



**PROPERTY APPENDIX**

**19 Home SFR  
Investment Portfolio  
Birmingham, AL**

**105 LOCH NESS LANE**

Birmingham, AL

**PRESENTED BY:**

**GABRIEL SILVERSTEIN, SIOR**

O: 512.551.8255

[gabriel.silverstein@svn.com](mailto:gabriel.silverstein@svn.com)

**MALIA MEARS**

O: 512.551.8255

[malia.mears@svn.com](mailto:malia.mears@svn.com)

**LUCY COLLINS**

O: 512.551.8255

[lucy.collins@svn.com](mailto:lucy.collins@svn.com)







## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





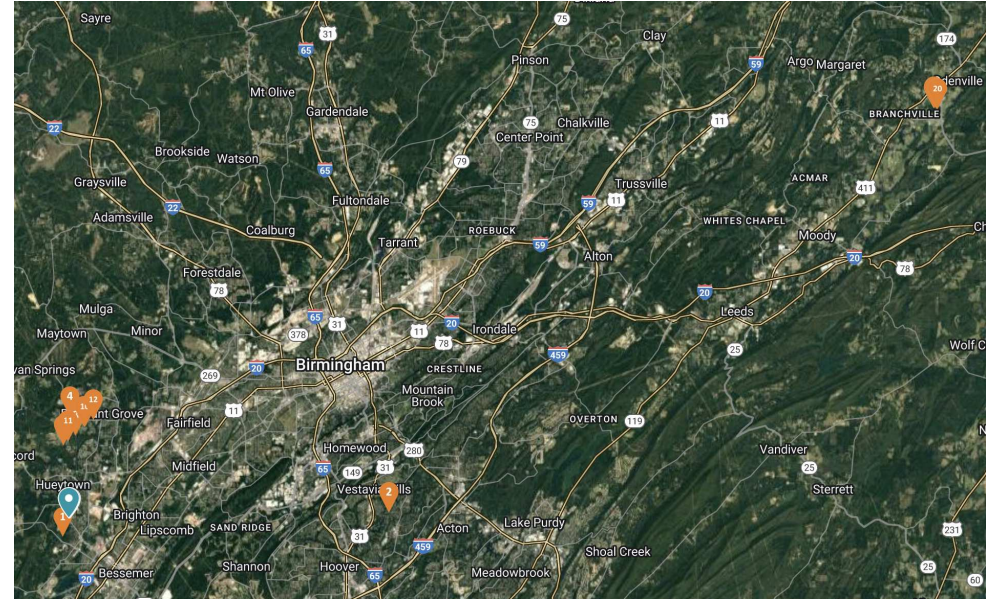
**SECTION 1**  
Investment  
Overview



# EXECUTIVE SUMMARY

## PORTFOLIO SUMMARY

<b>SALE PRICE</b>	\$5,263,708.73
<b># OF HOMES</b>	19
<b>PRICE/SF</b>	\$193.13
<b>MONTHLY NLP</b>	\$27,635
<b>ANNUAL NLP</b>	\$331,614
<b>MARKET</b>	Birmingham, AL
<b>COUNTIES</b>	Jefferson, St. Clair
<b>NUMBER OF ZIP CODES</b>	3



## PROPERTY LEVEL METRICS

<b>AVERAGE HOME SIZE</b>	1,434 SF
<b>AVERAGE LOT SIZE</b>	18,427 SF / 0.42 Acres
<b>AVERAGE HOME PRICE</b>	\$277,037.30
<b>FLOOR PLANS</b>	3 Bed/2 Bath, 4 Bed/2.5 Bath
<b>LEASE TYPE</b>	Absolute Bondable Net (NNN) Lease



**ADDITIONAL PHOTOS**









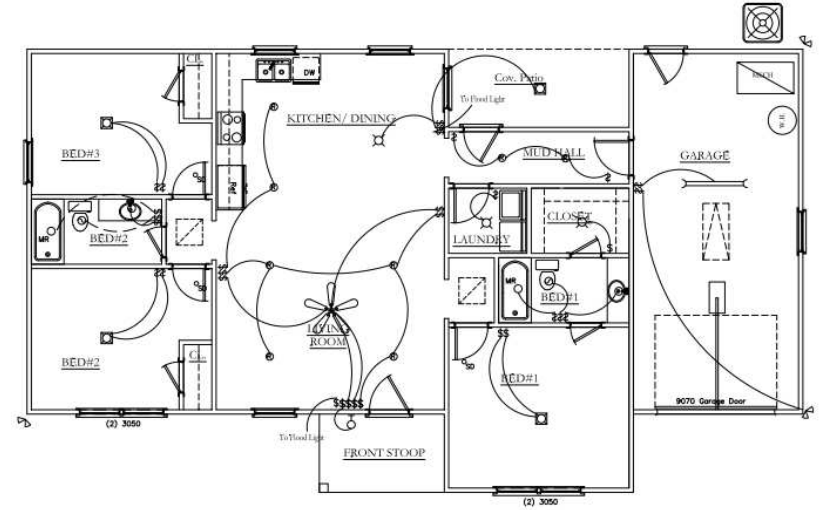


**SECTION 2**  
**Location**  
**Information**





# 105 LOCH NESS LANE



## PROPERTY SUMMARY

<b>PRICE:</b>	\$287,688.34
<b>STREET ADDRESS:</b>	105 Loch Ness Lane
<b>CITY, STATE, ZIP:</b>	Hueytown, AL 35023
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,400 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH1)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

### 1 MILES

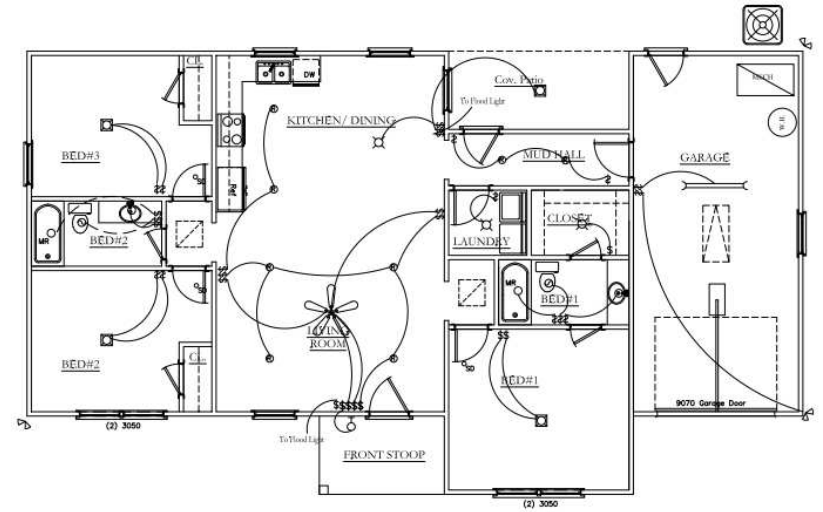
### 3 MILES

### 5 MILES

	1 MILES	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,401	23,082	64,138
<b>TOTAL HOUSEHOLDS</b>	1,797	9,045	24,742
<b>AVERAGE HH INCOME</b>	\$60,209	\$57,903	\$57,226



# 1210 HUEYTOWN ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$287,688.34
<b>STREET ADDRESS:</b>	1210 Hueytown Road
<b>CITY, STATE, ZIP</b>	Hueytown, AL 35023
<b>COUNTY</b>	Jefferson
<b>BUILDING SIZE:</b>	1,400 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH1)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

1 MILES

3 MILES

5 MILES

	1 MILES	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,401	23,082	64,138
<b>TOTAL HOUSEHOLDS</b>	1,797	9,045	24,742
<b>AVERAGE HH INCOME</b>	\$60,209	\$57,903	\$57,226



## 127 LEWIS DRIVE



### PROPERTY SUMMARY

<b>PRICE:</b>	\$270,824.20
<b>STREET ADDRESS:</b>	127 Lewis Drive
<b>CITY, STATE, ZIP:</b>	Hueytown, AL 35023
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,696 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths
<b>YEAR BUILT:</b>	1970

### DEMOGRAPHICS

#### 1 MILES

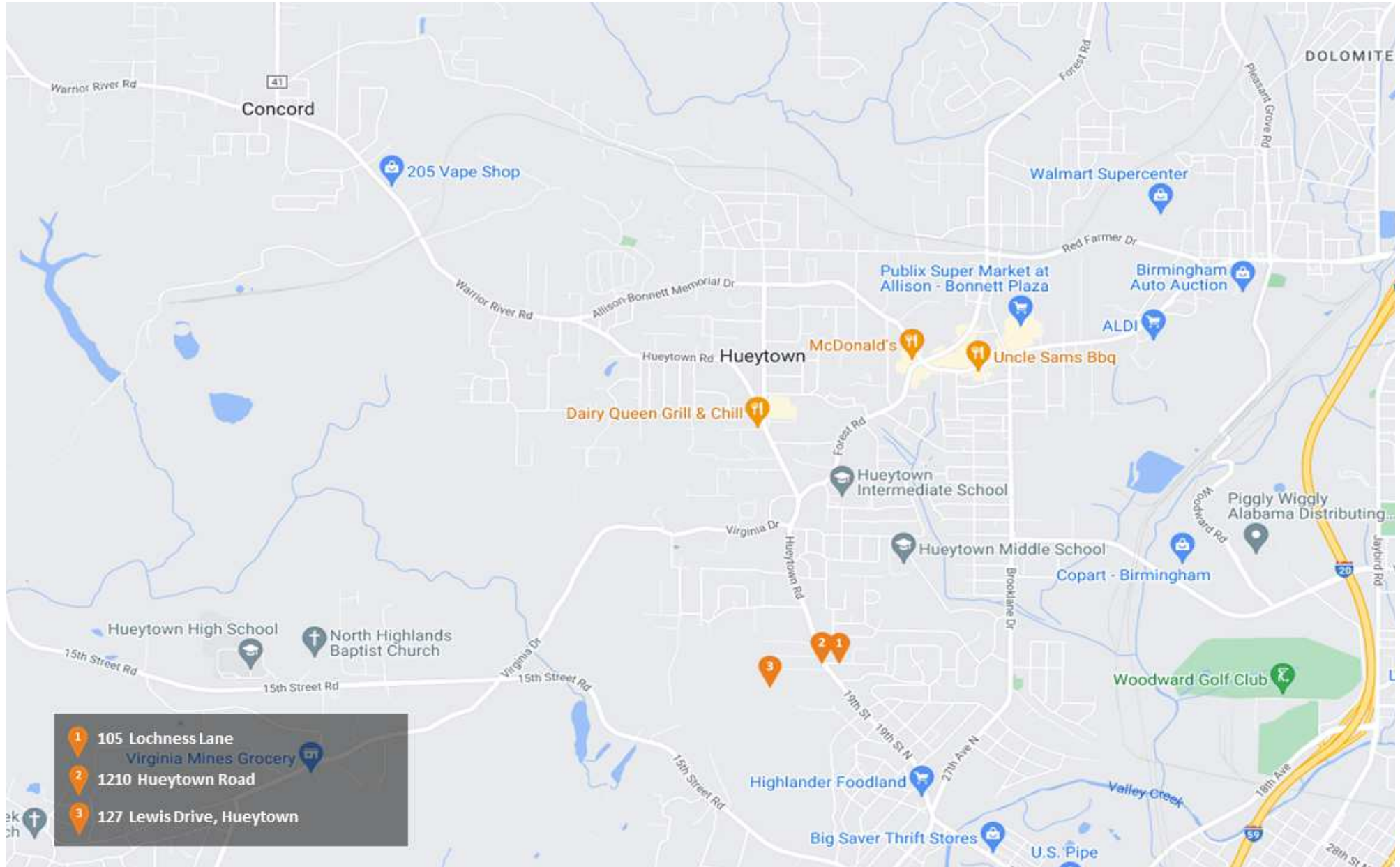
#### 3 MILES

#### 5 MILES

<b>TOTAL POPULATION</b>	4,401	23,082	64,138
<b>TOTAL HOUSEHOLDS</b>	1,797	9,045	24,742
<b>AVERAGE HH INCOME</b>	\$60,209	\$57,903	\$57,226

