

# TRACTOR SUPPLY & DOLLAR TREE STRIP CENTER

ANNISTON, AL

LADT ADVISORY  
TEAM



88% OCCUPIED BY NATIONAL TENANTS WITH LONG-TERM OCCUPANCY



TRACTOR SUPPLY EXECUTED 10-YR. EXTENSION IN JULY 2020,  
12-YRS. REMAINING



SHADOW-ANCHORED TO 24-HR. WALMART SUPERCENTER,  
59,749 RESIDENTS IN TRADE AREA

ACTUAL SITE





ANNISTON MIDDLE SCHOOL  
334 STUDENTS



SUBJECT  
PROPERTY



34,204 CPD

4,820 CPD

MCCLELLAN BLVD.

BILL ROBISON PKWY.

RESIDENTIAL  
COMMUNITIES  
59,749 RESIDENTS IN  
PRIMARY TRADE AREA







Walmart

WELLS FARGO

Arbys

verizon

Krystal

Xtreme Car Wash



CANE CREEK APARTMENTS  
125 UNITS

MURPHY USA

34,204 CPD



SACRED HEART CATHOLIC SCHOOL  
231 STUDENTS

McDonald's



POTENTIAL OUTPARCEL  
DEVELOPMENT

SUBJECT  
PROPERTY

MCCLELLAN BLVD.



SUBWAY



RESIDENTIAL  
COMMUNITIES  
59,749 RESIDENTS IN  
PRIMARY TRADE AREA



# Offering Summary



5500 MCCLELLAN BLVD,  
ANNISTON, ALABAMA, 36206

**\$3,420,000**  
**7.80% CAP RATE**



GROSS LEASABLE AREA  
**62,506 SF**



LOT SIZE  
**5.65 Acres**



YEAR BUILT  
**1972/REN. 2007**



NOI  
**\$268,088**

## INCOME/EXPENSES

INCOME	
BASE RENT	\$309,775
REIMBURSEMENTS	\$53,566
EFFECTIVE GROSS INCOME	\$363,341
PROPERTY TAXES	\$29,932
INSURANCE	\$12,615
CAM	\$30,939
MANAGEMENT (4% OF GPR)	\$12,391
TOTAL EXPENSES	\$85,877
RESERVES (\$0.15/SF)	\$9,376
NET OPERATING INCOME	\$268,088



# Investment Highlights



## SECURE INCOME STREAM

- 88% Occupied by Essential National Tenants with Long-Term Operating History
- Tractor Supply Co. Executed 10-Year Extension During Pandemic in July 2020
- Dollar Tree (NASDAQ: DLTR) and Tractor Supply Co. (NASDAQ: TSC) Account for 63% of Income Stream
- Shadow-Anchored by 24-Hr. Walmart Supercenter
- 59,749 Residents in Trade Area
- Capital Improvements Include a New Roof (2007) and Parking Lot Seal/Striping in 2018



## STRONG MARKET FUNDAMENTALS

- Excellent Access and Visibility to 34,204 Cars/Day
- Future Upside Potential in Leasing up Vacancy (7,529 SF)
- Minutes to Northeastern Alabama Regional Medical Center with 1,600 Employees
- 2.5 Miles to Jacksonville State University with 9,021 Students and Over 500 Employees
- 15 Miles to Anniston Army Depot with 3,400 Employees
- County Seat of Calhoun County, Located Between Birmingham (60 Miles) and Atlanta (90 Miles)





