



OFFERING MEMORANDUM

Actual Property

SHERWIN-WILLIAMS PAINT STORE - BIRMINGHAM, AL MSA

317 FIELDSTOWN RD, GARDENDALE, AL 35071

TYLER PETERSON

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FORBES SCOTT

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GARDENDALE, AL

\$1,100,860 | 5.25% CAP

- Recently Extended NN Sherwin-Williams Paint Store With 10 Year Term Remaining
- Located in Birmingham, AL MSA - Only 11 Miles From Downtown
- Strong 5-Mile Demographics of 32,609 Residents
- Easily Accessible From Fieldstown Road, Generating 19,121 VPD
- Neighbor Owned Shared Driveway Easement With 32 Years Remaining - Listing Agent can Provide Agreement & Survey Upon Request
- Situated on Dense Retail Corridor With National Tenants Within 1 Mile Including Publix, Hobby Lobby, Starbucks, TJ Maxx, Walmart, Chick-Fil-A, & Many More
- Local Traffic Generators Include Gardendale High School, Bragg Middle School, UAB Medical Facility (0.5 Miles Away), Several Apartment Complexes, & Neighborhoods
- Sherwin-Williams is an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETING BY:

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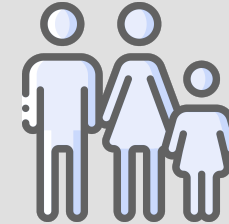
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$57,795*
Rent Per SF:	\$11.56
Rent Commencement Date:	7/1/1994
Lease Expiration Date:	12/31/31
Lease Term Remaining:	10 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Sherwin Williams Company Ranks on the Fortune 500 List, Generating Revenue Exceeding \$18.36B



Sherwin Williams Branded Products are Sold Exclusively Through Over 4,696 Paint Stores



In July, Sherwin Williams Announced Plans for New \$300M Headquarters in Downtown Cleveland

PROPERTY DETAILS:

Building Area:	5,000 SF
Land Area:	.42 AC
Year Built:	1994
Guarantor:	The Sherwin-Williams Company
Price Per SF:	\$220.17

*Landlord responsible for the first \$2,000 of property taxes and a \$445 base year property insurance each year.

LEASE ABSTRACT

317 FIELDSTOWN RD | GARDENDALE, AL

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	7/1/1994 - 12/31/2031	\$57,795	\$11.56	5.25%
Two (2), 5-Year; 10% Increase	1/1/2032 - 12/31/2036	\$66,456	\$13.29	6.04%
	1/1/2037-12/31/2041	\$73,102	\$14.62	6.64%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Sherwin-Williams is responsible for reimbursing Landlord for all general real estate taxes and assessments which may be levied or assessed by any lawful authority against the demised premises and shall pay within 90 days of receiving proof of payment. Notwithstanding, Sherwin-Williams shall only be responsible for taxes and assessments in excess of \$2,000 dollars per lease year.

INSURANCE

PAID BY TENANT

Lessor will pay all premiums for fire and extended coverage insurance on the demised premises. During the lease term, Sherwin-Williams shall pay to Lessor within 90 days after receipt of written notice and proof of payment, the amount of such fire and extended coverage insurance premiums; provided, however, Sherwin-Williams shall not be liable if written notice and proof of payment is sent after 180 days post due date. Landlord responsible for a \$445 base year property insurance each year.