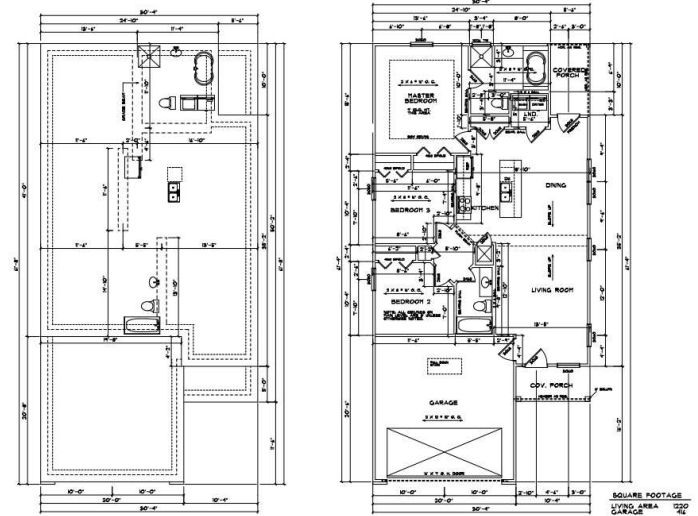


# HUEYTOWN MAP





# 63 FORMAN FARM ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$262,392.14
<b>STREET ADDRESS:</b>	63 Forman Farm Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,250 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH8)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

### 1 MILE

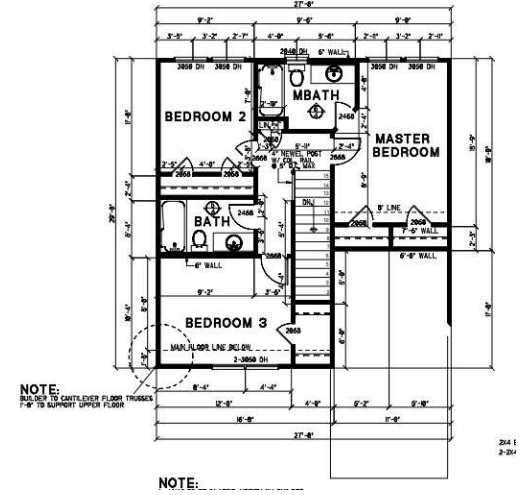
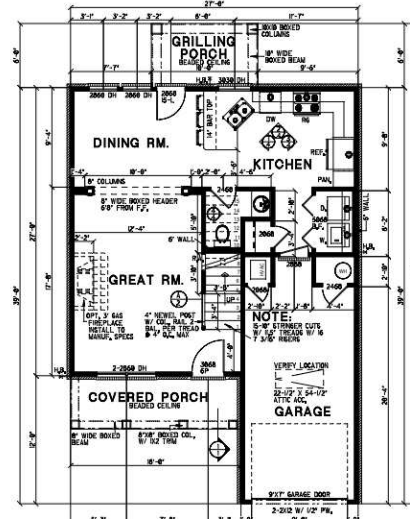
### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# 71 FORMAN FARM ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$296,120.40
<b>STREET ADDRESS:</b>	71 Forman Farm Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,603 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH2)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

### 1 MILE

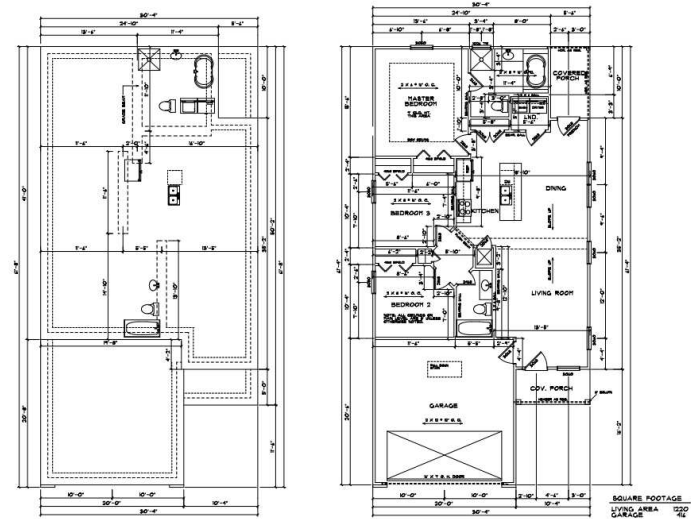
### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# 79 FORMAN FARM ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$262,392.14
<b>STREET ADDRESS:</b>	79 Forman Farm Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,250 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH8)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

1 MILE

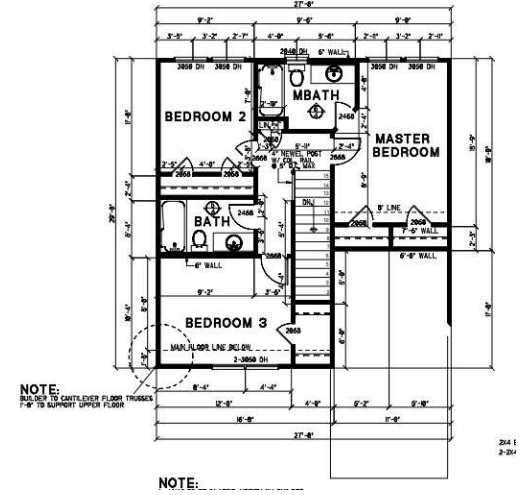
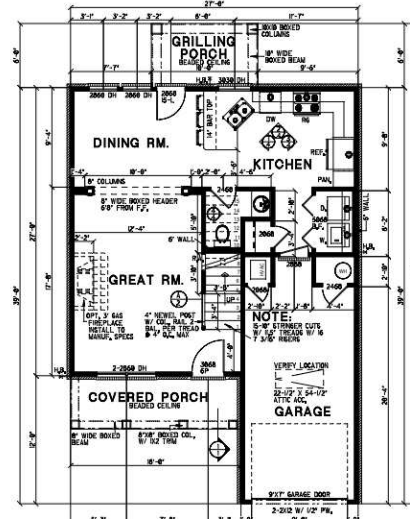
3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# 87 FORMAN FARM ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$296,120.40
<b>STREET ADDRESS:</b>	87 Forman Farm Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,603 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH2)
<b>YEAR BUILT:</b>	2023

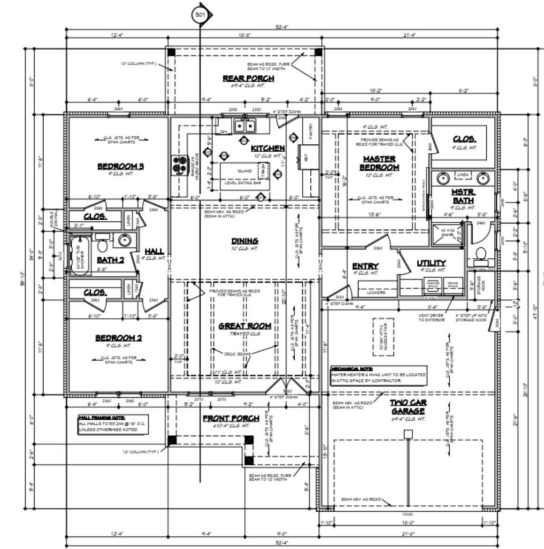
## DEMOGRAPHICS

**1 MILE    3 MILES    5 MILES**

<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# 224 CROCKER ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$296,120.40
<b>STREET ADDRESS:</b>	224 Crocker Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,521 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH7)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

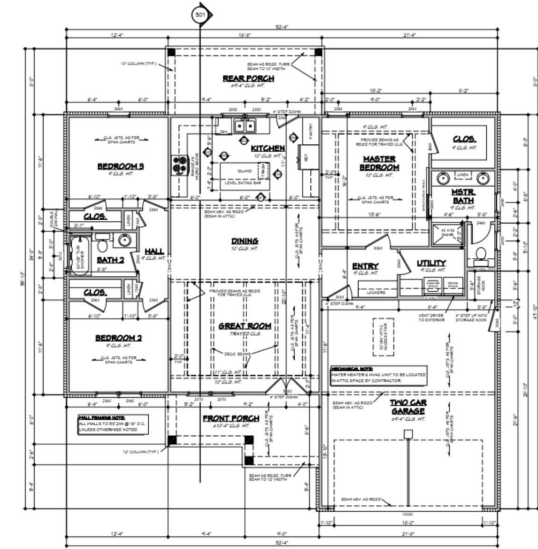
### 1 MILE

### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991

## 212 CROCKER ROAD



### PROPERTY SUMMARY

<b>PRICE:</b>	\$296,120.40
<b>STREET ADDRESS:</b>	212 Crocker Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,521 SF
<b>FLOOR PLANS:</b>	3 Beds / 2 Baths (CH7)
<b>YEAR BUILT:</b>	2023

### DEMOGRAPHICS

#### 1 MILE

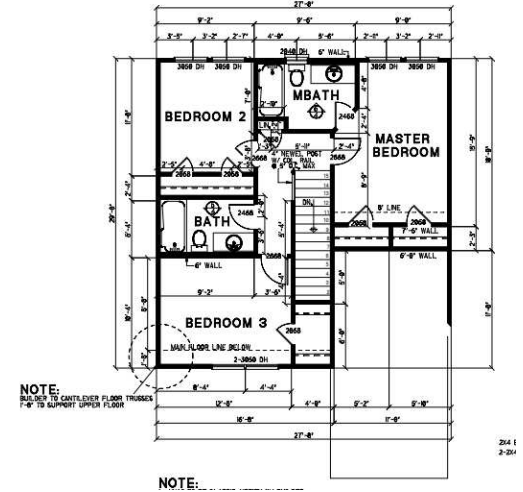
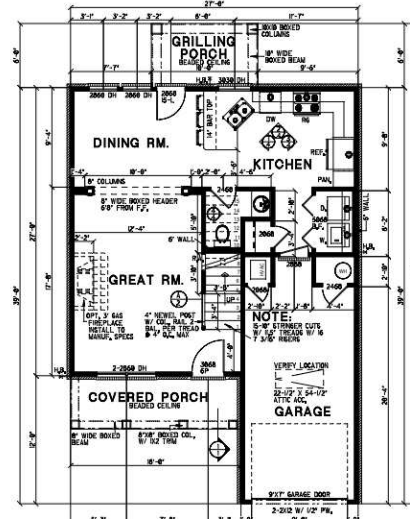
#### 3 MILES

#### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# 200 CROCKER ROAD



## PROPERTY SUMMARY

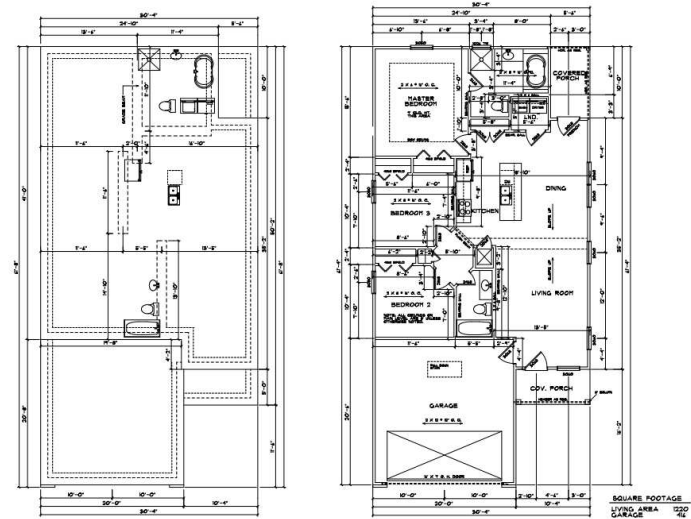
<b>PRICE:</b>	\$296,120.40
<b>STREET ADDRESS:</b>	200 Crocker Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,603 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH2)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

