



TRINITY



UNITED RENTALS - BIRMINGHAM MSA - 5% RENT INCREASES
360 LIMESTONE BEND, CALERA, AL 35040

\$1,292,305
7.80% CAP

Actual Property

TRINITYREIS.COM



CALERA, AL

\$1,292,305 | 7.8% CAP

- Corporately Guaranteed NN United Rentals Lease With Attractive 5% Rent Increases Every Five Years
- First Lease Option Executed - Shows Tenant Commitment to Location
- Healthy 5 Mile Demographics of 22,800+ Residents With Positive Growth Rates Anticipated
- Located Near Multiple National Credit Tenants Including Publix, Chick-fil-A, McDonald's, and Walmart
- Within 10 Minutes of Vulcan Materials Company - the Nation's Largest Producer of Construction Aggregates Including Crushed Stone, Sand, Gravel, Asphalt, and Concrete
- Calera is 30 Miles From Birmingham, AL - the Largest City in the State With 210,000+ Residents
- United Rentals is the Largest Equipment Rental Company in the World

EXCLUSIVELY MARKETING BY:

TYLER PETERSON

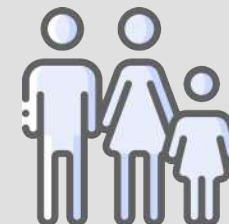
913.515.7652 | Tyler@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$100,800
Rent Per SF:	\$10.92
Rent Commencement Date:	9/12/2014
Lease Expiration Date:	9/11/2024
Lease Term Remaining:	4+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2019, United Rentals Increased its Total Revenue 16.2% to \$9.35B



The Company Employs 19,100 People Across 49 States and Every Canadian Province



United Rentals has an Integrated Network of 1,164 Rental Locations

PROPERTY DETAILS:

Building Area:	9,230 SF
Land Area:	4.2 AC
Year Built:	2015
Guarantor:	United Rentals, Inc.
Price Per SF:	\$140.01

LEASE ABSTRACT

360 LIMESTONE BEND | CALERA, AL

ANNUALIZED OPERATING DATA

One (1), 5-Year; 5% - Term		Annual Rent	Rent per SF	Cap Rate
Current Term	09/12/2014 - 09/11/2024	\$100,800	\$10.92	7.80%
2nd Option	09/12/2024 - 09/11/2029	\$105,840	\$11.47	8.19%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

All property taxes and other assessments levied against the Premises for any year during the Term of the lease, Payment, to Lessor, for the taxes shall be due 30 days after Lessee's receipt of the original tax notice from Lessor.

INSURANCE

PAID BY **TENANT**

During the Term, Lessee shall obtain and maintain at its sole expense the following types and amounts of insurance: (a) insurance covering buildings, improvements and equipment, alterations, additions, loss or fire damage and (b) insurance against liability for bodily injury and property and machinery damage.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Lessor shall maintain in good order, including repair and replacement, at Lessor's expense: (a) any structural components including, without limitation, the roof, roof membrane, load bearing walls, and floor slabs and masonry walls and foundations, (b) the plumbing system, (c) the electrical system, (d) the utility lines, and (e) the sprinkler mains.

HVAC

PAID BY **LANDLORD**

At the Lessee's own expense maintains in good repair, and in at least as good condition as it was delivered, allowing for ordinary wear and tear, except that Lessor shall maintain in good order, including repair and replacement, at Lessor's expense the major parts of the heating, ventilation, and air conditioning.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	420	8,926	19,438
2020 Estimated	595	10,492	22,811
2025 Projected	680	11,359	24,785

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	30.72%	14.08%	13.92%
2020 - 2025	13.55%	8.00%	8.35%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$62,374	\$74,053	\$75,420
Average	\$52,077	\$61,008	\$62,084

Demographic data provided by CoStar

30 Miles to
Birmingham, AL





BIRMINGHAM

Calera is located 30 Miles from Birmingham, AL. Birmingham ranks as one of the most important business and banking centers in the Southeastern United States. As the largest city in the state, it serves as the cultural and entertainment capital of Alabama with its numerous art galleries, cultural festivals, and attention to regional heritage. In addition, Birmingham is proudly home of the Southeastern Conference (SEC) - an American collegiate athletic conference participating in the NCAA Division I.

