

FOR SALE

7621 Crestwood Blvd

Birmingham, AL 35210



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PROPERTY SUMMARY

Sale Price:	\$1,050,000
Cap Rate:	7.8%
Gross Rental Rate:	\$105,000
Property Tax:	\$12,409
Building Insurance:	\$1,422
Estimated Maintenance Repairs:	\$9,000
NOI:	\$82,169
Lease Expiration:	05/01/2023
Escalation:	06/01/2018 to \$117,600

PROPERTY OVERVIEW

- 6,500 SF building
- 1 acre

This store is a great investment. The lease is backed by the state of Alabama. The business is recession-proof. The building layout is a simple retail bay, and could be easily converted into another asset if need be.

ABC Board generates \$200,000,000+ in profits a year for the state. As a point of reference, the AL general fund budget is \$1.7B. The ABC's contribution is significant.

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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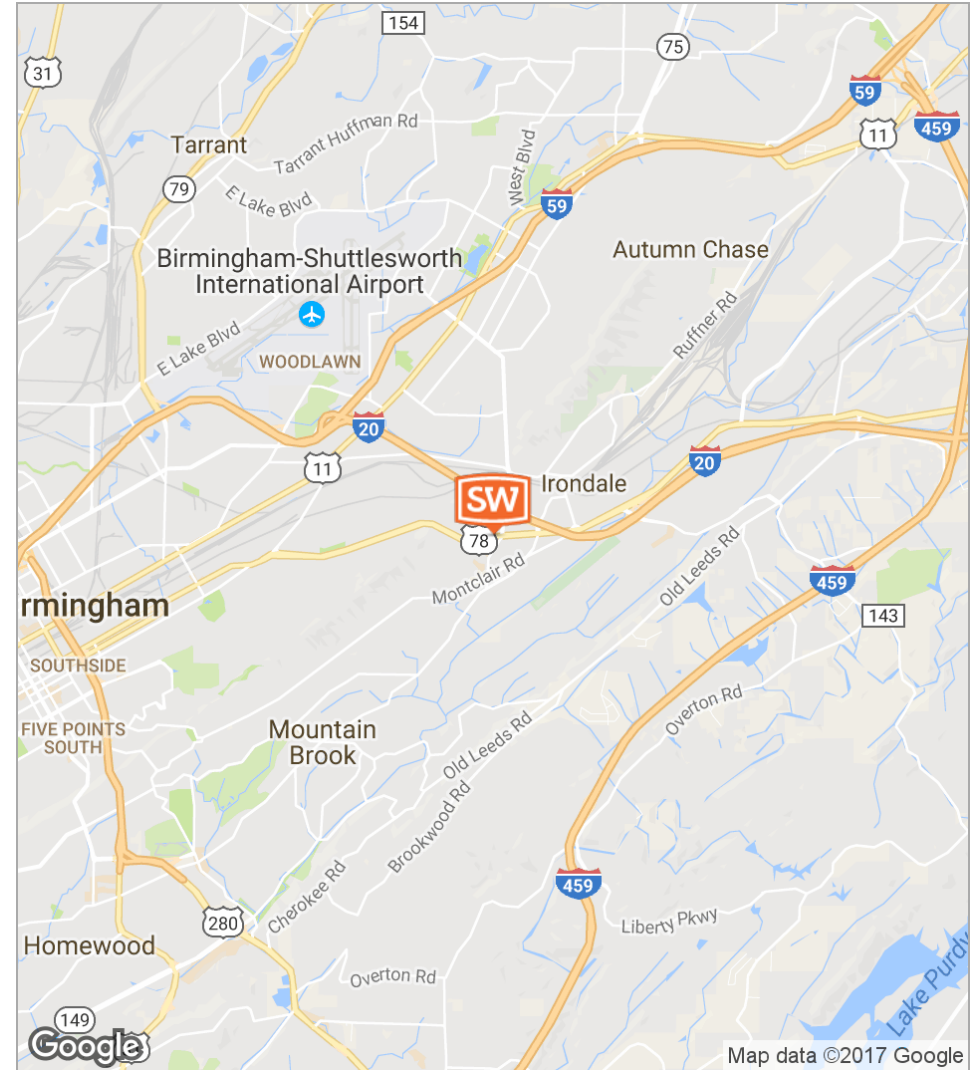
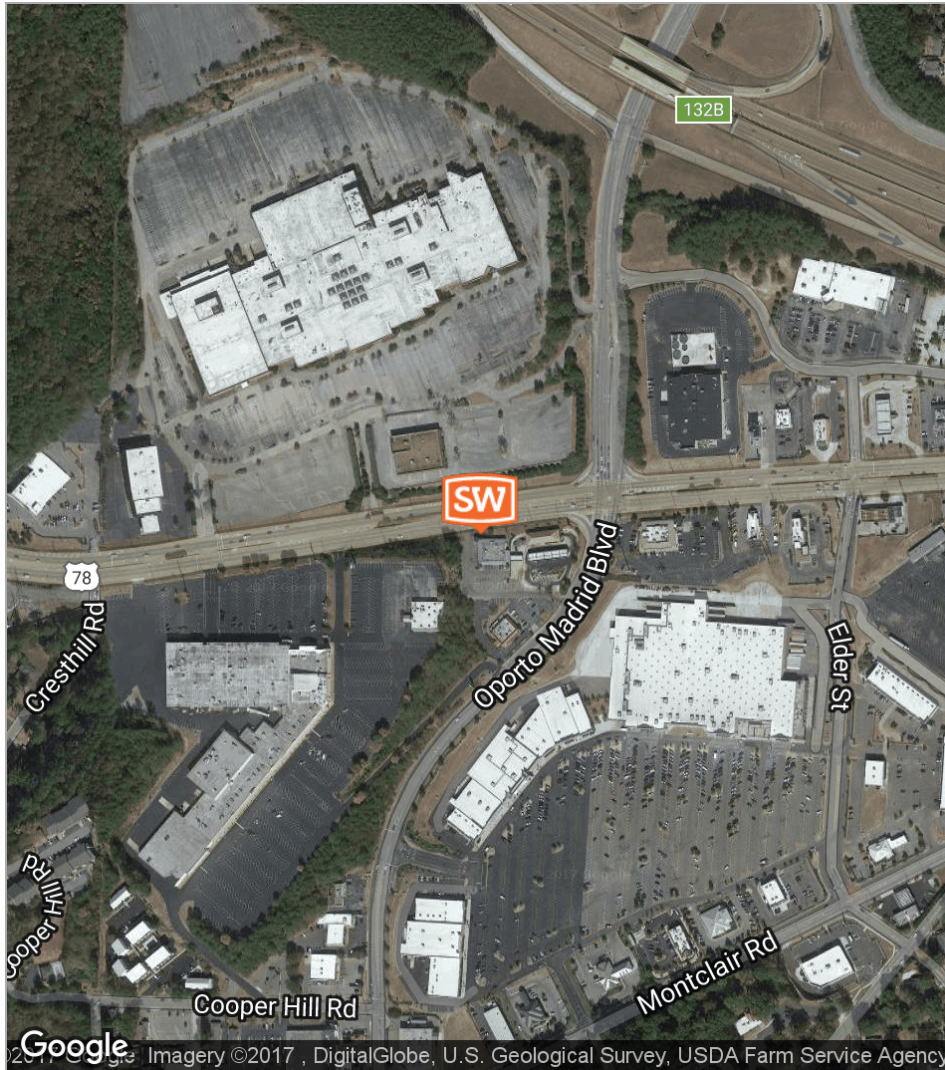
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