



SINGLE TENANT OFFERING

# AT&T WIRELESS

SELMA, AL



NEW CORPORATE  
GUARANTEED LEASE,  
RATED BBB+ BY S&P



2019 RENOVATION,  
MINIMAL LANDLORD  
RESPONSIBILITIES



IN THE LARGEST EMPLOYER  
BASED COMMUNITY IN WEST  
CENTRAL ALABAMA

# Amenities Aerial



# East Facing



# North Facing



# West Facing



# Offering Summary



1220 Highland Ave.  
Selma, AL 36703

**\$1,007,000**  
**7.25% CAP RATE**



GROSS LEASABLE AREA  
**2,800 SF**



LOT SIZE  
**0.51 Acres**



YEAR BUILT  
**1998/Ren. 2019**



NOI  
**\$72,996**

## LEASE SUMMARY

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
TENANT	New Cingular Wireless PCS, LLC
LEASE TERM	5 Years
RENT COMMENCEMENT	August 23, 2019
RENT EXPIRATION	August 31, 2024
INCREASES	5% in Options
OPTIONS	Two, 3-Year
OPTIONS TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## RENT SUMMARY

TERM	ANNUAL	MONTHLY
Year 1 - Year 5	\$72,996	\$6,083
Option 1: Years 6 - 8	\$76,636	\$6,386
Option 2: Years 9 - 11	\$80,472	\$6,706



# Investment Highlights



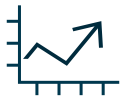
New 5-Year Corporate Guaranteed Lease



2019 Renovation, Minimal Landlord Responsibilities



Hard Corner at Signalized Intersection, Highly Visible to 26,650 Cars/Day



Selma is the Largest Employer Based Community in West Central Alabama with 11,226 Business and 99,729 Employees



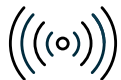
Situated within Primary Regional Trade Area Drawing From 14 Counties and Population of 319,930



Nearby National Tenants Include 24-Hr. Walmart Supercenter, Walgreens, McDonald's, Wendy's, KFC, Save-a-Lot and O'Reilly Auto Parts



3 Miles to Vaughan Regional Medical Center with 535 Employees



Surrounded by Several K - 12 Schools with 3,798 Combined Students



Close Proximity to Several Large Residential and Apartment Communities



# Tenant Overview



Through its subsidiaries, affiliates, and operating companies, holding company AT&T is the industry-leading provider of wire-line voice communications services in the US. Customers use AT&T-branded telephone, Internet, and Voip services; it also sells digital TV under the U-verse brand. Key markets include California, Illinois, and Texas. The company's corporate, government, and public sector clients use its conferencing, managed network, and wholesale communications services. Subsidiary AT&T Mobility is the second-largest US mobile carrier by both sales and subscriptions (after Verizon Wireless). It provides mobile voice and data services to more than 105 million subscribers.

**New Cingular Wireless PCS, LLC** is a subsidiary of AT&T Mobility LLC, the second largest provider of mobile communications services in the United States, with more than 110 million customers and over \$59 billion in revenues. The parent company, AT&T Inc., is a premier communications company with market capitalization in excess of \$170 billion as of December 31, 2013. Obligations of AT&T Inc. are rated as strong investment grade by Standard & Poor's, Moody's Investor Services and Fitch Ratings.

[WWW.ATT.COM](http://WWW.ATT.COM)

LOCATIONS  
**5,000**

CREDIT RATING  
**BBB+**  
STANDARD & POOR'S

STOCK SYMBOL  
**T**  
NYSE

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant is responsible for maintaining non-structural interior portions of the premises, plumbing, electrical and mechanical lines. Tenant shall also be responsible for the maintenance and repair of the HVAC after 1 year LL warranty expires. Tenant's Operating Expenses (exclusive of utilities, snow/ice removal and Taxes) shall not exceed \$1.50/SF in first Lease Year and will not be increased by more than 5% over previous Calendar Year.

### INSURANCE

Tenant shall maintain commercial general liability insurance, workers compensation insurance. Tenant's reimbursement for Landlord's insurance policy shall not exceed \$0.75/SF in first Lease Year.

