



## OFFERING MEMORANDUM

Actual Property

**WELLS FARGO BANK - LOW PRICE POINT - 18K+ VPD**

423 BROAD ST, SELMA, AL 36701

**LOGAN KIRBY**

817.773.4035

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**TRINITYREIS.COM**

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



WELLS  
FARGO

SELMA, AL

**\$629,000 | 5.22% CAP**

- Wells Fargo with 4+ Years Remaining on Current Term
- Wells Fargo Recently Executed 5-Year Option in September of 2021 - Demonstrating Commitment to Site
- Selma is the County Seat of Dallas County and has Strong 5-Mile Demographics with 25,950+ Residents
- Located on Broad Street With 18,190 VPD Passing Directly in Front of Subject Property
- Subject Property is Located 50 Miles From Montgomery, AL - The State Capital and the 3rd Most Populous City in the State of Alabama
- Wells Fargo is an Investment Grade Tenant With an S&P Credit Rating of BBB+

**EXCLUSIVELY MARKETING BY:**

**LOGAN KIRBY**

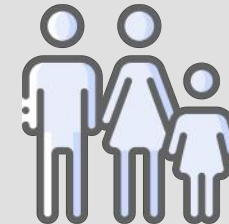
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$32,863
Rent Per SF:	\$8.52
Rent Commencement Date:	7/27/2011
Lease Expiration Date:	8/31/2026
Lease Term Remaining:	4+ Years
Lease Type:	Ground Lease
Type of Ownership:	Fee Simple



Wells Fargo is one of the "Big Four Banks" of the United States and has a Market Cap of \$161.52B



The Bank Serves More Than 70M Customers Across the Country & has More Than 266K Employees



Wells Fargo is Ranked #37 on the 2021 Fortune 500 of the World's Largest Corporations by Total Revenue

## PROPERTY DETAILS:

Building Area:	3,856 SF
Land Area:	1.0 AC
Year Built:	1977
Guarantor:	Wells Fargo & Company (NYSE:WFC)
Price Per SF:	\$163.12

# LEASE ABSTRACT

423 BROAD ST | SELMA, AL

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF
Current Term	7/27/2011 - 8/31/2026	\$40,000	\$10.37
Two (2), 5-Year Options 5% Increase	9/1/2026-8/31/2031	\$42,100	\$10.92
	9/1/2031 - 8/31/2036	\$44,205	\$11.46



## RESPONSIBILITIES BREAKDOWN

### TAXES

PAID BY **TENANT/LANDLORD**

Tenant shall pay to Landlord within thirty (30) days after receipt of invoice therefor accompanied by reasonable supporting documentation the amount by which Taxes for applicable tax year exceeds the Base Year Taxes.

### INSURANCE

PAID BY **TENANT/LANDLORD**

Tenant shall pay landlord within thirty (30) days after the receipt of invoice therefor accompanied by reasonable supporting documentation the amount by which the premiums paid by Landlord for Landlord's insurance for the applicable calendar year exceeds the Base Year Insurance Premiums.

### ROOF & STRUCTURE

PAID BY **TENANT**

Tenant shall, at all times during the Lease Term, and at its sole cost and expense, keep and maintain the premises and the improvements in good order and repair.

### PARKING LOT & HVAC

PAID BY **TENANT**

Tenant shall, at all times during the Lease Term, and at its sole cost and expense, keep and maintain the premises and the improvements in good order and repair.

## INCOME SUMMARY

Potential Base Rent Income	\$40,000
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Gross Income	\$40,000
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## EXPENSE SUMMARY

Property Taxes	\$5,560
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Insurance	\$1,577
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Gross Expenses	\$7,137
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Net Operating Income	\$32,863
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## INVESTMENT OVERVIEW

