

TRUSSVILLE MEDICAL OFFICE BUILDING

Drayer **FOR SALE**
Preferred Pain
Associates of Alabama, P.C.

TRUSSVILLE, AL

HARBERT
REALTY SERVICES

INVESTMENT HIGHLIGHTS

HRS is pleased to offer for sale the fee-simple interest in a newly constructed medical office building situated in the prominent Pinnacle Square shopping center located on Highway 11 and I-59 in Trussville, AL. This investment is operated as a triple net building including Drayer Physical Therapy and Preferred Pain Associates of Alabama. The combined leases have approximately 9.5 years of term remaining with annual rent increases. This offering represents an exceptional opportunity to acquire a strong asset in a great location in a growth market.

EXECUTIVE SUMMARY

Offering Price:	\$2,950,000
Cap Rate:	6.50 %
Tenants:	Drayer Physical Therapy Preferred Pain Associates of Alabama
Use:	Medical
Interest:	Fee Simple
Address:	5057 Pinnacle Square
City:	Trussville, AL
Year Built:	2018 (New Construction)
Building Area:	6,967 rentable square feet
Lease Structure:	Triple Net (all expense reimbursed by tenant)
Drayer Lease Date:	April 1, 2018 - March 31, 2026 (8 Years)
Preferred Pain Lease Date:	February 1, 2018 - January 31, 2028 (10 years)
Annual rent:	\$191,517



- Located in the Pinnacle at Tutwiler Farm shopping center in high growth market
- Easy access to I-459 and I-59 via Hwy 11
- 100% Leased - Drayer Physical Therapy (53.64%) and Preferred Pain (46.36%)



PREFERRED PAIN ASSOCIATES OF ALABAMA

Preferred Pain is a comprehensive pain management center owned by Dr. Luc Frenette. They have experienced staff members specifically dedicated to help you navigation insurance and pharmacy issues such as prior authorizations and pharmacy approval. Their mission is to provide each patient with personalized, high-quality care. They are dedicated to improving and maintaining the patient's health and treating chronic pain.

<https://alpainclinics.com>



DRAYER PHYSICAL THERAPY

Drayer Physical Therapy Institute®, LLC (DPTI) is a Hummelstown, Pennsylvania based company and a leading owner and operator of outpatient physical therapy clinics in the United States. Founded in 2002 with a single center in Bel Air, Maryland, DPTI quickly grew to deliver physical therapy services through an expanding network of over 130 clinics in sixteen states.

DPTI's success has several contributing factors:

Hiring the right therapists; those with both academic and clinical excellence

Unparalleled customer service and best-in-class patient care

Local and regional density

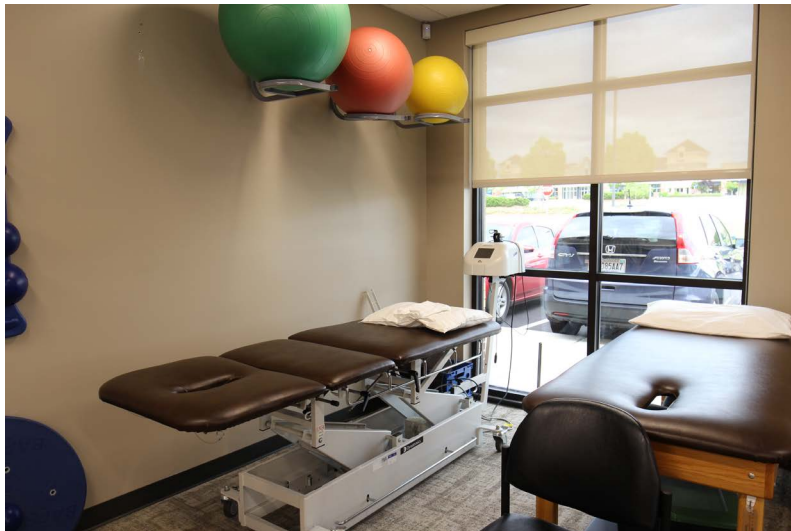
Even with rapid growth in a short period of time, DPTI continues to operate with the same founding core values and guiding principles, which have allowed for such growth and success.