### UTILITIES

Tenant will transfer utilities into Tenant's name and will pay directly to the utility provider.

### TAXES

Tenant's reimburse for real estate taxes shall not exceed \$1.25/SF in first Lease Year.

### ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease by giving Landlord written notice within 10 Days after any assignment or subletting. In all events Tenant shall remain liable.

### ESTOPPEL

Tenant shall have 15 Business Days from receipt of request to provide an executed Estoppel.

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

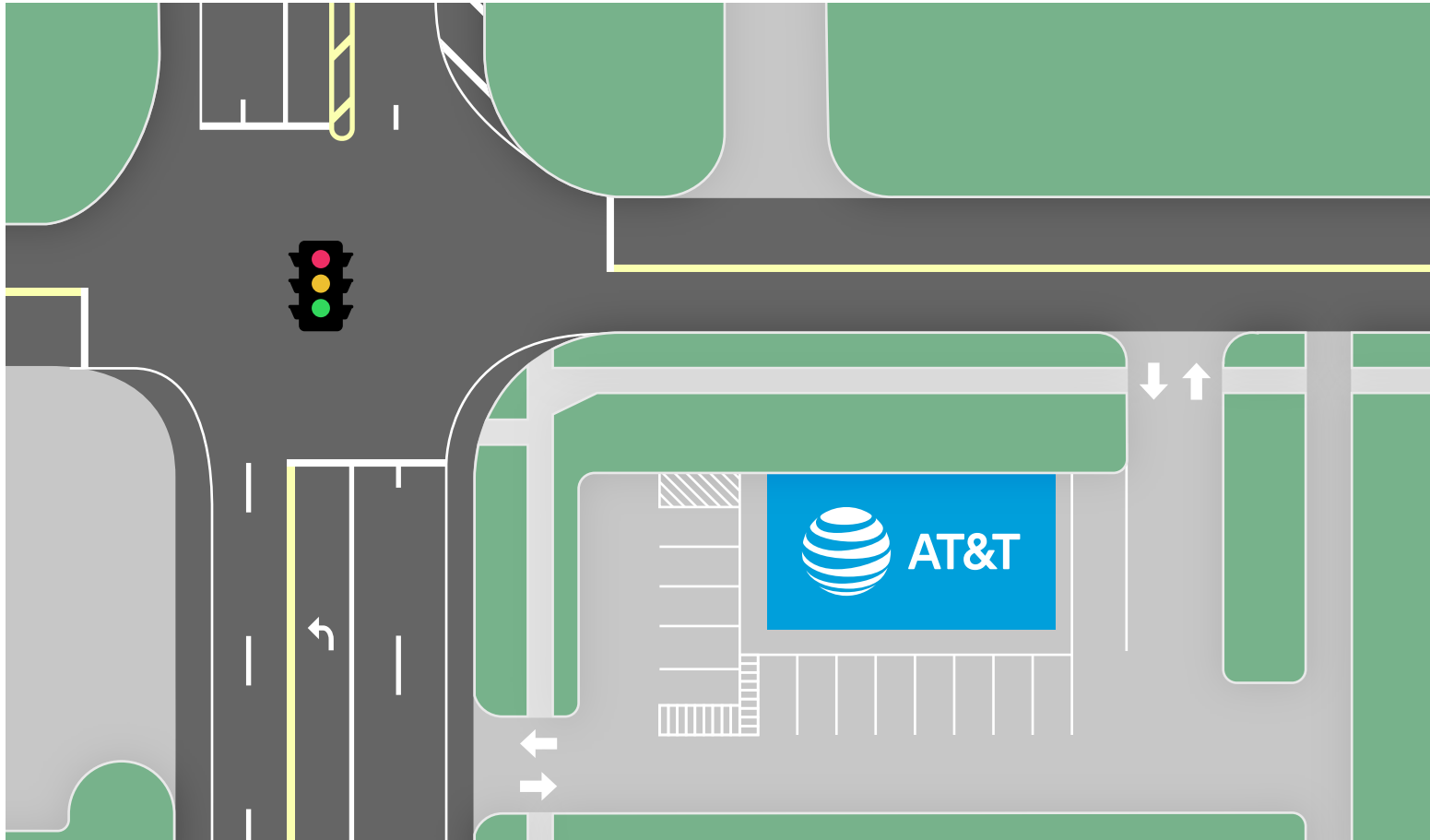
Landlord at Landlord's expense shall perform all maintenance, repairs and replacements to the structural components of the Building, including the roof, exterior walls, bearing walls, support beams, foundations, columns, floor slab (but not floor covering) exterior canopies, gutters, water spouts and lateral support to the Building; assure watertightness of the Building, dividing walls of the Building; and the utility connections.

