

HUFFMAN PLAZA

9448-9468 PARKWAY EAST, BIRMINGHAM, AL 35215



PROPERTY HIGHLIGHTS

- 13,284 SF Retail Center on 1.21 acres
- The retail center houses Aculco Tires & Auto Care, Queen Nails, Mama Gifted Hands (hair salon), and one vacant 2,000 sqft space
- The landlord is responsible for maintaining the roof and structure
- Tenants pay for their separately metered utilities (electricity, gas, and water)
- The landlord covers the cost of common outdoor lighting
- 50 paved and lighted parkway spaces
- Conveniently located on Parkway East, less than half a mile from I-59 access
- NOI AND CAP RATE ARE PROFORMA NUMBERS AND PERCENTAGE FOR 2026
- NOI and CAP RATE STARTING 2027-2030 are at 100% OCCUPANCY

OFFERING SUMMARY

Sale Price:	\$825,000
Number of Units:	4
Lot Size:	1.21 Acres
Building Size:	13,284 SF
NOI:	\$63,058.00
Cap Rate:	7.42%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,362	16,114	39,160
Total Population	6,027	41,769	99,755
Average HH Income	\$73,310	\$61,798	\$64,213

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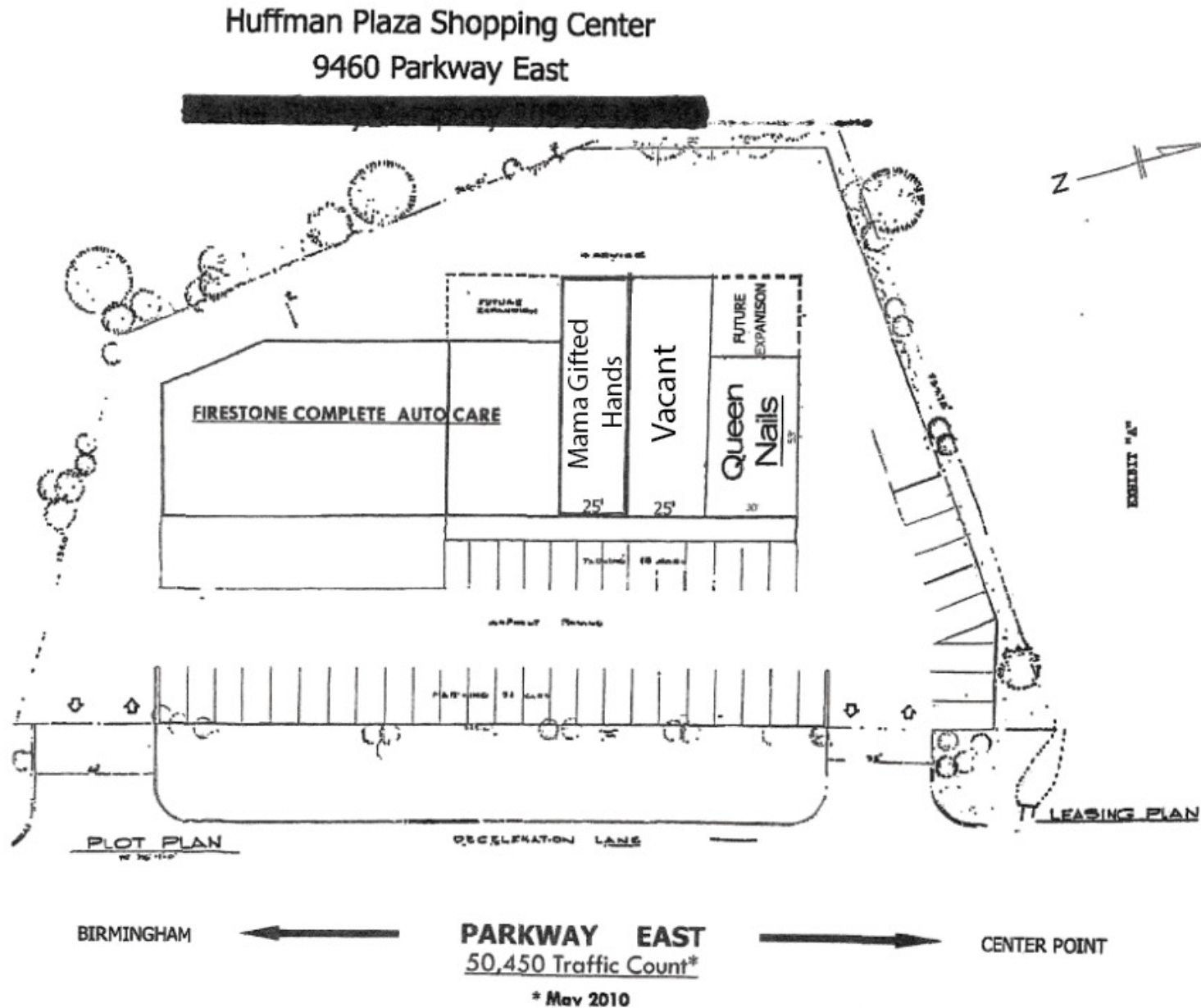
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Huffman Plaza - 9448 Parkway East Birmingham, Al. 35215		Actual 2024		FY1 Pro Forma Annual	FY2 Pro Forma Annual	FY3 Pro Forma Annual	FY4 Pro Forma Annual	FY5 Pro Forma Annual	FY6 Pro Forma Annual
INCOME				Acquisition					
Current Market Rents	73,667			152,880	152,880	155,938	159,056	162,237	165,482
Projected Rent Increases 2%	0			0	3,058	3,119	3,181	3,245	3,310
Gross Potential Rent	73,667			152,880	155,938	159,056	162,237	165,482	168,792
Less Vacancy and Credit Loss 10.0%	0			15,288	15,594	15,906	16,224	16,548	16,879
Total Effective Income	73,667			137,592	140,344	143,151	146,014	148,934	151,913
Other Income	535			200	204	208	212	216	221
Total Income	74,202			137,792	140,548	143,359	146,226	149,150	152,134
EXPENSES									
Professional Services	500			510	520	531	541	552	563
Landscape Contract	3,350			3,417	3,485	3,555	3,626	3,699	3,773
Pest Control	301			307	313	319	326	332	339
Maintenance Expense	4,992			5,092	5,194	5,298	5,404	5,512	5,622
Management Fee	3,682	0.05		0	0	0	0	0	0
Common Area Electric	4,853			4,950	5,049	5,150	5,253	5,358	5,465
Property Insurance	7,648			7,801	7,957	8,116	8,278	8,444	8,613
Property Taxes	21,025			21,025	17,294	17,640	17,993	18,353	18,720
Total Operating Expenses	46,351			43,102	39,812	40,609	41,421	42,249	43,094
Net Operating Income	27,316			94,490	100,531	102,542	104,593	106,685	108,818
Capital Items/Replacement Reserves	0	1,000		4,000	4,080	4,162	4,245	4,330	4,416
Cash Flow Before Debt	27,316			90,490	96,451	98,380	100,348	102,355	104,402
Purchase Price			825,000						
Gross Residual 9.00% cap								1,137,278	
Cost of Sale 6%								68,237	
Loan Proceeds (75%)			618,750						
Cost of Acquisition			8,000						
Roof Expense			50,000						
Debt Service 25 year amtz, 7.00%				52,478	52,478	52,478	52,478	52,478	52,478
Loan Payoff								564,065	
Cash Flow After Debt			264,250	38,012	43,973	45,902	47,870	554,853	51,924
Cap Rate	3.31%			10.34%	11.02%				
Cash on Cash				14.38%	16.64%				