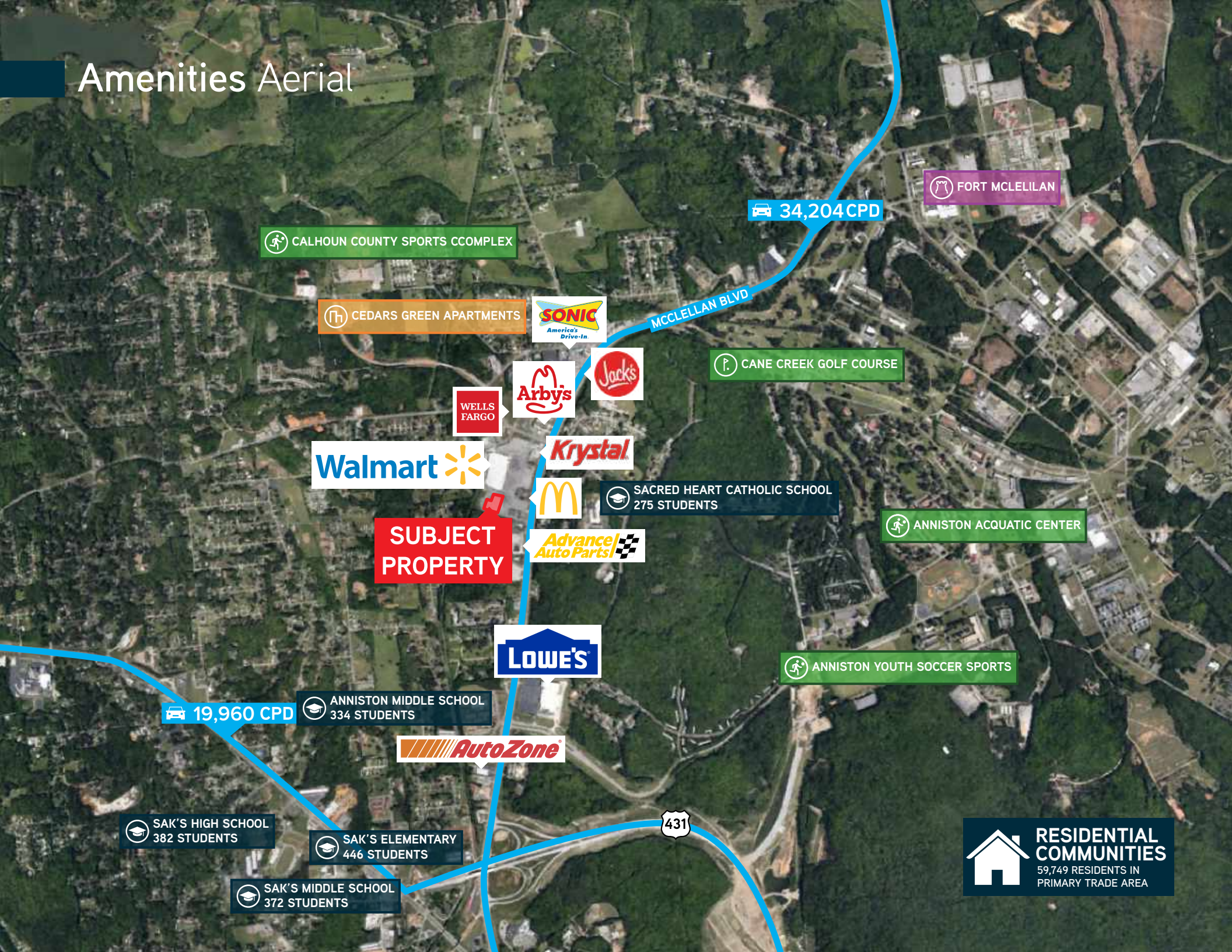
# Rent Roll



TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
TRACTOR SUPPLY CO.	26,620	42.59%	\$126,328	\$5.00	3/9/2007	6/30/2032	FOUR, 5-YR.	OPTION 1 OPTION 2 OPTION 3 OPTION 4	\$138,960.36 \$152,856.40 \$168,142.04 \$184,956.24
DOLLAR TREE	12,300	19.68%	\$78,597	\$6.00	6/15/2001	8/31/2026	ONE, 5-YR.	OPTION 3 OPTION 4	\$89,790.00 \$104,550.00
NAPA AUTO PARTS	8,266	13.22%	\$60,000	\$7.00	5/29/2018	5/31/2023	ONE, 5-YR.	OPTION 1	\$66,000.00
VACANT	7,529	12.05%							
CATO	3,909	6.25%	\$44,850	\$11.00	3/19/2008	1/31/2024	ONE, 5-YR.	OPTION 2	\$48,750.00
EGRESS CORRIDOR	3,882	6.21%							
TOTAL	62,506 SF	100%	\$309,775						



# Amenities Aerial





# Tenant Overview



**TSC TRACTOR SUPPLY CO.**

## ABOUT TRACTOR SUPPLY CO.

Tractor Supply Company is the largest operator of rural lifestyle retail stores in America. TSC stores are located primarily in towns outlying major metropolitan markets and in rural communities. The typical Tractor Supply store has about 15,500 square feet of selling space inside, with a similar amount of outside space. TSC's products include: clothing, equine and pet supplies, tractor/trailer parts and accessories, lawn and garden supplies, sprinkler/irrigation parts, power tools, fencing, welding and pump supplies, riding mowers and more.

As of June 29, 2019, the Company operated 1,790 Tractor Supply stores and employs more than 28,000 team members and is headquartered in Brentwood, Tenn. Its stock is traded on the NASDAQ exchanging under the symbol "TSCO." In 2018 Tractor Supply was #391 on the Fortune 500. The company operates its retail stores under the Tractor Supply Company, Del's Feed & Farm Supply, and HomeTown Pet Names. It also operates an e-commerce website, TractorSupply.com. The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is the leading edge retailer with trailing 12-month revenues of approximately \$7.73 billion.

