

CBRE



**T-Mobile**

**T-Mobile**

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T-MOBILE | BESSEMER, AL

# Tenant Overview





## TENANT OVERVIEW



# T-Mobile

T-Mobile US, Inc. is America's supercharged Un-carrier, delivering an advanced 4G LTE and transformative nationwide 5G network that will offer reliable connectivity for all. T-Mobile's customers benefit from its unmatched combination of value and quality, unwavering obsession with offering them the best possible service experience and undisputable drive for disruption that creates competition and innovation in wireless and beyond. Based in Bellevue, Wash., T-Mobile provides services through its subsidiaries and operates its flagship brands, T-Mobile, Metro by T-Mobile and Sprint.

### T-MOBILE CORPORATE OVERVIEW

TENANT TRADE NAME:	T-Mobile US
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NASDAQ/TMUS
REVENUE:	\$45B (2019)
TENANT:	Corporate Store
LOCATIONS:	5,300+
WEBSITE:	t-mobile.com
CORPORATE HEADQUARTERS:	Bellevue, Washington

T-MOBILE | BESSEMER, AL

# Financial Overview





**LIST PRICE**  
**\$1,265,571**



**CAP RATE**  
**7.00%**



**TOTAL NOI**  
**\$88,590**

## Property Highlights

### CORPORATE GUARANTEE

Lease is corporately guaranteed by T-Mobile

### LONG-TERM AND COMMITTED TENANT

T-Mobile has been operating here since 2000 and extended its lease and renovated the building in 2015 showing commitment to and success at this site

### MINIMAL LANDLORD RESPONSIBILITIES

NN lease with minimal landlord responsibilities

### NEW CONSTRUCTION

Built in 2015 offering zero deferred maintenance

### DENSE DEMOGRAPHICS

Dense demographics with 5,537 within 1 mile, 33,387 people within 3 miles and 70,433 people within 5 miles

### SIGNALIZED INTERSECTION

Located at a signalized intersection of 9th Ave and 18th St with combined traffic counts over 34,000 vehicles per day

### SURROUNDED BY NATIONAL TENANTS

Main retail area and surrounded by numerous national tenants including Lowe's, Walgreens, KFC, NAPA Auto Parts, Rally's, Family Dollar and O'Reilly Auto Parts

### 1 MILE FROM INTERSTATE 20

Situated just 1 mile from the on/off ramps of Interstate 20 with traffic counts exceeding 46,000 vehicles per day

### 5 MILES FROM NEW AMAZON FULFILLMENT CENTER

Located just 5 miles from a new 855,000 square foot Amazon fulfillment center which employs 1,500 people



FINANCIAL  
OVERVIEW



PROPERTY ADDRESS:

1731 9TH AVE N | BESSEMER, AL 35020

PRICE:	\$1,265,571
CAP RATE:	7.00%
YEAR BUILT:	2015
BUILDING SQUARE FOOTAGE:	3,000
LOT SIZE:	0.33 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	T-Mobile South LLC
GUARANTEE:	Corporate
LEASE TYPE:	NN*
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord
LEASE COMMENCEMENT:	10/1/2015
LEASE EXPIRATION:	9/30/2025
TERM REMAINING ON LEASE:	5 Years
INCREASES:	10.63% in Option 1, 9.97% in Option 2
OPTIONS:	2x5 years

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Years 6-10	\$88,590.00	\$7,382.50
Option 1	\$98,010.00	\$8,167.50
Option 2	\$107,790.00	\$8,982.50
NET OPERATING INCOME:	\$88,590.00	

\*Landlord responsibilities: roof of the Building (including roof covering and roof membrane as well as any replacements required with respect to roof systems such as gutters, downspouts and the like), and the structural portions of the Demised Premises and the Building, exclusive of doors, door frames, door checks, windows and window frames located in exterior building walls, in good repair

# Investment Overview

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this T-Mobile property located on 17th Ave in Bessemer, AL. This is a NN lease with minimal landlord responsibilities or expenses and is corporately guaranteed by T-Mobile. T-Mobile has been operating here since 2000. In 2015 the building was renovated and lease was renewed, proving commitment to and success at this site. There are currently 5 years remaining in the lease term with two, five year options to renew. There is also an upcoming 10.63% rental increase in option 1 and a 9.97% rental increase in option 2. This is a newer construction building, offering zero deferred maintenance for the astute investor.