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Unit	Tenant	Lease End Date	Sq Ft	Current Rent	Current Yearly	Current per SF	Rent at 100%	2025 per leases	2026 per leases	2027 per leases	2028 per leases	2029 per leases
9448	Aculco Tire	4/30/2028	7,694	\$4,500	\$54,000	\$7.02	\$54,000	\$54,000	\$57,000	\$60,000	\$72,000	\$72,000
9460	Mama Gifted Hands	9/30/2028	2,000	\$1,650	\$19,800	\$9.90	\$19,800	\$19,800	\$19,800	\$19,800	\$22,800	\$22,800
9464	Vacant		2,000	\$0	\$0	\$10.00	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9468	Queen Nails	5/31/2029	1,590	\$1,850	\$22,200	\$13.96	\$22,200	\$22,200	\$22,800	\$23,400	\$24,000	\$24,600
Totals			13,284	\$8,000	\$96,000		\$116,000	\$96,000	\$99,600	\$103,200	\$118,800	\$119,400

* Aculco Tire rent increases \$3,000 per year until 4/30/2028
Aculco has a 5 year renewal option beginning 5/1/2028 at \$6,000 per month

* Queen Nails rent increases \$600 per year ending 5/31/2029. No options remaining

* Mama Gifted Hands lease ends 9/30/2028
Mama Gifted Hands has a 2 year renewal option beginning 10/1/2028 at \$1,900 per month

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,027	41,769	99,755
Average Age	39	40	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	16,114	39,160
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$73,310	\$61,798	\$64,213
Average House Value	\$221,452	\$170,436	\$189,796

Demographics data derived from AlphaMap