[WWW.TRACTORSUPPLY.COM](http://WWW.TRACTORSUPPLY.COM)

**HEADQUARTERS**  
**BRENTWOOD**  
TENNESSEE

**LOCATIONS**  
**1,790+**  
IN 49 STATES

**EMPLOYEES**  
**28,000**

**FOUNDED**  
**1938**

**TOTAL REVENUE**  
**\$7.53B**  
2018

**NET INCOME**  
**\$1.11B**  
2018

**STOCK SYMBOL**  
**TSCO**  
NASDAQ

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant shall maintain the interior, non-structural portions of the premises in good condition and repair, including all glass, windows and doors, except when damage is caused by latent defects; however Tenant shall be responsible when latent defects are caused from Tenant Improvements. Additionally, the interior of the Building, the pavement and fence in Outdoor Display Area and the pavement in the Permanent Trailer and Equipment Display, and snow plowing within the Fenced Outdoor Display Area, the HVAC, electrical and plumbing systems and equipment and all utility lines serving the Building that are within the Building, provided neither Landlord nor Tenant shall have any repair or replacement obligations during the last 3 years of the Term. Tenant shall also maintain Tenant's building sign and Tenant's sign face on the shopping center road sign and repairs necessitated due to negligence or intentional misconduct of Tenant and or its agents.

### INSURANCE

Tenant shall reimburse Landlord for its pro rata share of Commercial General Liability and Property Insurance.

### TAXES

Tenant shall reimburse Landlord for its pro rata share of taxes.

### ASSIGNMENT & SUBLETTING

Tenant may sublet the Demised Premises or assign its interest upon notifying the Landlord with the name of the subtenant or assignee within 15 days of any subletting or assignment. Following any subletting or assignment, Tenant shall not be relieved of any obligations under the Lease and shall remain primarily liable.

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Landlord shall remain in good condition and repair (including any replacements thereof) the roof, drains, gutters, down spouts, the foundation, sub-floors, walls, the integrity of the structure and surface of all paved areas including sealing and striping (except for Fenced Outdoor Display Area and Permanent Trailer and Equipment Display Area) such that there are no pot holes or other conditions that may compromise its utility and safety. Additionally the exterior utility lines, and pipes to the point of entry, the base and structure of the shopping center road sign and the electrical lines servicing same, and all structural portions of the Demised Premises. Maintaining, repairing and testing the fire sprinkler system.

### COMMON AREA

Landlord agrees to maintain all Common Area in good repair, to keep such area clean, to remove snow and ice therefrom, to keep such area lighted during hours of darkness when Tenant is open for business, to keep the parking area properly striped to assist in orderly parking of cars and to provide adequate security.

### INSURANCE

Landlord shall carry and maintain Commercial General Liability Insurance, Property Insurance.



# Tenant Overview



## ABOUT DOLLAR TREE

Dollar Tree Stores, Inc. is an American chain of discount variety stores that sells for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,288 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company also operates a multi-price-point variety chain under the Family Dollar banner, upon having purchased Family Dollar officially in July 2015. The company reports annual revenue in excess of \$22.82 Billion with total assets of more than \$16.33 Billion and over 193,100 employees..

[WWW.DOLLARTREE.COM](http://WWW.DOLLARTREE.COM)

**HEADQUARTERS**  
**CHESAPEAKE**  
VIRGINIA

**LOCATIONS**  
**15,288**  
IN 48 STATES

**EMPLOYEES**  
**193,100+**

**FOUNDED**  
**1986**

**TOTAL REVENUE**  
**\$22.82B**  
2018

**CREDIT RATING**  
**BBB-**  
S&P

**STOCK SYMBOL**  
**DLTR**  
NASDAQ

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant shall maintain the exterior and interior portions of all doors, door checks and its operation, windows, plate glass, and showcases surrounding the Premises, the HVAC (including periodic replacement of filters, oiling of mechanical components and inspection for wear and tear), electrical, plumbing, and sewer systems, the exterior doors, window frames, and all portions of the store front area, and shall make any replacement of all broken and or cracked plate and window glass which may become necessary during the Lease Term, and any Renewal Term, excepting any repairs to items of Landlord's original construction made necessary by reason of fire or other casualty covered by standard fire and extended coverage insurance.

