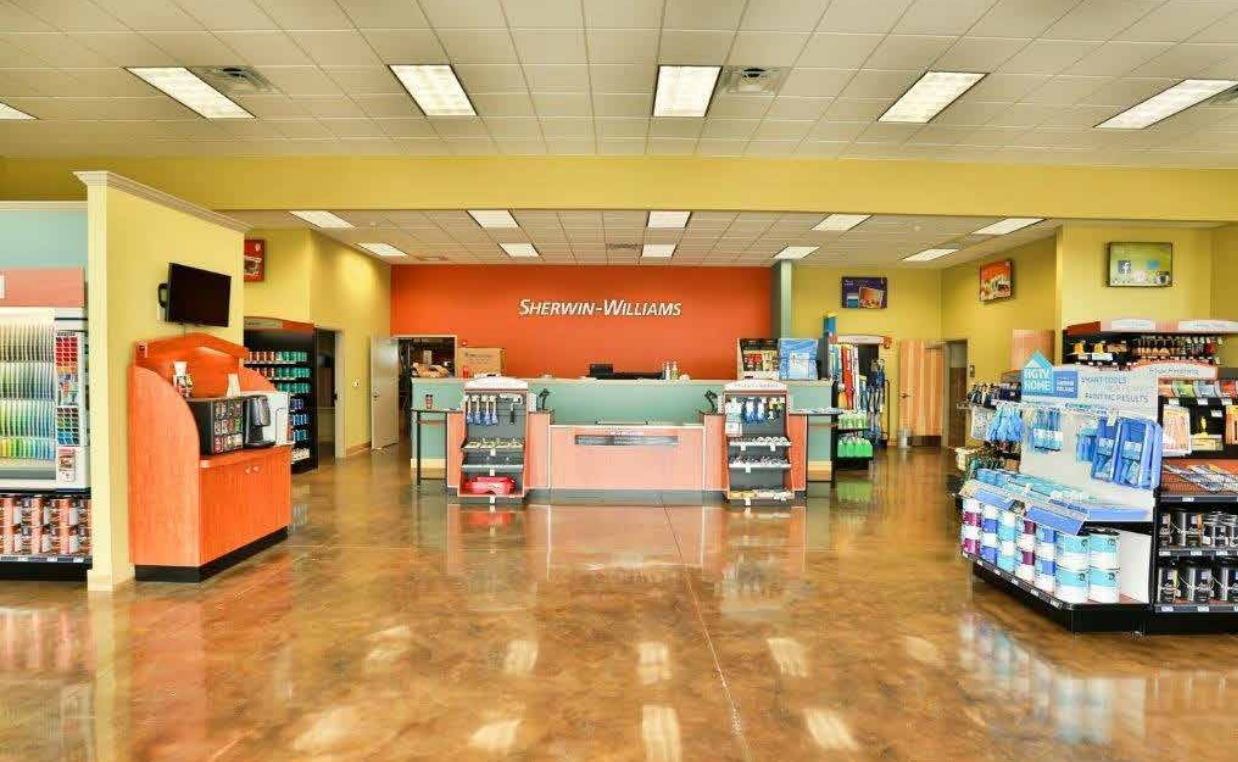




## Investment Highlights

- Investment Grade Tenant in growing suburb, located less than 12 miles from Downtown Birmingham
- Lease Guaranteed by the Largest Paint Retailer in the USA (Sherwin Williams - 4,900+ Locations)
- Outstanding Average Household Income of over \$100k/year in the 1-mile radius
- The 1-Mile Population has Grown by 24% Since 2010, with Projected Growth of 4% in the Next 5 Years
- Property enjoys a Robust Traffic Count Exceeding 34,000 VPD on Gadsden Highway
- Subject Property is Located in Trussville's Main Commercial Corridor with Many Major Retailers, Office Users and Daytime Employment





