

Office Building

Pelham, 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 105 Trade Center Drive Pelham, AL 35124

NOI \$86,185

CAP RATE 9.5%

SALE PRICE \$907,200

OCCUPANCY 100%

SQUARE FEET 6,500 SF

- COMMENTS**
- Two story building
 - Credit Tenant
 - Grade level entry on both levels
 - 21 parking spaces
 - Lease expiration - June 2023
 - Built in 1990
 - Long-term tenant: 25+/- years
 - Recent renovation and exterior improvements
 - Easily converted to multi-tenant building

CONTACT Michael Murray
205-382-1896 / mm@shanwalt.com



Location



Annualized Operating Data



Gross Income	\$116,025
Opex	\$ 17,193
Taxes	\$ 8,182
Insurance	\$ 3,865
	<hr/>
Net Operating Income	\$ 86,185
Value at 9.5% Capitalization Rate \$907,200	



Conference Room



Entrance/Office



Commercial Kitchen



Rear Covered Parking



Estimated Acquisition Cost and Return 105 Trade Center Dr

TOTAL SQUARE FEET	Heated 6,500	Total 6,500
DESCRIPTION	COST	P.S.F. FACTORS
I. Acquisition Cost	\$ 907,200.00	139.57 SF
Subtotal	\$ 907,200.00	139.57
II. ESTIMATED CONSTRUCTION COST		
4. Improvements	\$ -	0.00 SF
Subtotal	\$ -	0.00 SF
III. ESTIMATED INDIRECT COST		
9. Leasing Fees	\$ -	0.00 SF
11. Title & Recording	\$ 2,000.00	0.31 SF
Subtotal	\$ 2,000.00	0.31 SF
IV. ESTIMATED FINANCING COST		
12. Appraisal	\$ 1,500.00	0.23 SF
13. Lender Legal Cost	\$ 1,500.00	0.23 SF
14. Borrower Legal Cost	\$ 1,500.00	0.23 SF
17. Miscellaneous	\$ -	0.00 SF
Subtotal	\$ 4,500.00	0.69 SF

V. TOTAL COST	\$ 913,700.00	140.57
----------------------	----------------------	---------------

ESTIMATED INCOME AND EXPENSES

DESCRIPTION	LEASE TERM	SF	RENT PER SF	ANNUAL RENT
Income Analysis				
Tenant		6,500	\$17.85	\$ 116,025.00
Total Gross Income				\$ 116,025.00
Less Operating Expenses				
Taxes				\$ (8,782.00)
Insurance				\$ (3,865.00)
Utilities, Janitorial & Landscaping				\$ (17,193.00)
Management Fee	4%			\$ -
Reserves		- PSF	\$ -	\$ -
Net Operating Income				\$ 86,185.00

Value Analysis	
Net Operating Income	\$ 86,185.00
Cap Rate	9.50%
Property Value (for underwriting)	\$ 907,210.53

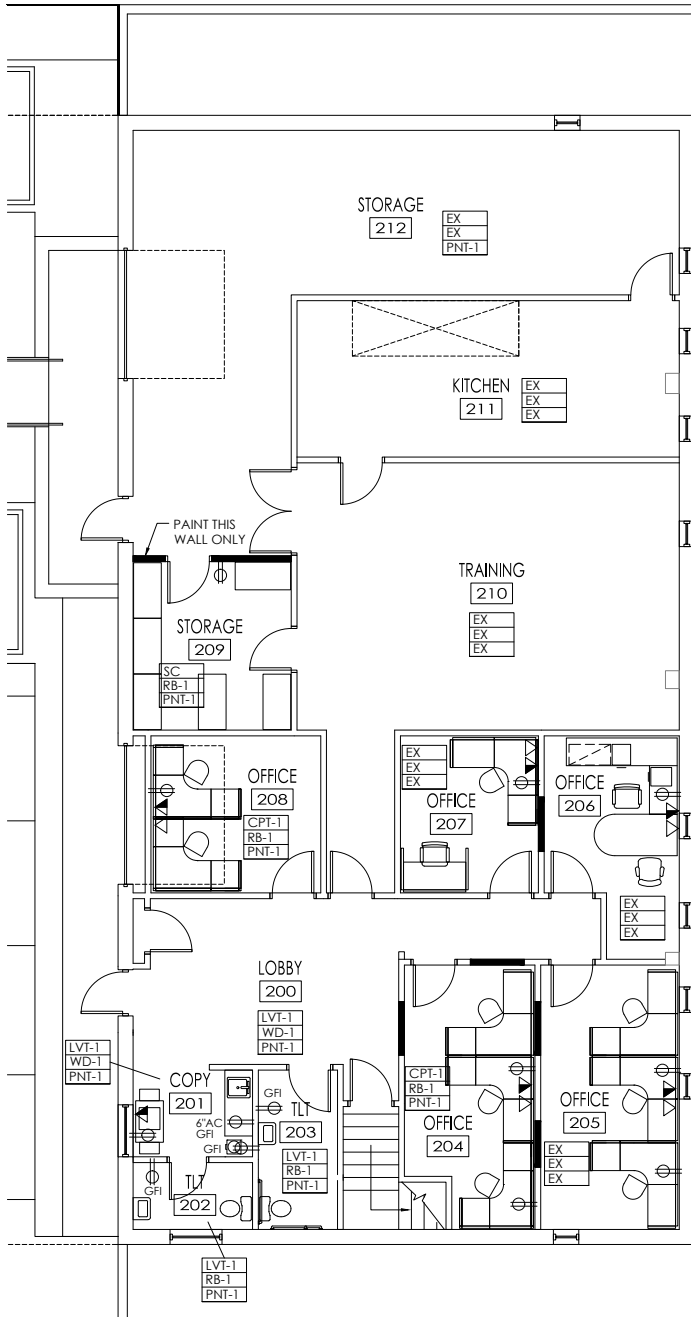
Loan Analysis	
Property Value	\$ 913,700.00
Loan to Value Ratio	80.00%
Indicated Loan Amount	\$ 730,960.00
Net Operating Income	\$ 86,185.00
Debt Coverage Ratio	125%
Available for Annual Debt Service	\$ 68,948.00
Constant (Interest Rate & Term)	Interest 5.10% 240 \$ -

