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INVESTMENT PORTFOLIO. LONG TERM TENANTS IN PLACE. NEW 10 YEAR TERM.

MULTIPLE LOCATIONS

312 CATOMA STREET, SUITE 200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moore Company Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moore Company Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

312 CATOMA STREET SUITE 200
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OFFERING SUMMARY

Sale Price:	\$5,450,000
Cap Rate:	6.62%
NOI:	\$360,900
Building SF:	
3760/3775 Magnolia Rd:	± 6,200 SF
4451 Coosada Rd:	± 7,600 SF
408 Madison Ave	± 7,600 SF
Zoning:	C-2 & T4-0
Market:	Prattville Millbrook Montgomery

PROPERTY HIGHLIGHTS

- Discover a thriving market ripe for retail and vehicle-related investments in the sought-after Prattville, Montgomery, and Millbrook area. This dynamic region offers proximity to key points of interest, including major retail centers, automotive service centers, and bustling commercial corridors. With a solid history of economic resilience and sustained growth, this market presents a prime opportunity for investors seeking stability and potential. Take advantage of the robust commercial environment and strategic location to elevate your investment portfolio with promising, long-term prospects.
- **3760/3775 Magnolia Rd-** 6,200 SF building, Built in 1994, renovated in 2024, Zoned C-2, Located in Prattville area.
- **4451 Coosada Rd-** 7,600 SF Building, Built in 1994, Millbrook/Coosada area.
- **408 Madison Ave-** 7,600 SF Building, built in 1955, renovated in 2023. Zoned T4-0. Located in Downtown Montgomery.
- **ALL properties have LONG TERM TENANTS** (Auto & Tire Repair Shop), with a NEW 10 YEAR term! (5) 5 Year options available