\$86,900
2020 Median Property Value

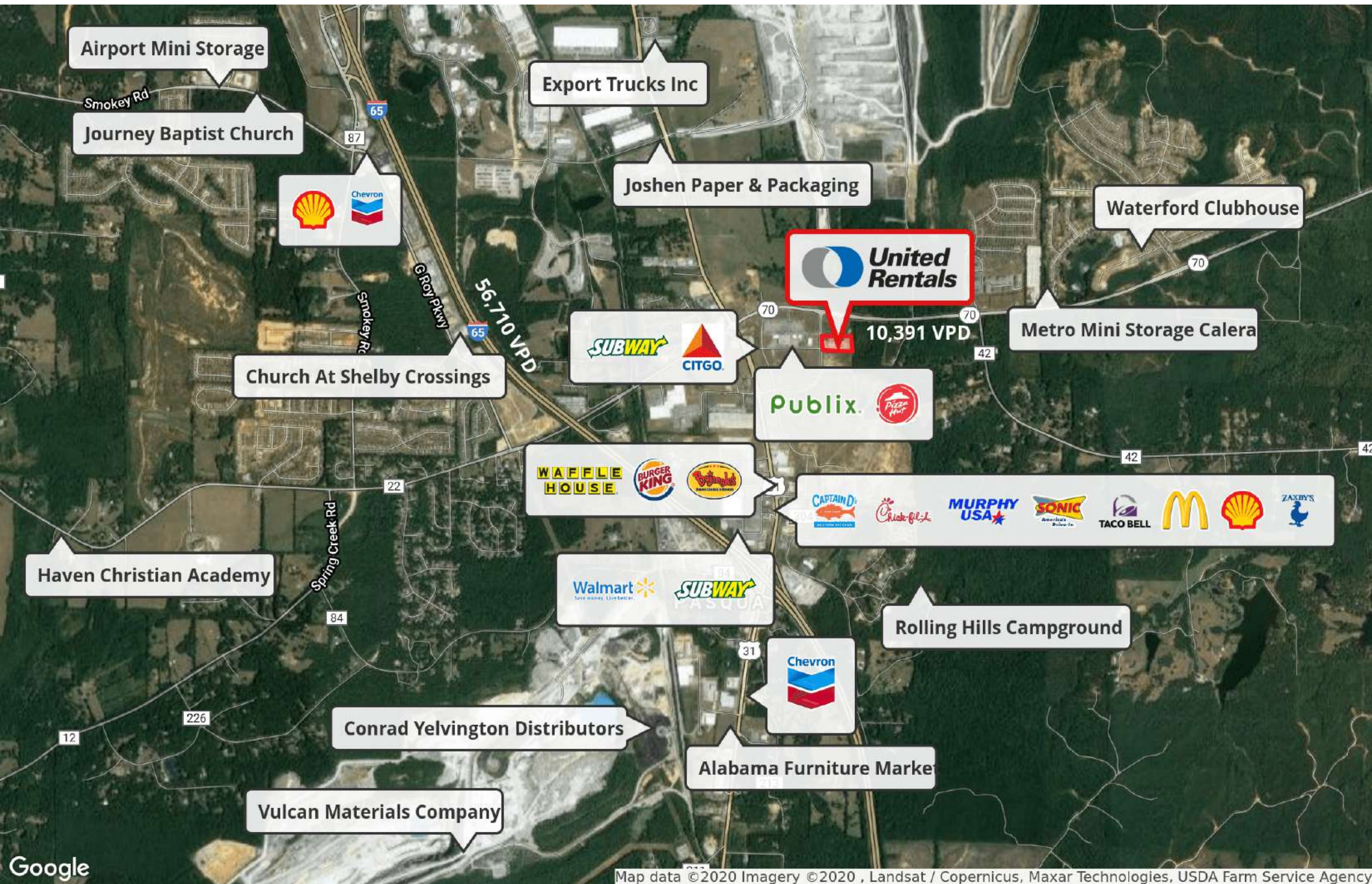


209,880
2020 Total Population



\$33,770
2020 Median Household Income









Actual Property



AL-Highway 70 - 10,390+ VPD



Upgraded Construction
9,230 SF | 4.2 AC

Key Demographics 5 Miles



Total Population
2020
22,811



Projected Growth
2020 - 2025
8.35%

Actual Property



Actual Property



23 Years
of Success



**Publicly
Traded Co.**
NYSE: URI



\$7.82B
Market Cap



World's Largest
Equipment
Rental Company



1,185+
Locations in
49 States

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Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

TYLER PETERSON

913.515.7652

Tyler@trinityreis.com

BROKER OF RECORD

ROBERT FISHER

KW Commercial

AL #000076131

Actual Property