

FOR SALE

30466 SGT BOOTS DR

Offering Memorandum

DISCLOSURE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Stoic Equity Partners and should not be made available to any other person or entity without the written consent of Stoic Equity Partners. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Stoic Equity Partners has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Stoic Equity Partners has not verified, and will not verify, any of the information contained herein, nor has Stoic Equity Partners 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.

TABLE OF CONTENTS

PROPERTY DESCRIPTION	4
AMENITIES MAP	6
SITE LAYOUT	7
FLOOR PLAN	8
RECENT CAPEX	10
PHOTOS	11
LEASE COMPS	13
DEMOGRAPHICS	15
RENT ROLL	16
OPERATING BUDGET	18
PROPERTY FINANCIALS	19



PROPERTY DESCRIPTION

Property Name	SGT Boots Dr.
Address	30466 Sgt. El Boots Thomas Drive, Spanish Fort, AL 36527
Purchase Price	\$4,625,000
In-Place Cap Rate	7.00%
Proforma Cap Rate	8.16%
Property Type	Multi-Tenant Flex Industrial
Year Built	2009
Gross Bldg SF	32,000 SF
Office SF	12,000 SF
Whse SF	20,000 SF
Site Area	4.16 acres
Occupancy	89%
Roof	Metal
Construction	Brick and Metal
Mgmt Co.	Owner Managed
Parking	1.19 (per 1000 SF) - 38 Spaces
Zoning	M-1 Light industrial (Office/Warehouse)



PROPERTY DESCRIPTION

Stoic Equity Partners is pleased to present the opportunity to acquire 30466 Sgt. E.I. Boots Drive, a 32,000-square-foot mixed-use office and warehouse asset. The property consists of a single building featuring a highly functional layout, with approximately 6,000 square feet of office space and 20,000 square feet of warehouse space on the first floor, fully occupied by a single tenant. The second floor is configured as multi-tenant executive office space, comprising 10 individual suites ranging from 100 to 780 square feet, currently leased to five tenants.

The asset is 89% occupied and offers meaningful upside through lease-up of the remaining office suites and mark-to-market rent adjustments. Techline, the anchor tenant, occupies the entire 26,000-square-foot first floor, providing stable in-place income. The second-floor office component presents a value-add opportunity, with five suites currently available for lease.

This investment represents a compelling opportunity to acquire a well-located, versatile asset with both stable cash flow and clear avenues for income growth through increased occupancy and rental rate optimization.

Strategically located just minutes from the Eastern Shore Centre and top-rated Spanish Fort schools, the property benefits from excellent connectivity to both Mobile and Pensacola, making it an attractive location for a wide range of tenants.

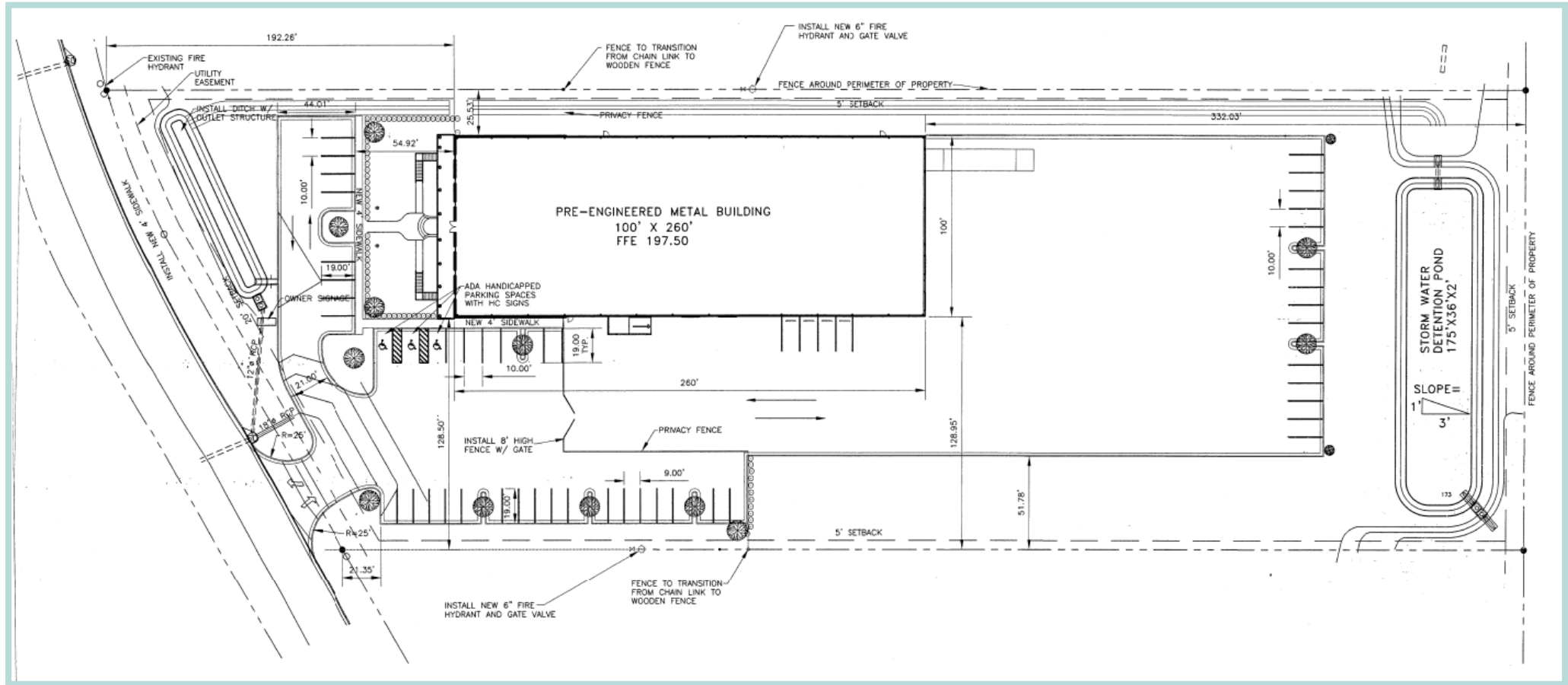
Positioned within Spanish Fort, Alabama—part of Baldwin County, one of the fastest-growing counties in the United States—the asset is supported by strong demographic trends, including a population of approximately 246,000 and annual growth of 3.2%. The region's expanding economic base, driven by commerce, healthcare, education, and tourism, continues to fuel its emergence as one of the nation's fastest-growing metropolitan areas.