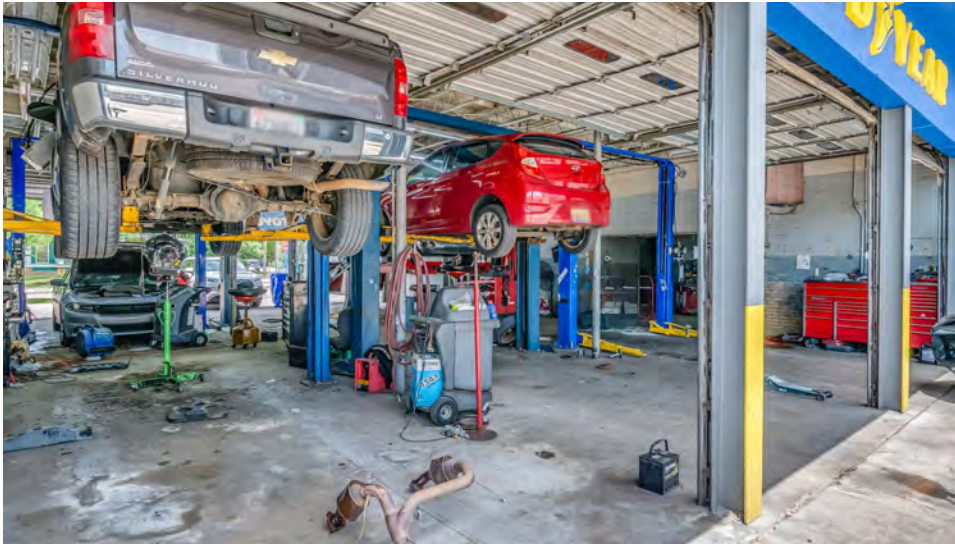






408 Madison Ave





LOCATION INFORMATION

SECTION 2

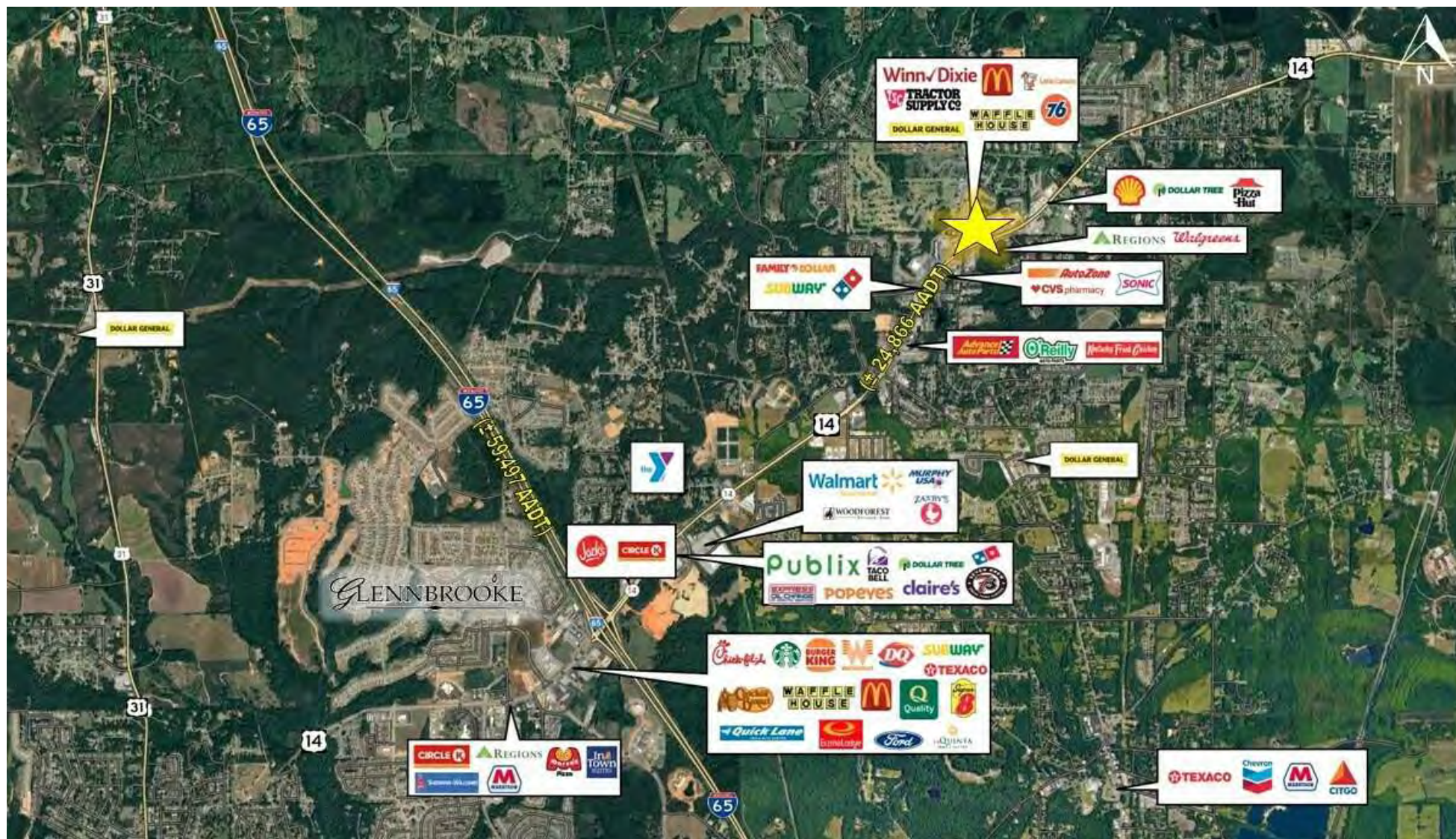
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Magnolia Rd- Aerial



