



**SHERWIN  
WILLIAMS®**

**SHERWIN-WILLIAMS**  
MOODY, ALABAMA

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

**\$2,000,000 | 5.50% CAP RATE**

- » New 10-Year Net Lease with Scheduled Rental Increases
- » Investment Grade Corporate Tenant (Rated "BBB" by S&P)
- » All Masonry Construction
- » Easily Accessible Location in Populous, Affluent, and Growing Area
- » 290,441 Residents with an Average Annual Household Income of \$85,357 Within a 15-Mile Radius of the Property
- » Prominent Location Along U.S. Route 411/Moody Parkway (36,890 AADT)
- » Central Location Near Large Retailers, Employers, and Community Hubs
- » Adjacent to the Village at Moody Shopping Center, Featuring Retailers Such as Publix, Dollar Tree, Regional Finance, Verizon, Subway, and More



ACTUAL SITE

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# INVESTMENT SUMMARY

<b>ADDRESS</b>	2205 Moody Parkway, Moody, Alabama 35004		
<b>PRICE</b>	<b>\$2,000,000</b>		
<b>CAP RATE</b>	<b>5.50%</b>		
<b>NOI</b>	\$110,000		
<b>TERM</b>	10 years		
<b>RENT COMMENCEMENT</b>	October 9, 2020		
<b>LEASE EXPIRATION</b>	October 31, 2030		
<b>RENTAL INCREASES</b>	8% rental increases in option periods		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-10	\$110,000	5.50%
	11-15 (Option 1)	\$118,800	5.94%
	16-20 (Option 2)	\$128,304	6.42%
	21-25 (Option 3)	\$138,568	6.93%
	26-30 (Option 4)	\$149,654	7.48%
	31-35 (Option 5)	\$161,626	8.08%
	36-40 (Option 6)	\$174,556	8.73%
<b>YEAR BUILT</b>	2020		
<b>BUILDING SF</b>	4,000 SF		
<b>PARCEL SIZE</b>	0.97 acres (42,253 SF)		
<b>LEASE TYPE</b>	Net, with tenant responsible for taxes, insurance, utilities, and maintenance of the interior of the building		

## NEW 10-YEAR NET LEASE TO INVESTMENT GRADE TENANT

- » 10-year lease to strong and growing corporate tenant
- » Scheduled rental increases, providing a hedge against inflation
- » Minimal landlord management, ideal for an out-of-area investor
- » Sherwin-Williams (NYSE: "SHW") is rated "BBB" by Standard & Poor's
- » 2020 upgraded construction built to latest Sherwin-Williams prototype (masonry building)

## EASILY ACCESSIBLE LOCATION IN POPULOUS, AFFLUENT, AND GROWING AREA

- » Located along U.S. Route 411/Moody Parkway, a primary retail corridor traversing the entirety of Moody (36,890 AADT)
- » Immediate access and visibility from Interstate 20 (65,820 AADT), significantly increasing traffic to the site
- » 290,441 residents with an average annual household income of \$85,357 within a 15-mile radius of the property, providing a large and affluent customer base for the property
- » Projected 14 percent AHI increase within five miles of the site in the next five years, poising Sherwin-Williams and Moody for significant concurrent growth
- » Future job growth in Moody is projected to be 34 percent, above the national average

## CENTRAL LOCATION NEAR LARGE RETAILERS, EMPLOYERS, AND COMMUNITY HUBS

- » Adjacent to the Village at Moody Shopping Center, featuring retailers such as Publix, Dollar Tree, Regional Finance, Verizon, Subway, and more
- » Surrounded by several other strong national retailers, including Walmart Supercenter, Burger King, Zaxby's, Wendy's, Arby's, Cracker Barrel, Pizza Hut, and many more, promoting crossover shopping to the location
- » Within five miles of five schools with a combined enrollment of 3,509 students
- » Located between Talladega National Forest and Bankhead National Forest, attracting outdoor recreationists to the area
- » 20-minute drive from Birmingham, the most populous city in Alabama, increasing regional commuter traffic to the location



