



NET LEASE INVESTMENT OFFERING



United Rentals (Recently Extended Lease)

376 Dan Tibbs Road
Huntsville, AL 35806



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased United Rentals located in Huntsville, Alabama. United Rentals has been operating at this location since it's construction in 2008. United Rentals has executed several renewals over the years and recently signed an extension through December 2031, demonstrating commitment to the site. The extension features a 12% rent increase in 2028 and 10% every five years after. The extension also established four 5-year renewal options. The subject property is low coverage industrial with outdoor storage across 3 acres.

The 7,529 square-foot building benefits from its proximity to Highway 255 (30,990 VPD) and Highway 53 (31,088 VPD), two of the area's primary thoroughfares into Huntsville. According to CoStar, the surrounding household growth will increase by 12.8% over the next five years. In recent years, Huntsville has become a rapid growing city due to the low cost of living and significant federal investments in defense, aerospace, and R&D. Currently, there are over 100,000 people living within a five-mile radius that earn an average household income of \$94,737. The asset is located in an industrial corridor with established tenants such as Ferguson Plumbing Supply, Axion Corporation, Copart, Mingleddorff's, SiteOne Landscape Supply, Beacon Building Products, SRM Concrete, and several others.

United Rentals, headquartered in Stamford, Connecticut, is the world's largest equipment rental company, serving a diverse range of industries including construction, industrial, utilities, and government. Founded in 1997, United Rentals has grown through strategic acquisitions and organic expansion to establish a vast network of over 1,465 rental locations across North America and Europe. The company offers an extensive fleet of rental equipment, including aerial work platforms, forklifts, excavators, generators, and more, providing customers with access to a wide array of tools and machinery for their projects.

Investment Highlights

- » **12.8% projected household growth over the next five years (1-mile radius)**
- » Recent lease extension through December 2031
- » Less than a 15-minute drive from downtown Huntsville
- » Long operating history since 2008
- » Low coverage industrial with outdoor storage across 3 acres
- » United Rentals is the largest equipment rental company in the United States
- » 12% rent increase in 2028 and 10% every 5 years after
- » Located just off Highway 255 (30,990 VPD) & within proximity to Highway 53 (31,088 VPD)
- » Over 100,000 people live within a five-mile radius
- » Average household income within five miles is \$94,737
- » Nearby tenants include Ferguson Plumbing Supply, Axion Corporation, Copart, Mingledorff's, SiteOne Landscape Supply, Beacon Building Products, SRM Concrete, & several others



Property Overview



PRICE
\$3,145,000



CAP RATE
6.25%



NOI
\$196,572

RENT COMMENCEMENT DATE:	6/13/2008
LEASE EXPIRATION DATE:	12/31/2031
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	12% in July 2028 and 10% every 5 years after
LEASE TYPE:	NN ¹
TENANT:	United Rentals Realty, LLC (Corporate)
YEAR BUILT:	2008
BUILDING SIZE:	7,529 SF
LAND SIZE:	3.1 AC

1) *Landlord Responsibilities: Maintain, repair, and replace all structural aspects of the building, roof, unexposed electrical, plumbing, and sewage systems, site drainage.*