### COMMON AREA MAINTENANCE

Tenant shall pay to Landlord its pro rata share of all costs and expenses paid or incurred by Landlord in operating, maintaining, and repairing the Common Areas. This shall be equal to 10% of the total costs. Annual increases for the Common Area Maintenance will not exceed 30% of such charges on a non-cumulative basis for the previous year during the entire Lease Term and any Renewal Terms thereof.

### INSURANCE

Tenant shall carry and maintain at its sole cost and expense Commercial General Liability and Property Insurance.

### TAXES

Tenant shall pay its pro rata share of real estate taxes.

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Landlord shall keep the foundations, roof, and structural portions of the outer walls of the Premises in good repair, except for repairs required thereto by reason of the acts of Tenant Tenant's employees, agents, licensees, or contractors. Tenant shall give Landlord written notice of the necessity for repairs coming to the attention of Tenant following which Landlord shall commence such repairs within 30 days of receipt of notice.

### INSURANCE

Landlord shall carry and maintain Commercial General Liability Insurance, .



# Tenant Overview



## ABOUT NAPA AUTO PARTS

NAPA Auto Parts is a wholly owned subsidiary of Genuine Parts Company (Ticker GPC) which is a specialty retailer operating in the distribution of automotive replacement parts, industrial replacement parts and materials, and business products. Founded in 1928 with only 6 employees GPC has grown into the largest automotive part distributor in the world valued at a market cap of over \$13.875 billion with approximately 50,000 employees worldwide. NAPA carries over 500,000 items, including automotive replacement parts, paint and refinishing supplies, automotive accessories, farm and marine supplies, tools and equipment, and heavy duty parts. There are over 6,000 NAPA Auto Parts stores across the United States. 1,142 NAPA stores are owned by GPC, and the remainder are independently owned. In April 2013, Genuine Parts Company acquired Exego Group, a leading automotive parts and accessories distributor in Australasia. The company sells automotive accessories and parts under the Repco name in Australia and New Zealand, but in 2017 began branding with the NAPA banner, first with a store in Logan City, Queensland. In September 2017, Genuine Parts Company acquired Alliance Automotive Group (AAG), a leading European distributor of vehicle parts, tools and workshop equipment. AAG is the second largest parts distribution platform in Europe and focuses on light vehicle and commercial vehicle replacement parts.

[WWW.NAPAONLINE.COM](http://WWW.NAPAONLINE.COM)

HEADQUARTERS  
**ATLANTA**  
GEORGIA

LOCATIONS  
**6,100+**

TENANT  
**FRANCHISEE**

FOUNDED  
**1928**

CORP. SALES VOLUME  
**\$18.745B**  
2018

OWNERSHIP  
**PRIVATE**  
2019

STOCK SYMBOL  
**ONLY**  
NASDAQ

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant shall at its own cost and expense maintain the exterior and interior portions of all doors, door checks, security gates, windows, glass, utility facilities and plumbing and sewage facilities within the Demised Premises or under the floor slab including free flow up to the main sewer line; all heating and air conditioning equipment and apparatus including exterior mechanical equipment; exterior utility facilities and exterior electrical equipment serving the Demised Premises; and, all plate glass, interior walls, floors and ceilings, including interior painting; and shall at all times comply with applicable building codes. Tenant shall contract for, in its own name, and shall pay for a qualified service contractor to inspect, adjust, clean and repair HVAC equipment, including changing filters on a semi-annual basis, and a qualified service contractor to render pest control services to the Demised Premises.

### TAXES

Tenant shall pay directly to the taxing authority all personal property taxes assessed by reason of its personal property and fixtures on Premises. Tenant shall not be responsible for the payment of any real estate property taxes assessed against the Shopping Center or Common Areas.

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Landlord shall keep and maintain the roof, and structural portions of the Demised Premise. In no event shall Landlord be liable for damages or injuries to person or property (including any equipment, stock or inventory of Tenant) arising from the Landlord's failure to make such repairs, nor shall Landlord be liable for damages or injuries to person or property (including any equipment, stock or inventory of Tenant) arising from the defective workmanship or materials used in making any such repairs. Landlord shall guarantee the operation of the HVAC units and any units for period of one year from the date of the Lease execution, provided Tenant properly maintains units.

### COMMON AREA MAINTENANCE

Landlord, without additional rent, payment or reimbursement from Lessee, shall maintain the Common Areas in good repair, reasonably clear of debris and lighted as necessary.

### INSURANCE

Landlord shall pay and maintain in full force and effect Commercial General Liability and comprehensive property damage insurance without additional rent, payment or reimbursement from Tenant.



