



HARBERT
RETAIL

OFFERING MEMORANDUM

NNN MEDICAL INVESTMENT

Southern Immediate Care

📍 150 Tompkins St, Heflin, AL 36264

NNN MEDICAL INVESTMENT SALE

Southern Immediate Care | 150 Tompkins St, Heflin, AL 36264

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THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the purchase of the Property. This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property's owner ("Owner") and has been prepared by Harbert Realty Services ("HRS"), the Owner's exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its affiliates, members, officers, directors, employees or agents, nor HRS make any representation of warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Each of the Owner and HRS disclaims any liability which may be based on such information, errors therein, or omissions there from. All financial data contained herein is unaudited. There is no representation as to environmental conditions of the Property, or as to any other aspect of the Property. By your receipt of this confidential memorandum, you agree that this memorandum and information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of HRS and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or HRS without retaining any copies thereof. This confidential memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this memorandum. Neither the Owner nor HRS undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.



CASEY HOWARD

Vice President/Broker
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205.202.0814



EXECUTIVE SUMMARY



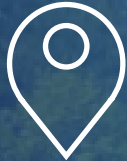
PRICING

\$2,000,000 (9% CAP RATE)



PROPERTY TYPE

MEDICAL OFFICE



LOCATION

150 TOMPKINS ST, HEFLIN, AL 36264
16 MINUTE DRIVE TO ANNISTON-OXFORD



YEAR BUILT/RENOVATED

1997 / 2019



ACCESS

1 POINT INGRESS/EGRESS TO
TOMPKINS STREET



SIZE

BUILDING: 17,000 SF
LAND: 3.6 ACRES



TRAFFIC

8,146 AADT ON AL 9
41,225 ON I-20



TENANCY

SOUTHERN IMMEDIATE CARE - 7,820 SF
VACANT - 9,180 SF

INVESTMENT HIGHLIGHTS

New roof in 2024.

Strong value-add with Southern Immediate Care completed early 5 year renewal and leasing vacancy.

Priced well below replacement cost, ensuring future stable income.

Internet, pandemic, and recession proof asset.

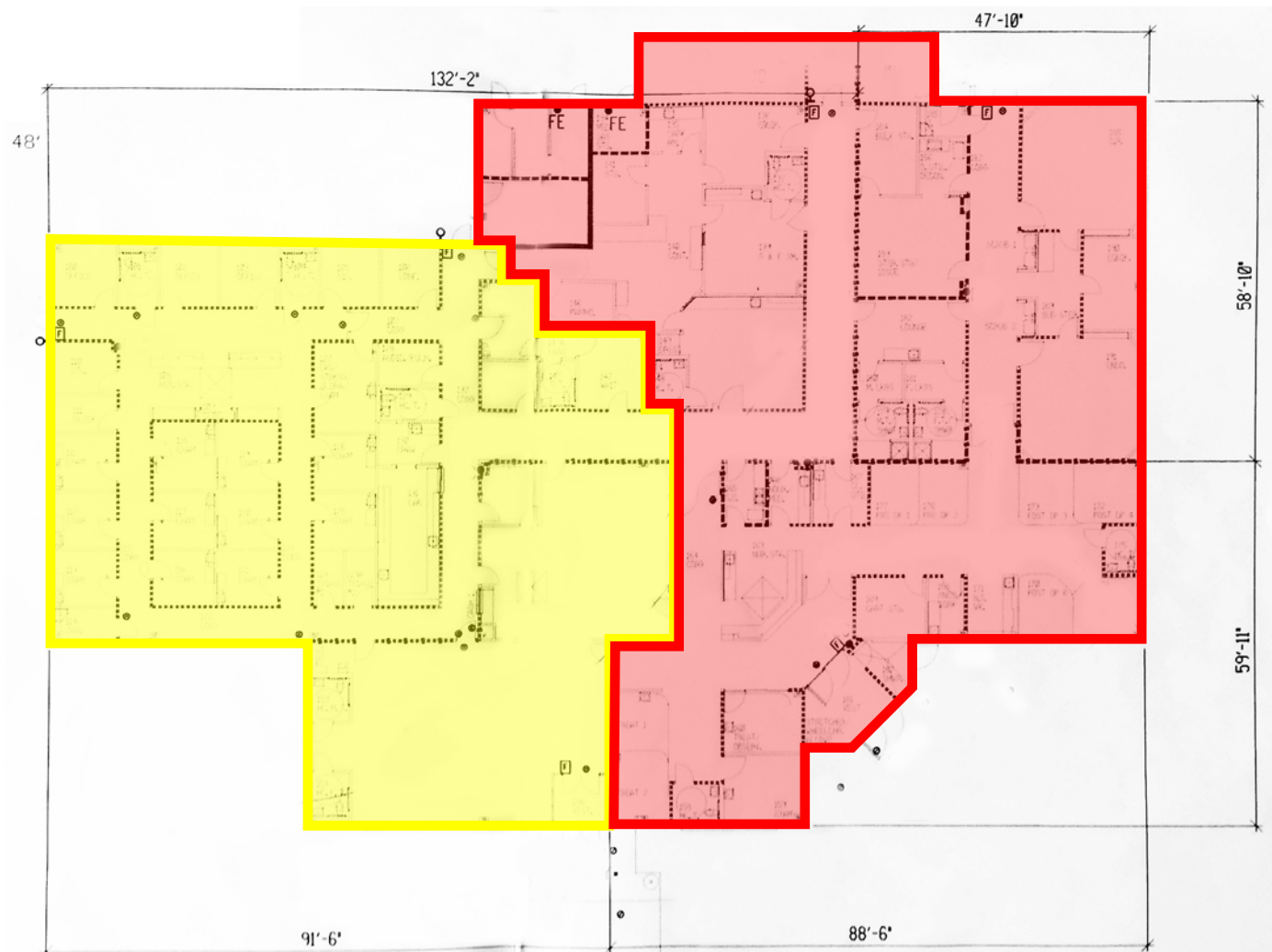
NNN lease with tenant responsible for property taxes, property insurance, CAM and roof structure.