ACTUAL SITE





**Leeds Village**

Walmart Supercenter    GameStop

SUBWAY    Papa Murphy's  
TAKE 'N BAKE PIZZA

MURPHY USA    Great Clips for hair



New Housing Development  
(apprx. 25 units)

INDUSTRIAL REGION

**Interstate 20**  
(65,820 AADT)

Crossroads  
Animal Hospital



Village Shopping Center



Auto Unlimited

**Moody Parkway**  
(36,890 AADT)

Main Street  
Family Care











**TSC TRACTOR SUPPLY CO**

**O'Reilly AUTO PARTS**  
**U-HAUL**

**DOLLAR GENERAL**

Moody Mini Storage

**Heritage South**  
COMMUNITY CREDIT UNION

Moody City Park

**ADESA BIRMINGHAM**

**Jack's**

**CVS pharmacy**  
**snap**  
FITNESS 24-7

**CLUB FITNESS**

**METRO BANK**

INDUSTRIAL REGION

**VULCAN**  
TIRE & AUTOMOTIVE

**BancorpSouth**

**Super 8**

**NEW-BATH**  
& Kitchen

**RAINDROP**  
car wash

411 / Moody Parkway  
(36,890 AADT)

**amp**  
STRENGTH & CONDITIONING

Village Shopping Center

**FAMOUS BOJANGLES**  
chicken 'n biscuits

**MainStreet**  
FAMILY URGENT CARE

**Publix**  
**DOLLAR TREE**

**SHERWIN WILLIAMS**  
(Under Construction)

Auto Unlimited

**Shell** **SUBWAY**  
**WAFFLE HOUSE**

INDUSTRIAL REGION

**BURGER KING**

**ZAXBY'S**

**POPEYES**  
+ LOUISIANA KITCHEN +





INDUSTRIAL REGION

INDUSTRIAL REGION

INDUSTRIAL REGION



**20** / Interstate 20  
(65,820 AADT)



**411** / Moody Parkway  
(36,890 AADT)



INDUSTRIAL REGION



Auto Unlimited



INDUSTRIAL REGION





# SITE PLAN

MARKETA SPUR ROAD

U.S. HIGHWAY 411

POPEYES  
LOUISIANA KITCHEN

COVER THE EARTH  
SHERWIN  
WILLIAMS  
4,000 SF

— PYLON SIGN



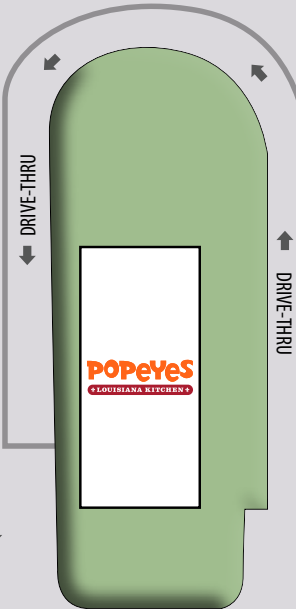
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# TENANT SUMMARY



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. The company 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 4,800 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 (NYSE: "SHW"), and the company has a "BBB" rating from Standard & Poor's.

For more information, please visit [www.sherwin-williams.com](http://www.sherwin-williams.com).

<b>TICKER</b>	<b>NYSE: "SHW"</b>	<b># OF LOCATIONS</b>	<b>4,800+</b>
<b>HEADQUARTERS</b>	<b>Cleveland, OH</b>	<b>REVENUE</b>	<b>\$14.98B</b>

