



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

Price: \$3,500,000

TOWN MART

200 TOWN MART • CLANTON, AL 35045

224 Town Mart

WESLEY CLINE, CCIM
Broker
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3072, Alabama

TABLE OF CONTENTS

| | |
|--------------------------------|---|
| Property Features | 3 |
| Property Photos | 4 |
| Pro Forma Summary | 5 |
| Annual Property Operating Data | 6 |
| Lease Rent Roll | 7 |
| Aerial | 8 |
| Demographic Profile | 9 |

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PROPERTY FEATURES

Town Mart
224 Town Mart | Clanton, AL 35045

03



FEATURES

| | |
|--------------------|---------------------------|
| Building Name: | Town Mart |
| Building Class: | Retail |
| Building SF: | 56,450 |
| Construction Type: | Masonry & Steel |
| Frontage: | Hwy 31 |
| HVAC: | RTU |
| Land: | 6.07 Acres |
| Parking Ratio: | 5.8/1,000 |
| Price: | \$3,500,000 |
| Rentable SF: | 56,450 |
| Roof: | Flat |
| Tenants/Units: | 9 |
| Type: | Retail |
| Year Built: | 1962 / Upfit 2025 |
| County: | Clanton |
| Usable sq.ft.: | 56,450 |
| Occupancy: | 100% |
| APN: | 14-17-01-01-2-001-027.001 |

PROPERTY PHOTOS

Town Mart
224 Town Mart | Clanton, AL 35045

04



PRO FORMA SUMMARY

Town Mart
224 Town Mart | Clanton, AL 35045

05



Investment Summary

| | |
|------------|-------------|
| Price | \$3,500,000 |
| Year Built | 1962 |
| Tenants | 9 |
| RSF | 54,952 |
| Price/RSF | \$63.69 |
| Lot Size | 6.0 acres |
| Floors | 1 |
| Cap Rate | 7.25% |

Tenant Annual Scheduled Income

| Tenant | Actual |
|-----------------------------|------------------|
| Maddog Grill | \$54,000 |
| Maddogs 2 | \$10,200 |
| H & R Block | \$19,980 |
| Clear Choice Hearing | \$14,400 |
| Alabama Goodwill | \$122,654 |
| Bren Will | \$32,360 |
| St. of AL Pardons & Paroles | \$11,400 |
| Automation Personnel | \$12,600 |
| Hearing Aid | \$7,600 |
| Totals | \$285,194 |

Annualized Income

| Description | Actual |
|-------------------------------|------------------|
| Gross Potential Rent | \$285,194 |
| - Less: Vacancy | (\$15,972) |
| + Reimbursements | \$34,236 |
| Effective Gross Income | \$303,459 |
| - Less: Expenses | (\$49,621) |
| Net Operating Income | \$253,838 |

Annualized Expenses

| Description | Actual |
|-------------------------|-----------------|
| Property Management Fee | \$15,324 |
| Building Insurance | \$15,169 |
| Grounds Maintenance | \$2,500 |
| Repairs | \$6,620 |
| Taxes - Real Estate | \$8,134 |
| Utilities | \$1,874 |
| Total Expenses | \$49,621 |
| Expenses Per RSF | \$0.90 |