Magnolia Rd- Retail Map



4451 Coosada Rd- Aerial



4451 Coosada Rd- Retail Map



408 Madison Ave- Aerial



408 Madison Ave- Retail Map



FINANCIAL ANALYSIS

SECTION 3

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Financial Summary

INVESTMENT OVERVIEW	DUNCAN PROPERTIES
Price	\$5,450,000
CAP Rate	6.62%
Cash-on-Cash Return (yr 1)	6.62%
Total Return (yr 1)	\$360,900
OPERATING DATA	DUNCAN PROPERTIES
Gross Scheduled Income	\$369,300
Total Scheduled Income	\$369,300
Gross Income	\$369,300
Operating Expenses	\$8,400
Net Operating Income	\$360,900
Pre-Tax Cash Flow	\$360,900

MULTIPLE LOCATIONS

Tenant Profiles



TENANT HIGHLIGHTS

- Left Lane Auto is a tire retailer that takes a "boutique" approach to mergers and acquisitions
- Left Lane Auto places significant emphasis on giving back to the community it serves. The company supports local businesses and organizations through sponsorships and partnerships aiming at enhancing community programs.

ABOUT

Left Lane Auto LLC is an industry-leading automotive repair company dedicated to providing exceptional service and maintaining high standards of quality in the automotive repair sector. The organization has a long history in the automotive industry, focusing on both customer satisfaction and community involvement. The mission of Left Lane Auto revolves around three core groups: customers, employees, and business owners. For customers, the focus is on delivering a high-quality experience in a family-like atmosphere. For employees, the organization aims to foster a culture that encourages skill development and personal growth. Lastly, for business owners looking to sell their shops, Left Lane Auto is committed to preserving their legacy while ensuring a smooth transition process.

TENANT OVERVIEW

Company:	Left Lane Auto
Founded:	2021
Locations:	Alabama: Prattville, Montgomery (4), Millbrook, Demopolis; Arkansas: Fort Smith (2), Van Buren; Georgia: Cumming, Athens (2), Danielsville; Illinois: Addison, Lombard, Bloomington, Champaign (2), New Lenox, Oak Forest, Orland Hills, Lemont; Indiana: Logansport; Louisiana: Baton Rouge; Missouri: Camdenton, Clinton, Versailles, California, Jefferson City (2), Sedalia, Sedalia East, Hollister; Pennsylvania: Bridgeville, Monongahela; Texas: Beaumont (2), Vidor, Nederland, Groves
Headquarters:	Champaign, IL
Website:	Leftlaneautollc.com
Lease Rate:	
Magnolia Rd -	\$154,800 Annual Rent
Coosada Rd -	\$72,000 Annual Rent
Madison Ave -	\$158,400 Annual Rent
Lease Term (All Properties):	10 Years with an increase in Year 6
Renewal Options (All Properties):	(5) 5 Year Options With 10% Increases

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT MAGNOLIA RD.	ANNUAL RENT COOSADA RD.	ANNUAL RENT MADISON AVE.	BUMP
5/01/2035 - 4/30/2040	\$187,308	\$87,120	\$191,664	10%
5/01/2040 - 4/30/2045	\$206,040	\$95,832	\$210,828	10%
5/01/2045 - 4/30/2050	\$226,644	\$105,420	\$231,912	10%
5/01/2050 - 4/30/2055	\$249,312	\$115,968	\$255,108	10%
5/01/2055 - 4/30/2060	\$274,248	\$127,560	\$280,524	10%