# LEASE ABSTRACT

<b>TENANT</b>	The Sherwin-Williams Company		
<b>ADDRESS</b>	<a href="#">2205 Moody Parkway, Moody, Alabama 35004</a>		
<b>RENT COMMENCEMENT</b>	October 9, 2020		
<b>LEASE EXPIRATION</b>	October 31, 2030		
<b>RENEWAL OPTIONS</b>	Six (6) five (5) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-10	\$110,000	5.50%
	11-15 (Option 1)	\$118,800	5.94%
	16-20 (Option 2)	\$128,304	6.42%
	21-25 (Option 3)	\$138,568	6.93%
	26-30 (Option 4)	\$149,654	7.48%
	31-35 (Option 5)	\$161,626	8.08%
	36-40 (Option 6)	\$174,556	8.73%
<b>REAL ESTATE TAXES</b>	Sherwin-Williams shall reimburse Landlord for the Real Estate Taxes.		
<b>INSURANCE</b>	Sherwin-Williams agrees to pay Landlord for the cost of Landlord's all risk property insurance premium. Sherwin-Williams shall procure and maintain commercial general liability insurance, designating Landlord as additional insured thereunder.		
<b>REPAIR &amp; MAINTENANCE</b>	Sherwin-Williams shall keep and maintain the interior of the Building in a clean and sanitary condition. Sherwin-Williams shall perform non-structural interior repairs to the Building. Sherwin-Williams shall be responsible for making necessary repairs and performing maintenance to the HVAC. However, Landlord shall reimburse Sherwin-Williams all costs and expenses for repairs to the HVAC in excess of One Thousand and 00/100 Dollars (\$1,000.00) accumulating during any twelve (12) month period (exclusive of any maintenance for the HVAC).		
<b>UTILITIES</b>	Sherwin-Williams shall pay, when due, all bills for gas, water, electricity, and sewer used at the Premises.		
<b>MAINTENANCE BY LANDLORD</b>	Landlord shall (i) maintain the Premises in good condition and make all interior and exterior repairs, including, the roof, walls, foundation, and structure; (ii) maintain, repair, and make all necessary replacements to the parking area; and (iii) make all repairs to the Premises caused by fire, casualty, or the elements.		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

The property has an easily accessible location along U.S. Route 411/Moody Parkway, with visibility and access to 36,890 vehicles per day directly in front of the location. Traffic to the site is increased by nearby Interstate 20, which experiences a high traffic count of 65,820 AADT. The site benefits from its location in a populous and affluent area, with 290,441 residents and an average annual household income of \$85,357 living within a 15-mile radius of the location. The property is primed to grow along with the surrounding area, with a projected 14 percent average annual household income increase within five miles of the site in the next five years. Future job growth in Moody is also projected to be 34 percent, above the national average.

The property has a central location between large employers, retailers, and community hubs. The site is across the street from the Village at Moody Shopping Center, featuring retailers such as Publix, Dollar Tree, Regional Finance, Verizon, Subway, and more. The location is also surrounded by several other strong national retailers, including Walmart Supercenter, Burger King, Zaxby's, Wendy's, Arby's, Cracker Barrel, Pizza Hut, and many more, promoting crossover shopping to the site. Traffic to the location is increased by its proximity within five miles of five schools with a combined enrollment of 3,509 students. The property is also located 20 minutes from Birmingham, the most populous city in Alabama, and maintains a beneficial proximity to Talladega National Forest and Bankhead National Forest, attracting outdoor recreationists to the area.

## ACCESS

Access from U.S. Route 411/Moody Parkway and Markeeta Spur Road

## TRAFFIC COUNTS

U.S. Route 411/Moody Parkway:	36,890 AADT
Markeeta Spur Road:	6,124 AADT
Interstate 20:	65,820 AADT

## PARKING

20 parking stalls, including two (2) handicap stalls

## YEAR BUILT

2020

## NEAREST AIRPORT

Birmingham-Shuttlesworth International Airport (BHM | 17 miles)