**1 MILE    3 MILES    5 MILES**

<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991

# 188 CROCKER ROAD



## PROPERTY SUMMARY

<b>PRICE:</b>	\$262,392.14
<b>STREET ADDRESS:</b>	188 Crocker Road
<b>CITY, STATE, ZIP:</b>	Odenville, AL 35120
<b>COUNTY:</b>	St. Clair
<b>BUILDING SIZE:</b>	1,250 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH8)
<b>YEAR BUILT:</b>	2023

## DEMOGRAPHICS

### 1 MILE

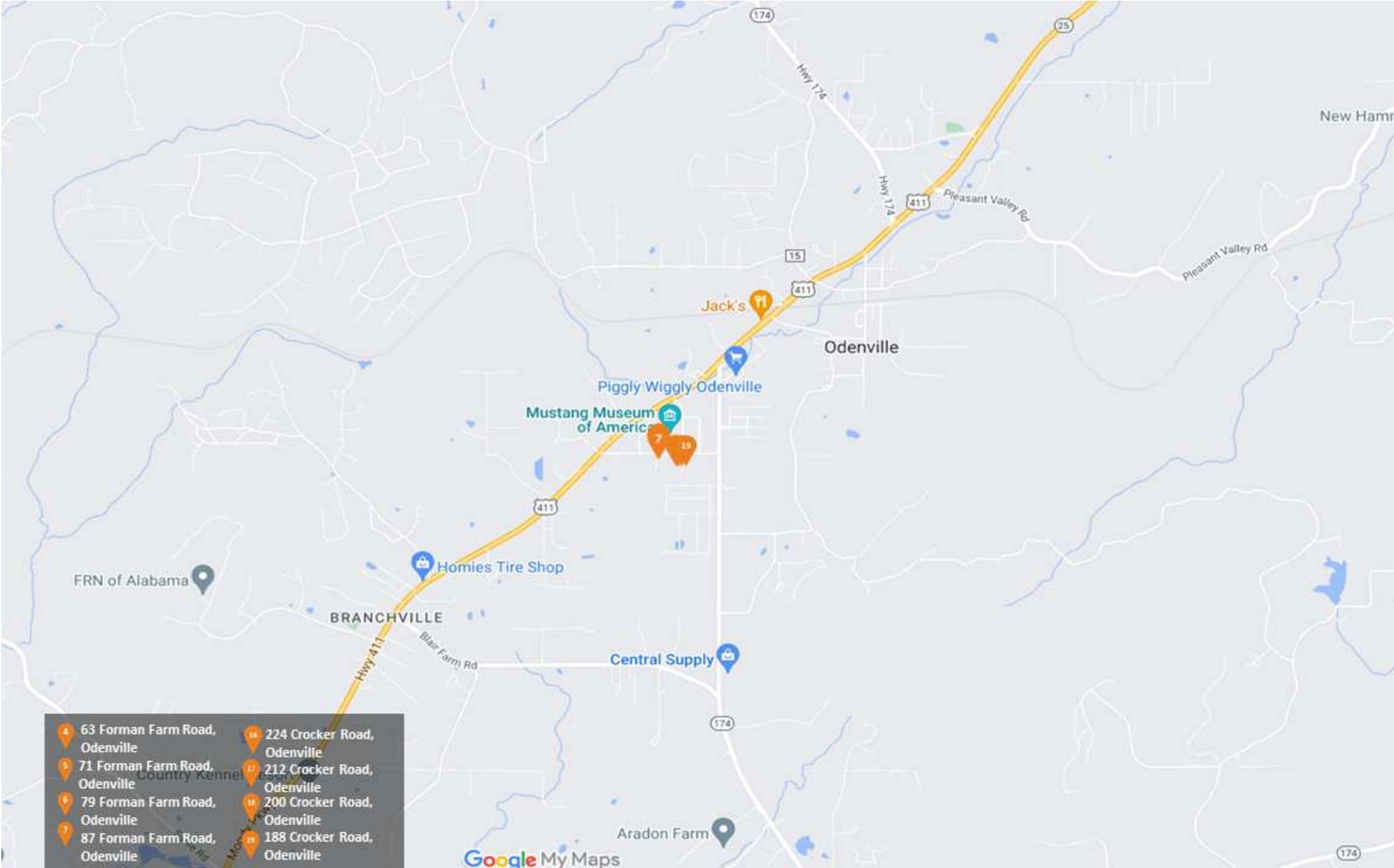
### 3 MILES

### 5 MILES

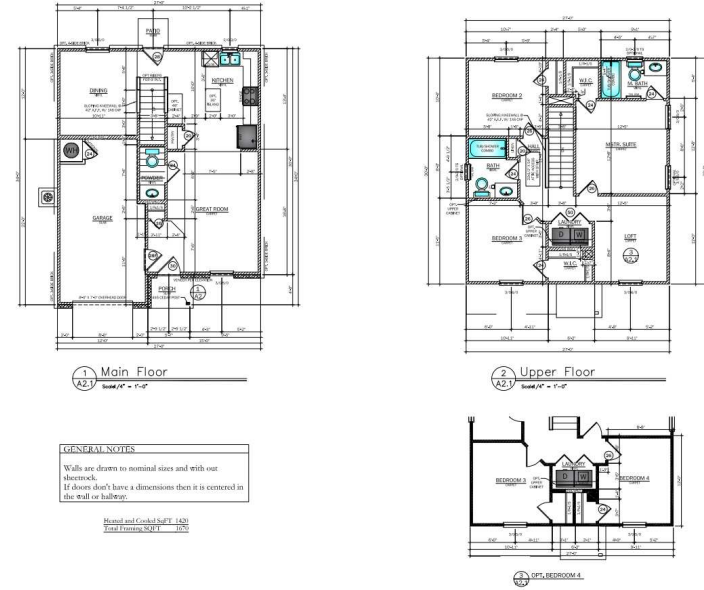
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,160	6,076	16,511
<b>TOTAL HOUSEHOLDS</b>	426	2,197	5,874
<b>AVERAGE HH INCOME</b>	\$82,242	\$83,084	\$83,991



# ODENVILLE MAP



# 1205 4TH WAY



## PROPERTY SUMMARY

<b>PRICE:</b>	\$270,824.20
<b>STREET ADDRESS:</b>	1205 4th Way
<b>CITY, STATE, ZIP:</b>	Pleasant Grove
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,420 SF
<b>FLOOR PLAN:</b>	4 Beds / 2.5 Baths (CH3)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

### 1 MILE

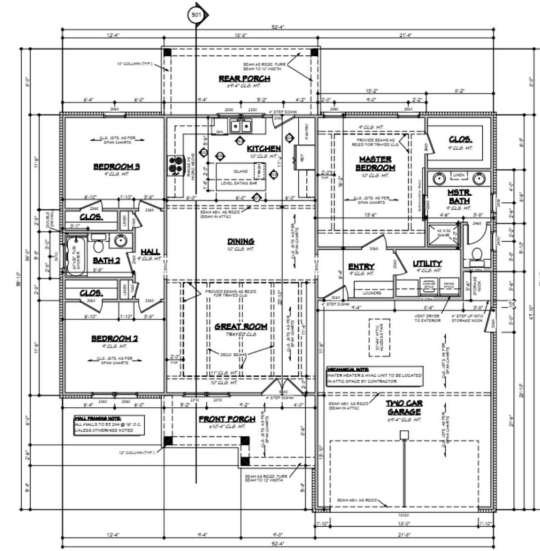
### 3 MILES

### 5 MILES

<b>TOTAL POPULATION</b>	2,750	16,292	56,124
<b>TOTAL HOUSEHOLDS</b>	1,053	6,073	21,557
<b>AVERAGE HH INCOME</b>	\$81,181	\$76,828	\$58,350



# 1233 11TH PLACE



## PROPERTY SUMMARY

<b>PRICE:</b>	\$287,688.34
<b>STREET ADDRESS:</b>	1233 11th Place
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,521 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH7)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

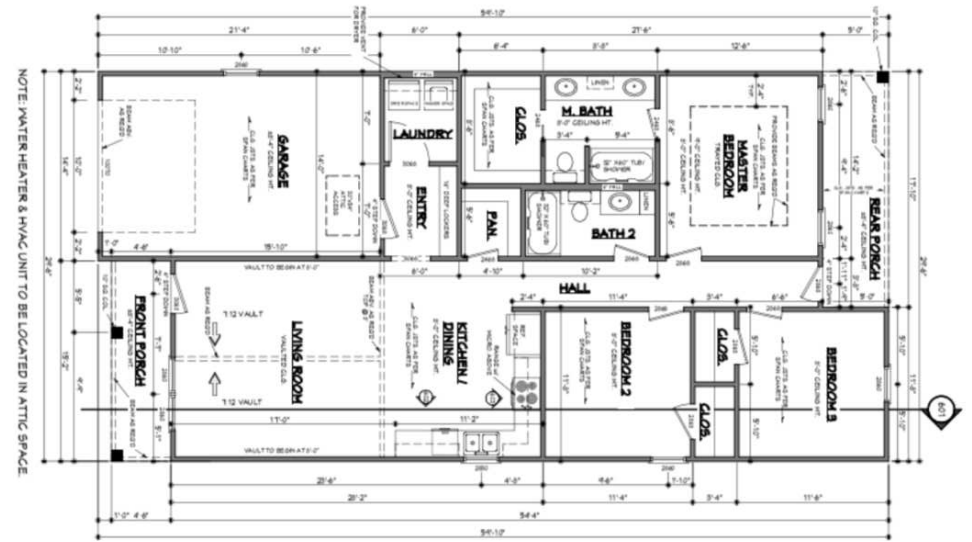
### 1 MILE

### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,670	16,058	56,018
<b>TOTAL HOUSEHOLDS</b>	1,019	5,977	21,516
<b>AVERAGE HH INCOME</b>	\$81,264	\$77,226	\$58,287

# 613 9TH TERRACE



## PROPERTY SUMMARY

<b>PRICE:</b>	\$253,960.07
<b>STREET ADDRESS:</b>	613 9th Terrace
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,292 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH9)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

### 1 MILE

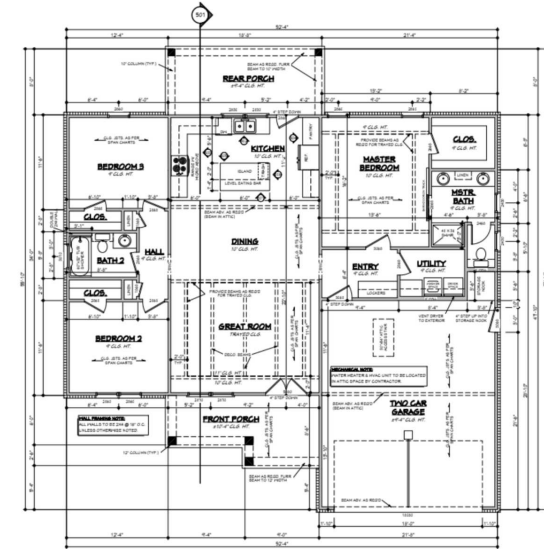
### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,104	17,916	63,235
<b>TOTAL HOUSEHOLDS</b>	1,542	6,789	24,255
<b>AVERAGE HH INCOME</b>	\$83,634	\$73,467	\$57,282