DEMOGRAPHICS

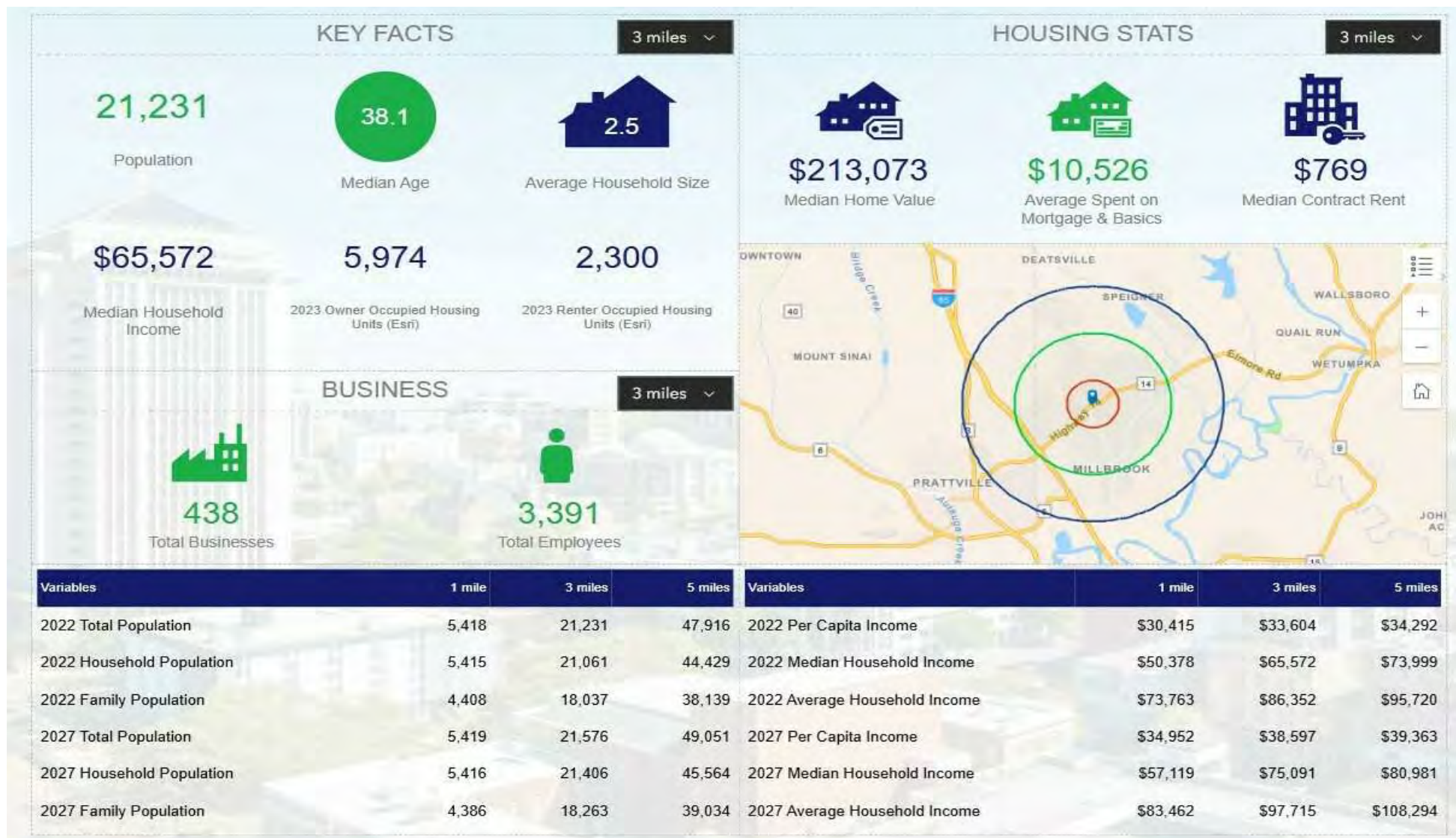
SECTION 4

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