# Tenant Overview



## ABOUT CATO FASHIONS

The Company, founded in 1946, operates approximately 1,372 apparel and accessories specialty stores in 31 states under the names "Cato", "Versona", "It's Fashion" and "It's Fashion Metro". Cato offers the latest fashion styles for any occasion – work or play, dressy or casual in junior/misses and plus sizes, jewelry, shoes and accessories at low prices every day. A substantial portion of Cato's merchandise is sold under its private labels and is produced by various vendors in accordance with the Company's specifications. Versona is a unique fashion destination for women's jewelry, handbags, apparel and shoes and reflects a commitment to high quality fashions at exceptional prices, every day. It's Fashion offers the trendy looks you'll find in mall specialty stores and It's Fashion Metro offers urban-inspired, nationally recognized brands and the latest fashions for juniors, junior plus sizes, men and big men's, boys and girls, infants and toddlers, newborn and layette and jewelry, shoes and accessories as well, all at low prices every day. Stores primarily range in size from 3,000 to 8,000 SF with the Cato and It's Fashion concepts primarily in strip shopping centers while Versona stores are located in premier lifestyle centers. The Company emphasizes customer service and coordinated merchandise presentations in an appealing store environment. The Company offers its own credit card and layaway plan.

[WWW.CATOFASHIONS.COM](http://WWW.CATOFASHIONS.COM)

**HEADQUARTERS**  
**CHARLOTTE**  
NORTH CAROLINA

**LOCATIONS**  
**1,372**  
IN 31 STATES

**FOUNDED**  
**1946**

**EMPLOYEES**  
**10,500**

**TOTAL REVENUE**  
**\$825.33M**  
2020

**ASSETS**  
**\$508.906M**  
2020

**STOCK SYMBOL**  
**CATO**  
NYSE

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant shall at its own cost and expense maintain all interior portions of the Premises and other improvements within the Premises in good repair and condition, including but not limited to repairs (including all necessary replacements) to the HVAC systems serving only the Premises, after Landlord's obligation for such systems has ended and thereafter subject to reimbursement. Tenant agrees to maintain, at its own expense, a service contract to provide routine maintenance, such as filter replacements, and periodic inspections to such HVAC systems. In addition, tenant shall also maintain the accessible interior plumbing, plate glass, doors and the interior of the Premises in general.

### COMMON AREA MAINTENANCE

Tenant shall pay to Landlord Tenant's Pro Rata Share of the Common Area maintenance costs which is equal to \$276.25 on the first day of each calendar month. In the event Tenant is required to make additional payment to Landlord, such payment shall not exceed five percent 5%. Additionally, Tenant shall pay a 5% administrative fee on the charges.

### INSURANCE

Tenant shall pay to Landlord Tenant's Pro Rata Share of the cost of the insurance required to be maintained by Landlord hereunder during the Term. Additionally, Tenant shall maintain Commercial General Liability.

### TAXES

Tenant agrees to reimburse Landlord for Tenant's Pro Rata Share of all Taxes levied against the Shopping Center

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Landlord shall maintain, repair and replace the roof, walls and foundation of the Shopping Center buildings, and plumbing and electrical systems exterior to the Premises. For the first twelve (12) months after Tenant opens for business in the Premises Landlord shall at its own cost and expense repair and, if necessary, replace the HVAC systems serving the Premises, and thereafter Landlord shall promptly reimburse Tenant for the amount by which Tenant's costs to repair or replace such HVAC systems exceed \$500.00 in each Tenant year during the remainder of the initial Lease term ending January 31, 2014; thereafter, Landlord shall reimburse Tenant for all HVAC repair or replacement costs in excess of \$1,000.00 in each Lease year during each option period exercised under this Lease. Landlord shall also be responsible for maintaining, and installing if necessary, any fire protection system that may be required. Landlord shall be responsible for pest control in the Shopping Center excluding the Premises.