HVAC

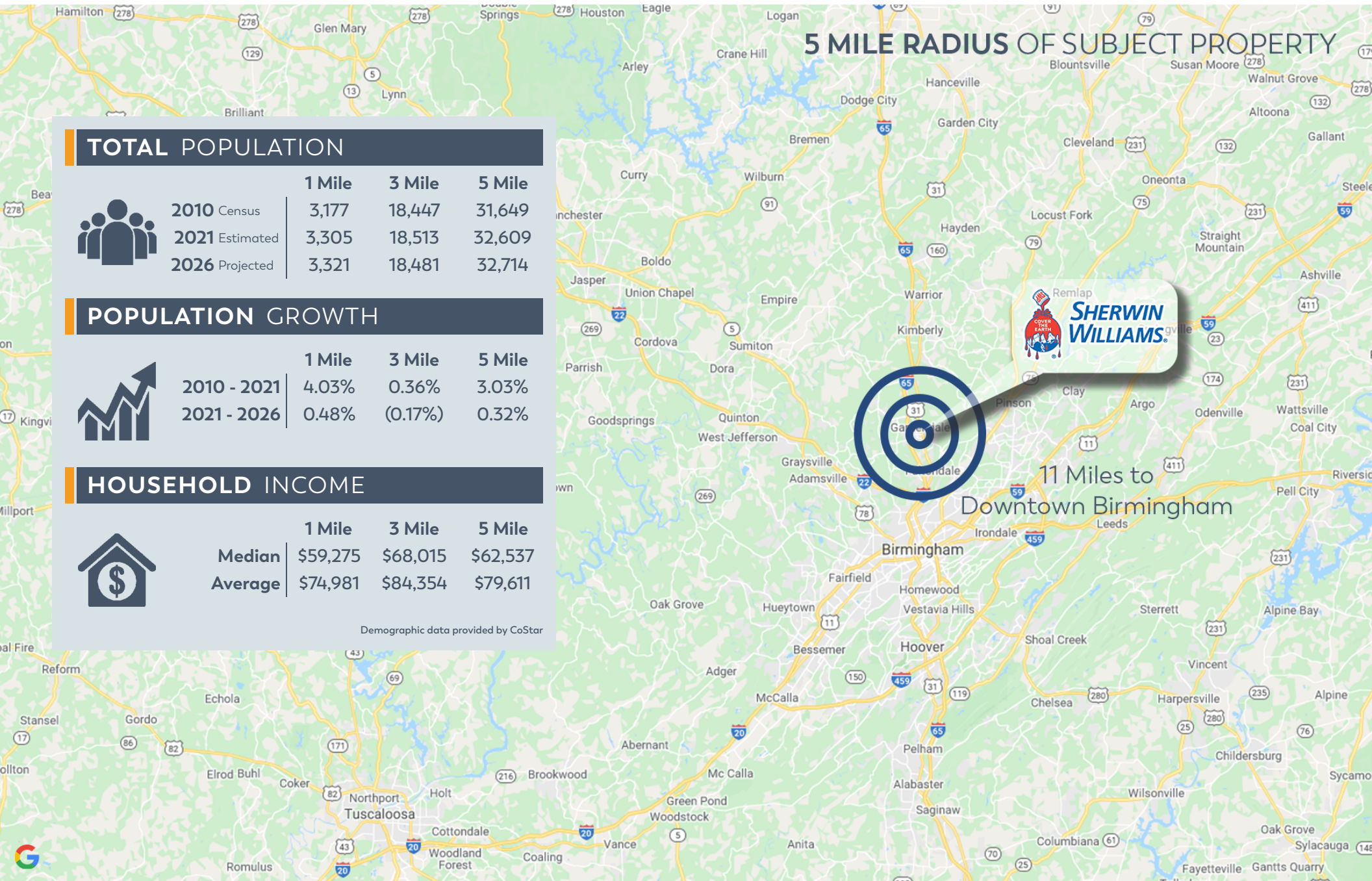
PAID BY TENANT

Sherwin-Williams shall be responsible for making necessary repairs and maintenance to the heating and/or air conditioning systems serving the premises; provide, however, that landlord shall reimburse Sherwin-Williams all cost and expense for such repairs and maintenance in excess of One Thousand and 00/100 Dollars (\$1,000) accumulating during any twelve (12) month period. Landlord agrees to pay to Sherwin-Williams the amount of such excess on demand, and if not so paid, Sherwin-Williams may deduct such amount from rent due or to become due.

PARKING/ROOF/STRUC.

PAID BY LANDLORD

Parking: Lessor shall maintain, repair and make necessary replacements to the parking area (including, but not limited to, the striping of lanes), driveways and sidewalks.
Roof & Structure: Lessor Shall make all structural repairs to the building and premises, whether interior or exterior, and shall repair and maintain in good condition the exterior of the premises including but not limited to, the roof, walls, foundation, gutters and downspouts.