# 905 11TH COURT



## PROPERTY SUMMARY

<b>PRICE:</b>	\$287,688.34
<b>STREET ADDRESS:</b>	905 11th Court
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,521 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH7)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

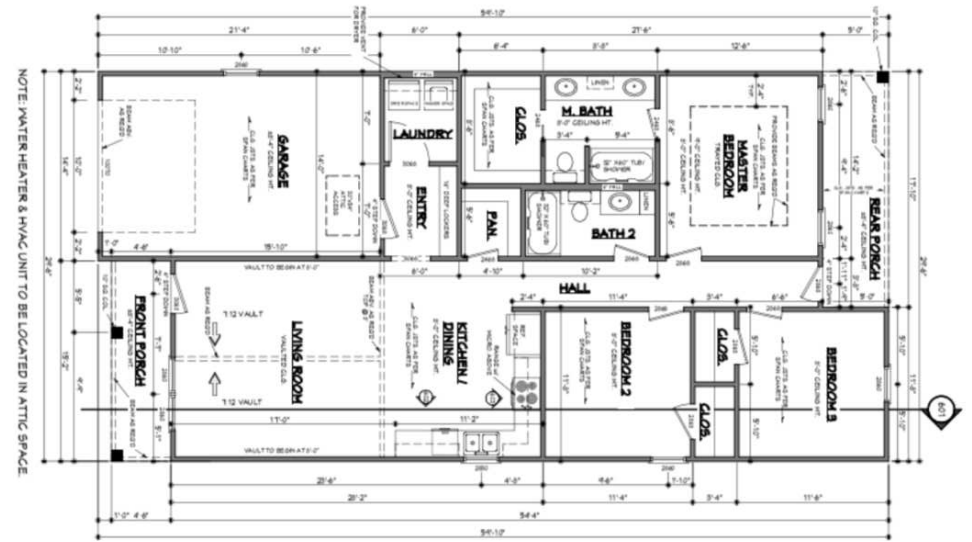
### 1 MILE

### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,466	23,733	76,795
<b>TOTAL HOUSEHOLDS</b>	1,669	8,904	29,488
<b>AVERAGE HH INCOME</b>	\$80,844	\$68,103	\$54,085

# 604 9TH TERRACE



## PROPERTY SUMMARY

<b>PRICE:</b>	\$253,960.07
<b>STREET ADDRESS:</b>	604 9th Terrace
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,292 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH9)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

### 1 MILE

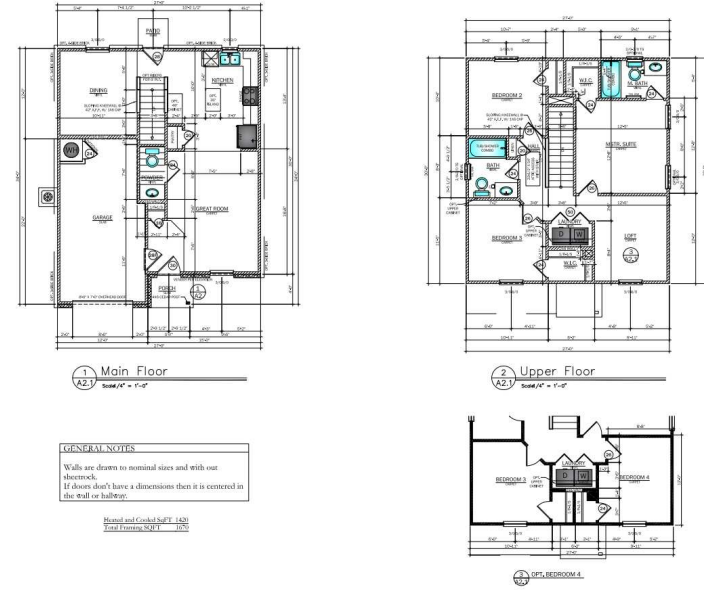
### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,466	23,733	76,795
<b>TOTAL HOUSEHOLDS</b>	1,669	8,904	29,488
<b>AVERAGE HH INCOME</b>	\$80,844	\$68,103	\$54,085



# 608 9TH TERRACE



## PROPERTY SUMMARY

<b>PRICE:</b>	\$270,824.20
<b>STREET ADDRESS:</b>	608 9th Terrace
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,420 SF
<b>FLOOR PLAN:</b>	4 Beds / 2.5 Baths (CH3)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

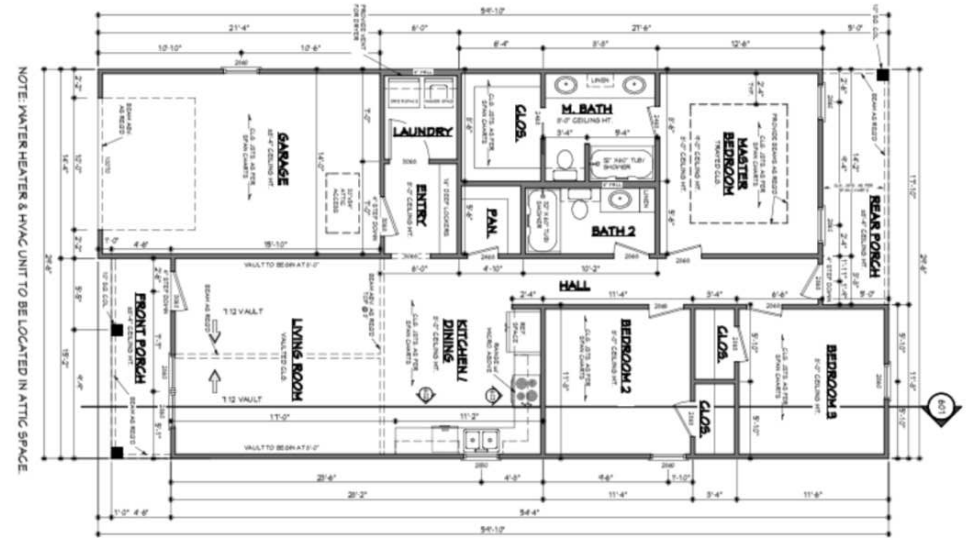
**1 MILE**

**3 MILES**

**5 MILES**

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,466	23,733	76,795
<b>TOTAL HOUSEHOLDS</b>	1,669	8,904	29,488
<b>AVERAGE HH INCOME</b>	\$80,844	\$68,103	\$54,085

# 1213 10TH WAY



## PROPERTY SUMMARY

<b>PRICE:</b>	\$253,960.07
<b>STREET ADDRESS:</b>	1213 10th Way
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,292 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH9)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

### 1 MILE

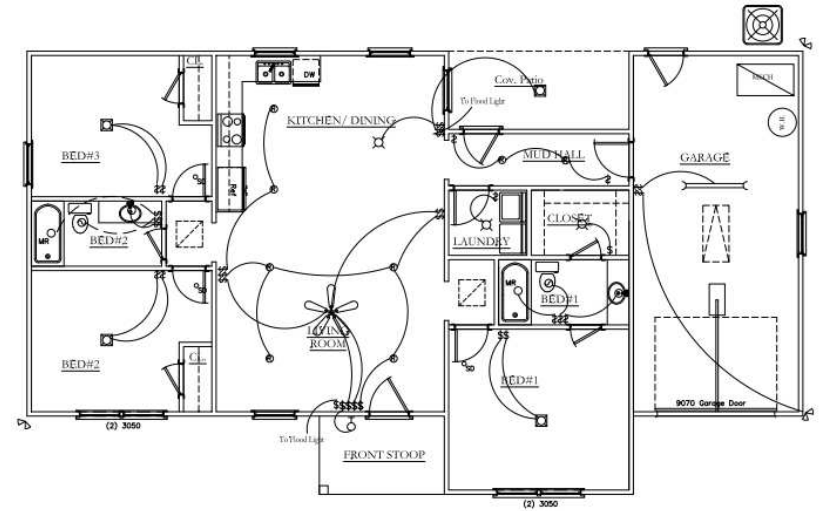
### 3 MILES

### 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,466	23,733	76,795
<b>TOTAL HOUSEHOLDS</b>	1,669	8,904	29,488
<b>AVERAGE HH INCOME</b>	\$80,844	\$68,103	\$54,085



# 717 5TH STREET



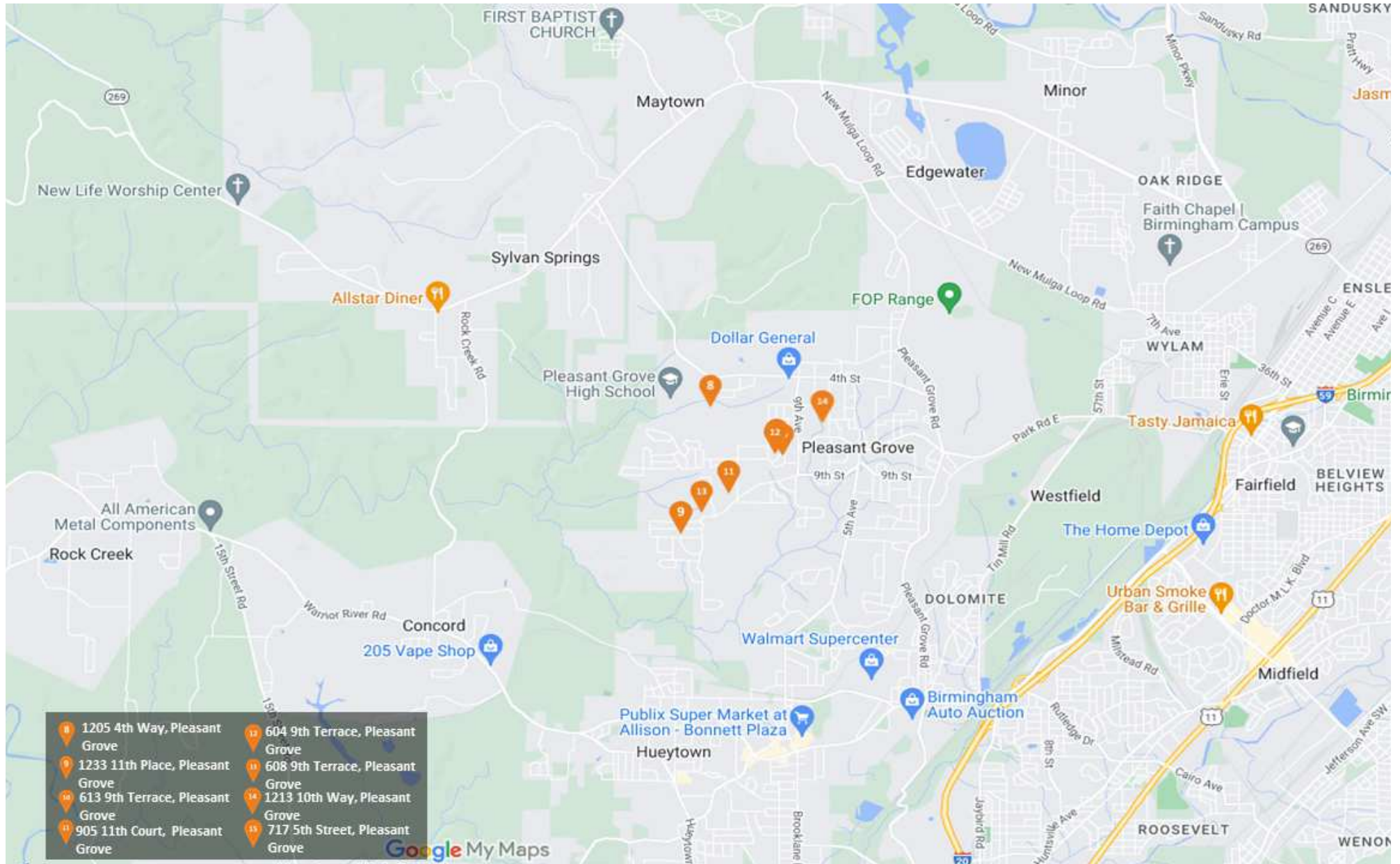
## PROPERTY SUMMARY

<b>PRICE:</b>	\$270,824.20
<b>STREET ADDRESS:</b>	717 5th Street
<b>CITY, STATE, ZIP:</b>	Pleasant Grove, AL 35127
<b>COUNTY:</b>	Jefferson
<b>BUILDING SIZE:</b>	1,400 SF
<b>FLOOR PLAN:</b>	3 Beds / 2 Baths (CH1)
<b>YEAR BUILT:</b>	2022