### COMMON AREA MAINTENANCE

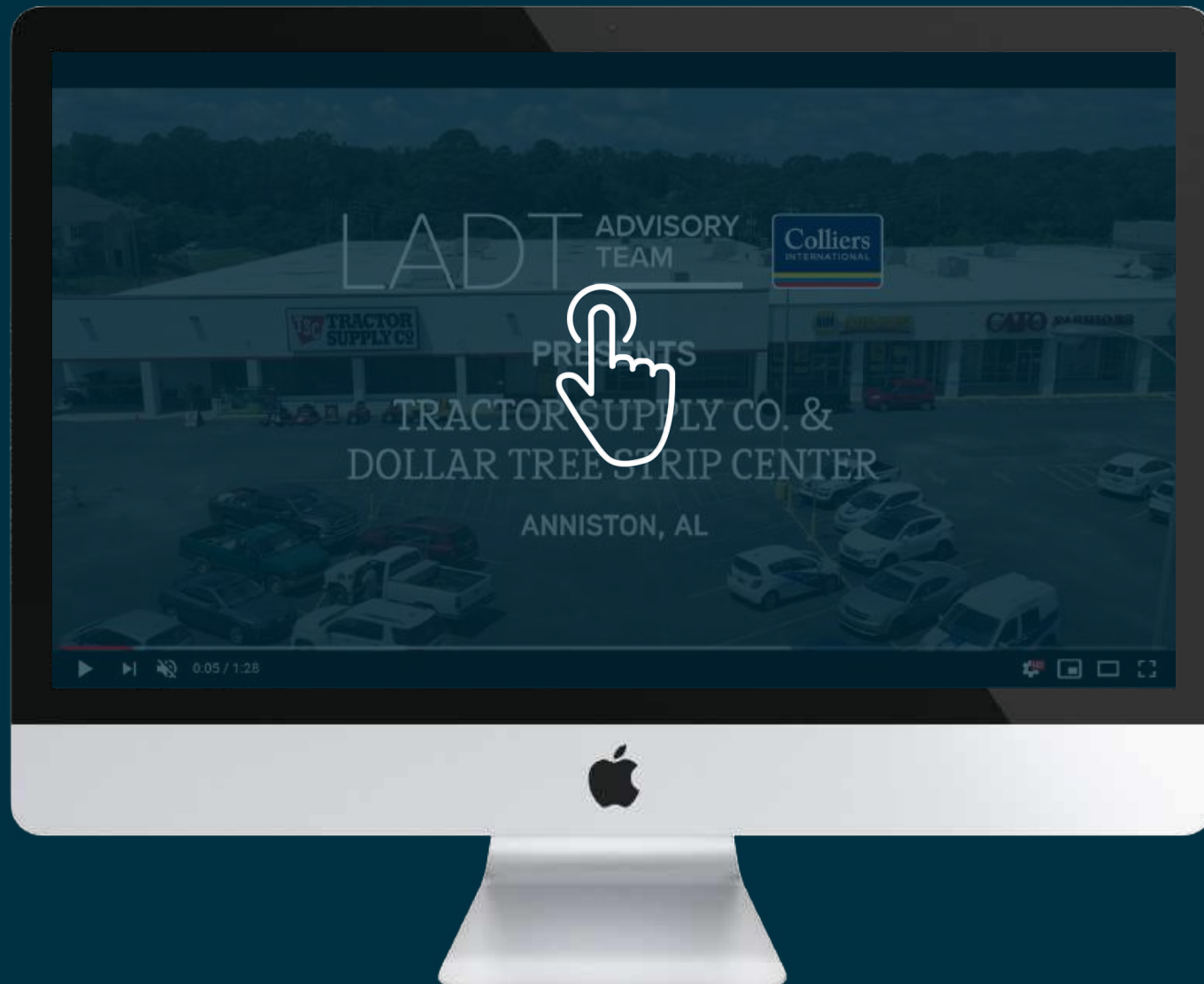
Landlord shall preform repairing, resurfacing, repaving, re-striping, and resealing, of the parking areas; repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; any required maintenance, inspection, testing or monitoring of any fire sprinkler system or alarm system in the Building, which system shall not be exclusive for any one premises; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business.

### INSURANCE

Landlord shall carry and maintain at its sole cost and expense All-Risk and Commercial General Liability.