<https://drayerpt.com/>

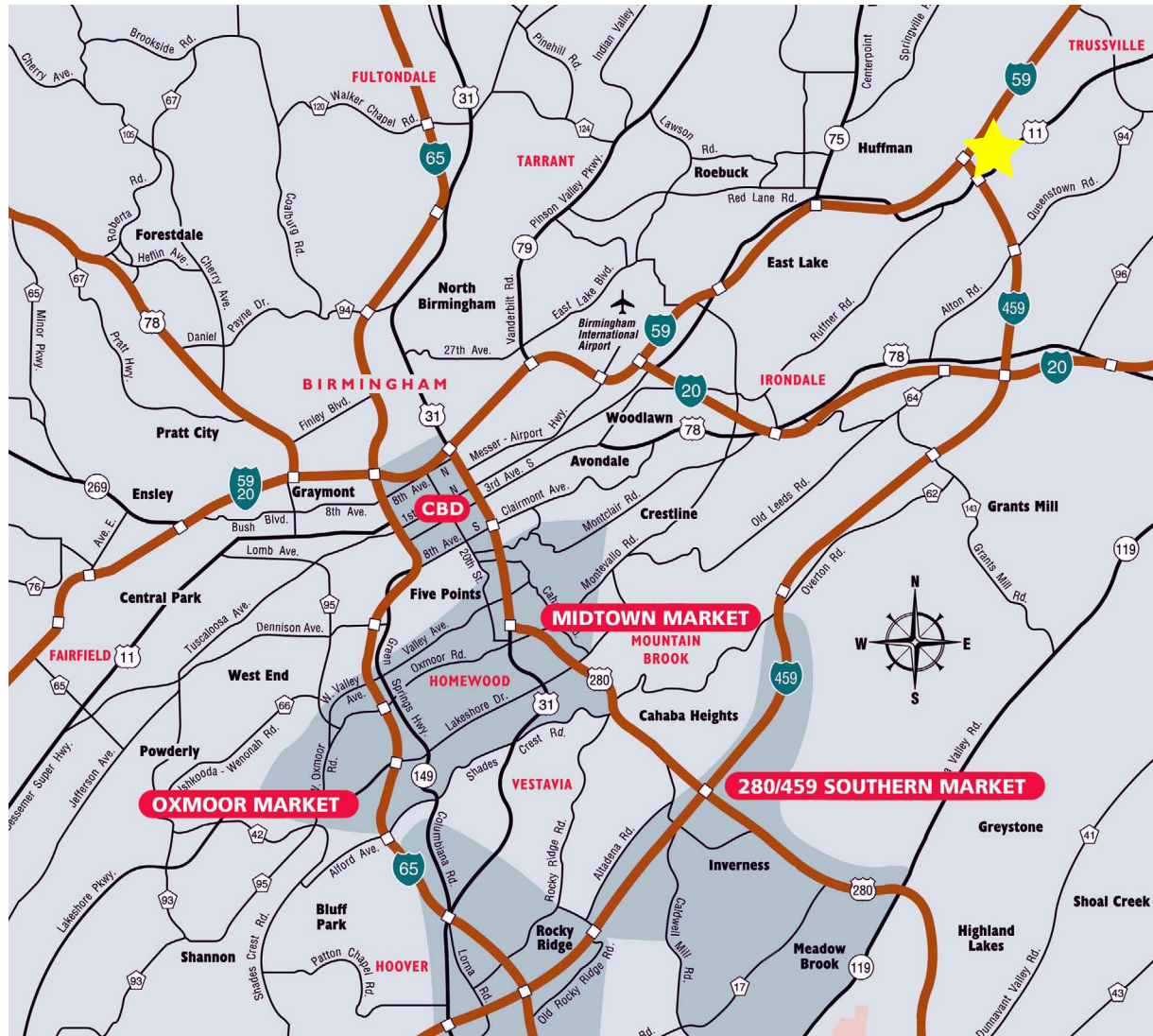
Preferred Pain Associates of Alabama



Drayer Physical Therapy



BIRMINGHAM MARKETS



LOCATION OVERVIEW



PROPERTY FOOTPRINT



TRUSSVILLE, AL

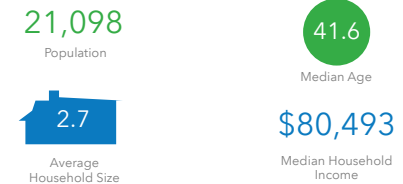
In 2005, Trussville was named the 56th Most Livable City in the USA by CNN Money. The banner of the article read – Some towns have it all. Great schools, a thriving job market, safe streets, plenty to do. The best offer one thing more: A reason to go home again. A tour of Trussville and all of its neighborhoods, schools, businesses, and shopping centers, gives an immediate understanding of the high quality of life Trussville creates for its citizens. It has lovingly been called “Mayberry” for its community feeling of knowing your neighbors and people sharing the same goal for their hometown.

Trussville is known for its churches, schools and now has over 75 restaurants to suit your taste. New retail stores with the hard to find items are springing up in Trussville to make for an interesting shopping experience. If barbecue is your wish, we have several outstanding tastes that will please anyone. Maybe you love to shop for antiques, if so, we can suggest a large antique mall right in downtown Trussville.

Trussville has four major shopping centers with nationally known anchors in each of them. Trussville has four local hotels in our city with a number of restaurants surrounding them or located nearby. Our close proximity to Birmingham with a safe, low crime area, makes us your stop for shopping, shelter and food. We have three interstates nearby, I-59, I-459, and I-20.



KEY FACTS



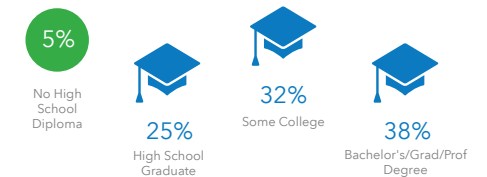
BUSINESS



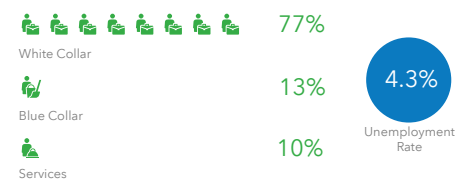
INCOME



EDUCATION



EMPLOYMENT



SOURCE: CCIM, STDB



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

West Harris
wharris@harbertrealty.com
 205.458.8127

Norman Tynes
ntynes@harbertrealty.com
 205.458.8105

HarbertRealty.com
 205.323.2020
 2 North Twentieth Street
 Suite 1700
 Birmingham, AL 35203