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,466	23,733	76,795
<b>TOTAL HOUSEHOLDS</b>	1,669	8,904	29,488
<b>AVERAGE HH INCOME</b>	\$80,844	\$68,103	\$54,085

# PLEASANT GROVE MAP





## LOCATION OVERVIEW



### **BIRMINGHAM, ALABAMA**

Birmingham is a thriving economic hub with a rich history and a promising future. Nestled in the heart of the southern United States, Birmingham is known for its warm hospitality, world-class culinary scene, and thriving arts and culture community. With a diverse range of industries, including healthcare, finance, technology, and manufacturing, a skilled workforce, and a strategic location, Birmingham has become a key player in the region's economy. The city's largest employers include the University of Alabama at Birmingham (UAB), which is the largest employer in the state, and the healthcare industry as a whole, which employs a significant portion of the city's workforce. The city's central location within the Southeastern United States also makes it an ideal location for logistics and distribution companies. Birmingham is also a significant player in the financial and banking sectors. The city is home to several large banks, including Regions Financial Corporation, which is one of the largest banks in the Southeastern United States. In addition to banking, Birmingham is also a center for finance and insurance, with numerous companies in these industries located throughout the city.

As for the real estate market, Birmingham has seen steady growth in recent years. Home prices in the area are generally more affordable than in other major cities in the region, such as Atlanta or Nashville. This affordability, combined with a growing job market and a high quality of life, has made Birmingham an attractive destination for homebuyers and real estate investors alike.

Overall, Birmingham's economy is diverse and dynamic, with a range of industries contributing to its growth and success. With a skilled workforce, favorable business environment, and strategic location, Birmingham is well-positioned for continued economic growth and prosperity.

# BIRMINGHAM, ALABAMA



## HIGHLIGHTS

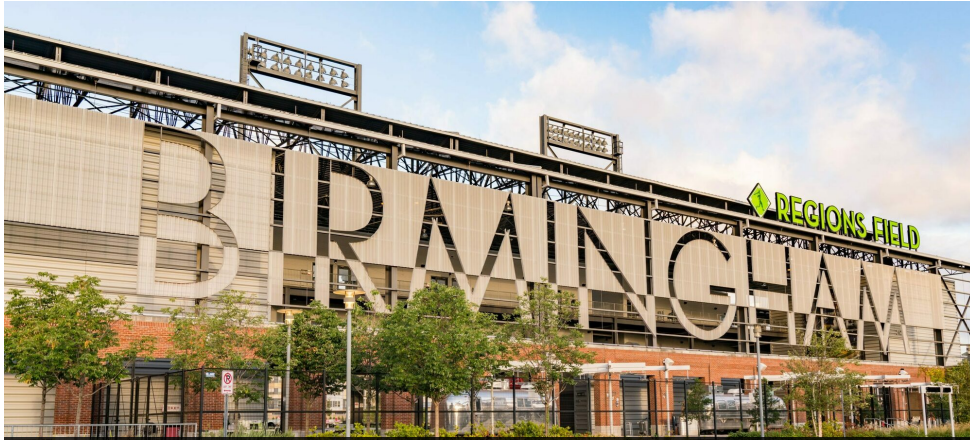
- According to a 2021 report by NeighborhoodScout, Birmingham's real estate market is considered to be "very competitive", with homes typically receiving multiple offers and selling quickly
- Birmingham's cost of living is generally lower than other major cities in the region, which has made it an attractive destination for businesses and residents looking for affordable living and operating costs
- Downtown Birmingham has been experiencing significant revitalization in recent years, with several new developments and investments in the area
- The city has a number of diverse neighborhoods, each with its own unique character and amenities, including Avondale, Five Points South, and Crestwood
- Birmingham's real estate market is expected to continue growing in the coming years, driven by a strong economy, affordable housing, and a growing demand for urban living

## QUICK FACTS

<b>POPULATION</b>	209,880 (2020 Census)
<b>AVG. HOME PRICE</b>	\$217,000
<b>LARGEST EMPLOYER</b>	University of Alabama Birmingham
<b>UNEMPLOYMENT RATE</b>	4.1% (Feb '22)
<b>AVG. COMMUTE TIME</b>	23.2 minutes
<b>AVG. ANNUAL TEMP</b>	62.3° F
<b># COLLEGES &amp; UNIVERSITIES</b>	9
<b>NUMBER OF PARKS</b>	119 covering 1,500 acres



# ATTRACTIONS

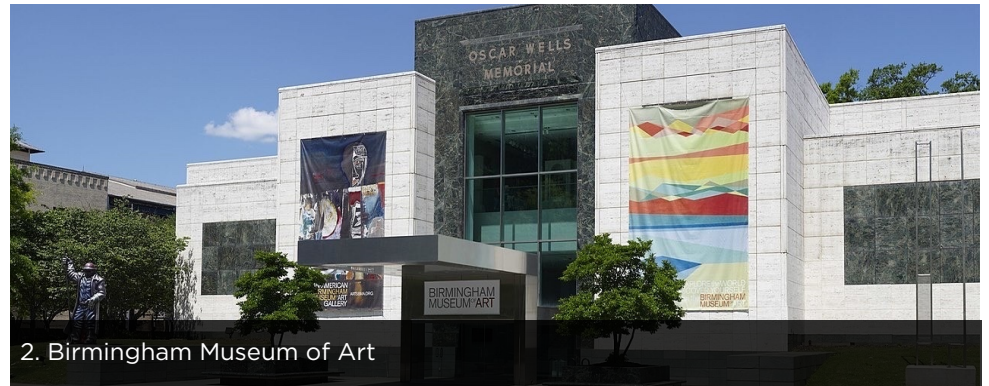


## BIRMINGHAM, AL

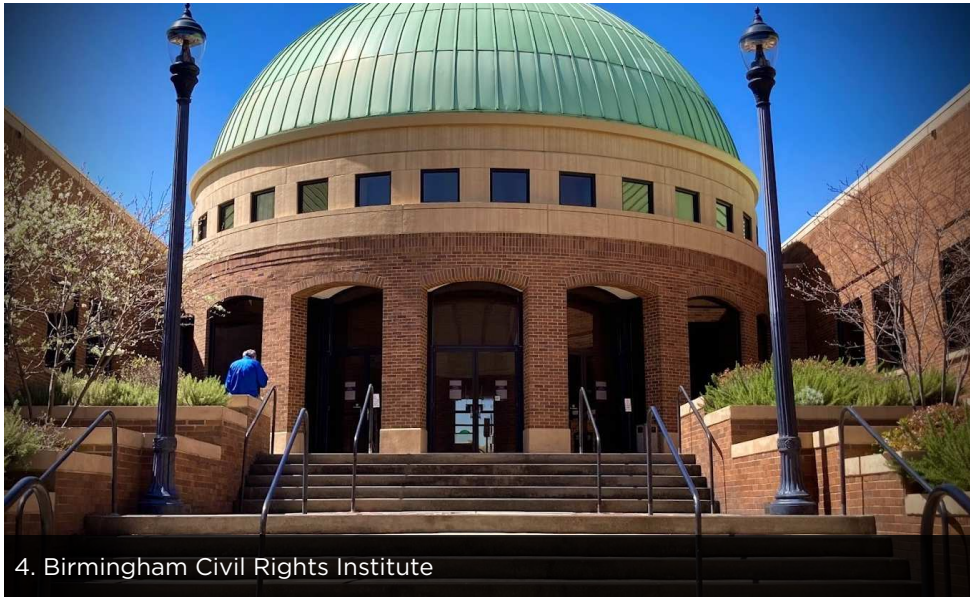
Birmingham is a city of rich history and culture, with a diverse range of attractions that make it a must-visit destination for anyone traveling to the southern United States.



1. Sloss Furnaces National Historic Landmark



2. Birmingham Museum of Art



4. Birmingham Civil Rights Institute



3. Birmingham Botanical Gardens



## NEIGHBORHOOD OVERVIEW



### HUEYTOWN

Hueytown is a city in Jefferson District, Alabama, US. It is situated in the Birmingham-Hoover metropolitan area and has a population of approximately 15,000 people. Hueytown was incorporated in 1960 and is named after G.W. Huey, a local businessman who owned a coal mine in the area.

The city has a rich history in stock car racing, and many NASCAR drivers, including the famous Allison family, hail from Hueytown. Hueytown also has several parks and recreation areas, including the Hueytown Sports Complex, which features baseball and softball fields, a walking track, and a playground.

Overall, Hueytown is a small, family-friendly city with a strong sense of community and a rich history in stock car racing.

### ODENVILLE

Odenville is a city located in St. Clair County, Alabama, United States. It has a population of around 4,000 people and is situated about 25 miles east of Birmingham.

Odenville is known for its small-town charm and friendly community. It has several parks and recreational areas, including the Odenville Sports Complex, which features baseball and softball fields, a walking track, and playgrounds. The city also hosts several annual events, including a Christmas parade and a spring festival.

Overall, Odenville is a peaceful, family-friendly city that offers a relaxed lifestyle and a tight-knit community.