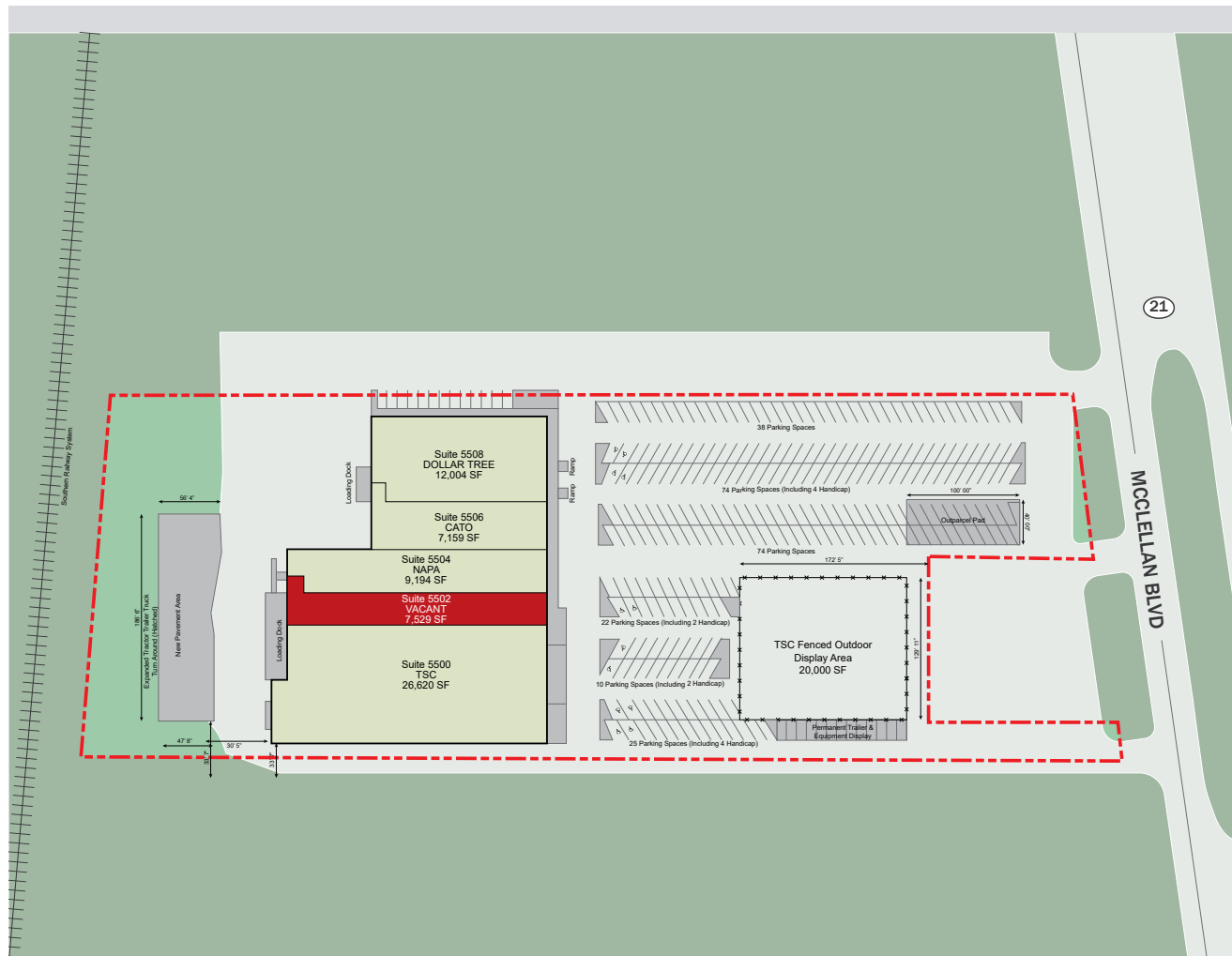
## Drone Footage



CLICK TO WATCH



# Site Plan



ADT  
**34,204**  
Along McClellan Blvd.

LOT SIZE  
**5.56**  
Acres

PARKING  
**214**  
Spaces



# Anniston, AL



## THE HEART OF DIXIE

Alabama is nicknamed the Yellowhammer State, after the state bird. Alabama is also known as the “Heart of Dixie” and the “Cotton State”. The state tree is the longleaf pine, and the state flower is the camellia. Alabama’s capital is Montgomery. The largest city by population is Birmingham, which has long been the most industrialized city; the largest city by land area is Huntsville. The oldest city is Mobile, founded by French colonists in 1702 as the capital of French Louisiana. Greater Birmingham is Alabama’s largest urban economy, its most populous urban area, and its economic center. Following World War II, Alabama grew as the state’s economy changed from one primarily based on agriculture to one with diversified interests. The state’s economy in the 21st century is based on management, automotive, finance, manufacturing, aerospace, mineral extraction, healthcare, education, retail, and technology.



### ECONOMY

The state has invested in aerospace, education, health care, banking, and various heavy industries, including automobile manufacturing, mineral extraction, steel production and fabrication. By 2006, crop and animal production in Alabama was valued at \$1.5 billion. In contrast to the primarily agricultural economy of the previous century, this was only about 1% of the state’s gross domestic product.



### EDUCATION

A public four-year institution of higher learning, Jacksonville State University, is located 12 miles to the north in Jacksonville. Anniston is home to some satellite campuses of Gadsden State Community College, both at the former Fort McClellan and at the Ayers campus in southern Anniston. There are several private primary and secondary schools in Anniston, including: Faith Christian School Sacred Heart of Jesus School, a longstanding Roman Catholic school. The Donoho School, a K-12 college-preparatory school.