EXECUTIVE SUMMARY

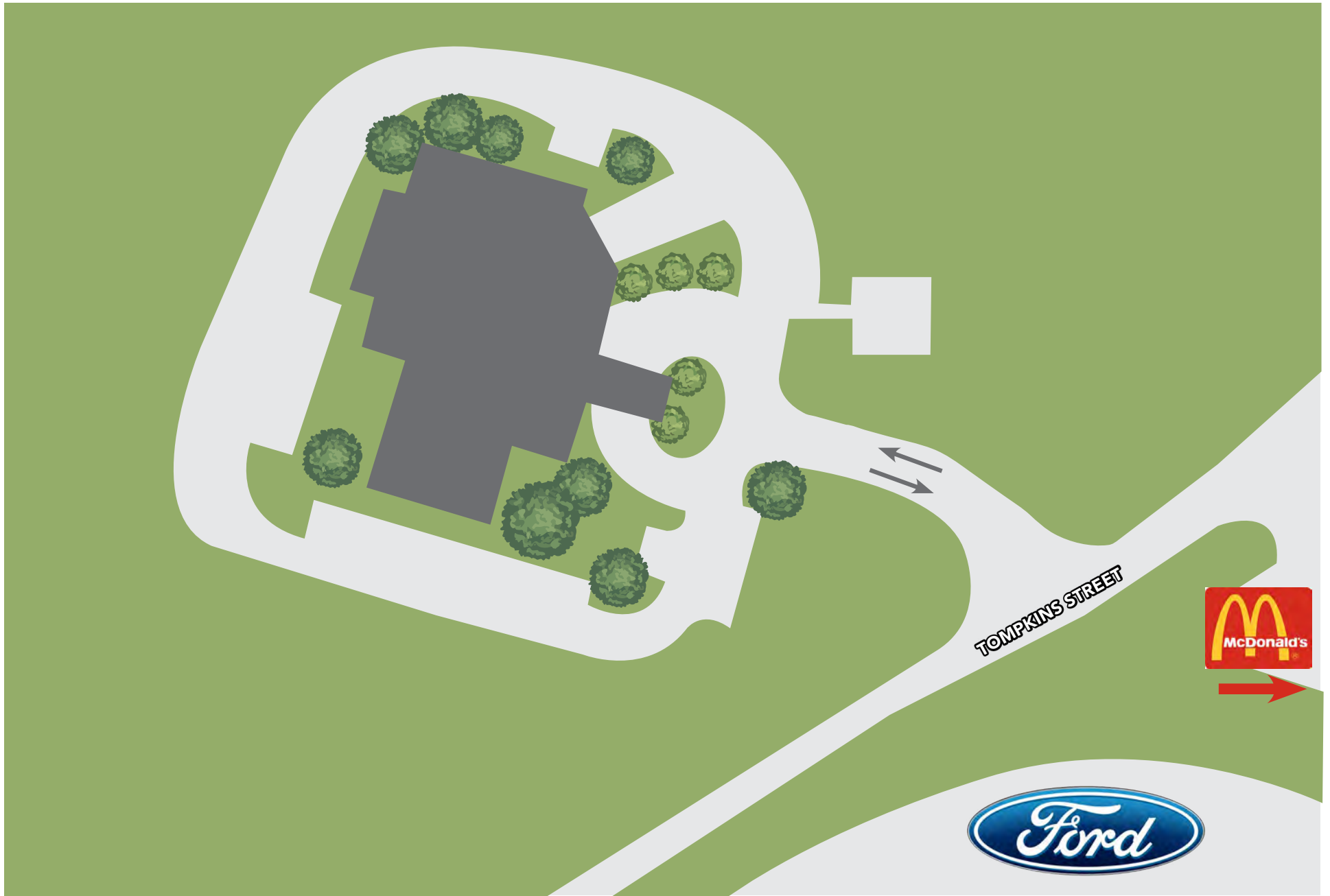
| | |
|-----------------------------|---|
| PRICING | \$2M (9% Cap Rate) |
| NOI | \$177,610/yr |
| LEASE TYPE | NNN |
| REMAINING LEASE TERM | <u>Southern Immediate Care:</u> 8.5 years |
| RENT | <u>Southern Immediate Care:</u> \$192,000/yr NNN |
| COMMENCEMENT | <u>Southern Immediate Care:</u> 2019 |
| YEAR BUILT/RENOVATED | 1997/2019 |
| SQUARE FOOTAGE | <u>Total:</u> ±17,000 SF <u>Southern Immediate Care:</u> ±7,820 SF <u>Vacant:</u> ±9,180 SF |
| RENT ESCALATIONS | <u>Southern Immediate Care:</u> 6% annually for next 2 years then 3% flat for next 5 years |
| RENEWAL OPTIONS | <u>Southern Immediate Care:</u> One (5) year renewal option. Base rent for 1st year of each option period will increase 3% |