## NEIGHBORHOOD OVERVIEW



### PLEASANT GROVE

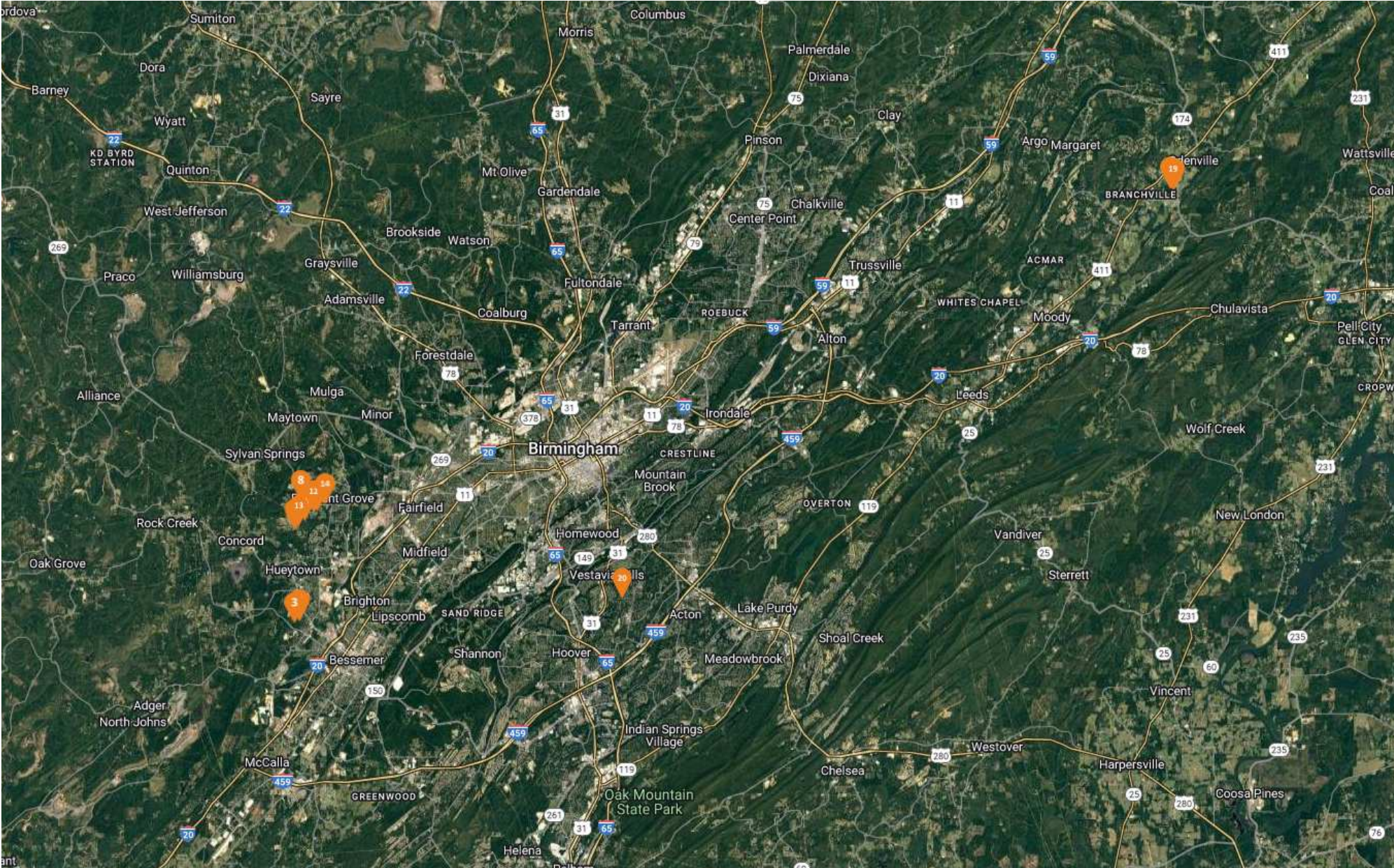
Pleasant Grove is a city located in western Jefferson County, Alabama, United States. It has a population of around 10,000 people and is part of the Birmingham-Hoover metropolitan area.

Pleasant Grove is known for its small-town charm and friendly community. It has several parks and recreational areas, including the Pleasant Grove Community Park, which features baseball and softball fields, a walking track, and a playground. The city also hosts several annual events, including a fall festival and a Christmas parade.

Overall, Pleasant Grove is a peaceful, family-friendly city that offers a relaxed lifestyle and a strong sense of community.



# PORTFOLIO MAP





## PROPERTY PORTFOLIO

#	ADDRESS	CITY	STATE	ZIP	COUNTY	BED/BATH	MODEL	YEAR BUILT	NNN RENT (PER MO)	NNN RENT (PER YR)
1	105 LOCH NESS LANE	Hueytown	AL	35023	Jefferson	3/2	CH1	2022	\$1,510.36	\$18,124.37
2	1210 HUEYTOWN ROAD	Hueytown	AL	35023	Jefferson	3/2	CH1	2023	\$1,510.36	\$18,124.37
3	127 LEWIS DRIVE	Hueytown	AL	35023	Jefferson	3/2	-	1970	\$1,421.83	\$17,061.92
4	63 FORMAN FARM ROAD	Odenville	AL	35120	St. Clair	3/2	CH8	2023	\$1,377.56	\$16,530.70
5	71 FORMAN FARM ROAD	Odenville	AL	35120	St. Clair	3/2	CH2	2023	\$1,554.63	\$18,655.59
6	79 FORMAN FARM ROAD	Odenville	AL	35120	St. Clair		CH8	2023	\$1,377.56	\$16,530.70
7	87 FORMAN FARM ROAD	Odenville	AL	35120	St. Clair	3/2	CH2	2023	\$1,554.63	\$18,655.59
8	1205 4TH WAY	Pleasant Grove	AL	35127	Jefferson	4/2.5	CH3	2022	\$1,421.83	\$17,061.92
9	1233 11TH PLACE	Pleasant Grove	AL	35127	Jefferson	3/2	CH7	2022	\$1,510.36	\$18,124.37
10	613 9TH TERRACE	Pleasant Grove	AL	35127	Jefferson	3/2	CH9	2022	\$1,333.29	\$15,999.48
11	905 11TH COURT	Pleasant Grove	AL	35127	Jefferson	3/2	CH7	2022	\$1,510.36	\$18,124.37
12	604 9TH TERRACE	Pleasant Grove	AL	35127	Jefferson	3/2	CH9	2022	\$1,333.29	\$15,999.48
13	608 9TH TERRACE	Pleasant Grove	AL	35127	Jefferson	4/2.5	CH3	2022	\$1,421.83	\$17,061.92

**PROPERTY PORTFOLIO**

#	ADDRESS	CITY	STATE	ZIP	COUNTY	BED/BATH	MODEL	YEAR BUILT	NNN RENT (PER MO)	NNN RENT (PER YR)
14	1213 10TH WAY	Pleasant Grove	AL	35127	Jefferson	3/2	CH9	2022	\$1,333.29	\$15,999.48
15	717 5TH STREET	Pleasant Grove	AL	35127	Jefferson	3/2	CH1	2022	\$1,421.83	\$17,061.92
16	224 CROCKER ROAD	Odenville	AL	35120	St. Clair	3/2	CH7	2023	\$1,554.63	\$18,655.59
17	212 CROCKER ROAD	Odenville	AL	35120	St. Clair	3/2	CH7	2023	\$1,554.63	\$18,655.59
18	200 CROCKER ROAD	Odenville	AL	35120	St. Clair	3/2	CH2	2023	\$1,554.63	\$18,655.59
19	188 CROCKER ROAD	Odenville	AL	35120	St. Clair	3/2	CH8	2023	\$1,377.56	\$16,530.70
<b>TOTAL:</b>									<b>\$27,624.47</b>	<b>\$331,613.65</b>



# U.S. HOUSING MARKET

## 2023 FORECASTED SINGLE-FAMILY RENTAL YOY GROWTH RATE

Burns Single-Family Rent Index™ is a measure of new lease effective rent



## SFR & BUILD-FOR-RENT COMMUNITIES CONT'D

This is likely based on an expectation of gradual easing of interest rates in coming years and of increased acceptance of BFR as an institutional investment class, with cap rates approaching those of multifamily properties. Cap rates had been trending down sharply in 2022, but some say cap rates have begun to inch up due to the spike in interest rates. Overall, cap rates and yield on costs as reported in this mid-2022 survey were down slightly relative to 2021.

SFR new lease effective rent growth is increasing YOY in the majority of top 20 SFR markets, except Riverside-SB, Indianapolis, Denver, and Chicago. Single-family rents across the top 20 SFR markets have risen 5% to 30% since the start of the pandemic in March 2020, growing faster in high-occupancy markets. Resale home prices are rising in all top SFR markets, with Orlando and Miami rising at 20%+ YOY.

Single-family rent-to-income ratios are at or near all-time highs in many top 20 markets. Rent growth has been rapid over the last several years, causing SFR

rent-to-income ratios to exceed historical medians in most markets but Cincinnati, Austin, and Chicago. For-sale housing affordability (based on long-term fundamentals) remains worse than normal in the majority of the top SFR markets with all top markets overpriced from 20% to 57%. Mortgage payments on entry-level home purchases are up 29% to 49% across these top markets. Rising mortgage rates should drive payments even higher, likely pricing out would-be buyers—further boosting SFR demand.

\*Source: John Burns Real Estate Consulting, Burns Single-Family Rental Analysis and Forecast, Published September 2022

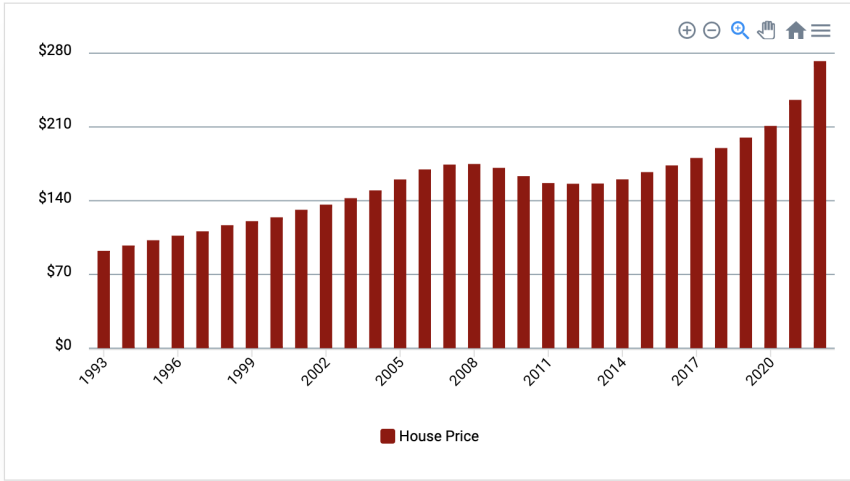
## KEY MARKET STATS (NATIONAL):

<b>SINGLE FAMILY RENTS</b>	Up +6.5% YOY
<b>NEW LEASE RENTS</b>	Up +10.1% YOY (for Top 20 SFR Markets)
<b>HOME PRICES</b>	Increasing at 10% YOY
<b>ENTRY-LEVEL HOME PAYMENT</b>	35% YOY Growth
<b>BUILD-FOR-RENT</b>	2-5% of Total Housing Starts
<b>CONSTRUCTION COSTS</b>	Up 22% YOY (lumber & windows/trim/doors) Up 20% YOY (steel & aluminum)
<b>BFR</b>	Down 2.1% YoY (of Total Land Purchases nationally) 20% YOY