Photographs



Aerial



 **United
Rentals**

 **Copart**

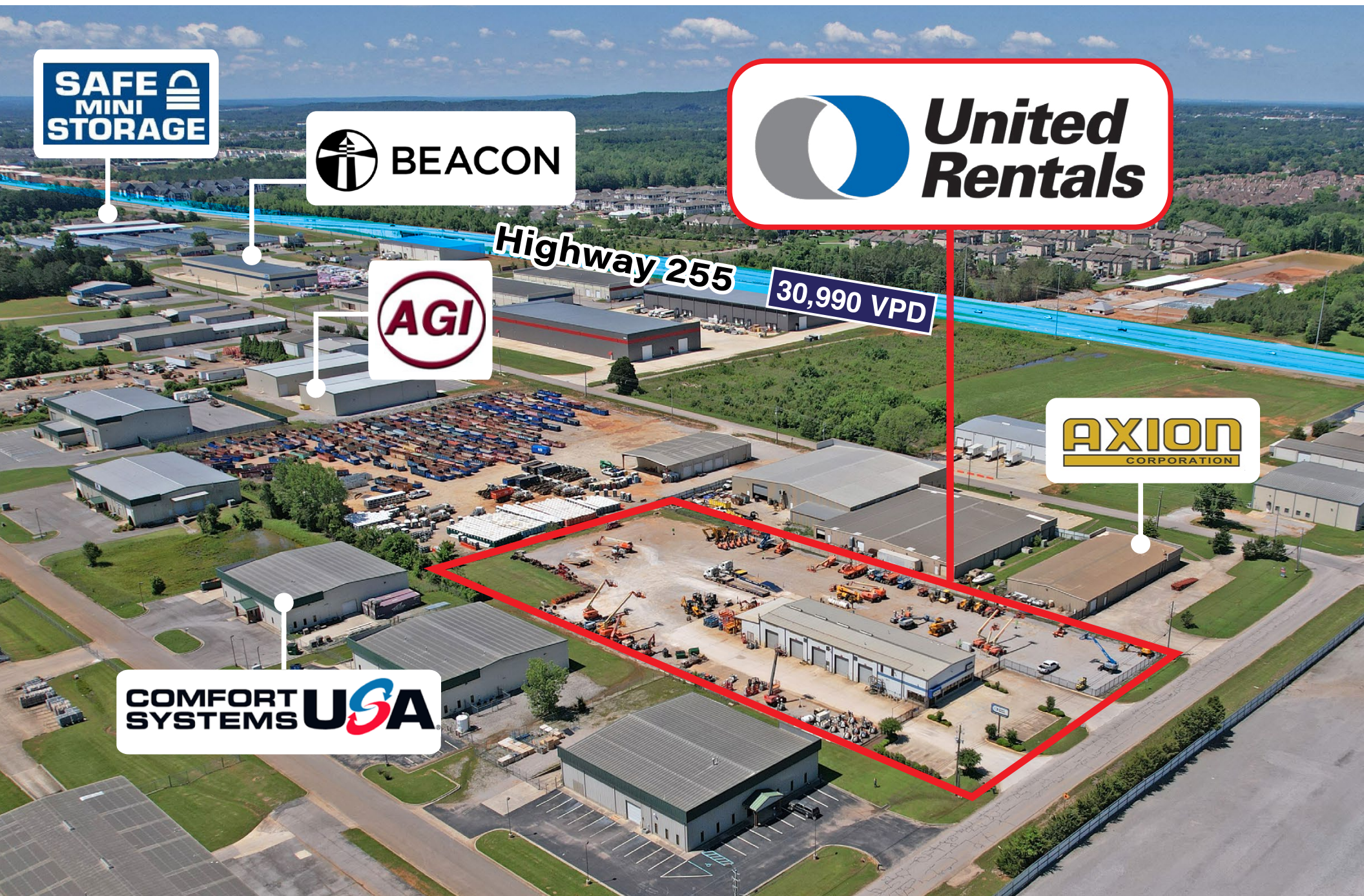
 **Wingledorff's
INC**

 **FERGUSON®**

 **AXION
CORPORATION**

 **United
SITE SERVICES**

Aerial



**SAFE
MINI
STORAGE**

 **BEACON**

 **United
Rentals**

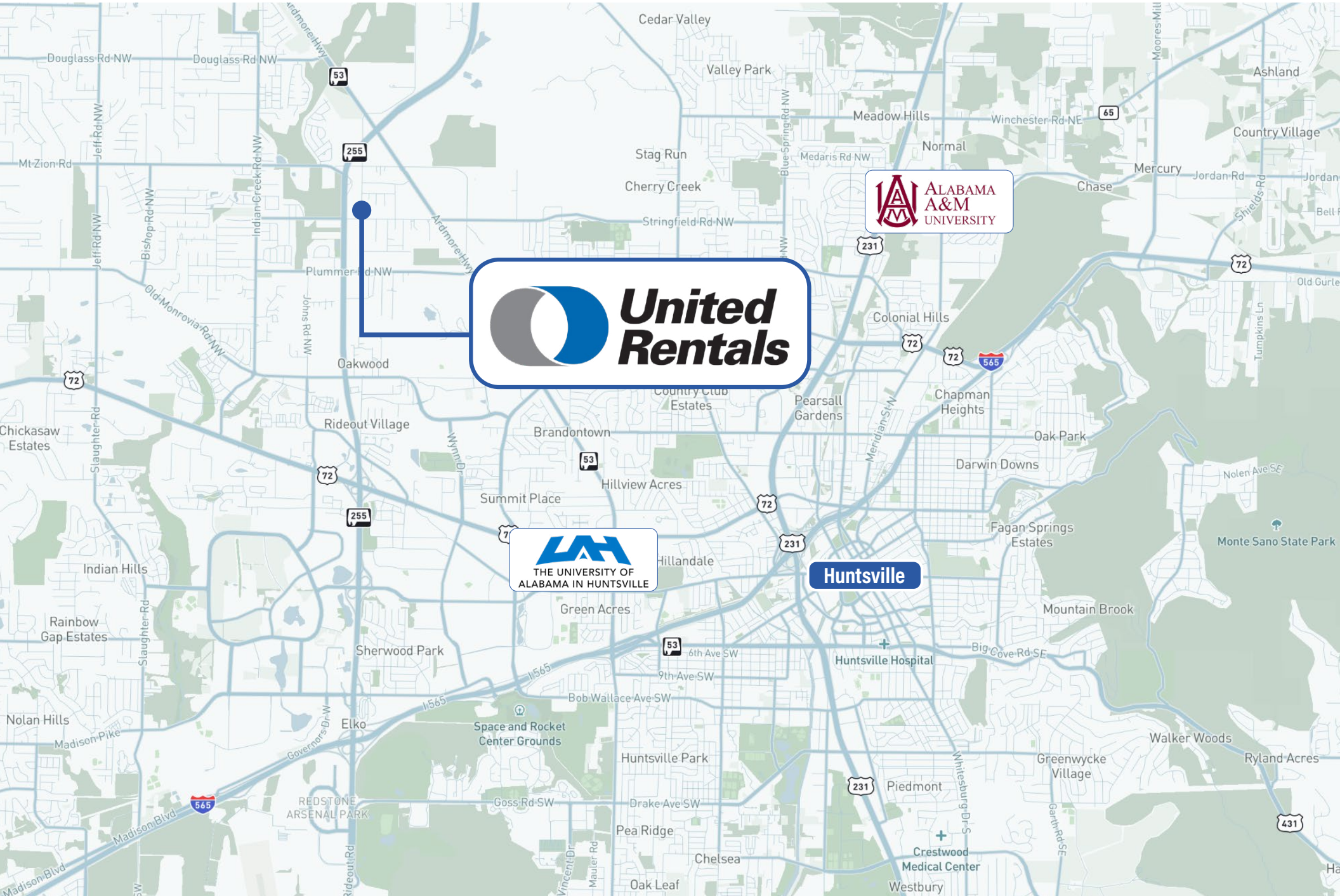
 **AGI**

Highway 255
30,990 VPD

**AXION
CORPORATION**

**COMFORT
SYSTEMS USA**

Map



 **United Rentals**

 **ALABAMA A&M UNIVERSITY**

 **THE UNIVERSITY OF ALABAMA IN HUNTSVILLE**

Huntsville

Location Overview

HUNTSVILLE, ALABAMA

Huntsville, Alabama, nestled in the Appalachian region of the southeastern United States, is renowned for its rich history, technological prowess, and natural beauty. Dubbed the “Rocket City,” it earned its moniker due to its integral role in the development of space exploration. Home to NASA’s Marshall Space Flight Center, Huntsville played a pivotal role in propelling humans to the moon during the Apollo missions. The city’s aerospace industry continues to thrive, with companies like Boeing and Lockheed Martin maintaining a significant presence. Beyond its contributions to space exploration, Huntsville boasts a vibrant cultural scene, with attractions such as the U.S. Space & Rocket Center, the Huntsville Museum of Art, and the historic Twickenham district. Additionally, its picturesque surroundings offer ample opportunities for outdoor recreation, including hiking in the nearby Monte Sano State Park and exploring the scenic beauty of the Tennessee River. With a population of approximately 200,000 residents, Huntsville stands as Alabama’s fourth-largest city and is recognized as one of the fastest-growing metropolitan areas in the United States.



HUNTSVILLE
The Star of Alabama

