

CLANTON PLAZA

208 7th Street South
Clanton, AL 35045



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

For more information contact:

Wesley Cline, CCIM

Associate Broker

+12053803334

wes@hsccommercial.com

3072, Alabama



Price: \$3,123,110

Property Highlights

- Within 20 Minute Drive of Property:
 - 75% Chilton County Population & Households
 - 75% Chilton County Retail Sales
 - 85% Chilton County Day Time Population
 - 89% Chilton County Businesses
 - 90% Chilton County Employees
- Street Retail Along Clanton's Main Street (US 31)
- Easy Access Along Main Street and 6th Street Behind Property
- Great Visibility For Tenants with 13,843 Cars Per Day
- Tenants Provided Store Front and Pylon Signage
- 92 Parking Spaces including Curb Side Parking
- Utilities Separately Metered
- Property In Good Condition



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

TABLE OF CONTENTS

Wesley Cline, CCIM

Associate Broker
+12053803334
wes@hsccommercial.com

Clanton Alabama	3
Property Photos	4
Aerial	5
Demographic Profile	6
Executive Summary	7
Pro Forma Summary	8
Lease Rent Roll	9

Clanton Plaza
208 7th Street South | Clanton, AL 35045



Clanton, Alabama

Traveling along Interstate 65 in Alabama between Montgomery and Birmingham the 120-foot peach shaped water tower has become a significant landmark. The water tower celebrates the importance of the peach industry to this region. Over 80% of Alabama's peach crop comes from Chilton County. While the area is widely known for its peach production it is also known for other fruit and vegetable crops, including strawberries, watermelons, and tomatoes. Timber, cattle, poultry, corn, and cotton are also important economically.

With such agricultural prominence it is fitting that Chilton County was selected as the location of the new 500-acre Farm Center at ALFA Centennial Park. The Farm Center is slated to open in the Fall of 2021 and will feature multiple facilities that can host events up to 300 days per year (livestock shows, state fairs, car shows, concerts and more). The venue will generate new jobs, tax revenue and could attract 900,000 tourist per year. The economic impact of the Farm Center is already underway as the regional airport received a \$2 Million Dollar grant from the Federal Aviation Administration to extend the runway.

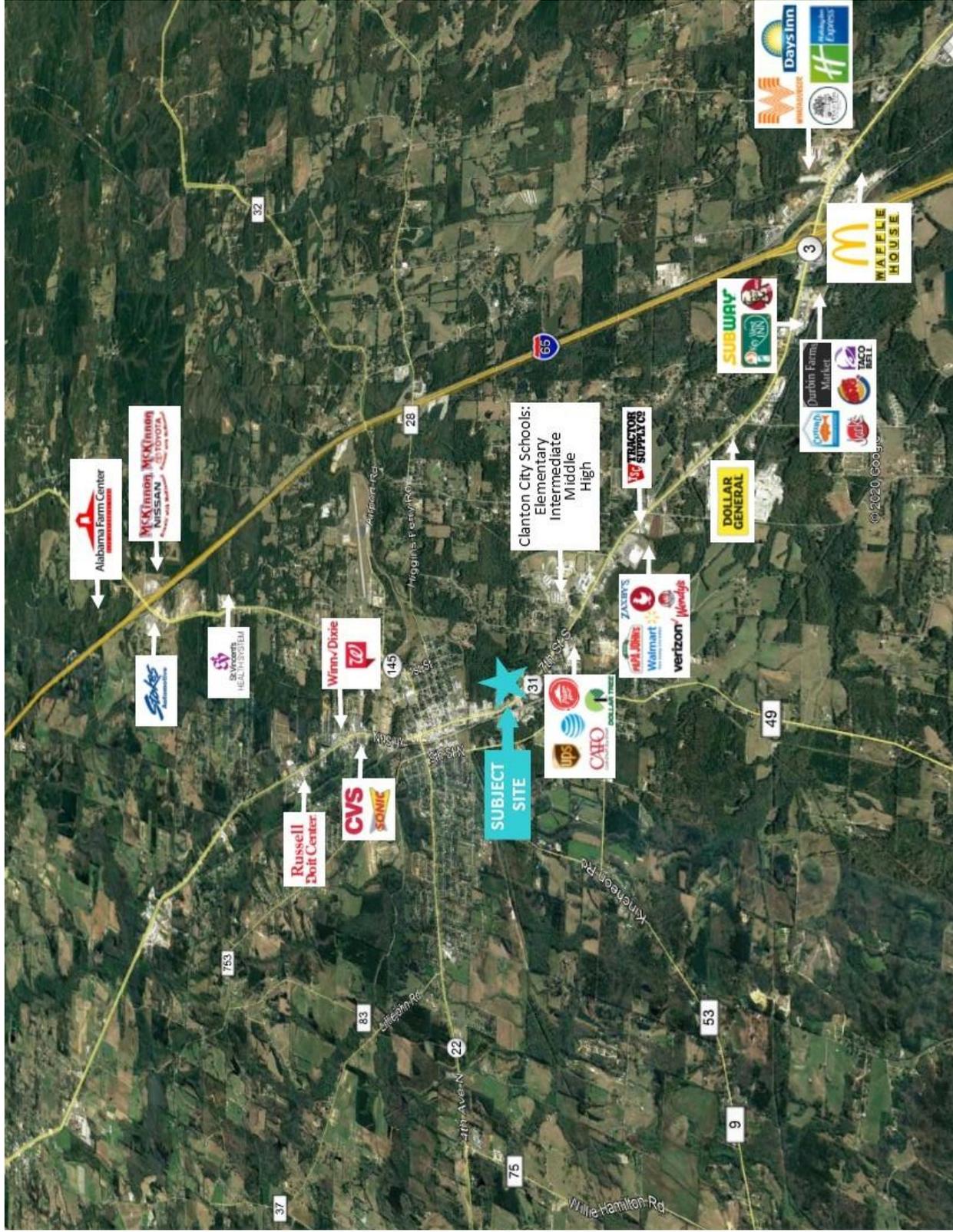
Clanton, the seat of Chilton County, is a growing city rooted in rich history, picturesque landscapes and true Southern charm. Historically Clanton has served as the primary area for shopping, dining and services for the residents of Chilton County. The addition of Farm Center is likely to expand the trade area of this region even further as more people are coming to the area for work and events. The expanded trade area will likely increase the desirability of commercial property and provide added sales revenue to sustain long term businesses / tenants.