BIRMINGHAM

Birmingham, AL, 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

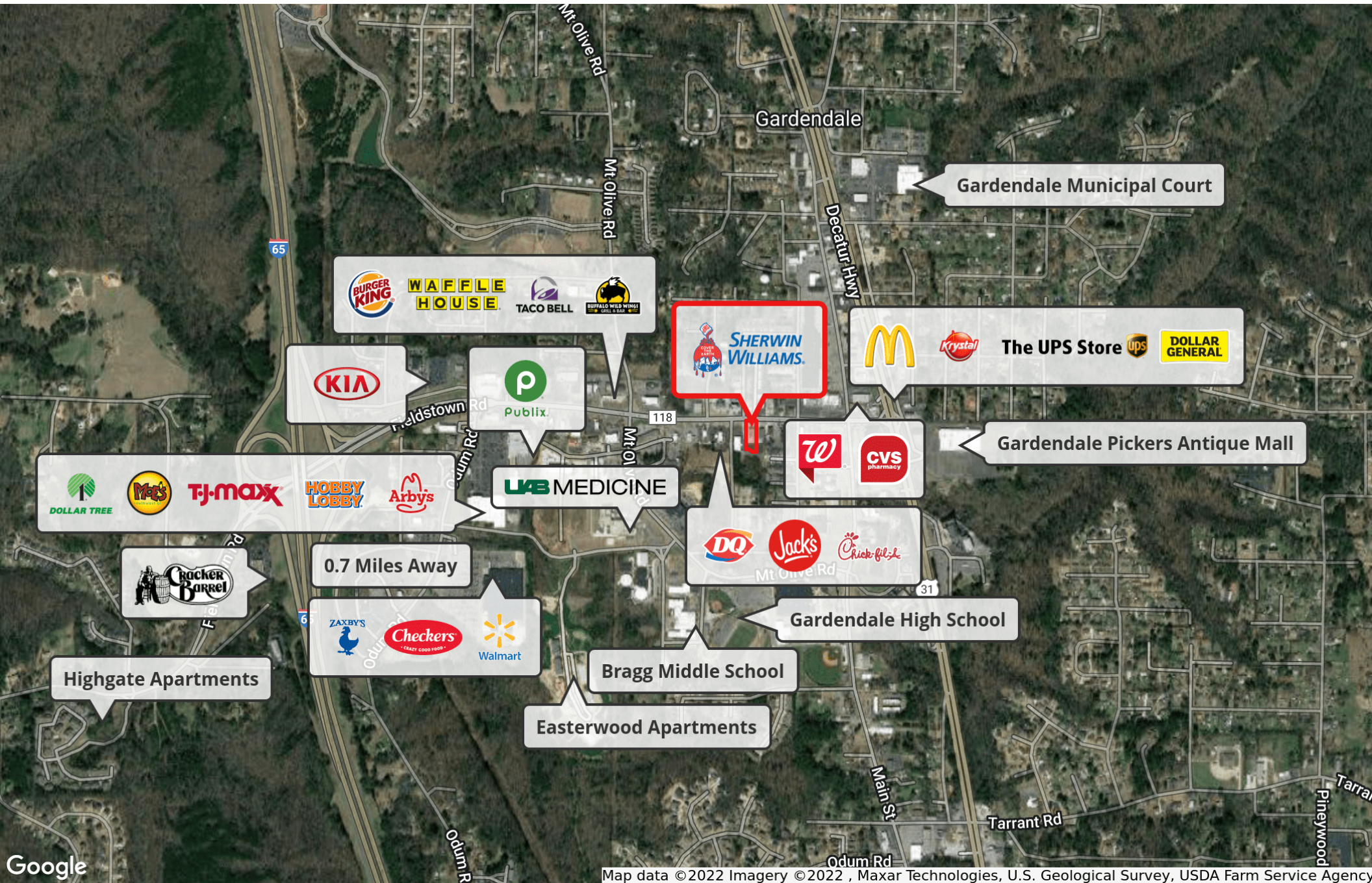


1.15M+
2020 Total Population



\$33,770
2020 Median Household Income





RETAIL MAP

317 FIELDSTOWN RD | GARDENDALE, AL



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Actual Property

RETAIL MAP

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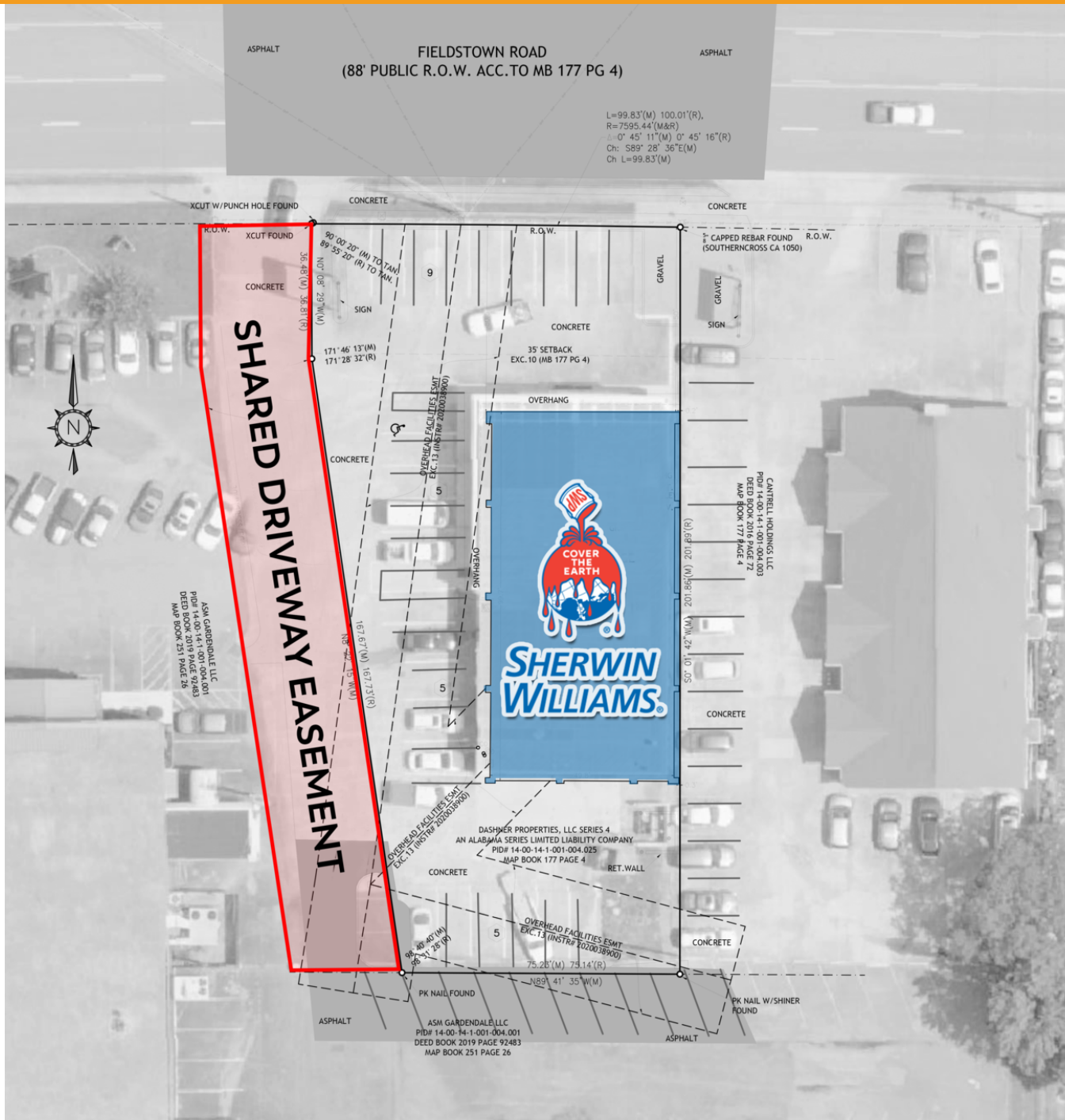