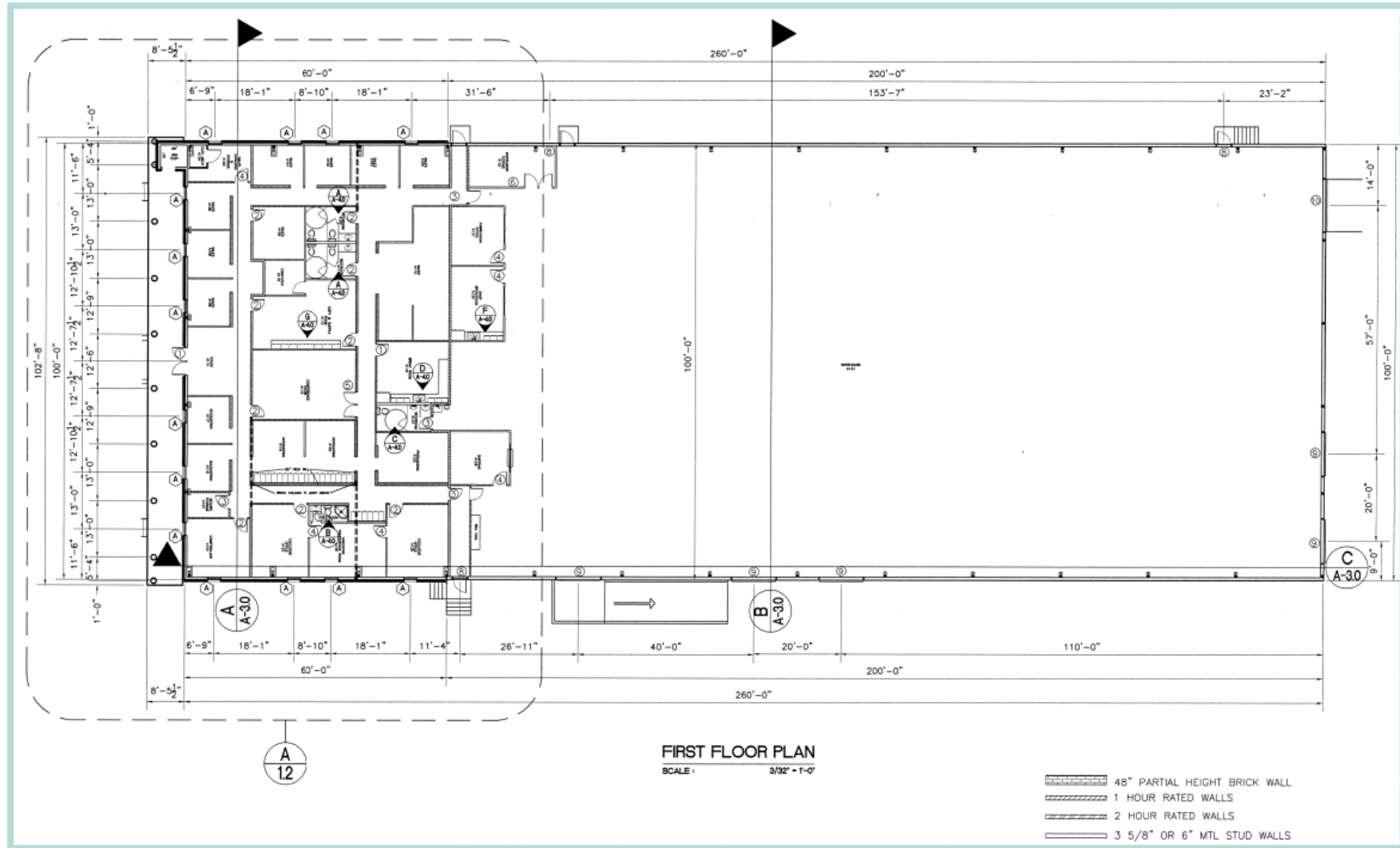
AMENITIES MAP