PROPERTY PHOTOS

Clanton Plaza
208 7th Street South | Clanton, AL 35045



Clanton Plaza
208 7th Street South | Clanton, AL 35045



Clanton Plaza
208 7th Street South | Clanton, AL 35045



KEY VARIABLES	20 Minute Drive Time	Chilton County	% of County
Population	33,605	45,243	74%
Total Households	12,771	17,067	75%
Expenditures			
Annual Budget Expenditures	\$636,517,635	\$843,280,850	75%
Retail Goods	\$201,510,737	\$267,186,688	75%
Food Away from Home	\$30,124,959	\$40,067,992	75%
Income			
Median Household Income	\$42,186	\$41,937	
Average Household Income	\$56,900	\$56,439	
Workplace			
Number of Businesses	1,052	1,186	89%
Total Number of Employees	9,293	10,313	90%

Clanton Plaza
208 7th Street South | Clanton, AL 35045

ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$3,123,110
Investment - Cash	\$0

INVESTMENT INFORMATION

Purchase Price	\$3,123,110
Price per Tenant	\$390,389
Price per Sq. Ft.	\$85.52

INCOME, EXPENSES & CASH FLOW

GROSS SCHEDULED INCOME	\$270,121
Total Vacancy and Credits	\$0
Operating Expenses	(\$31,947)
NET OPERATING INCOME	\$238,174
Debt Service	\$0
CASH FLOW BEFORE TAXES	\$238,174

FINANCIAL INDICATORS

Debt Coverage Ratio	N/A
Capitalization Rate	7.63%
Gross Income / Square Feet	\$7.40
Gross Expenses / Square Feet	(\$0.87)
Operating Expense Ratio	11.83%

Clanton Plaza
208 7th Street South | Clanton, AL 35045



INVESTMENT SUMMARY

PRICE	\$3,123,110
Tenants	8
RSF	36,520
Price/RSF	\$85.52
Floors	1
Cap Rate	7.63%
Market Cap Rate	8.17%

TENANT ANNUAL SCHEDULED INCOME

Tenant	Actual	Market
Title Max (out parcel)	\$34,890	\$36,000
QQ 99 Cent Store	\$24,010	\$24,010
Express Fitness	\$65,000	\$65,000
Shoe Show	\$52,528	\$52,528
Factory Connection	\$33,308	\$33,308
Fancy Nails	\$9,990	\$10,080
Clanton Financial (outparcel)	\$14,000	\$16,000
Suncrest Home Health	\$34,880	\$35,200
TOTALS	\$268,606	\$272,126

ANNUALIZED INCOME

Description	Actual	Market
Gross Potential Rent	\$268,606	\$272,126
- Less: Vacancy	\$0	\$0
+ Reimbursements	\$1,515	\$1,515
Effective Gross Income	\$270,121	\$273,641
- Less: Expenses	(\$31,947)	(\$18,441)
Net Operating Income	\$238,174	\$255,200

ANNUALIZED EXPENSES

Description	Actual	Market
Property Management Fee	\$13,506	\$0
Building Insurance	\$6,978	\$6,978
Repairs	\$759	\$759
Taxes - Real Estate	\$8,652	\$8,652
Utilities	\$2,052	\$2,052
TOTAL EXPENSES	\$31,947	\$18,441
EXPENSES PER RSF	\$0.87	\$0.50

LEASE RENT ROLL

Clanton Plaza
208 7th Street South | Clanton, AL 35045

Tenant	Start Date	Exp. Date	RSF	\$/RSF	Annualized Rent	Renewal Term	Renewal Increase
Title Max (out parcel)	02/01/08	02/29/20	3,000	\$11.63	\$34,890	3 years	N/A
QQ 99 Cent Store	09/01/09	08/31/20	3,500	\$6.86	\$24,010	1 year	\$0.00
Express Fitness	02/01/20	01/31/23	13,000	\$5.00	\$65,000	1 year	\$0.00
Shoe Show		09/30/21	6,700	\$7.84	\$52,528	1 year	\$0.00
Factory Connection	08/01/06	07/30/21	4,400	\$7.57	\$33,308	1 year	\$0.00
Fancy Nails	06/01/15	05/31/21	1,120	\$8.92	\$9,990	1 year	\$0.00
Clanton Financial (outparcel)	06/01/12	05/31/22	1,600	\$8.75	\$14,000	1 year	\$0.00
Suncrest Home Health	06/01/11	05/31/20	3,200	\$10.90	\$34,880	1 year	\$0.00