# MSA MARKET STATISTICS

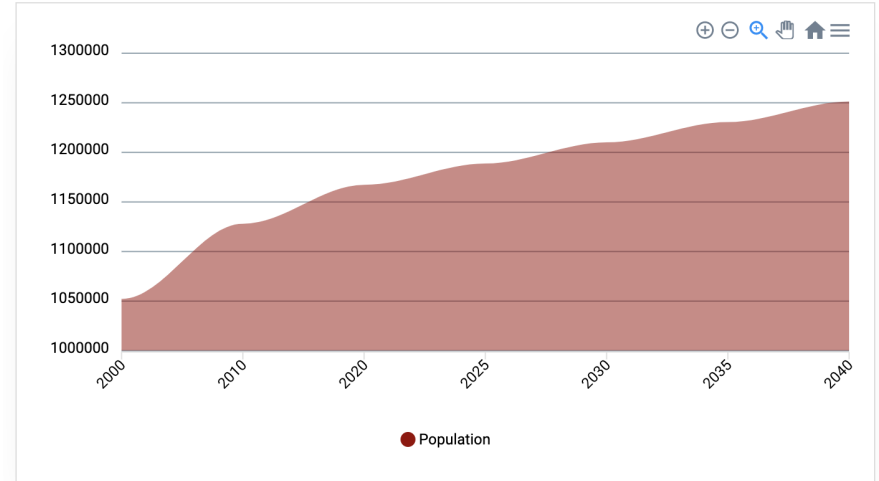
## Birmingham-Hoover

House Price Index | Source: Federal Reserve Economic Data



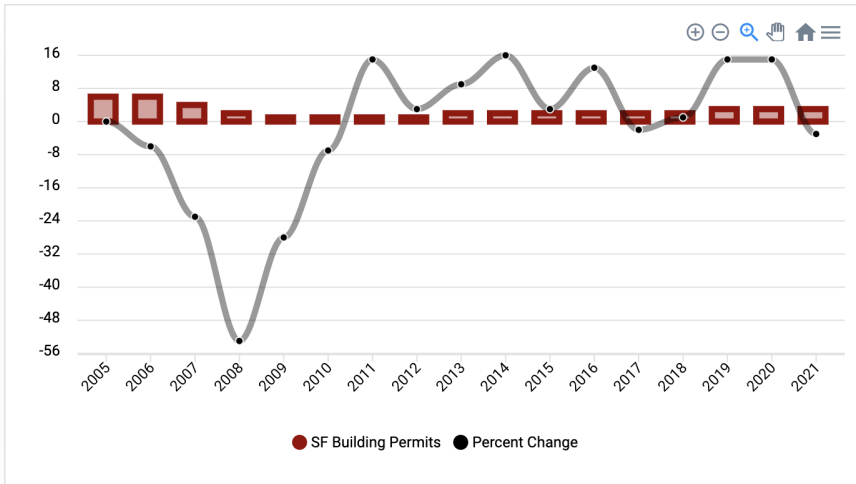
## Birmingham-Hoover

Population Projection | Source: Federal Reserve Economic Data



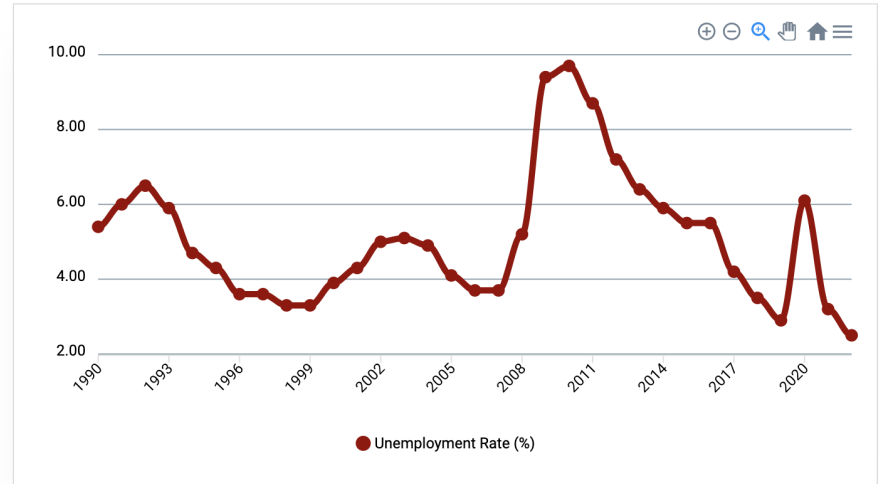
## Birmingham-Hoover

Single Family Building Permits | Source: Federal Reserve Economic Data



## Birmingham-Hoover

Unemployment Rate | Source: Federal Reserve Economic Data





# U.S. HOUSING MARKET

## SFR & BUILD-FOR-RENT COMMUNITIES

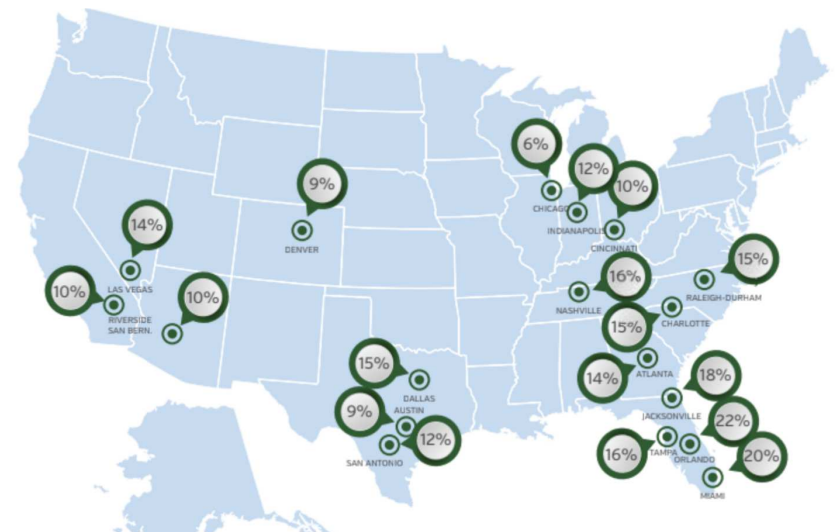
Single-family new lease effective rent growth is expected to stay positive through 2025 despite the single-family residential (SFR) rental sector is presenting some signs of a slowdown in 2023. According to John Burns Real Estate Consulting, based on a weighted average of 99 single-family markets, national single-family rents are up more than 6.5% YOY as of July 2022 and new lease rents are up over 10.1% YOY for the top 20 SFR markets.

Single-family new lease effective rent forecasts for 2023 stay positive in a majority of markets with top markets that are projected to experience 4% YOY single-family new lease effective rent growth including Jacksonville, Tampa, Orlando and Atlanta. Home prices are currently increasing at 10% YOY. SFR rental demand is anticipated to boost as rapidly rising mortgage payments for entry-level buyers is likely pricing out some would-be home buyers. The U.S. national entry-level home payment is experiencing 35% YOY growth compared to the Burns Single-Family Rent Index growth of 7%, a 30% difference. Nationally, current single-family gross rental yield is 6%. Yields have compressed since 2011, largely due to rapid home price appreciation outpacing rent growth but should start to rise as home prices cool.

Build-for-Rent (BFR) communities are concentrated in growing and/or affordable MSAs and project locations are generally in desirable submarkets. As of 2Q 2022, BFR operators represent 9% to 11% of 2Q22 lot and land purchases nationally - 9% raw land, 10% entitled land/paper lots and 12% finished lots. These BFR communities are comprised of single-level row home, single-family detached, townhomes, horizontal apartments, luxury attached and luxury detached. BFR builders are designing homes and selecting materials to withstand wear and tear to minimize R&M and turn-over costs. Top amenities offered by builders include laminate or tile/faux wood flooring (97%), master bedroom walk-in closet (85%), stainless steel appliances (82%), and backyard patio (73%). Community amenities can be an important draw while lot size is far less important to renters than owners. In fact, a majority of single-family renters would pay extra to live in a community with amenities, either within the property or provided through a master planned community. Community amenities offered most by builders include on-site maintenance (61%), a pool (52%), a clubhouse (35%), and a BBQ area (33%).

According to the US Census Bureau, Build-for-Rent currently accounts for 2% to 5% of total housing starts and builders completed 60K new single-family attached and detached homes for rent over the past year. Age of single-family rental housing stock is older compared to apartments (23% of single-family rentals were built pre-1950, versus 17% of apartments), providing an opportunity for new Build-for-Rent SFR product. Production home builder construction costs (a good proxy for Build-for-Rent costs) are up double digits YOY across all categories, topped by lumber and windows/trim/doors at over 22% YOY increase, followed by steel/aluminum at 20% YOY increase.

Based on a BFR underwriting survey in May 2022 of about 44 respondents - including 33 BFR builders/operators, 4 multifamily groups, 3 private equity providers, 2 lenders, and 2 leading property managers specializing in the BFR space - nearly 25% of respondents noted that the terminal cap rates would be equal to or lower than the current cap rates.



BURNS HOME VALUE INDEX YOY%

# MAJOR EMPLOYERS

## BIRMINGHAM

### TOP 5 EMPLOYERS



#### UNIVERSITY OF ALABAMA AT BIRMINGHAM

PRODUCTS OR SERVICES:  
EDUCATION AND HEALTH CARE SERVICES

ESTIMATED NUMBER OF EMPLOYEES **23,000**



#### REGIONS FINANCIAL CORPORATION

PRODUCTS OR SERVICES:  
FINANCIAL SERVICES, BANKING, CORPORATE HEADQUARTERS

ESTIMATED NUMBER OF EMPLOYEES **9,000**



#### ST. VINCENT'S HEALTH SYSTEM

PRODUCTS OR SERVICES:  
HEALTH CARE SERVICES, HOSPITAL NETWORK SERVING METRO BIRMINGHAM

ESTIMATED NUMBER OF EMPLOYEES **5,100**



#### CHILDREN'S OF ALABAMA

PRODUCTS OR SERVICES:  
HEALTH CARE SERVICES, REGIONAL SPECIALIZED HEALTH CARE

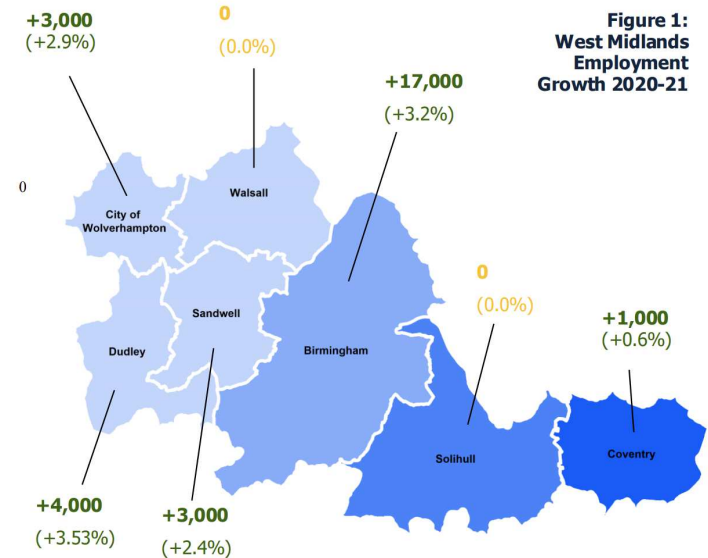
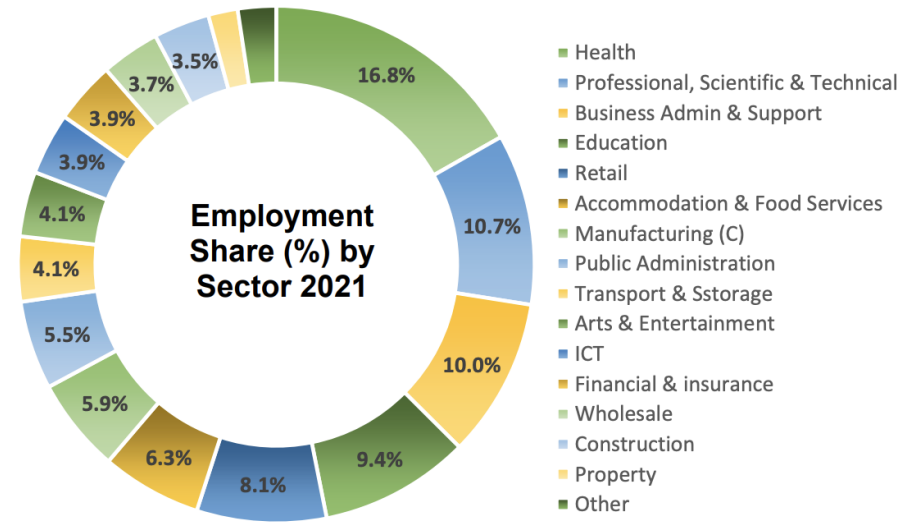
ESTIMATED NUMBER OF EMPLOYEES **5,000**