Price	\$629,000
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Price per SF	\$163.12
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CAP Rate	5.22 %
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Total Return (yr 1)	\$32,863
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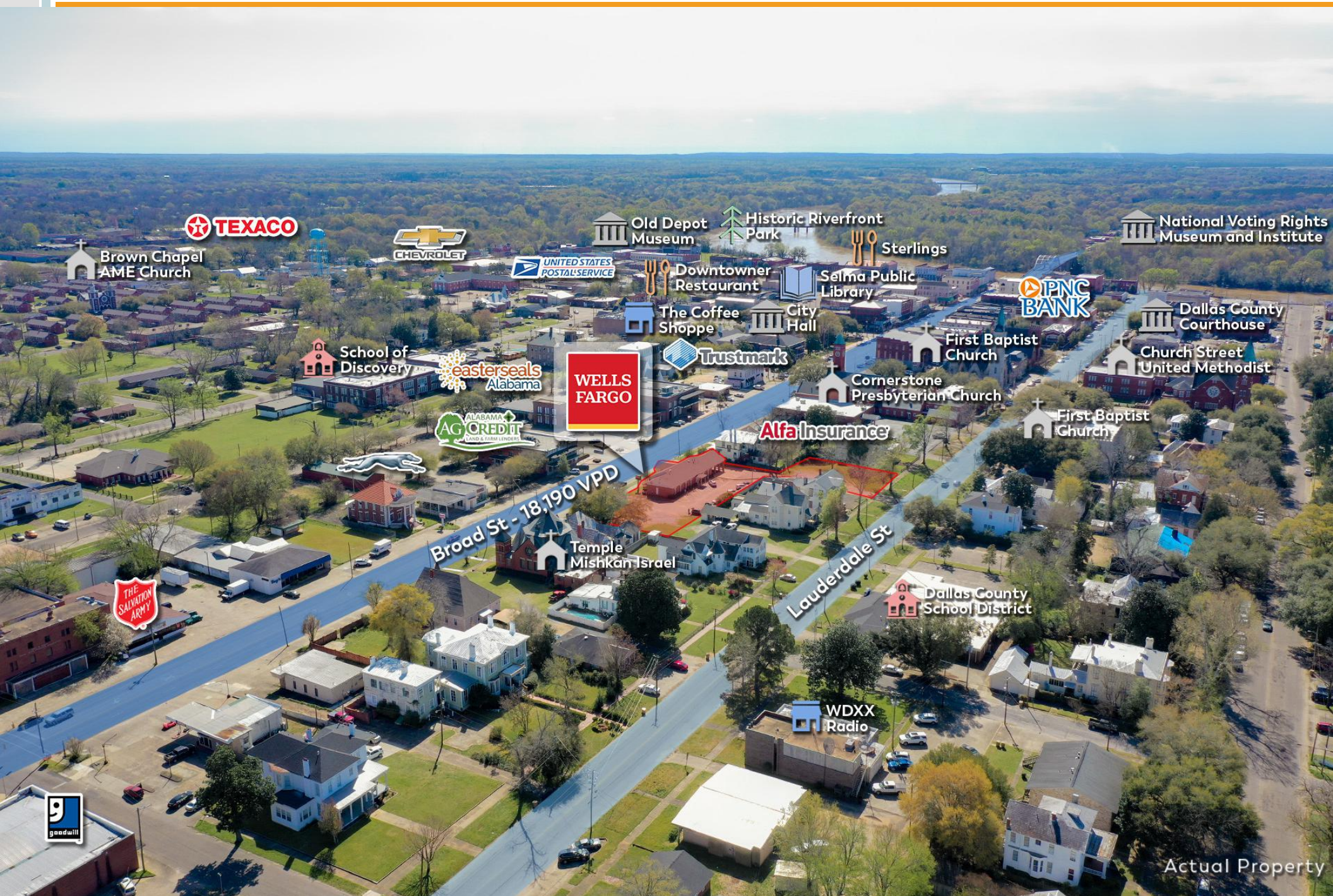


Actual Property









Actual Property





Actual Property



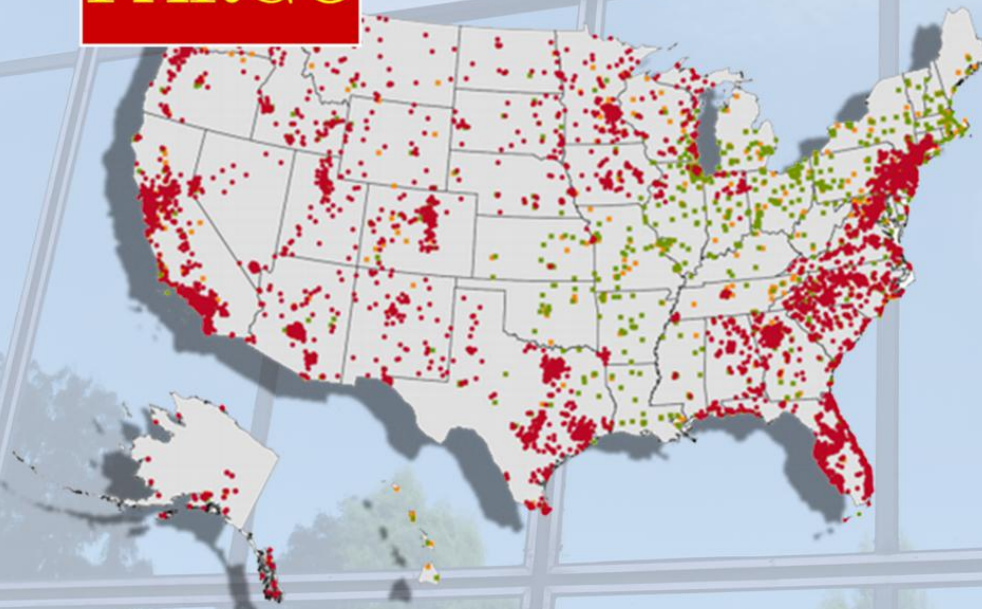


Actual Property





**WELLS  
FARGO**



**169 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: WFC



**BBB+**  
S&P Rated



**San Francisco, CA**  
Headquarters



**7,200+**  
Locations



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# TRINITY

REAL ESTATE INVESTMENT SERVICES

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**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty-Alabama Inc

AL #119315

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