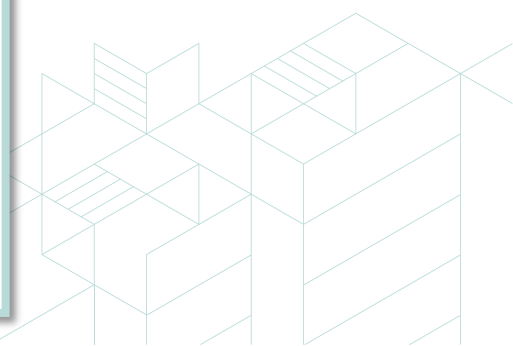
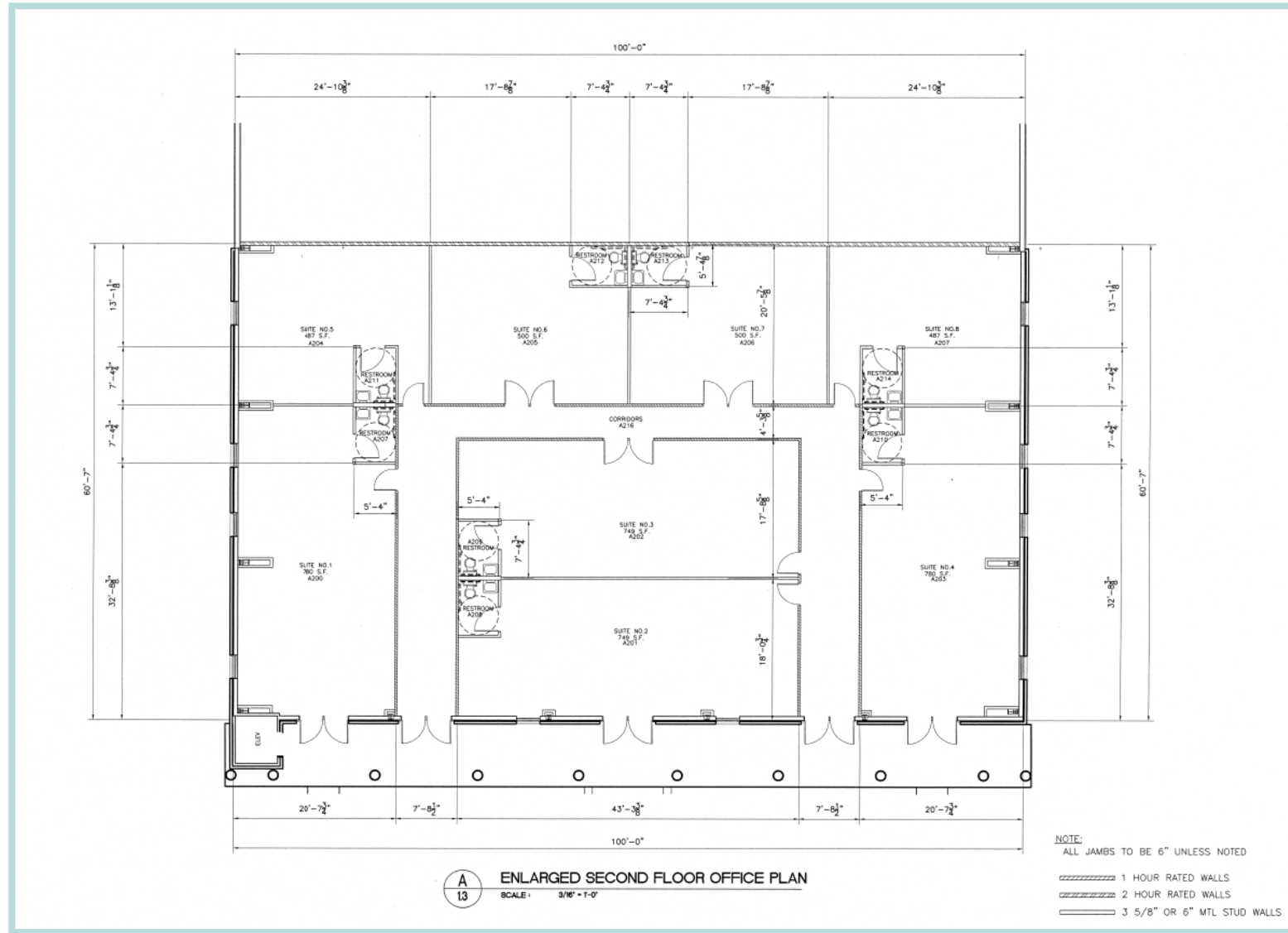
SITE PLAN