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DRIVEWAY EASEMENT

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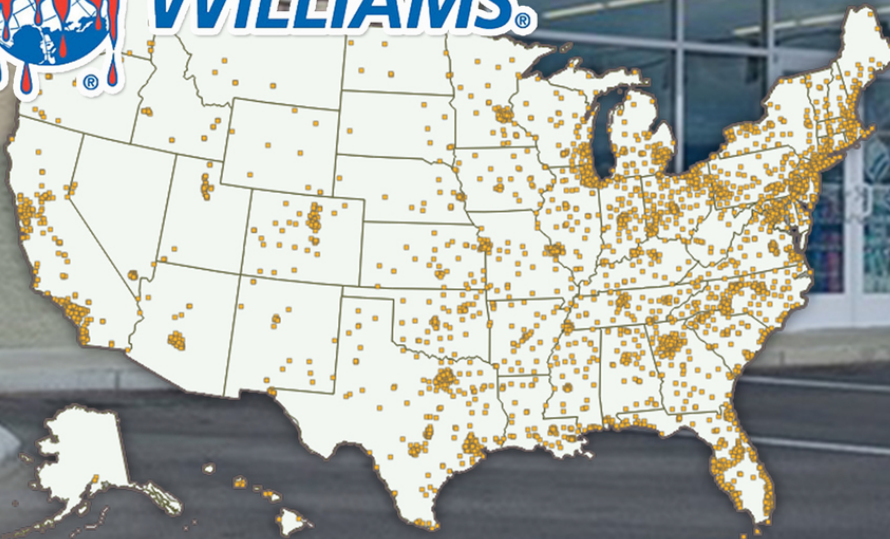




Actual Property



**SHERWIN
WILLIAMS®**



155 Years
of Success



**Publicly
Traded Co.**
NYSE: SHW



BBB
Credit Rating
(S&P)



\$18.4B
Annual Revenue



Headquarters
Cleveland, OH

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BROKER OF RECORD

BRIAN BROCKMAN

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