ANNUAL PROPERTY OPERATING DATA

Town Mart
224 Town Mart | Clanton, AL 35045

06

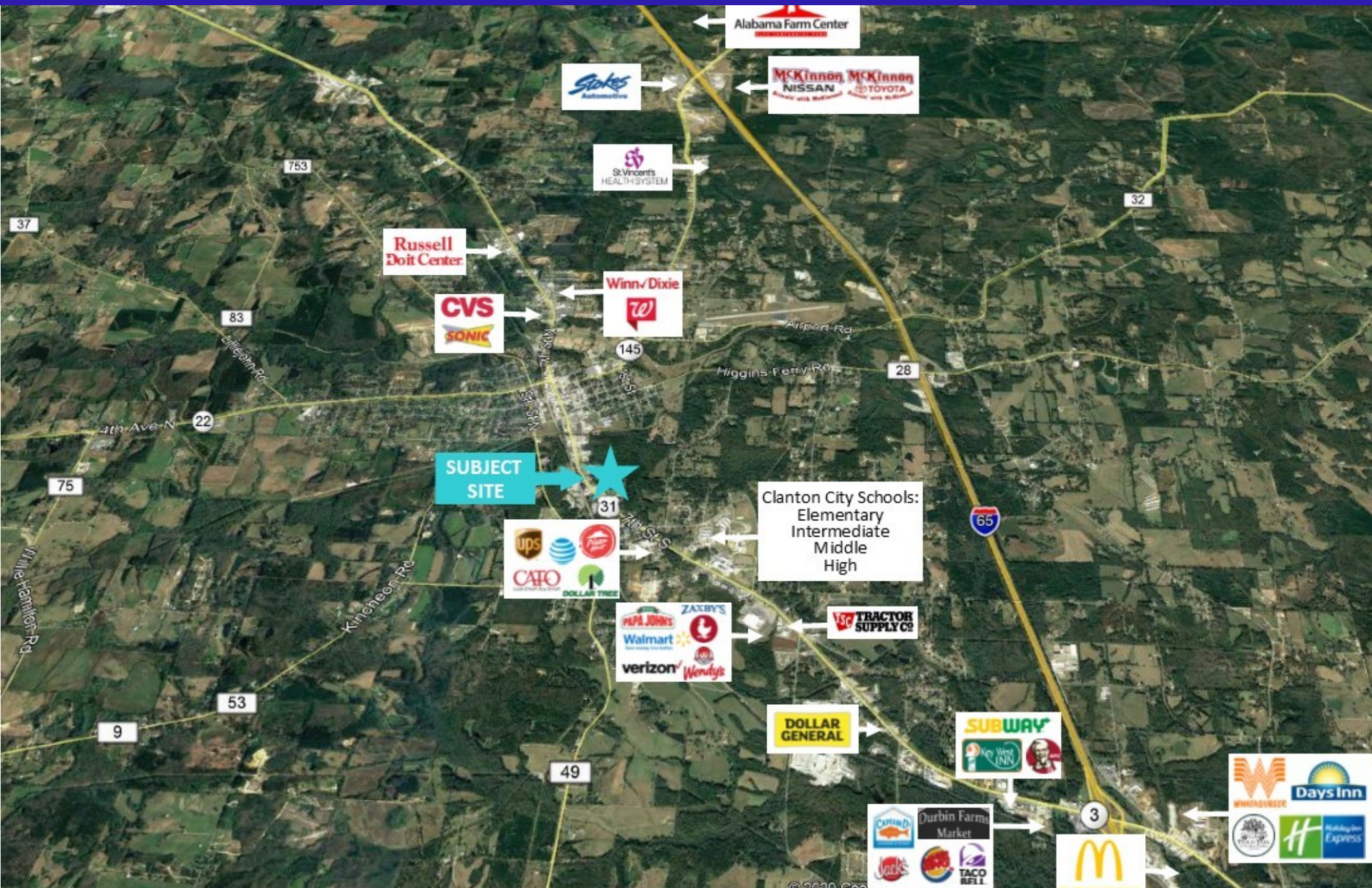
| Description Year Ending | Year 1 03/2026 | Year 2 03/2027 | Year 3 03/2028 | Year 4 03/2029 | Year 5 03/2030 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| Rental Income | \$285,194 | \$285,194 | \$285,194 | \$285,194 | \$285,194 |
| Expense Reimbursements | \$34,236 | \$34,236 | \$34,236 | \$34,236 | \$34,236 |
| Gross Scheduled Income | \$319,431 | \$319,431 | \$319,431 | \$319,431 | \$319,431 |
| General Vacancy | (\$15,972) | (\$15,972) | (\$15,972) | (\$15,972) | (\$15,972) |
| Gross Operating Income | \$303,459 | \$303,459 | \$303,459 | \$303,459 | \$303,459 |
| Expenses | | | | | |
| Property Management Fee | (\$15,324) | (\$15,324) | (\$15,324) | (\$15,324) | (\$15,324) |
| Building Insurance | (\$15,169) | (\$15,169) | (\$15,169) | (\$15,169) | (\$15,169) |
| Grounds Maintenance | (\$2,500) | (\$2,500) | (\$2,500) | (\$2,500) | (\$2,500) |
| Repairs | (\$6,620) | (\$6,620) | (\$6,620) | (\$6,620) | (\$6,620) |
| Taxes - Real Estate | (\$8,134) | (\$8,134) | (\$8,134) | (\$8,134) | (\$8,134) |
| Utilities | (\$1,874) | (\$1,874) | (\$1,874) | (\$1,874) | (\$1,874) |
| Total Operating Expenses | (\$49,621) | (\$49,621) | (\$49,621) | (\$49,621) | (\$49,621) |
| Operating Expense Ratio | 16.35% | 16.35% | 16.35% | 16.35% | 16.35% |
| Net Operating Income | \$253,838 | \$253,838 | \$253,838 | \$253,838 | \$253,838 |

LEASE RENT ROLL

Town Mart
224 Town Mart | Clanton, AL 35045

07

| Tenant | Suite | Size | Start | Expires | \$/RSF | Rent |
|-----------------------------|-------|--------|----------|----------|---------|-----------|
| Maddog Grill | | 4,500 | 05/01/21 | 04/30/27 | \$12.00 | \$54,000 |
| Maddogs 2 | | 1,000 | 09/01/20 | 08/31/25 | \$10.20 | \$10,200 |
| H & R Block | | 2,000 | 01/01/09 | 04/30/26 | \$9.99 | \$19,980 |
| Clear Choice Hearing | | 1,500 | 06/01/23 | 05/31/26 | \$9.60 | \$14,400 |
| Alabama Goodwill | | 25,822 | 07/01/25 | 06/30/40 | \$4.75 | \$122,654 |
| Bren Will | | 16,180 | 07/01/25 | 06/30/30 | \$2.00 | \$32,360 |
| St. of AL Pardons & Paroles | | 1,500 | 01/01/16 | 03/31/26 | \$7.60 | \$11,400 |
| Automation Personnel | | 1,500 | 12/01/18 | 11/30/26 | \$8.40 | \$12,600 |
| Hearing Aid | | 950 | 07/01/25 | 06/30/28 | \$8.00 | \$7,600 |



DEMOGRAPHIC PROFILE

Town Mart
224 Town Mart | Clanton, AL 35045

09



| 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% |