FLOOR PLAN (FIRST FLOOR)



FLOOR PLAN (SECOND FLOOR)



RECENT CAPEX



**PAINTED FRONT RAILING AND BANISTERS
RE-SEALED ROOF**



**CLEANED AND RE-GRAVELED LAYDOWN AREA
REPLACED ROLL UP DOORS**

PHOTOS (1st FLOOR)



PHOTOS (2nd FLOOR)



EXECUTED LEASE COMPS

#	Date Signed	Address	Asset Class	Size	Rate	Lease Type
1	Sep-25	25476 Friendship Rd	Office/Whse	1,375 - 3,000	\$12.23 - \$15.72	NNN
2	Sep-25	25341 State Hwy 181	Office/Whse	1,800 - 3,675	12 - 13.33	NNN
3	Nov-23	2583 Friendship Rd	Office/Whse	13,420	\$12.00	NNN
4	Nov-23	24042 US Hwy 98	Office/Whse	7,500	\$17.50	NNN
5	Apr-25	30179 Eastern Shore Ct	Office	4,300	\$24.00	NNN
6	Jul-24	7101 US - 90	Office	3,500	\$24.00	Full Service
7	Jun-23	8531 Spanish Fort Blvd	Office	800	\$22.12	MG
8	Dec-25	11320 US Hwy 31	Office	2500	\$ 26.00	Full Service

LEASE COMPS



#	Date Signed	Address	Asset Class	Size	Rate	Lease Type
1	Sep-25	25476 Friendship Rd	Office/Whse	1,375 - 3,000	\$12.23 - \$15.72	NNN
2	Sep-25	25341 State Hwy 181	Office/Whse	1,800 - 3,675	12 - 13.33	NNN
3	Nov-23	2583 Friendship Rd	Office/Whse	13,420	\$12.00	NNN
4	Nov-23	24042 US Hwy 98	Office/Whse	7,500	\$17.50	NNN
5	Apr-25	30179 Eastern Shore Ct	Office	4,300	\$24.00	NNN
6	Jul-24	7101 US - 90	Office	3,500	\$24.00	Full Service
7	Jun-23	8531 Spanish Fort Blvd	Office	800	\$22.12	MG
8	Dec-25	11320 US Hwy 31	Office	2500	\$ 26.00	Full Service

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	870	10,297	29,909
2020 Population	2,167	15,069	40,148
2025 Population	2,144	16,915	43,557
2030 Population	2,434	18,774	48,023
2010-2020 Annual Rate	9.56%	3.88%	2.99%
2020-2025 Annual Rate	-0.20%	2.23%	1.56%
2025-2030 Annual Rate	2.57%	2.11%	1.97%
Median Household Income			
2025 Median Household Income	101,132	95,348	90,840
2030 Median Household Income	110,702	105,836	101,396
2025-2030 Annual Rate	1.82%	2.11%	2.22%

RENT ROLL (IN-PLACE)