The 3,000 square foot Subject Property sits on 0.33 acres with plenty of parking for customers. The site is ideally situated at the corner of 9th Ave and 18th St with combined traffic counts exceeding 34,000 vehicles per day. T-Mobile is surrounded by numerous national tenants including Lowe's, Walgreens, KFC, NAPA Auto Parts, Rally's, Family Dollar and O'Reilly Auto Parts to name a few. The site is also located just 5 miles from a new 855,000 square foot Amazon fulfillment center which opened in April 2020 and employs 1,500 people. It's also an ideal location within town as it located 1 mile from the on/off ramps of Interstate 20 with traffic counts exceeding 46,000 vehicles per day. There are 5,537 within 1 mile of the site, 33,387 people within 3 miles and 70,433 people within 5 miles.





**T-MOBILE | BESSEMER, AL**

# Property Summary

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PROPERTY  
PHOTOS





PROPERTY  
PHOTOS







I-20 - 46,660 V.P.D.



9TH AVE N - 22,526 V.P.D.

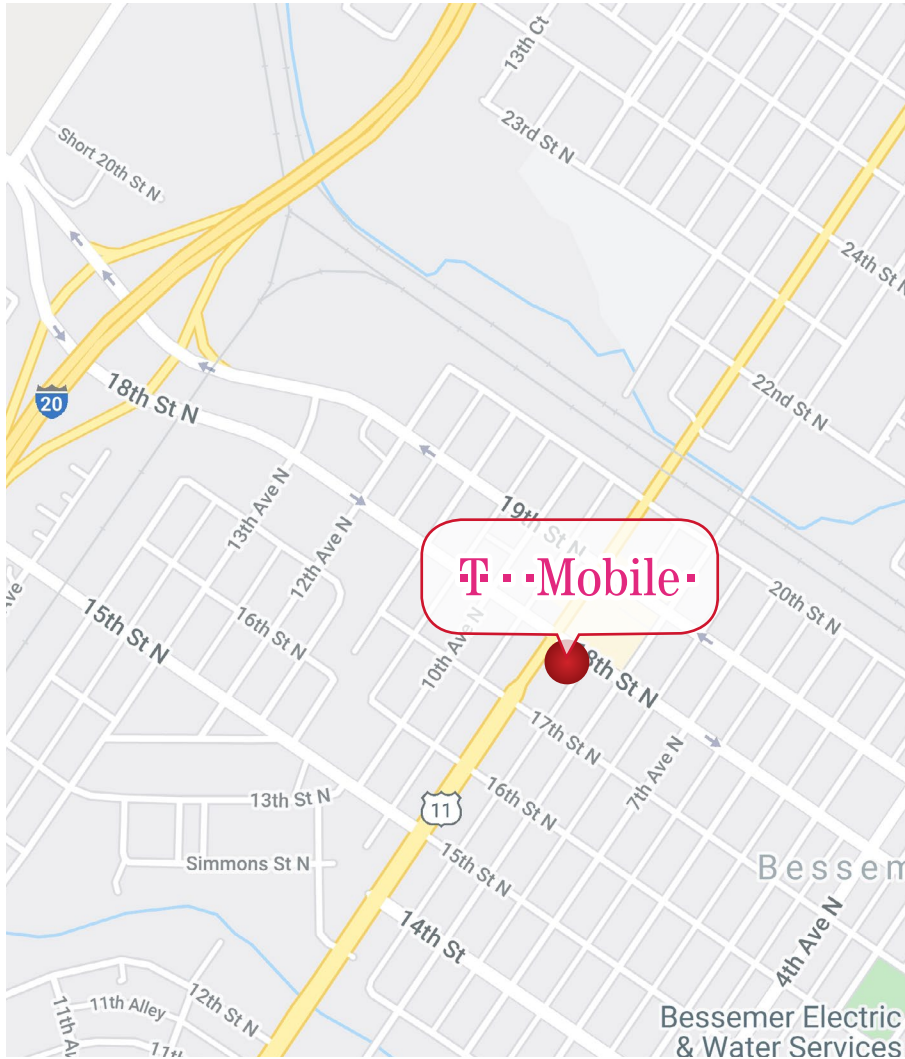


18TH ST N - 11,900 V.P.D.

