

# OFFERING MEMORANDUM

Goodwill | Birmingham, AL



5113 Oporto Madrid Blvd, Birmingham, AL 35210



# CONTENTS

03	Transaction Summary
04	Tenant Summary
05	Area Map
06	Aerial Views
08	Building Photos
09	Market Snapshot
10	Regional Map & Demographics

## Exclusively Listed By:

### **Adam Baxter**

Vice President

205 394 3520

Abaxter@stream-cp.com

Lic: 000080803

### **Connor Shell**

Managing Director

407 913 9009

Connor@stream-cp.com

Lic: 01993313

## Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **5113 Oporto Madrid Blvd, Birmingham, AL 35210**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement. Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$800,000</b>
<b>Cap Rate:</b>	<b>6.43%</b>
<b>Annual Rent:</b>	<b>\$51,425</b>



## Lease Summary

<b>Tenant:</b>	Goodwill
<b>Guarantor:</b>	Goodwill Industries of Alabama
<b>Lease Type:</b>	NN
<b>Landlord Responsibilities:</b>	Roof & Structure
<b>Lease Commencement:</b>	10/1/2019
<b>Lease Expiration:</b>	9/30/2026
<b>Initial Lease Term:</b>	7 years
<b>Remaining Lease Term:</b>	5 years
<b>Rent Increases:</b>	\$0.50/PSF increases in years 6 & 7
<b>Options to Renew:</b>	Two, 5-year

## Property Specifications

<b>Address:</b>	5113 Oporto Madrid Boulevard, Birmingham, AL 35210
<b>Building Size:</b>	2,057 SF
<b>Year Built:</b>	2019



## Investment Highlights

- Small price point in dense trade area of Birmingham
- Strong retail corridor
- Brand new \$60M Amazon facility under construction just north on Oporto Madrid Boulevard
- Average household incomes exceed \$102,000 within 10 minutes of the property

# TENANT SUMMARY



Founded in 1902, Goodwill Industries International is a network of 156 community-based, autonomous organizations in the United States and Canada with a presence in 12 other countries. A 501(c)(3) nonprofit that helps people find employment, Goodwill is recognized with GuideStar's highest rating, the Platinum Seal of Approval.

Local Goodwill organizations offer employment opportunities, job placement and training services, and other community-based programs, funded by selling donated clothing and household items in more than 3,300 stores and at shopgoodwill.com®. Last year, more than 24 million people used computers and mobile devices to access Goodwill services, and more than 1.5 million people received in-person services.



## Mission

Goodwill works to enhance people's dignity and quality of life by strengthening their communities, eliminating their barriers to opportunity, and helping them reach their full potential through learning and the power of work.



**1902**  
Year Founded



**12 Countries**  
Worldwide Footprint



## **25 Million Individuals Served**

Goodwill serviced more than 25 million and helped more than 230,000 train for careers in various industries in 2019

## **1 Out of 275 Hires**

People were placed into jobs in the U.S. with the help from their local Goodwill in 2019

## **4 Billion Pounds**

In 2019, Goodwill donors collectively diverted nearly 4 billion pounds of usable goods from landfills



[www.stream-cp.com](http://www.stream-cp.com)





# AERIAL VIEW



Average Household Income

**Over \$88K**  
Within 5-Minutes

**Over \$102K**  
Within 10-Minutes

Walmart  
Save money. Live better.

five BELOW  
ROSS  
DRESS FOR LESS

STARBUCKS

Chick-fil-A

WELLS FARGO

ASHLEY

PEPBOYS  
AUTO

T-Mobile  
GameStop

HIBBETT SPORTS  
Office DEPOT

Tuesday Morning

**SUBJECT  
PROPERTY**



**21,000**  
CARS PER DAY  
AT INTERSECTION

Oporto Madrid Boulevard



# AERIAL VIEW



**SUBJECT  
PROPERTY**



Clothing & Accessories Expenditures

**Over \$27M**  
Within 5-Minutes

**Over \$51M**  
Within 10-Minutes

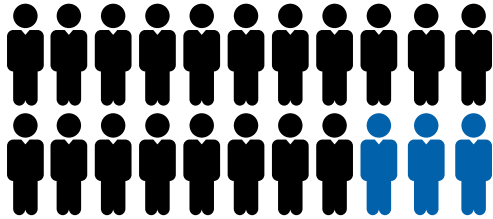


# BUILDING PHOTOS





# BIRMINGHAM MARKET SNAPSHOT



## 1.15+ Million

Birmingham MSA Total Population.  
Birmingham is the most-populous city in the state of Alabama

Birmingham, Alabama is a **top 50 MSA** and has been experiencing strong growth in recent years; with close to **\$1B** in proposed or current projects in downtown alone and thriving suburbs.

Birmingham ranks as one of the **most important business centers** in the Southeastern United States and is also one of the largest banking centers in the Country. Birmingham serves as home to two major banks: Fortune 500 Company, Regions Financial Corporation, and BBVA Compass.



Birmingham is within a two-day drive to nearly **80%** of the U.S. Population

## Strong, Diversified Economy

The Birmingham area serves as headquarters to one Fortune 500 company and two Fortune 1000 companies, as well as many thriving tech startups. Additional major area employers include St. Vincent's Hospital, Children's of Alabama, Honda Manufacturing, Brookwood Baptist Health, AT&T, Mercedes-Benz, and Blue Cross-Blue Shield.



