

Office Building

Hoover, AL

INVESTMENT SALE



SHANNON WALTCHACK

WE LOVE REAL ESTATE

Disclaimer

The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Shannon Waltchack and should not be made available to any other person or entity without the written consent of Shannon Waltchack. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shannon Waltchack has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Shannon Waltchack has not verified, and will not verify any of the information contained herein, nor has Shannon Waltchack conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

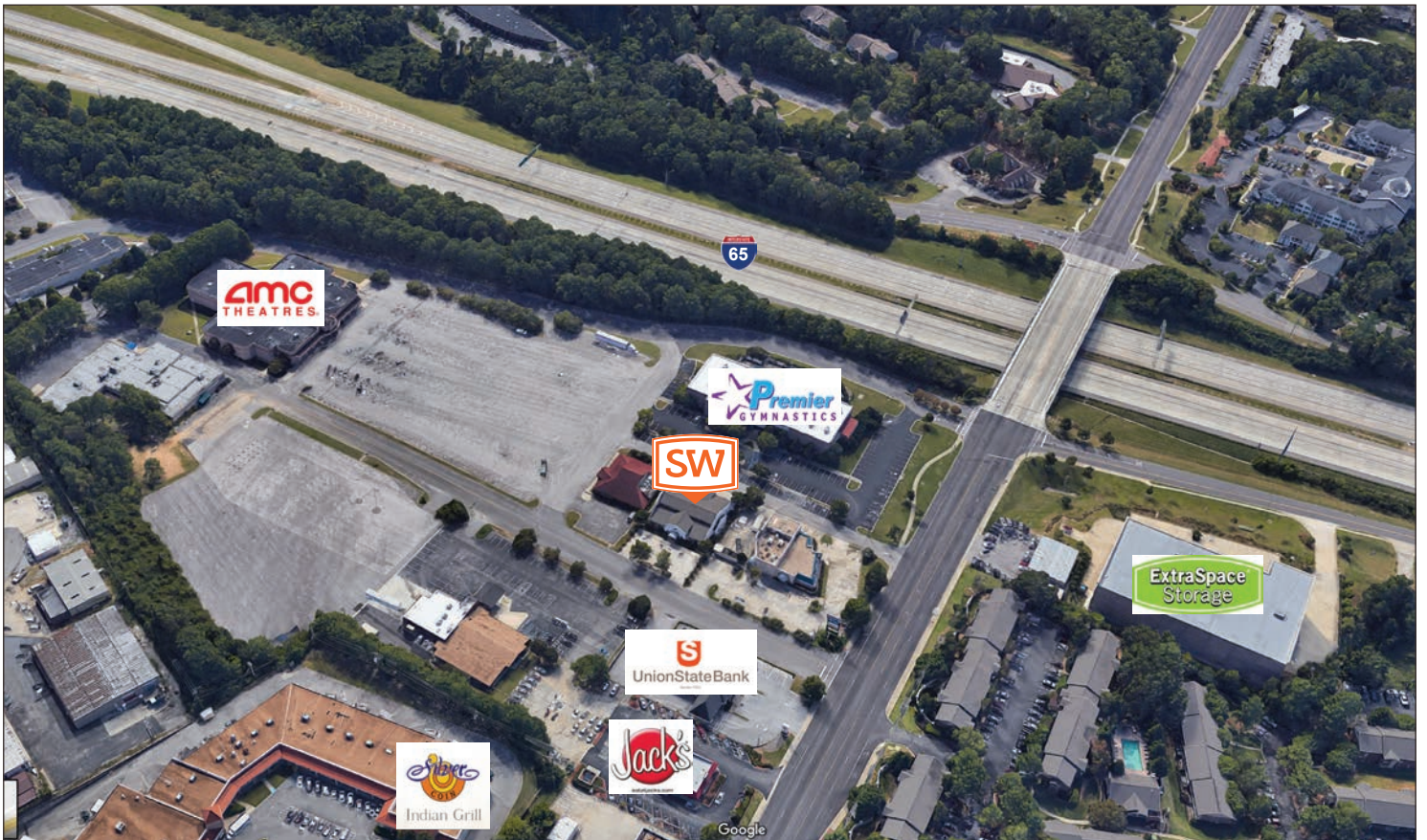
Executive Summary



LOCATION	2105 Lornaridge Lane, Hoover, AL 35216
NOI	\$69,196
CAP RATE	8.66%
SALE PRICE	\$799,000
OCCUPANCY	100%
SQUARE FEET	10,700 SF
PRICE PER SF	\$74.67
LOT SIZE	0.43 acres
COMMENTS	<ul style="list-style-type: none">• Two story building• Fully leased• 24 parking spaces• Attractive Business Park setting• Built in 1991• Recent renovation and exterior improvements
CONTACT	Michael Murray, CCIM 205-382-1896 mm@shanwalt.com



Location



Annualized Operating Data



Gross Income	\$98,636
Opex	(\$21,740)
Taxes	(\$6,500)
Insurance	(\$1,200)
Net Operating Income	\$68,196
Value at 8.66% Capitalization Rate	\$ +/- 799,000



Contact



SHANNON WALTCHACK

WE LOVE REAL ESTATE

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233

o: 205.868.3804

f: 205.977.9793

www.shanwalt.com

AGENT

Michael Murray, CCIM

mm@shanwalt.com

205.382.1896