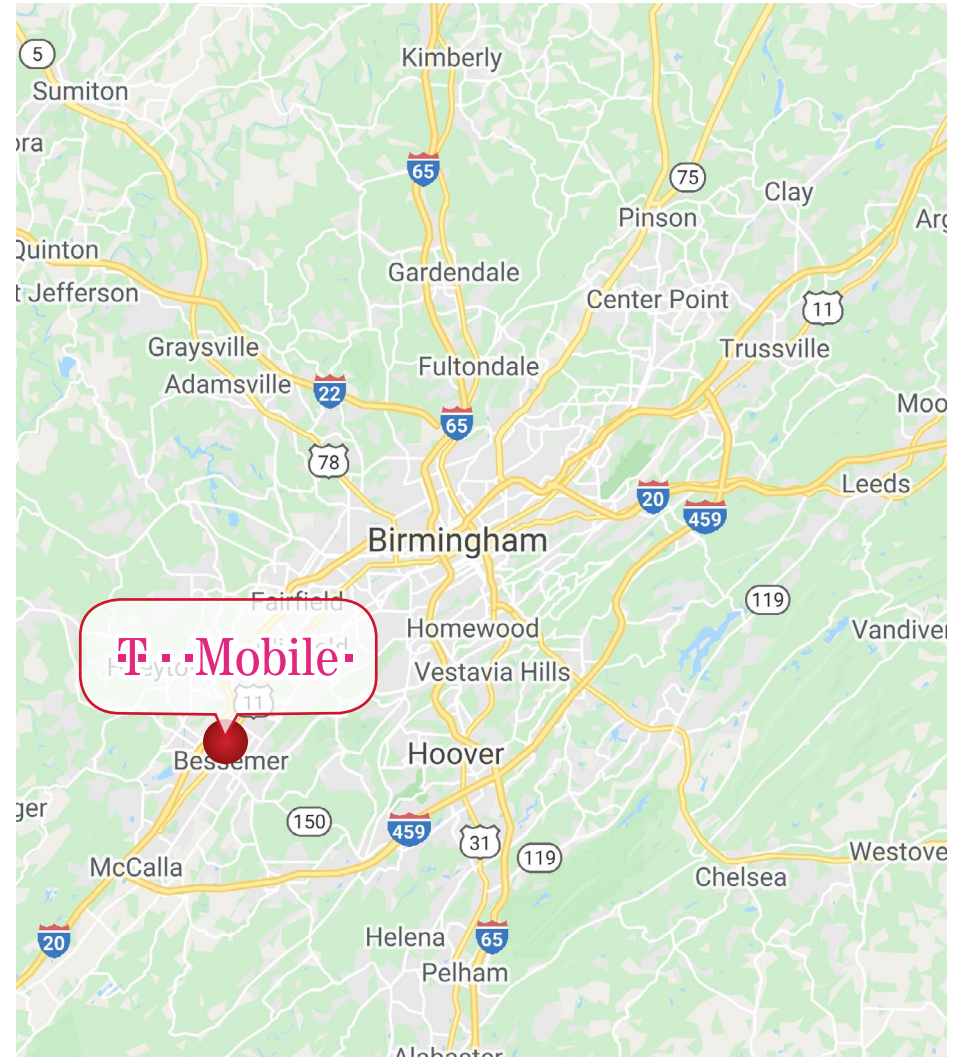




## LOCAL MAP



## REGIONAL MAP



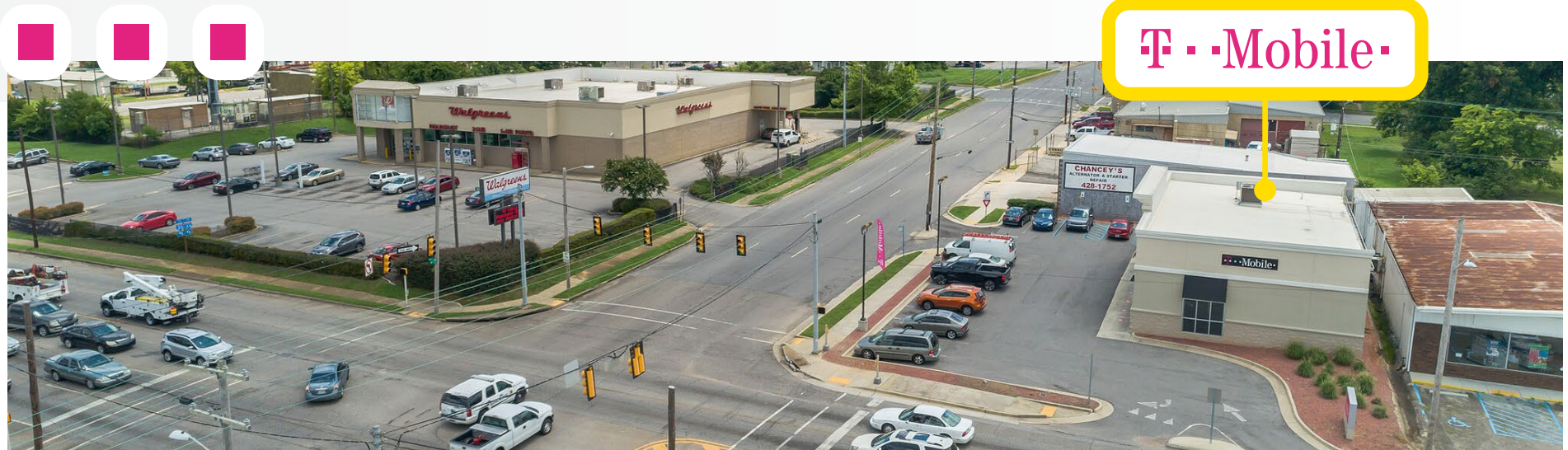
## LOCATION OVERVIEW



T-Mobile is situated at the signalized corner of 9th Ave and 18th St with excellent access and visibility for the 34,000+ vehicles traveling by daily. It's situated within a main retail area of Bessemer with surrounding national tenants including Lowe's, Walgreens, Family Dollar, NAPA Auto Parts and O'Reilly Auto Parts to name a few. The site is also located just 5 miles from a new 855,000 square foot Amazon fulfillment center which opened in April 2020 and employs 1,500 people. There are over 5,500 people within 1 mile of the site, over 33,000 people within 3 miles and over 70,000 people within 5 miles. The site is also just 1 mile from the on/off ramps of Interstate 20 connecting Bessemer to nearby towns and having traffic counts exceeding 44,000 vehicles per day.

## Bessemer, AL

Bessemer is a southwestern suburb of Birmingham in Jefferson County, Alabama. It is home to over 27,000 residents, and is an economic engine driving development in the Birmingham-Hoover Metropolitan area. Notable companies with locations in Bessemer include Amazon, Steyr Arms USA, BLOX, Milo's Tea and Dollar General. Additional economic drivers in Bessemer include Medical West Hospital, Alabama Splash Adventure and Historic Tannehill State Park.





## SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	5,700	34,424	69,637
2020 POPULATION	5,537	33,387	70,433
PROJECTED POPULATION (2025)	5,474	33,150	70,766
HISTORICAL ANNUAL GROWTH			
2010-2020	-0.28%	-0.30%	0.11%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.23%	-0.14%	0.09%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,143	13,371	27,317
2020 HOUSEHOLDS	2,069	12,966	27,741
PROJECTED HOUSEHOLDS (2025)	2,041	12,852	27,848
HISTORICAL ANNUAL GROWTH			
2010-2020	-0.34%	-0.30%	0.15%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.27%	-0.18%	008%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 AVERAGE	\$42,557	\$47,360	\$60,626
2020 MEDIAN	\$28,686	\$32,921	\$43,851

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	16.7%	24.3%	30.4%
AFRICAN AMERICAN POPULATION	78.4%	69.8%	64.6%
ASIAN POPULATION	0.0%	0.2%	0.8%
PACIFIC ISLANDER POPULATION	0.3%	0.3%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	3.6%	4.2%	2.7%
TWO OR MORE RACES POPULATION	1.0%	1.2%	1.2%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	4.8%	5.7%	3.8%
WHITE NON-HISPANIC	15.9%	23.2%	29.5%

2020 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	38.6/43.2	36.7/41.1	37.8/42.7

TRAFFIC COUNTS	
18TH ST N	9TH AVE N
11,900	22,526

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