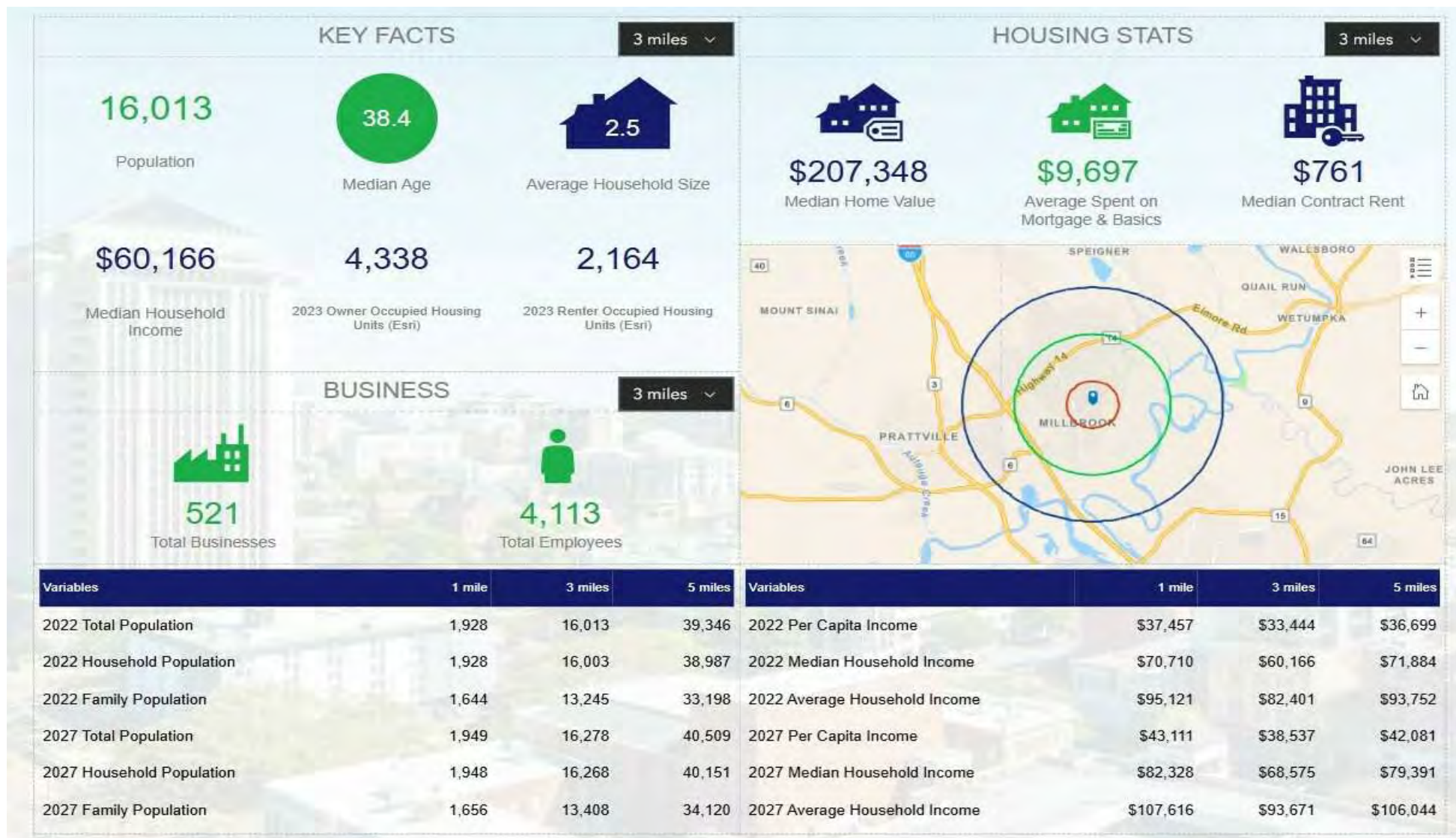
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Magnolia Rd- DEMOGRAPHICS



