



108 WALTER DAVIS DR

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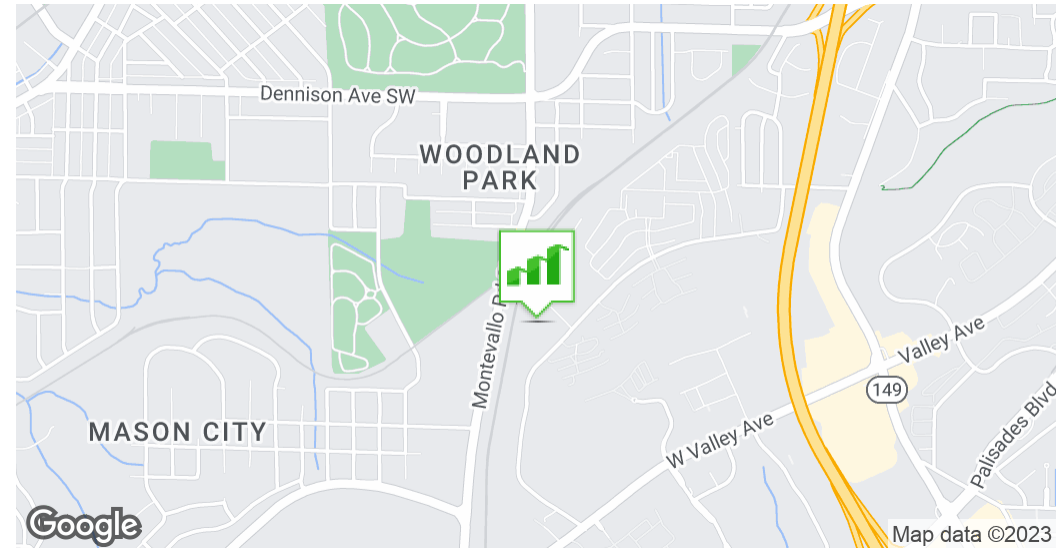
PROPERTY INFORMATION

Section 1

108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	47,100 SF
Lot Size:	3.02 Acres
Price / SF:	\$48.83
Cap Rate:	5.65%
NOI:	\$129,891
Zoning:	I-3: Light Industrial

PROPERTY OVERVIEW

Moore Company is pleased to present a warehouse located at 108 Walter Davis Dr. This warehouse is ideally located within the Birmingham metropolitan area and less than 1.4± Miles from Interstate 65. The warehouse is also located near a major retail thoroughfare along I-65 with multiple shopping centers in the immediate area, including Palisades (245,936 SF), Heritage Town Center (85,289 SF), and Edgemont Town Center (77,655 SF) and much more.

PROPERTY HIGHLIGHTS

- Investment Sale
- Absolute NNN Lease with 2% Annual Increase & 4 (5 Year Options)
- 3 Buildings on three separate Parcels
- 43,600 SF of Warehouse, 3,500 SF of Office Space
- Ample onsite parking for employees and customers
- Dense Retail Corridor Along Interstate 65
- Near Abutting Railroad
- The 5-mile trade area is supported by nearly 187,000 residents and more than 225,700 employees with an estimated average household income of \$73,374.
- 1.4± Miles from Interstate I-65 with traffic counts of 124,840 AADT
- 4.5± Miles from Samford University
- 10.4± Miles from Birmingham-Shuttlesworth International Airport

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Complete Highlights



LOCATION INFORMATION

Street Address	108 Walter Davis Dr
City, State, Zip	Homewood, AL 35209
County	Jefferson
Market	Birmingham
Sub-market	Homewood

BUILDING INFORMATION

Building Size	47,100 SF
NOI	\$129,891.86
Cap Rate	5.65%
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	24 ft
Minimum Ceiling Height	16 ft
Office Space	3,500 SF
Number of Floors	1
Year Built	1979