## Lease Summary

|                              |   |
|------------------------------|---|
| TENANT                       | The Sherwin-Williams Company  |
| GUARANTOR                    | Corporate   |
| ASKING PRICE                 | \$2,636,000   |
| CAP RATE                     | 5.35%   |
| ADDRESS                      | 1980 Gadsden Highway<br>Birmingham, AL                                      |
| BUILDING SIZE                | 6,000 SF  |
| LAND SIZE                    | 0.97 Acres  |
| ANNUAL RENT                  | \$141,000.00  |
| LEASE TERM                   | 10 years  |
| LEASE TYPE                   | Modified NNN-Tenant reimburses taxes,<br>Insurance, maintenance and repairs |
| COMMENCEMENT                 | July 1, 2019  |
| EXPIRATION                   | June 30, 2029   |
| OPTIONS                      | 8 x 5 year options  |
| INCREASES                    | 8% increase per option  |
| LANDLORD<br>RESPONSIBILITIES | Roof and Structure  |

## Rent Schedule

| YEAR                    | ANNUAL       | MONTHLY     |
|-------------------------|--------------|-------------|
| 1-10                    | \$141,000.00 | \$11,750.00 |
| OPTION 1 (LY 11 TO 15)  | \$152,280.00 | \$12,690.00 |
| OPTION 2 (LY 16 TO 20)  | \$164,462.00 | \$13,705.17 |
| OPTION 3 (LY 21 TO 25)  | \$177,619.44 | \$14,801.62 |
| OPTION 4 (LY 26 TO 30)  | \$191,829.00 | \$15,985.75 |
| OPTION 5 (LY 31 TO 35)  | \$207,175.00 | \$17,264.58 |
| OPTION 6 (LY 36 TO 40)  | \$223,749.24 | \$18,645.77 |
| OPTION 7 (LY 41 TO 45)  | \$241,649.28 | \$20,137.44 |
| OPTION 8 (LY 46 TO 50 ) | \$260,981.16 | \$21,748.43 |



**DENSE RESIDENTIAL AREA**  
**\$225K - \$500K**

**REGIONS**

**O'Reilly**  
AUTO PARTS

**EXPRESS**  
OIL CHANGE

**CVS**  
pharmacy

**Tuesday Morning**

**DOLLAR TREE**

**ups**

**Winn-Dixie**

**BB&T**

**Pinnacle**

**34,000 ADT**  
**Gadsden Hwy**

**SITE**

**CEDAR CREEK**  
**\$170K - \$250K**

**METRO**  
MINI  
STORAGE

**Bojangles**  
Poultry, Chicken & Biscuits

**DUNKIN'**  
DONUTS

**DOWNTOWN**  
**BIRMINGHAM**  
**12 MILES**

**HOMESTEAD VILLAGE**  
**ALDI** **ULTA** **petco**  
**HOBBY LOBBY**  
**zoë's KITCHEN** **HomeGoods** **cricket**

**SPRINGS AT TRUSSVILLE**

**HAWKRIDGE**  
**ESTATES**  
**\$205K - \$275K**







# Sherwin-Williams

Founded in 1866, The Sherwin-Williams Company is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot® and many more.

With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through a chain of more than 4,900 company-operated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors. The Sherwin-Williams Performance Coatings Group supplies a broad range of highly-engineered solutions for the construction, industrial, packaging and transportation markets in more than 120 countries around the world. Sherwin-Williams shares are traded on the New York Stock Exchange (symbol: SHW).



## SHERWIN-WILLIAMS QUICK FACTS

|                |                |
|----------------|----------------|
| ANNUAL REVENUE | \$17.5 Billion |
| OWNERSHIP      | Public         |
| HEADQUARTERS   | Cleveland, OH  |
| # OF LOCATIONS | 4,900+         |
| WEBSITE        | sherwin.com    |



## TOP EMPLOYERS IN BIRMINGHAM

University of Alabama at Birmingham  
Regions Financial Corporation  
St. Vincents Health System  
Children's of Alabama  
AT&T  
Honda Manufacturing of Alabama  
Brookwood Baptist Health  
Jefferson County Board of Education  
City of Birmingham  
Mercedes-Benz U.S. International, Inc.  
Blue Cross-Blue Shield of Alabama  
Alabama Power Company  
Birmingham Board of Education  
Jefferson County Commission  
Shelby County Board of Education



# Why Invest in Trussville, Alabama?

## POPULATION AND GROWTH

Trussville, Alabama which is located just 12 minutes to the North-east of Birmingham, AL is home to approximately 21,000 residents and is projected to continue growing. Trussville is one of the fastest growing cities in the State of Alabama and continues to be one of the most desired suburbs of Birmingham.