### INSURANCE

Landlord shall maintain fire insurance, special causes of loss-replacement cost of building and parking facility, commercial general liability insurance.



# Site Plan



**BUILDING SIZE**  
**2,800**  
Square Feet

**PROPERTY SIZE**  
**0.51**  
Acres

**ADT**  
**26,650**  
Cars per day along Highland Ave.

# Selma, AL



## THE YELLOWHAMMER STATE

Selma, Alabama the county seat of Dallas County, in the Black Belt region of south central Alabama and extending to the west. Located on the banks of the Alabama River. Selma was a trading center and market town during the antebellum years of King Cotton in the South. Selma Mall is directly northeast of the property, featuring Belk, Citi Trends, Hibbett Sports, Foot Locker, The Shoe Dept., Advance America, GNC, MetroPCS, Verizon Wireless, and more. Other national and regional retailers in the surrounding area include Comfort Inn, Wendy's, Save-A-Lot, Dollar General, KFC, Hardee's, Advance Auto Parts, Aaron's, Little Caesar's Pizza, O'Reilly Auto Parts, Popeyes, Walgreens, Luxury Inn & Suites, Sonic Drive-In, Sherwin-Williams, Quality Inn, and Family Dollar.



### EDUCATION

Selma has 23 schools: 20 public schools and 3 private schools. City and County public school systems serve the community with an annual enrollment of around 8,000 students. Selma is also home to five private schools: Cathedral Academy, Ellwood Christian Academy, John T. Morgan Academy, Meadowview Christian School, and McRae Learning Center. Dallas County is served by three four-year colleges and two, two-year colleges.



### ECONOMY

Selma and Dallas County are a unique and diverse community with a strong manufacturing base that makes everything from paper and rotary cutters, to automotive parts and military uniforms. Our four industrial parks have full infrastructure in place, and our municipal airport sports an 8,000 ft. runway. Industries in Selma include International Paper, Bush Hog (agricultural equipment), Plantation Patterns, American Apparel, and Peerless Pump Company, Renasol, and Hyundai.