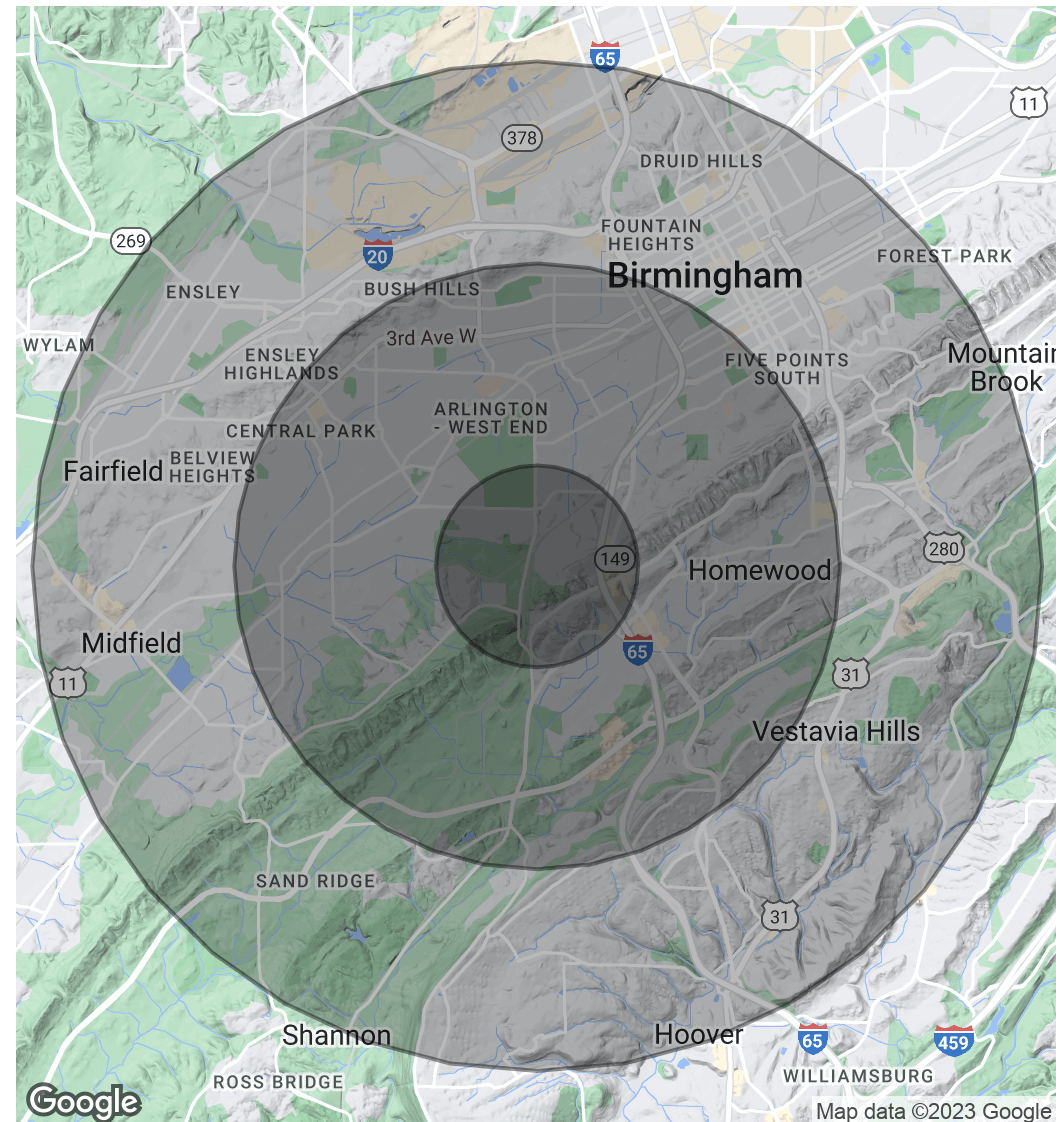
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,103	79,079	196,703
Average Age	35.0	34.0	35.5
Average Age (Male)	34.2	32.7	34.3
Average Age (Female)	35.6	35.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,251	32,957	81,779
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$39,630	\$44,958	\$56,611
Average House Value	\$88,628	\$141,249	\$195,859

