



REPRESENTATIVE



OFFERING MEMORANDUM

ALDI

Phenix City (Columbus, GA MSA), AL

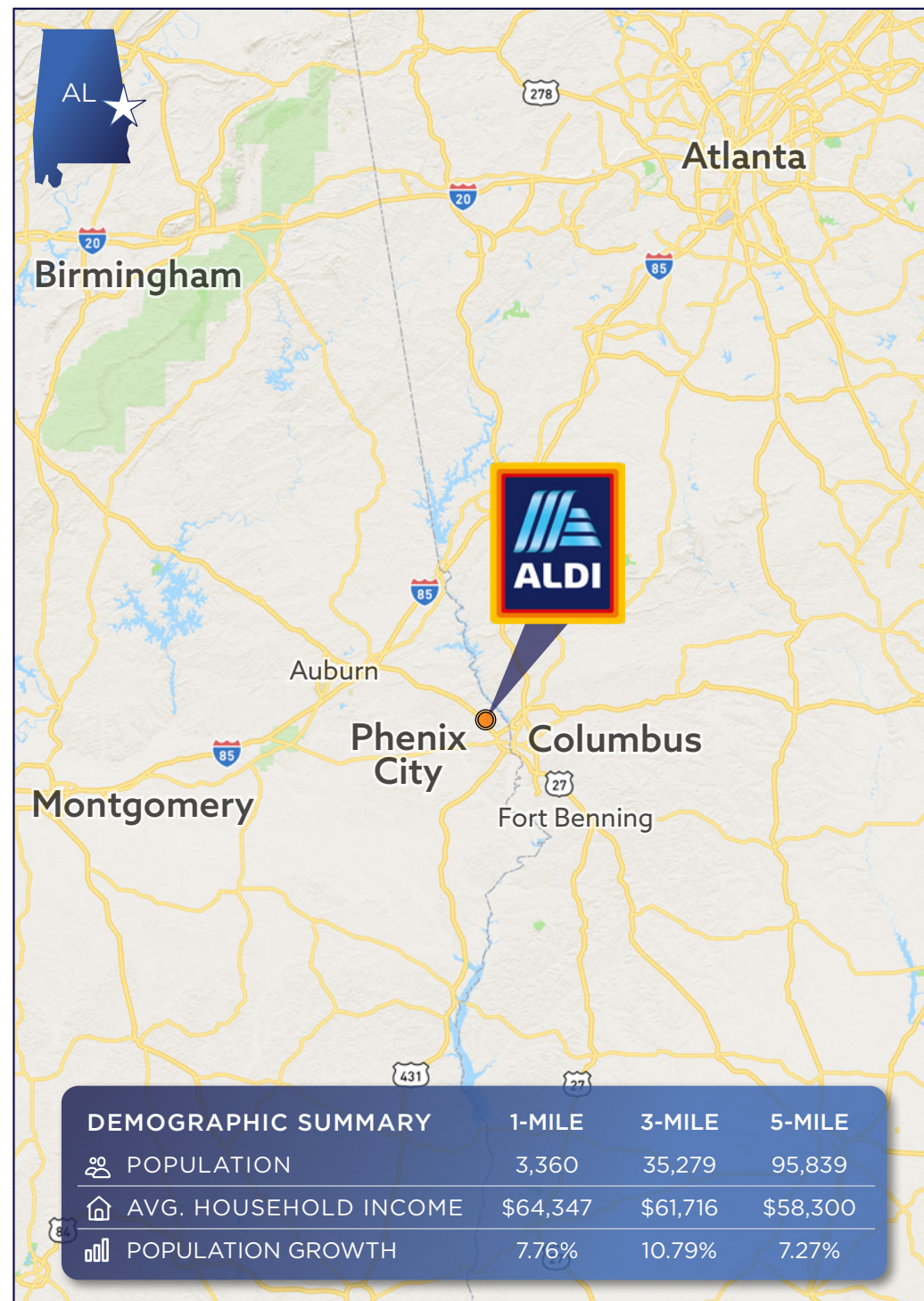
Marcus & Millichap

OFFERING SUMMARY



3670 Marketplace Drive
Phenix City, AL 36867

PRICE	\$3,474,000		
CAP RATE	4.75%		
NOI	\$165,000		
RENTABLE SQUARE FEET	21,000 SF		
YEAR BUILT	2020		
LOT SIZE	2.00 AC		
TENANT TRADE NAME	Aldi		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN Ground Lease		
ROOF & STRUCTURE	Tenant		
LEASE TERM	20 Years		
RENT COMMENCEMENT DATE	Nov-19		
LEASE EXPIRATION DATE	Nov-39		
TERM REMAINING ON LEASE	20 Years		
INCREASES	10% Every 5-Years During Lease and Options		
OPTIONS	Four, Five Year Options		
BASE RENT	Years 1-5		\$165,000
	Years 6-10		\$181,500
	Years 11-15		\$199,650
	Years 16-20		\$219,615
OPTION RENT	Years 21-25	(Option 1)	\$241,576
	Years 25-30	(Option 2)	\$265,734
	Years 31-35	(Option 3)	\$292,307
	Years 35-40	(Option 4)	\$321,538
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	No Landlord Responsibilities		



INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION STORE

- Brand new build-to-suit ALDI ground lease in Phenix City (Columbus, GA MSA), AL.
- Rent commenced in November 2019 and construction is scheduled to be completed in February with a store opening in early March 2020.

LONG TERM CORPOARTE GROUND LEASE WITH 10% INCREASES

- New 20-year corporate guaranteed NNN ground lease with zero landlord responsibilities.
- 10% rental increases every 5 years during the lease and each of the four, 5-year options.

PRIMARY RETAIL CORRIDOR LOCATION

- This store is well located on US Hwy 280 (33,899 VPD) which is the primary retail corridor and offers great visibility and access.
- The 5-Mile population 95,839 people with average household incomes of over \$58,300.