#### AT&T

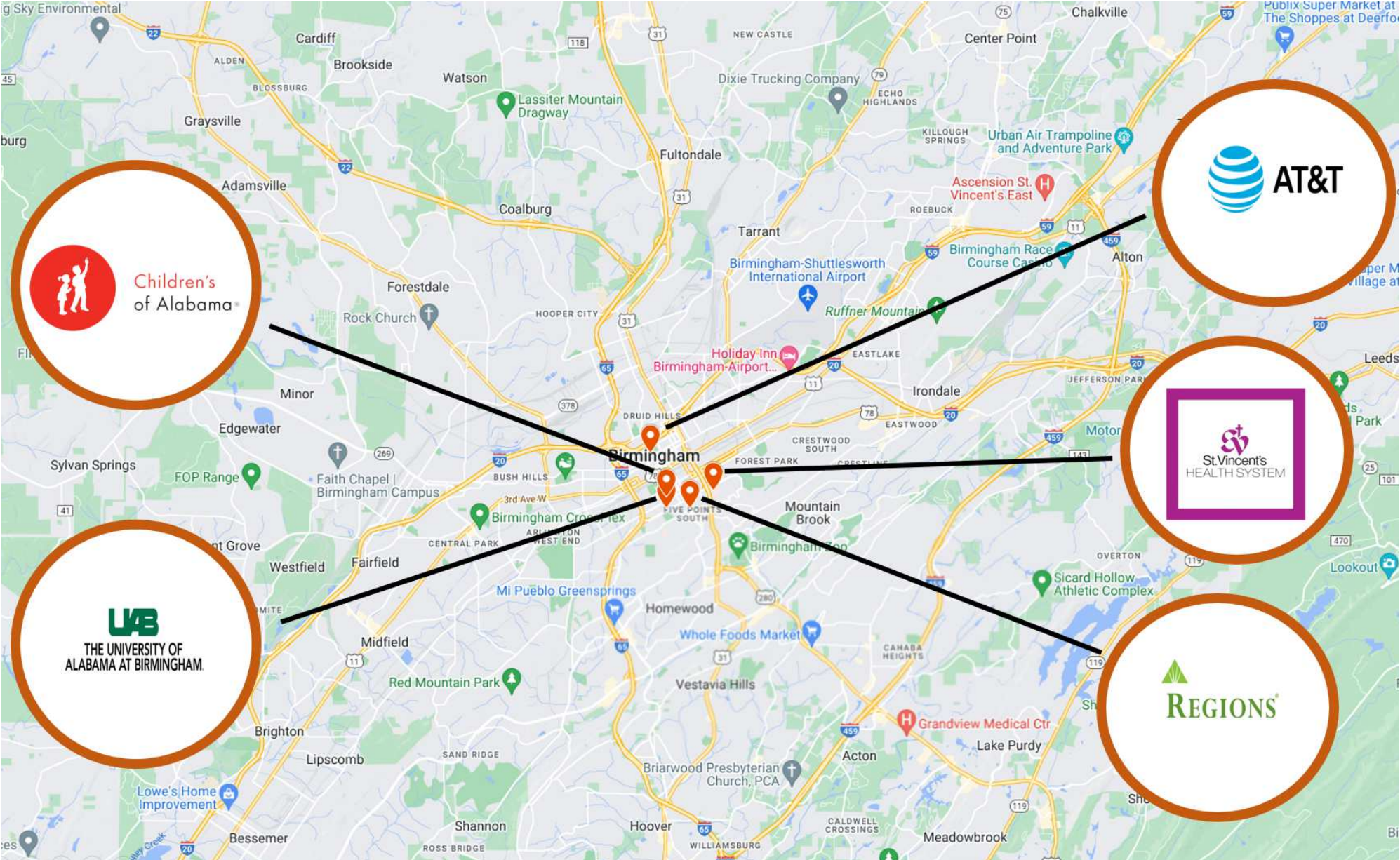
PRODUCTS OR SERVICES:  
TELECOMMUNICATIONS, REGIONAL OPERATIONS

ESTIMATED NUMBER OF EMPLOYEES **4,517**





MAJOR EMPLOYERS MAP













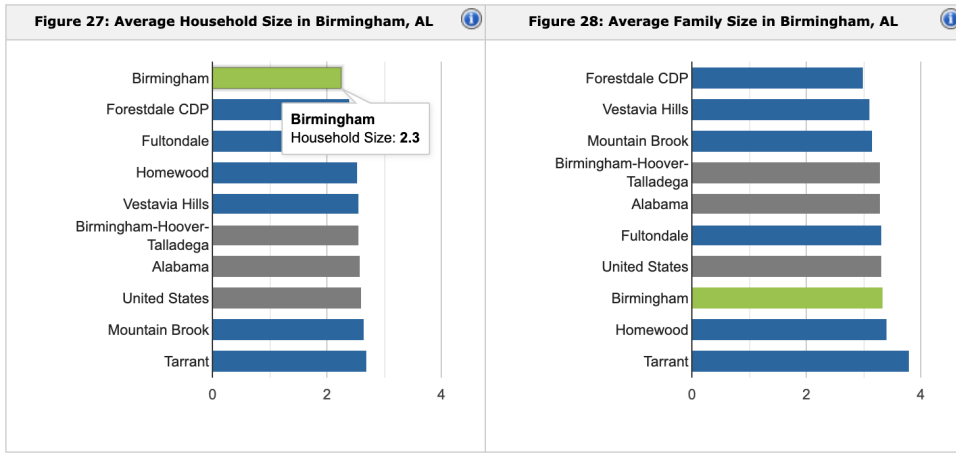


**SECTION 3**  
**Demographics**

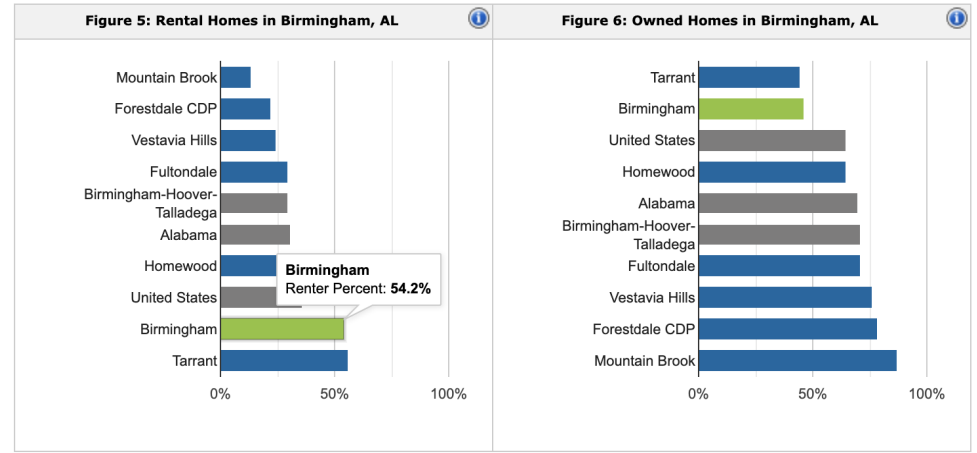




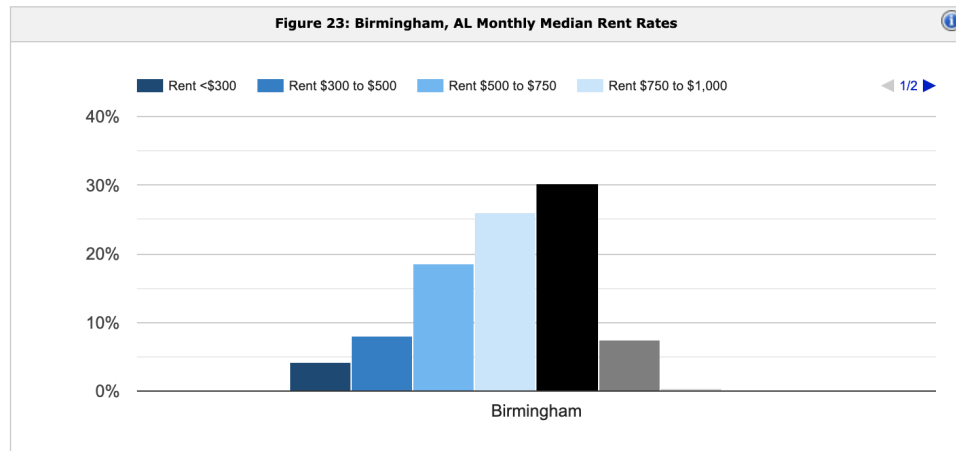
# HOUSING DEMOGRAPHICS



Average HH Size & Family Size in Birmingham, AL



Rental Homes vs. Owned Homes in Birmingham, AL



Monthly Median Rent Rates in Birmingham, AL

**Figure 24: Birmingham, AL Monthly Median Rent Rates by Size of Rental in Bedrooms**

Rental Rates	Studio-No Bedroom	One Bedroom	Two Bedroom	Three Bedroom
\$1,000 to \$1,499	18%	28%	27%	38.9%
\$1,500 or more	0%	5%	8%	11.2%
\$300 to \$499	15%	12%	7%	4.7%
\$500 to \$749	29%	21%	20%	12.8%
\$750 to \$999	25%	25%	29%	22.4%
Less than \$300	13%	7%	4%	1.2%

Birmingham, AL Monthly Median Rent Rates by Size of Rental in Bedrooms







A large white circle with a dashed black border. Inside the circle, the text "SECTION 4" is written in orange and "Advisor Bio" is written in black. There are two small circular icons: one with an orange dot and one with a blue dot, both surrounded by concentric circles.

**SECTION 4**

**Advisor Bio**



## GABRIEL SILVERSTEIN, SIOR

Managing Director

[gabriel.silverstein@svn.com](mailto:gabriel.silverstein@svn.com)

Direct: **512.551.8255** | Cell: **512.953.3320**

### PROFESSIONAL BACKGROUND

Gabriel is Chair of SVN's Institutional Capital Markets group, spearheading our financing and large transaction sales team. Gabriel is a two time SIOR Industrial Deal-of-the-Year award winner and was on the SIOR Global Board of Directors for several years. He was Chair of SIOR's 75th Anniversary Fall World Conference in New York City, for which he was honored to ring the opening bell of the New York Stock Exchange.

Gabriel operates in both the investment banking and investment brokerage worlds, and is also a principal investor/owner. Gabriel has over \$75B of commercial real estate transaction experience, in 45 states and 17 foreign countries, largely investment sales and financings but also including over \$1 billion in corporate projects, representing Fortune 1000 companies on real estate transactions and portfolio management projects.

Gabriel works with industrial, office, medical, multifamily and retail properties. In addition to mainstream transaction execution, he also specializes in niche financial structuring including build-to-suit funding/financing and tenant improvement financing. His educational and work background in both finance and computers serves him well in the real estate investment world, with an excellent understanding of structuring and modeling complex financial transactions. His financing and analytical strength is most apparent in projects with multiple locations and/or where complex financial structuring is involved. Gabriel has a unique expertise in credit-based financing and financial structures, including structuring and arranging specialty tenant improvement financing. Gabriel was named one of the Globe St. top 10 national healthcare real estate influencers in 2020.

#### Specialties:

- Credit and non-credit based complex transaction structuring, modeling and negotiation
- Build-to-suit financing
- Tenant and specialty improvement financing
- Industrial, office, medical, multifamily and retail asset classes

Gabriel has worked in commercial real estate since 1995. Gabriel came to real estate with a financial consulting and investment banking background. Gabriel regularly transacts several hundred millions of dollars in transaction volume annually.

Gabriel's client base is primarily institutional real estate ownership and middle market developers. Prior to co-founding SVN|Angelic, his real estate background included both a Senior Vice President roll at Equis (now a part of Cushman & Wakefield) and also investment management and tenant representation positions at LaSalle Partners (now JLL). Prior to entering commercial real estate, he worked for Morgan Stanley International (London) and Star Progress (Moscow).

### EDUCATION

BBA, University of Notre Dame, cum laude - major in Finance & Business Economics; second major in Computer Applications

### MEMBERSHIPS

SIOR (Board of Directors member 2019-2022, former New York City chapter President and Chair of 75th Anniversary World Conference)  
ICSC  
Mortgage Bankers Association (MBA)  
Robin Hood Foundation  
Eagle Scout

**SVN | Angelic**  
500 Capital Of Texas Hwy N Building 2  
Austin, TX 78746  
512.551.8255