Birmingham is home to the **University of Alabama** at Birmingham (UAB), one of the most highly acclaimed medical schools in the country, that is home to over 17,000 students and 23,000 staff members. Higher education generates an **economic impact of more than \$1 billion annually**. Healthcare in Birmingham includes the largest health care cluster in Alabama with more than 59,000 health care workers, 75 health care companies, and 1,600 active clinical research trials.



# REGIONAL MAP



## Population

5 Minute Drive

10 Minute Drive

15 Minute Drive

Current

23,760

74,076

173,619



## Income

5 Minute Drive

10 Minute Drive

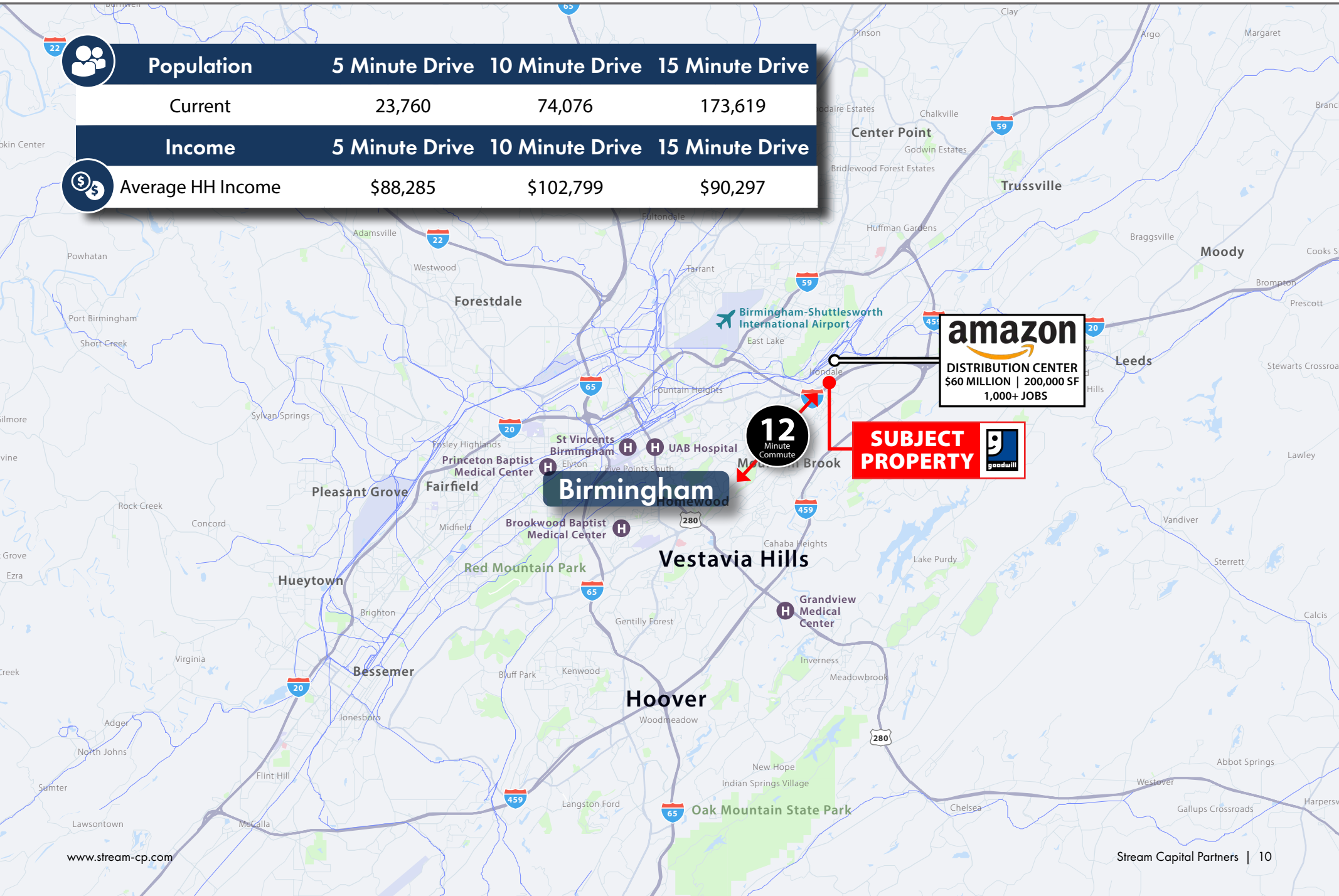
15 Minute Drive

Average HH Income

\$88,285

\$102,799

\$90,297



**amazon**  
DISTRIBUTION CENTER  
\$60 MILLION | 200,000 SF  
1,000+ JOBS

**SUBJECT PROPERTY**

**12**  
Minute  
Commute

**Birmingham**

**Vestavia Hills**

**Hoover**





## EXCLUSIVELY LISTED BY:

### **Adam Baxter**

Vice President

205 394 3520

[Abaxter@stream-cp.com](mailto:Abaxter@stream-cp.com)

Lic: 000080803

### **Connor Shell**

Managing Director

407 913 9009

[Connor@stream-cp.com](mailto:Connor@stream-cp.com)

Lic: 01993313

4201 West Irving Park Road, Suite 200, Chicago IL  
[www.stream-cp.com](http://www.stream-cp.com)