- Surrounding national retailers include Walmart, Home Depot, Tractor Supply, Goodwill, McDonald's, Chick-Fil-A, Zaxby's, Taco Bell, Aspen Dental, IHOP and More.

ALDI IS THE FASTEST GROWING GROCERY CHAIN IN THE U.S.

- There are 11,234 ALDI locations worldwide and over 1,800 in the U.S.
- ALDI has a \$21.2 Billion net worth and did \$13.5 Billion in sales last year.
- ALDI has been one of America's favorite grocery retailers and for the eighth consecutive year, the Value Leader for grocery shoppers.
- In June 2017, ALDI announced a new \$3.4 billion capital investment plan to expand to 2,500 US stores by the end of 2022.

COLUMBUS, GA SUBURB

- Phenix City is a suburb of Columbus, the third largest city in Georgia. Columbus, GA (Population: 303,811+) is located 100 miles southwest from Atlanta
- Columbus ranked by Business Week as the #1 Best Affordable Suburb to Raise a Family and as one of the top 10 fastest growing cities in Alabama by AL.com.
- Home to Fort Benning the 5th Largest Military Base in the USA (284 Square Miles) which supports a population of 120,000 troops and civilians and has an economic impact of \$1.1 Billion. The base occupies 284 square miles south of
- Phenix City and Columbus.
- Columbus is home to the Corporate headquarters for Aflac (#137, Fortune 500) which is spread over two campuses, TSYS (#776 on the Fortune 1000, Realtree, Carmike Cinemas, and Synovus Bank, and Pratt & Whitney, an American "big three" aero-engine manufacturer.
- Columbus State University (8,500 enrollment+), ranked among the top regional universities in the south by U.S. News & World Report, is located in downtown Columbus.
- Recent projects like the Chattahoochee RiverWalk – a pedestrian and bike path fronting the river which runs between Phenix City and Columbus has led to revitalization on both sides of the river.