ACTUAL SITE

  
**20**  
PARKING  
STALLS

  
**2020**  
YEAR  
BUILT

  
**36K**  
TRAFFIC  
COUNT (AADT)

  
**NEAREST  
AIRPORT**  
BIRMINGHAM-  
SHUTTLESWORTH  
INTERNATIONAL  
AIRPORT



# AREA OVERVIEW

Moody is a city in St. Clair County, Alabama. The city is located east of Birmingham along Interstate 20, which runs through the southern part of the city. Access can be found from exits 144 and 147. During the past 10 years, the city of Moody has consistently been at or near the top of the list of the fastest growing cities in the state of Alabama. Moody is now seeing a surge in its commercial growth needed to match the recent residential growth. The city possesses both large and small commercial properties having interstate and major highway visibility and/or access. Moody's population growth is a direct result of low taxes, affordable housing, good schools, family entertainment, and excellent leadership between the city of Moody, St. Clair County Commission, and St. Clair County Economic Development Council.

St. Clair County is located in the central portion of Alabama and has two county seats, one in Ashville and another in Pell City. St. Clair County is included in the Birmingham-Hoover, Alabama Metropolitan Statistical Area and has a total area of 654-square miles. St. Clair has experienced growth in existing area industries such as TCI, Ford Meter Box, WKW's two expansions, Allied Minerals, Benjamin Moore, Unipres, J&M Exotic Foods, and Advanced Tank. Investments in the area amount to more than \$103 million and approaching 150 newly created jobs over the past 18 months. St. Clair County offers all the amenities of a large, urban area like Birmingham, combined with safety and low cost of a rural community and the close-knit family friendly aspects of a suburban community.

- » St. Clair County is one of two counties in Alabama, and one of 33 in the U.S. with more than one county seat.
- » St. Clair County is home to Logan Martin Lake. It also contains Horse Pens 40, a private outdoor park on top of Chandler Mountain.
- » Benjamin Moore is adding a 10,000-gallon latex reactor to its paint facility in St. Clair County, generating eight new jobs, \$33 million in investment, and illustrating the county's successful venture into high tech competition.

MAJOR EMPLOYERS IN ST. CLAIR COUNTY, ALABAMA	# OF EMPLOYEES
UNIVERSITY OF ALABAMA AT BIRMINGHAM	23,000
REGIONS FINANCIAL CORPORATION	9,000
ST. VINCENT'S HEALTH SYSTEM	5,715
(JEFFERSON, BLOUNT, ST. CLAIR)	5,100
CHILDREN'S OF ALABAMA	5,000
AT&T	4,517
BROOKWOOD BAPTIST HEALTH	4,459
JEFFERSON COUNTY BOARD OF EDUCATION	4,400
CITY OF BIRMINGHAM	4,200
BLUE CROSS-BLUE SHIELD OF ALABAMA	3,100