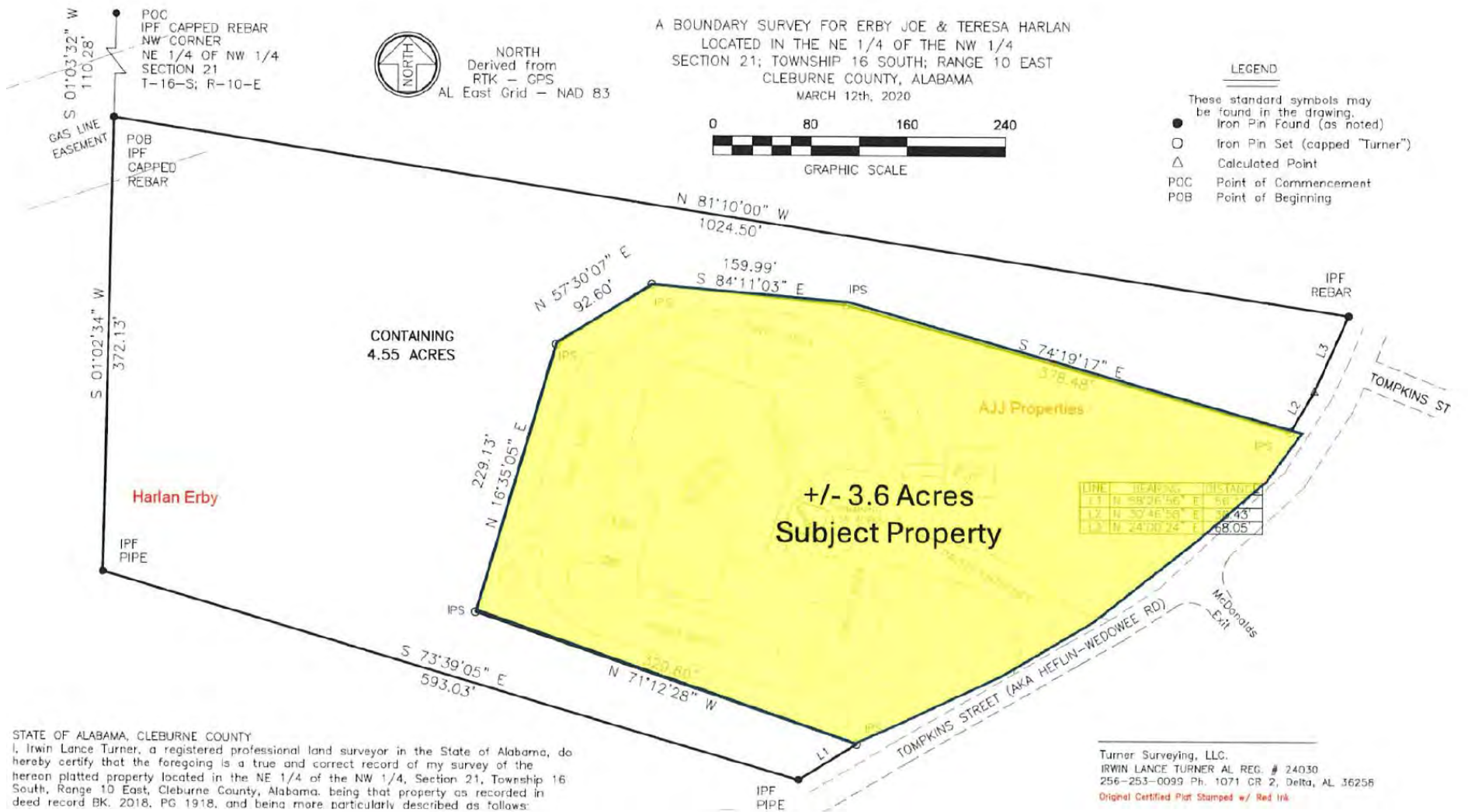
BUILDING PLAN



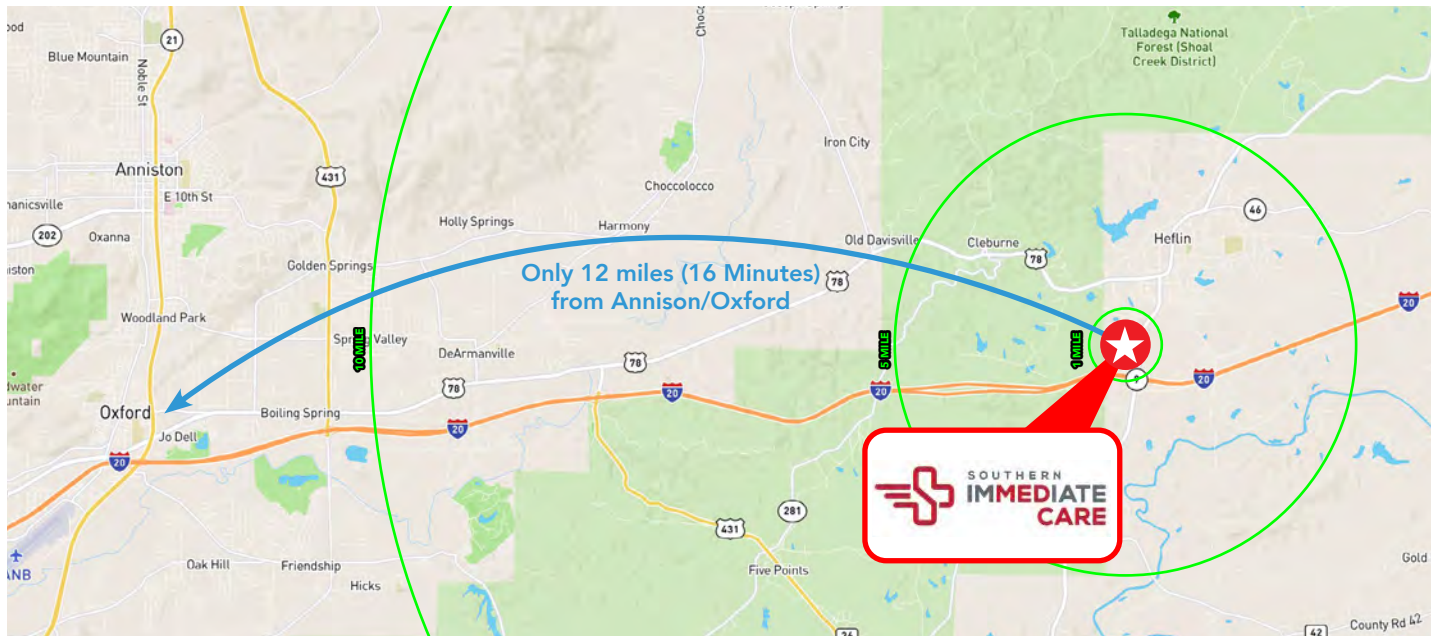
SITE PLAN



LOCATION OVERVIEW



LOCATION OVERVIEW



POPULATION

| 1 Mile | 5 Miles | 10 Miles |
|--------|---------|----------|
| 731 | 5,004 | 16,814 |

DAYTIME POPULATION

| 1 Mile | 5 Miles | 10 Miles |
|--------|---------|----------|
| 490 | 2,840 | 4,222 |

HOUSEHOLD INCOME

| 1 Mile | 5 Miles | 10 Miles |
|----------|----------|----------|
| \$64,678 | \$87,679 | \$94,088 |

HOUSEHOLDS

| 1 Mile | 5 Miles | 10 Miles |
|--------|---------|----------|
| 317 | 2,040 | 6,805 |

The **Anniston-Oxford Metropolitan Statistical Area** is the most populated metropolitan area in Northeast Alabama next to Huntsville. At the 2010 census, it had a population of 116,429. The MSA is anchored by significant jobs at Jacksonville State University, Regional Medical Center, Stringfellow Hospital, the Anniston Army Depot, and the Department of Homeland Security at McClellan. Anniston remains strong in health care, legal, financial services and manufacturing.



The **City of Heflin**, is conveniently located on Interstate 20 midway between Birmingham, AL and Atlanta, GA, making it perfect for site selectors looking for convenient transportation routes along with a high quality of life/low cost of living.



AREA HIGHLIGHTS

HEALTH HUB

North Eastern Regional Medical Center
Stingfellow Memorial Hospital

RECREATIONAL OPPORTUNITIES

Cold Water Mountain Bike Trail
Chief Ladiga Trail (Silver Comet Trail)
Mount Cheaha - Alabama State Parks