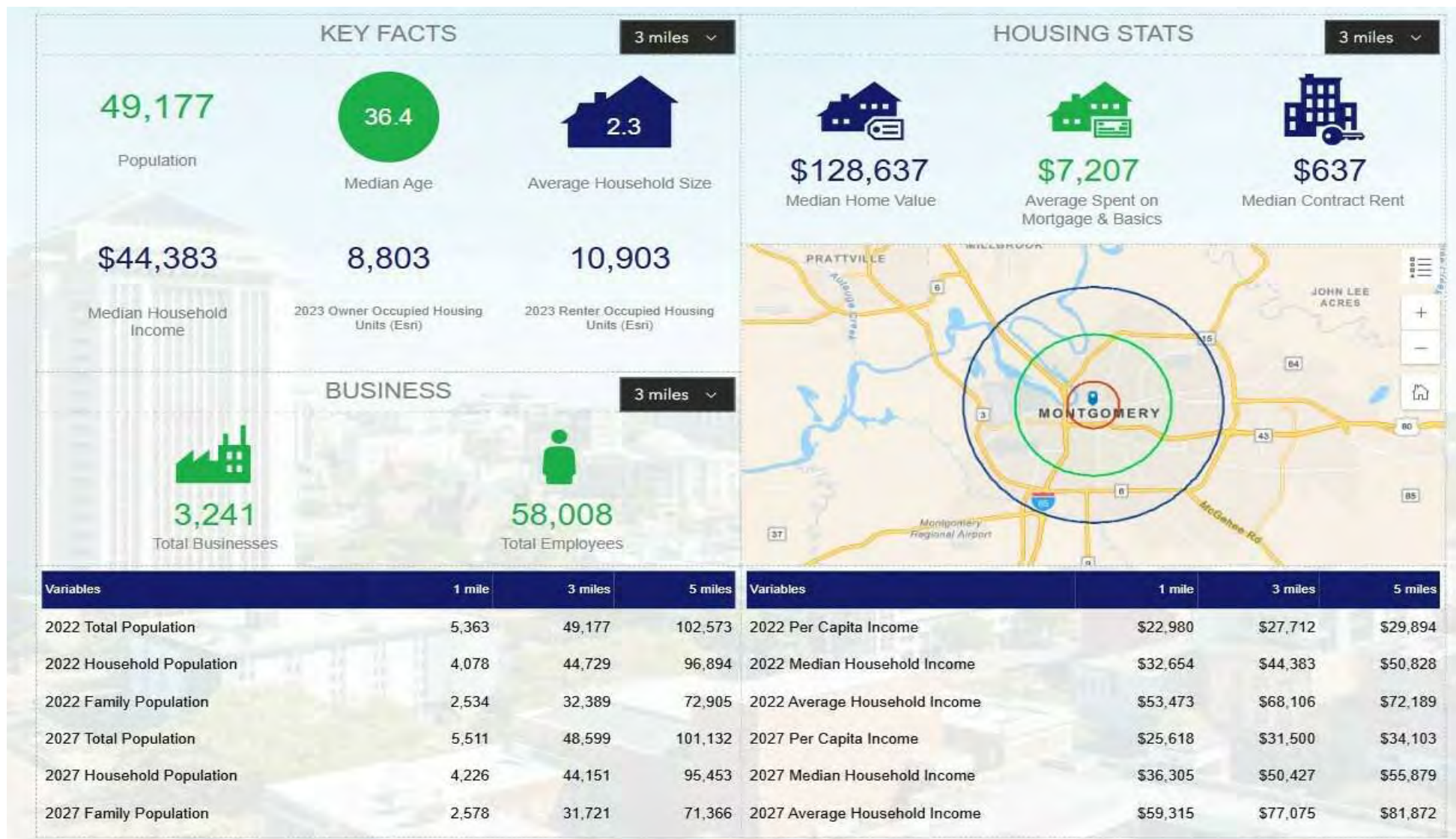
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4451 Coosada Rd- DEMOGRAPHICS



ADDRESS NOT DISCLOSED, MILLBROOK, AL

408 Madison Ave- DEMOGRAPHICS



ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024 & 2025. Additionally, he received the CBC Bronze Circle of Distinction award for the years 2013-2014. Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University
CCIM Designee from the CCIM Institute
SIOR

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