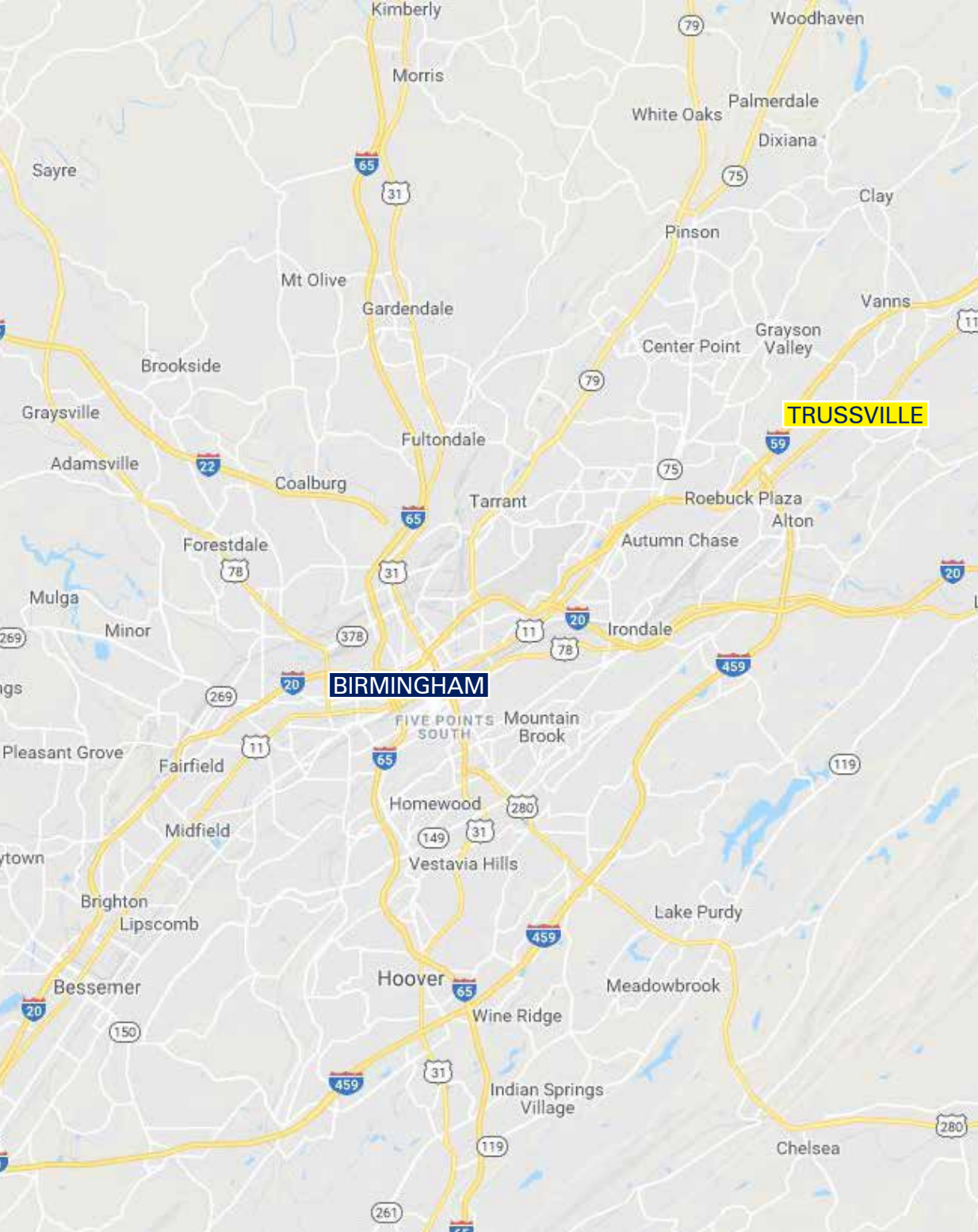
## DOWNTOWN REDEVELOPMENT

The City of Trussville is currently making updates to a Master Plan which began in 2013 for a major renovation of Downtown Trussville. Construction on the project has gotten underway and will include a pavilion, stage, a park, and as many as 15 new restaurants and stores and set to deliver in early 2020. The goal is to give Trussville a more walkable and family friendly downtown area.