1946

FOUNDED



RANKED #5

**FORBES GLOBAL
PRIVATE COMPANIES**



1,900+

**U.S. STORES
12,000+ WORLDWIDE**



\$26 B

NET WORTH



\$14.7 B

**YEARLY
REVENUE**



HQ

**ESSEN,
GERMANY**

A leader in the grocery retailing industry since 1976, ALDI operates more than 1,900 U.S. stores in 35 states. More than 40 million customers each month benefit from the simple, streamlined approach ALDI brings to retailing. ALDI sells frequently purchased grocery and household items, primarily under its exclusive brands, which meet or exceed national name brands on taste and quality. ALDI has been one of America's favorite grocery retailers, and for the eighth consecutive year, the Value Leader for grocery shoppers, according to a survey of U.S. consumers by Market Force Information. Aldi is currently underway on its new \$3.4 billion capital investment plan to expand to 2,500 U.S. stores by the end of 2022.

Forbes

[READ MORE](#)

Inside Aldi's \$5 Billion Plan To Become The Third-Largest Grocer In The U.S.

**sn SUPERMARKET
NEWS**

[READ MORE](#)

Aldi honored with Supermarket New's Retailer of the Year award



AUTUMN RIDGE
SUBDIVISION

Ashley
HOMESTORE

Central HS
1,276 students

World Finance

Chevron

Days Inn

REGIONS

POPEYES
LOUISIANA KITCHEN

goodwill

33,899 VPD
US-280

ALDI

Culver's

CALIBER
CAR WASH



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	3,360	35,279	95,839
AVG. HOUSEHOLD INCOME	\$64,347	\$61,716	\$58,300
POPULATION GROWTH	7.76%	10.79%	7.27%

PHENIX MARKETPLACE



MARKET OVERVIEW

PHENIX CITY *Alabama*



PHENIX CITY lies immediately west of Columbus, Georgia along the banks of the Chattahoochee river. A suburb of Columbus, the majority of Phenix City is included in the Columbus MSA and section is located in the Auburn, Alabama MSA. The entire city is part of the Columbus-Auburn-Opelika Combined Statistical Area. Phenix City is ranked 9th out of the 25th fastest growing cities in Alabama by AL.com and has seen its population increase by 13.13% since the last U.S. census. Development continues as city officials make direct efforts to brand the city and attract new business. City leaders have been persistent in improvements to the riverfront area of the city and embracing the growing tourist base the whitewater course brings into the city. According to Mayor Eddie Lowe, Phenix City leadership and residents have many reasons to be proud of the progress being made in the city. With several projects underway, retail and commercial development and a \$14 million dollar reserve Lowe says, the city is open for business and operating in the black.

The broader **COLUMBUS METRO AREA** looks to create about 1,000 jobs in 2018 with small gains in single-family home construction starts this year. Columbus is an innovated town, bringing creativity and public-private partnerships that have had positive impacts on the city over the last decade. Projects like the Chattahoochee RiverWalk - a pedestrian and bike path fronting the Chattahoochee that became the new face of the city -- have become incredible assets for Columbus. Columbus State University (8,500+ enrollment) has flourished from the city's spirit with a growing student base. The University is part of the city's culture with it's School of Music located in RiverCenter and nursing and education schools recently relocated to Uptown. The success of Columbus' homegrown innovation has also led to big business proudly opening home operations within the city. Uptown, Muscogee Technology Park and the Corporate Ridge Business Park attract national and international organizations like AFLAC, TSYS, Synovus and Charbroil.



MARKET OVERVIEW



FORT BENNING SUPPORTING 120,000 TROOPS & FAMILIES WITH A \$1.1 BILLION ECONOMIC IMPACT TO THE MSA



FORT BENNING is a United States Army post straddling 284 square miles between the Alabama-Georgia border next to Columbus, Georgia. Fort Benning supports more than 120,000 active-duty military, family members, reserve component soldiers, retirees, and civilian employees on a daily basis. It is a power projection platform, and possesses the capability to deploy combat-ready forces by air, rail, and highway. Fort Benning is the home of the United States Army Maneuver Center of Excellence, the United States Army Armor School, United States Army Infantry School, the Western Hemisphere Institute for Security Cooperation (formerly known as the School of the Americas), elements of the 75th Ranger Regiment (United States), 3rd Brigade – 3rd Infantry Division, and many other additional tenant units.

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 3670 US Highway 280 Phenix City, AL 36867 (Aldi)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$100,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____