EDUCATIONAL OPPORTUNITIES

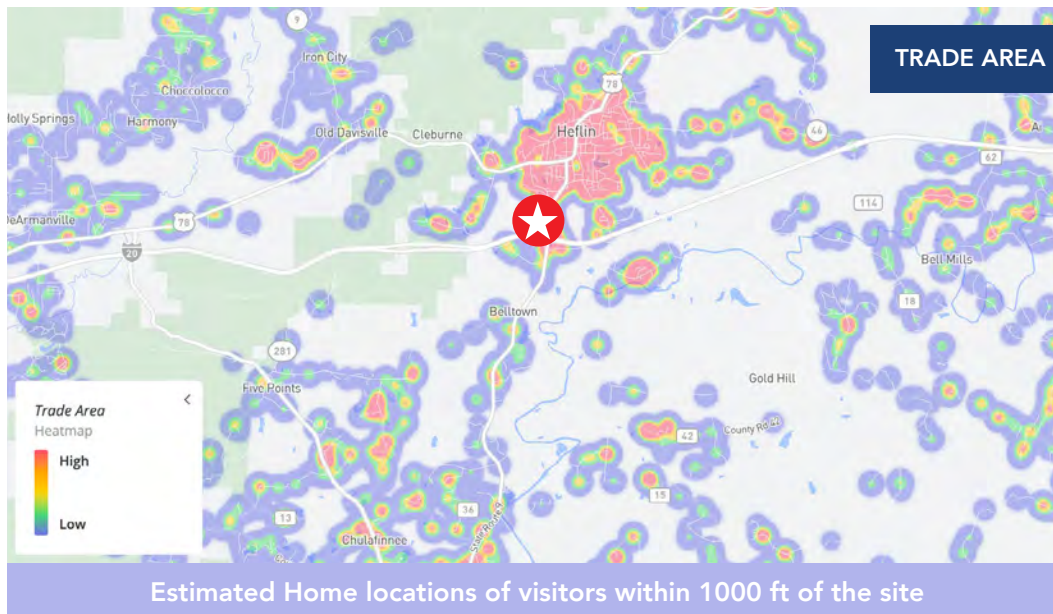
Gadsden State Community College
Anniston Museum of Natural History
Longleaf Botanical Garden

TOP EMPLOYERS

Anniston Army Depot
Regional Medical Center
Center for Domestic Preparedness/DHS
Jacksonville State University
Calhoun County Schools
Honda Plant
BAE Systems
NABI
Stringfellow Hospital
Oxford School System



MARKET OVERVIEW



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

| | |
|-----------------|------------|
| Visits | 341.2K |
| Visitors | 106.8K |
| Visit Frequency | 3.19x |
| Avg Dwell Time | 37 minutes |



Southern Immediate Care offers a wide range of services, from minor illnesses and injuries to more serious medical issues. Their team of medical professionals is well-trained and experienced in providing the most up-to-date treatments and care. They also provide preventive care services, such as physicals and immunizations, to help keep our patients healthy.

9 Locations in Alabama



Urgent Care



Primary Care



Occupational
Medicine



Additional Services





CASEY HOWARD

Executive Vice President, Retail

205.202.0814

choward@harbertrealty.com

EDUCATION

Business Management and
Marketing Degrees from
Cedarville University

MBA from Georgia Southern
University

Casey Howard joined Harbert in 2016 and focuses on leading the leasing and investment team efforts. She is also the Managing Broker for the Georgia market and has played a leading role in expanding Harbert's footprint and revenues in the State of Georgia. She specializes in retail and mixed-use investment and leasing solutions for her clients, in particular, 1031 Exchange transaction clients, throughout the Southeast. Casey has over 16 years of experience in the real estate world, and was fortunate to have the opportunity to see commercial real estate through multiple lenses as a result of holding positions in property management, operations, marketing, development and brokerage.

Casey is an active Birmingham CREW board member, Women's Fund of Birmingham committee member, volunteer with Habitat for Humanity and Lighthouse Ministries, holds a PMP® designation from the Project Management Institute, and earned a double-major in Business Management and Marketing from Cedarville University as well as an MBA from Georgia Southern University. She is a licensed Broker in the State of Georgia and Alabama. She enjoys spending time with her husband, Robert, and 3 children: Eva, Preston and Ella.

HARBERT RETAIL

2 North 20th Street #1700
Birmingham, AL 35203
Harbert-Retail.com



PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.

NEARLY 42 YEARS OF SERVICE

*as one of the leading full service
commercial real estate firms
in the Southeast*

OVER \$1.1 BILLION

*in transaction volume
over the last 5 years*

LEASE & MANAGE ±5,100,000 SF

*across the Southeast and
Central Florida*

DIVERSIFIED COMPANY

*Office, Retail, Multifamily,
Industrial and Medical*



Almon St

SUBWAY

EL VALLARTA
MEXICAN RESTAURANT



Damn
YANKEES



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Vice President, Retail

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SOUTHERN
**IMMEDIATE
CARE**