## ECONOMY AND EMPLOYMENT

The economy was originally built around Birmingham's steel industry, it is now transitioned into higher value-add manufacturing enterprises supporting the South's growing automotive assembly industry. Beyond this industry, the economy has moved decidedly towards more new-economy enterprises in research, medicine, banking, finance, and technology. The area has become a magnet for young educated workers and their families looking for alternatives to Atlanta and other booming Southern centers. Located by Interstates I-59, I-459, and I-20 and just outside of Birmingham, Trussville is considered one of the best suburbs to live in and was recognized as one of the most livable cities in the state and country.





# Demographics

| POPULATION                | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 PROJECTED POPULATION | 3,512  | 29,797  | 72,470  |
| 2019 ESTIMATE             | 3,387  | 30,001  | 73,391  |
| 2010 CENSUS               | 2,708  | 30,833  | 77,695  |
| GROWTH 2019 - 2024        | 3.69%  | -0.68%  | -1.25%  |
| GROWTH 2010 - 2019        | 25.07% | -2.70%  | -5.54%  |

| POPULATION BY RACE        | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| HISPANIC                  | 56     | 688     | 2,553   |
| WHITE                     | 2,849  | 20,113  | 39,678  |
| BLACK                     | 386    | 8,845   | 31,729  |
| AM. INDIAN & ALASKAN      | 6      | 64      | 175     |
| ASIAN                     | 106    | 561     | 827     |
| HAWAIIAN & PACIFIC ISLAND | 9      | 19      | 50      |
| OTHER                     | 31     | 398     | 932     |
| U.S. ARMED FORCES         | 0      | 6       | 24      |

| HOUSEHOLDS                       | 1 MILE           | 3 MILES         | 5 MILES         |
|----------------------------------|------------------|-----------------|-----------------|
| 2024 PROJECTION                  | 1,427            | 11,518          | 27,679          |
| 2019 ESTIMATE                    | 1,377            | 11,592          | 28,056          |
| 2010 CENSUS                      | 1,110            | 11,910          | 29,867          |
| GROWTH 2019 - 2024               | 3.63%            | -0.64%          | -1.34%          |
| GROWTH 2010 - 2019               | 24.05%           | -2.67%          | -6.06%          |
| OWNER OCCUPIED                   | 1,149            | 9,039           | 20,850          |
| RENTER OCCUPIED                  | 228              | 2,554           | 7,206           |
| <b>2019 AVG HOUSEHOLD INCOME</b> | <b>\$100,316</b> | <b>\$81,167</b> | <b>\$72,053</b> |
| <b>2019 MED HOUSEHOLD INCOME</b> | <b>\$82,860</b>  | <b>\$65,701</b> | <b>\$56,197</b> |

| HOUSEHOLDS BY HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|--------|---------|---------|
| <\$25,000                      | 147    | 1,536   | 5,605   |
| \$25,000 - \$50,000            | 229    | 2,627   | 6,888   |
| \$50,000 - \$75,000            | 239    | 2,408   | 5,393   |
| \$75,000 - \$100,000           | 229    | 1,980   | 4,436   |
| \$100,000 - \$125,000          | 223    | 1,218   | 2,193   |
| \$125,000 - \$150,000          | 107    | 655     | 1,267   |
| \$150,000 - \$200,000          | 71     | 650     | 1,183   |
| \$200,000+                     | 129    | 517     | 1,090   |





# Limiting Conditions

Atlantic Retail is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to Atlantic Retail.

This Offering Memorandum was prepared by Atlantic Retail, and has been reviewed by the Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

**The subject property is being offered on a no representation or warranty "As-Is" basis.**

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Atlantic Retail, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. Atlantic Retail is not authorized to make any representations or agreements on behalf of Seller.

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**FOR MORE INFORMATION CONTACT**

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