* Demographic data derived from 2020 US Census



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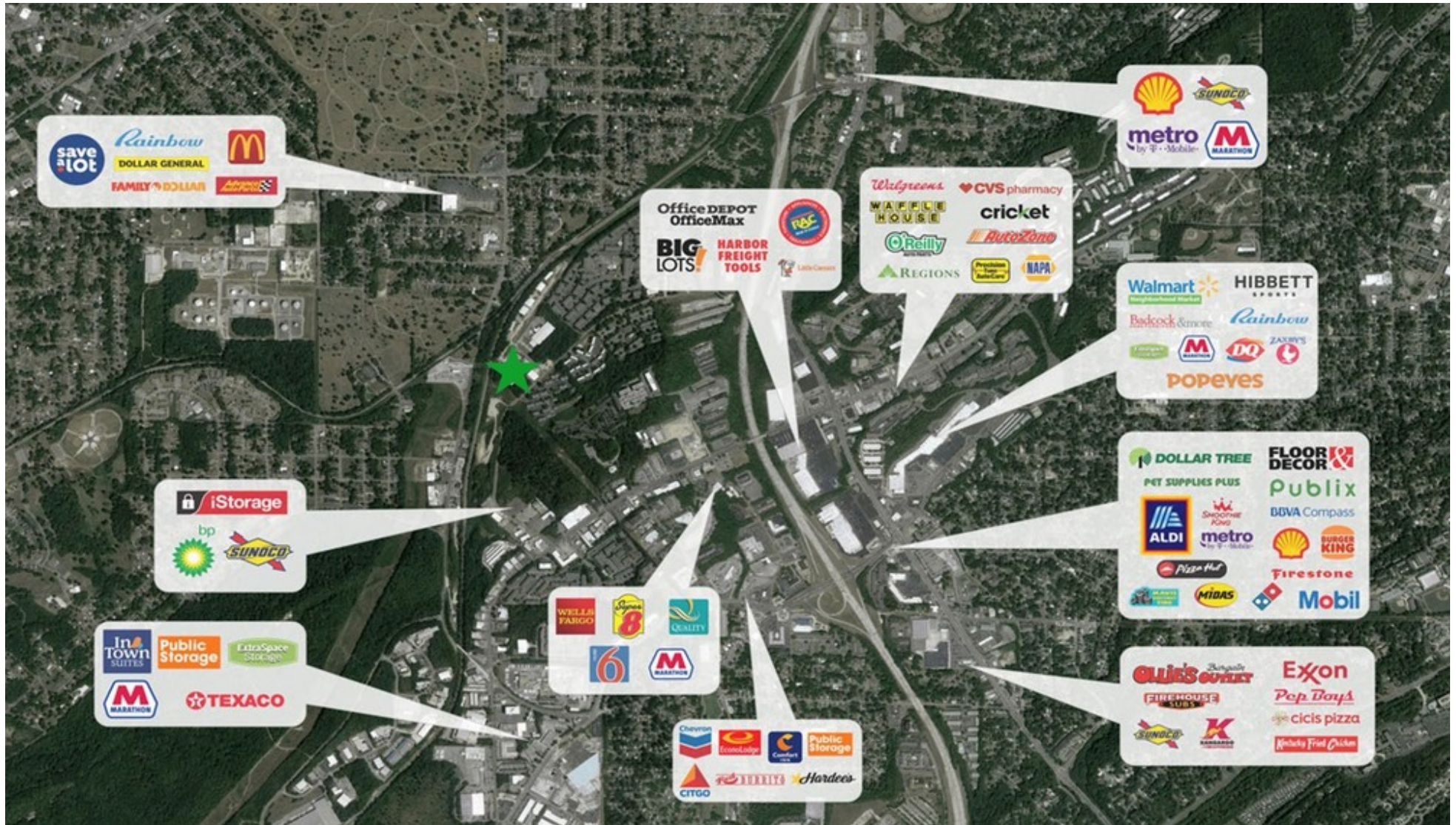
Retail Map



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Retail Map



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Sigma



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	OPTIONS	TYPE
8 Years	\$124,848.00	2%	4 (5-Years)	Absolute NNN

SIGMA OEM

SIGMA Corporation offers a wide range of waterworks and OEM products for customers at home and abroad. SIGMA's innovative quality and supply chain processes have made us an industry leader, and we continue to develop new products and services, meeting the changing needs of our valued customers every day.

Established in 1985 by engineers with new ideas for supplying AWWA pipe fittings, SIGMA has grown into a multi-million dollar international corporation that incorporated in 2008 with loyal customers across the US and Canada, and products in countries around the world.

SIGMA OEM has a long history and deep expertise in all facets of the castings business. For over 35 years, the company has been sourcing and procuring products from overseas for use throughout North America. SIGMA OEM can manufacture pump casings, valve bodies, brake calipers, impellers, counterweights, H Frames, gears, and precision castings—to name but a few—and that can be produced virtually any casting item required by customers. SIGMA OEM offers solutions that enable customers to reduce the total cost of ownership (TCO). With quality and engineering operations in Asia and North America and distribution centers across the US and Canada, SIGMA OEM has the expertise and presence to provide personalized, local service to customers worldwide. The company is a market leader distinguished by innovative quality and supply chain processes, and they offer both domestic and global sourcing options. SIGMA OEM's partners operate world-class facilities that uphold our industry-leading quality and service protocols.

TENANT OVERVIEW

Company:	SIGMA OEM
Founded:	1985
Locations:	16
Total Revenue:	\$147.01 million (Per Dun & Bradstreet)
Specialties	Waterworks Products, Piping Products, and OEM Products
Headquarters:	700 Goldman Dr. Creamridge, NJ, 08514-2599 United States
Website:	sigmaoem.com



ADVISOR BIOS

Section 2

108 WALTER DAVIS DR

108 Walter Davis Dr, Homewood, AL 35209

Advisor Bio 1



GENE CODY, CCIM

President

gcody@mcrmpm.com

Direct: 334.386.2441 | Cell: 334.657.7257

PROFESSIONAL BACKGROUND

Gene Cody, CCIM, is a real estate entrepreneur with over 18 years of experience. He received his real estate license in 2006 under the brokerage firm Hodges Bonded Warehouse, where he quickly grew their residential division by selling over \$3 million in year one. Since joining the Commercial Sales Team at Moore Company Realty in 2011, Gene has transacted more than \$200 million in volume and is currently one of the top gross producers for the company. Gene was also named Top Sales Agent for the State of Alabama 2 years in a row by Coldwell Banker Commercial and earned the CBC Bronze Circle of Distinction in 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University

CCIM Designee from the CCIM Institute

Moore Company Realty

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