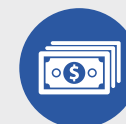
Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
3-MILE	3,243	1,631	\$81,319	\$99,875
5-MILE	36,490	16,627	\$66,962	\$95,126
10-MILE	100,570	42,755	\$64,667	\$94,737

Tenant Overview



UNITED RENTALS

United Rentals, headquartered in Stamford, Connecticut, is the world's largest equipment rental company, serving a diverse range of industries including construction, industrial, utilities, and government. Founded in 1997, United Rentals has grown through strategic acquisitions and organic expansion to establish a vast network of over 1,465 rental locations across North America and Europe. The company offers an extensive fleet of rental equipment, including aerial work platforms, forklifts, excavators, generators, and more, providing customers with access to a wide array of tools and machinery for their projects. With a commitment to customer service and safety, United Rentals offers comprehensive solutions tailored to meet the needs of contractors, developers, municipalities, and other clients. In addition to equipment rental, the company provides value-added services such as equipment sales, equipment servicing, safety training, and equipment technology solutions. United Rentals is recognized for its innovative approach to equipment rental, leveraging advanced technologies and industry expertise to deliver efficient and cost-effective solutions to its customers worldwide.

Website:	www.unitedrentals.com
Headquarters:	Stamford, CT
Number of Locations:	1,465
Company Type:	Public – NYSE: URI
Market Cap:	\$45.9 Billion
Number of Employees:	26,300



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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