### TRANSPORTATION

The Anniston Western Bypass runs from Interstate 20 in Oxford (the Coldwater exit) and runs north into the present State Route 202. The Eastern Bypass was revived by the 2009 Federal Stimulus Package and was opened to traffic into McClellan on the northwest end in January 2011. As of December 2015, the route is now open to traffic and carries US-431 from the Saks community southward.



### ATTRACTIONS

College football is extremely popular in Alabama, particularly the University of Alabama Crimson Tide and Auburn University Tigers, rivals in the Southeastern Conference. In the 2013 season, Alabama averaged over 100,000 fans per game and Auburn averaged over 80,000 fans, both numbers among the top 20 in the nation.



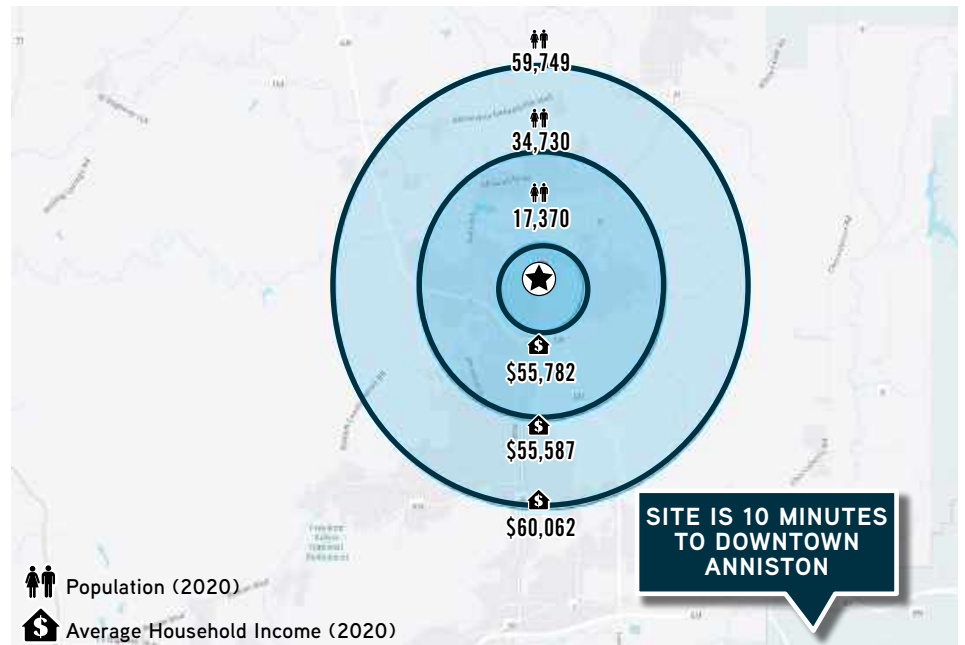
# Demographics

POPULATION	3 MI	5 MI	7 MI
<b>2020 Total</b>	<b>17,370</b>	<b>34,730</b>	<b>59,749</b>
Total Daytime Population	17,424	37,175	61,886
2020 Employee % of Population	35.9%	39.9%	39.6%

INCOME	3 MI	5 MI	7 MI
2020 Median Income	\$42,390	\$37,423	\$43,008
<b>2020 Average Income</b>	<b>\$55,782</b>	<b>\$55,587</b>	<b>\$60,062</b>
Median Income Change 2020-25	1.48%	1.13%	1.49%

AGE/HOME VALUE	3 MI	5 MI	7 MI
2020 Est. Median Age	39.9	39.9	40.7
18 and Older	77.6%	77.9%	78.8%
<b>2020 Est. Median Home Value</b>	<b>\$94,695</b>	<b>\$92,746</b>	<b>\$112,580</b>
2025 Est. Median Home Value	\$98,259	\$97,133	\$121,452

EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	7.9%	7.1%	8.3%



**34,204**

ALONG MCCLELLAN BLVD.



**8.3%**

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER WITHIN 7 MILES



**59,749**

2020 TOTAL POPULATION CONSENSUS WITHIN 7 MILES



**\$60,062**

2020 AVERAGE HOUSEHOLD INCOME WITHIN 7 MILES



**\$112,580**

2020 MEDIAN HOME VALUE WITHIN 7 MILES



**61,886**

2020 TOTAL DAYTIME POPULATION WITHIN 7 MILES



## CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.





ACTUAL SITE



Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Thomas T. Ladt  
+1 760 930 7931  
thomas.ladt@colliers.com  
CA License No. 01803956

Broker of Record  
Joseph E. Sandner, III  
AL License No. 24727