Suite	Tenant	Size	Commencement	Expiration	Rent/Mo	Rent/Yr	Rate (\$/SF)	Lease Type	Escalations
WHSE	Techline International, Inc	20000	4/1/2024	3/31/2029	\$ 19,450.00	\$233,400.00	\$ 11.67	NNN	3%
100	Techline International, Inc	6000	4/1/2024	3/31/2029	\$ 5,835.00	\$70,020.00	\$ 11.67	NNN	3%
201	Vacant	780			\$ -	\$ -	\$ -	Gross	-
202	Sunshine Market Group, LLC	750	10/1/2025	9/30/2026	\$ 1,150.00	\$13,800.00	\$ 18.40	Gross	-
203	Vacant	780			\$ -	\$ -	\$ -	Gross	-
204	Vacant	750			\$ -	\$ -	\$ -	Gross	-
205	Vacant	500			\$ -	\$ -	\$ -	Gross	-
206-A	Mobile Images	100	9/1/2023	Month-To-Month	\$ 400.00	\$4,800.00	\$ 48.00	Gross	-
206-B	Hannah Brewer	100	3/1/2026	2/28/2027	\$ 300.00	\$ 3,600.00	\$ 36.00	Gross	-
206-C	Rebecca Ann Reed	100	11/1/2025	10/31/2026	\$ 300.00	\$3,600.00	\$ 36.00	Gross	-
207	Vacant	500			\$ -	\$ -	\$ -	Gross	-
208	Ellis Reed Maxwell II	500	12/1/2025	11/30/2026	\$ 700.00	\$8,400.00	\$ 16.80	Gross	-
		30860 NRA SF			\$ 28,135.00	\$337,620.00	\$ 10.94		

RENT ROLL (PROFORMA)

Suite	Tenant	Size	Commencement	Expiration	Rent/Mo	Rent/Yr	Rate (\$/SF)	Lease Type	Escalations
WHSE	Techline International, Inc	20000	4/1/2024	3/31/2029	\$ 19,450.00	\$233,400.00	\$ 11.67	NNN	3%
100	Techline International, Inc	6000	4/1/2024	3/31/2029	\$ 5,835.00	\$70,020.00	\$ 11.67	NNN	3%
201	Vacant	780			\$ 1,200.00	\$ 14,400.00	\$ 18.46	Gross	-
202	Sunshine Market Group, LLC	750	10/1/2025	9/30/2026	\$ 1,150.00	\$13,800.00	\$ 18.40	Gross	-
203	Vacant	780			\$ 1,150.00	\$ 13,800.00	\$ 17.69	Gross	-
204	Vacant	750			\$ 1,200.00	\$ 14,400.00	\$ 19.20	Gross	-
205	Vacant	500			\$ 700.00	\$ 8,400.00	\$ 16.80	Gross	-
206-A	Mobile Images	100	9/1/2023	Month-To-Month	\$ 400.00	\$4,800.00	\$ 48.00	Gross	-
206-B	Hannah Brewer	100	3/1/2026	2/28/2027	\$ 300.00	\$ 3,600.00	\$ 36.00	Gross	-
206-C	Rebecca Ann Reed	100	11/1/2025	10/31/2026	\$ 300.00	\$3,600.00	\$ 36.00	Gross	-
207	Vacant	500			\$ 700.00	\$ 8,400.00	\$ 16.80	Gross	-
208	Ellis Reed Maxwell II	500	12/1/2025	11/30/2026	\$ 700.00	\$8,400.00	\$ 16.80	Gross	-
		30860 NRA SF			\$ 33,085.00	\$397,020.00	\$ 12.87		

OPERATING BUDGET

	In-Place		Proforma	
Income				
Base Rent	\$	337,620	\$	397,020
Estimated Cam	\$	61,740	\$	61,740
Total Income	\$	399,360	\$	458,760
Expenses				
Bank Service Charge	\$	195	\$	195
Business Licenses and Permits	\$	369	\$	369
Fire Protection	\$	215	\$	215
Insurance	\$	22,635	\$	22,635
Office Supplies	\$	403	\$	403
Pest Control	\$	1,966	\$	1,966
HVAC Maintenance	\$	4,381	\$	4,381
Property Taxes	\$	25,506	\$	30,000
Repairs and Maintenance	\$	989	\$	989
Trash Removal	\$	2,103	\$	2,103
Water/Sewer	\$	3,707	\$	3,707
R&M	\$	3,500	\$	3,500
NRA- Electricity	\$	5,876	\$	5,876
NRA- Repairs & Maint	\$	4,500	\$	4,500
Total Expenses	\$	76,344	\$	80,838
Net Operating Income	\$	323,016	\$	377,922



CONTACT INFORMATION



GRANT REAVES
Managing Director
251-518-6972
greaves@stoicep.com



JEREMY FRIEDMAN
CEO
251-747-9111
jfriedman@stoicep.com

STOIC EQUITY
PARTNERS

2210 Main Street Unit H Daphne, AL 36526
www.stoicep.com