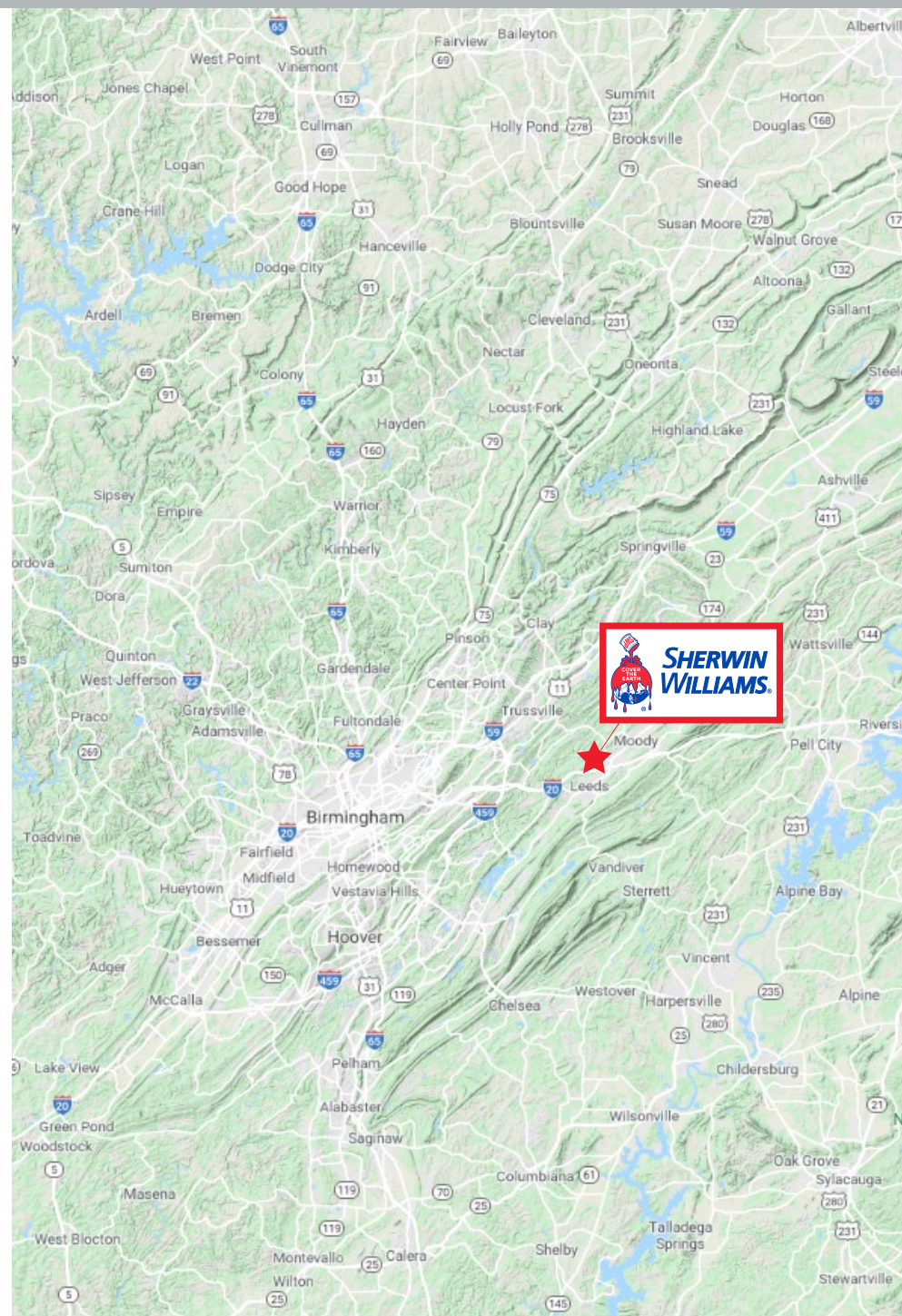


# DEMOGRAPHIC PROFILE

2019 SUMMARY	5 Miles	10 Miles	15 Miles
<b>Population</b>	<b>29,003</b>	<b>107,448</b>	<b>305,309</b>
Households	11,518	41,440	118,829
Families	8,149	29,683	81,151
Average Household Size	2.52	2.58	2.54
Owner Occupied Housing Units	8,202	31,135	81,267
Renter Occupied Housing Units	3,317	10,306	37,563
Median Age	39.3	39.9	39.3
<b>Average Household Income</b>	<b>\$71,075</b>	<b>\$80,225</b>	<b>\$85,357</b>
2024 ESTIMATE	5 Miles	10 Miles	15 Miles
<b>Population</b>	<b>30,000</b>	<b>110,506</b>	<b>313,495</b>
Households	11,910	42,578	121,887
Families	8,385	30,381	82,854
Average Household Size	2.52	2.58	2.54
Owner Occupied Housing Units	8,535	32,057	83,467
Renter Occupied Housing Units	3,375	10,521	38,420
Median Age	40.8	41.2	40.4
<b>Average Household Income</b>	<b>\$80,872</b>	<b>\$91,473</b>	<b>\$96,075</b>



**POPULATION OF 305,309  
WITHIN FIFTEEN MILES**





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