Equity Analysis	
Total Development Cost	\$ 913,700.00
Less Loan Amount	80% \$ 730,960.00
Equity Required	20% \$ 182,740.00

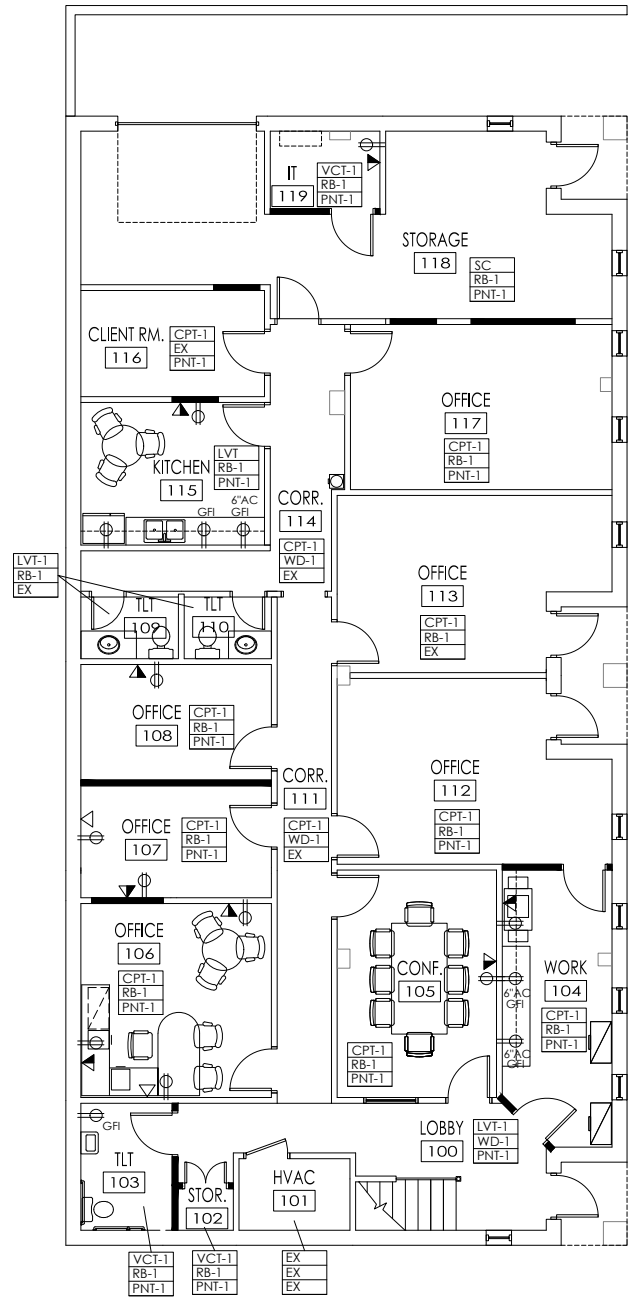
Cash Flow/Return Analysis	
Loan Amount	\$ 730,960.00
Net Operating Income	\$ 86,185.00
Annual Debt Service	\$ 8.98 \$ 58,373.88
Cash Flow After Annual Debt Service (Amortizing)	\$ 27,811.12

Project Return	
Cash on Cash Return (Amortizing)	15.22%

Floor Plans



02 SECOND FLOOR FINISH PLAN
A1.2 SCALE: 3/16" = 1'-0"



01 FIRST FLOOR FINISH PLAN
A1.2 SCALE: 3/16" = 1'-0"

Tenant Overview



WAYPOINT

Waypoint has revolutionized the way foodservice brings manufacturers and culinary resources together to gain efficiencies, move products and grow business. Formed by consolidating best-in-class foodservice brokers, Waypoint provides clients and customers with a no-borders approach to the marketplace.

With one technology platform and one go-to-market system, our simplified structure is able to deliver sales and service quickly to all clients, whether they are local, regional or national.

By strategically aligning and better positioning brokers and their clients to successfully adapt to changes in the foodservice industry, we have the unparalleled ability to get your products to market quickly, efficiently and cost effectively.



PARENT COMPANY*

Waypoint is a wholly owned subsidiary of Advantage Solutions Inc. (<http://www.advantagesolutions.net>). Advantage Solutions is an International Food Broker / Grocery wholesaler. They have over 1,200 accounts across the globe and over 48,000 employees internationally. Advantage Solutions has excellent credit ratings.

* Source Dun & Bradstreet

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
mm@shanwalt.com
205.382.1896