### TRANSPORTATION

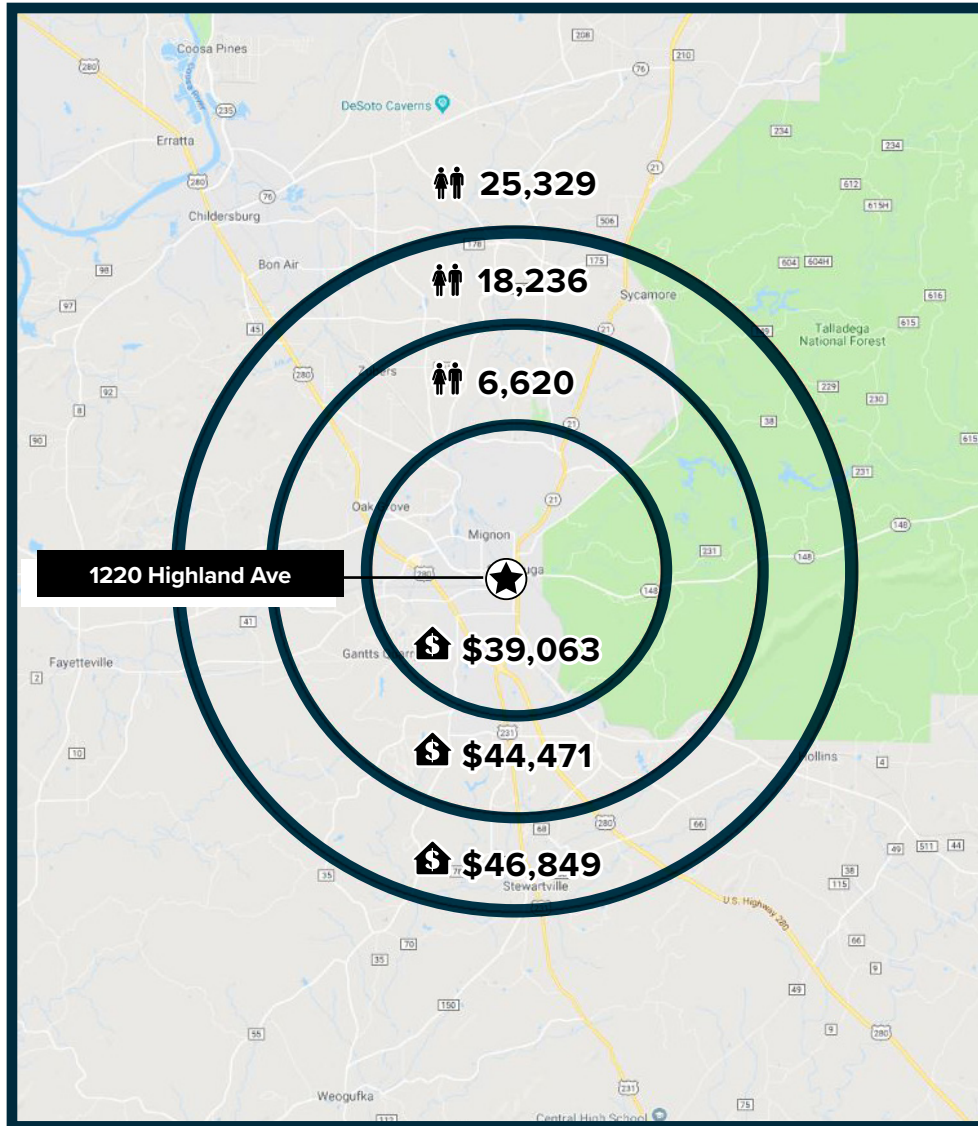
Selma is located in west central Alabama on four-lane U.S. Highway 80 and the Alabama River. We are 40 to 45 miles west of Interstate Highways 65 and 85 at Montgomery, 200 miles southwest of Atlanta, 90 miles southwest of Birmingham, and 160 miles north of Mobile. Craig Field Airport and Vaughan Regional Medical Center Heliport are the two airports and heliports servicing Selma.



### TOURISM

With all this history and help from the blockbuster movie, "Selma," Selma generates \$71 million from tourism. Selma has lots of history including the Edmund Pettus Bridge, which was the site of the famous Bloody Sunday conflict in 1965. While still going with the history route, Brown Chapel AME Church was the starting point and site of preparations for the 1965 Selma to Montgomery march.

# Demographics



## SELMA, AL

POPULATION	3 MI	5 MI	7 MI
<b>2018 Census</b>	<b>6,620</b>	<b>18,236</b>	<b>25,329</b>



INCOME	3 MI	5 MI	7 MI
Per Capita Income	\$17,894	\$20,276	\$21,214
Household Income: Median	\$23,276	\$27,67	\$29,533
<b>2018 Average Income</b>	<b>\$39,063</b>	<b>\$44,471</b>	<b>\$46,849</b>
Historical Growth: 2000-2018	4.2%	14.4%	21.2%
<b>Projected Growth: 2010-2023</b>	<b>19.9%</b>	<b>30.3%</b>	<b>33.3%</b>

AGE/HOME VALUE	3 MI	5 MI	7 MI
2018 Est. Median Age	32.3	35.4	37.0
19 and Under	31.7%	29.4%	28.3%
<b>2018 Est. Median Home Value</b>	<b>\$75,283</b>	<b>\$81,556</b>	<b>\$85,966</b>
<b>2018 Est. Average Home Value</b>	<b>\$87,061</b>	<b>\$112,327</b>	<b>\$118,193</b>

EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	19.3%	23.5%	24.3%

-  Population (2018)
-  Average Household Income (2018)

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TEAM



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