



**GENE CODY, CCIM, SIOR**  
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# 2718 ZELDA ROAD

MONTGOMERY, AL 36106

**312 CATOMA ST, #200**  
MONTGOMERY, AL 36104  
334.262.1958  
MOORECOMPANYREALTY.COM



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PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	14
ADVISOR BIOS	16

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



# PROPERTY INFORMATION

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## SECTION 1

**312 CATOMA ST #200**  
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# 2718 ZELDA ROAD

MONTGOMERY, AL 36106

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,750,000
Cap Rate:	7.89%
NOI:	\$138,000
Lot Size:	± 1.2 Acres
Year Built:	1992
Building Size:	± 6,200
Zoning:	B-2
Price / SF:	\$282.26

### PROPERTY HIGHLIGHTS

- CURRENT LONG TERM TENANT- TIRE STORE HAS BEEN IN MONTGOMERY FOR 33 YEARS!
- ±0.57 AC adjoining lot included in sale of property
- 8 Steel Overhead Doors
- Frontage on Zelda Road
- Surrounded by a wide variety of Restaurants, Retail Stores & Banks. Less Than 1 Mile from Wal-Mart Super Center
- ±0.4 Miles from I-85
- Zelda Road Traffic Counts ±22,686 AADT
- I-85 Traffic Counts ±130,665 AADT
- ±0.8 Miles from Vaughn Road
- ±1.7 Miles from Atlanta Highway

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	1004	3884
Total Population	516	2019	7974
Average HH Income	\$53,555	\$48,568	\$57,969

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MONTGOMERY, AL 36106

# Photos



# 2718 ZELDA ROAD

MONTGOMERY, AL 36106

Aerial



ZELDA RD

ZELDA RD

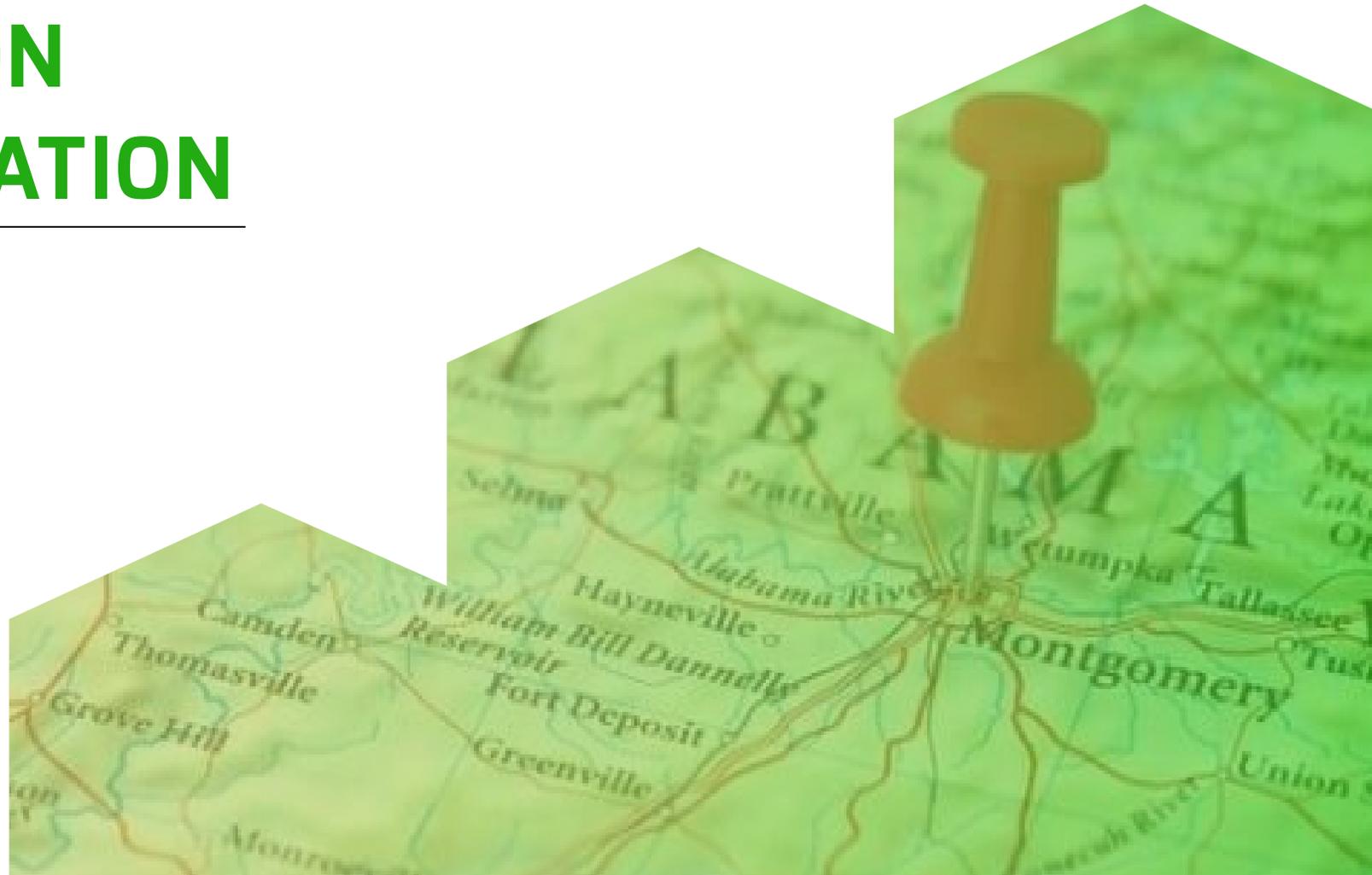


# LOCATION INFORMATION

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## SECTION 2

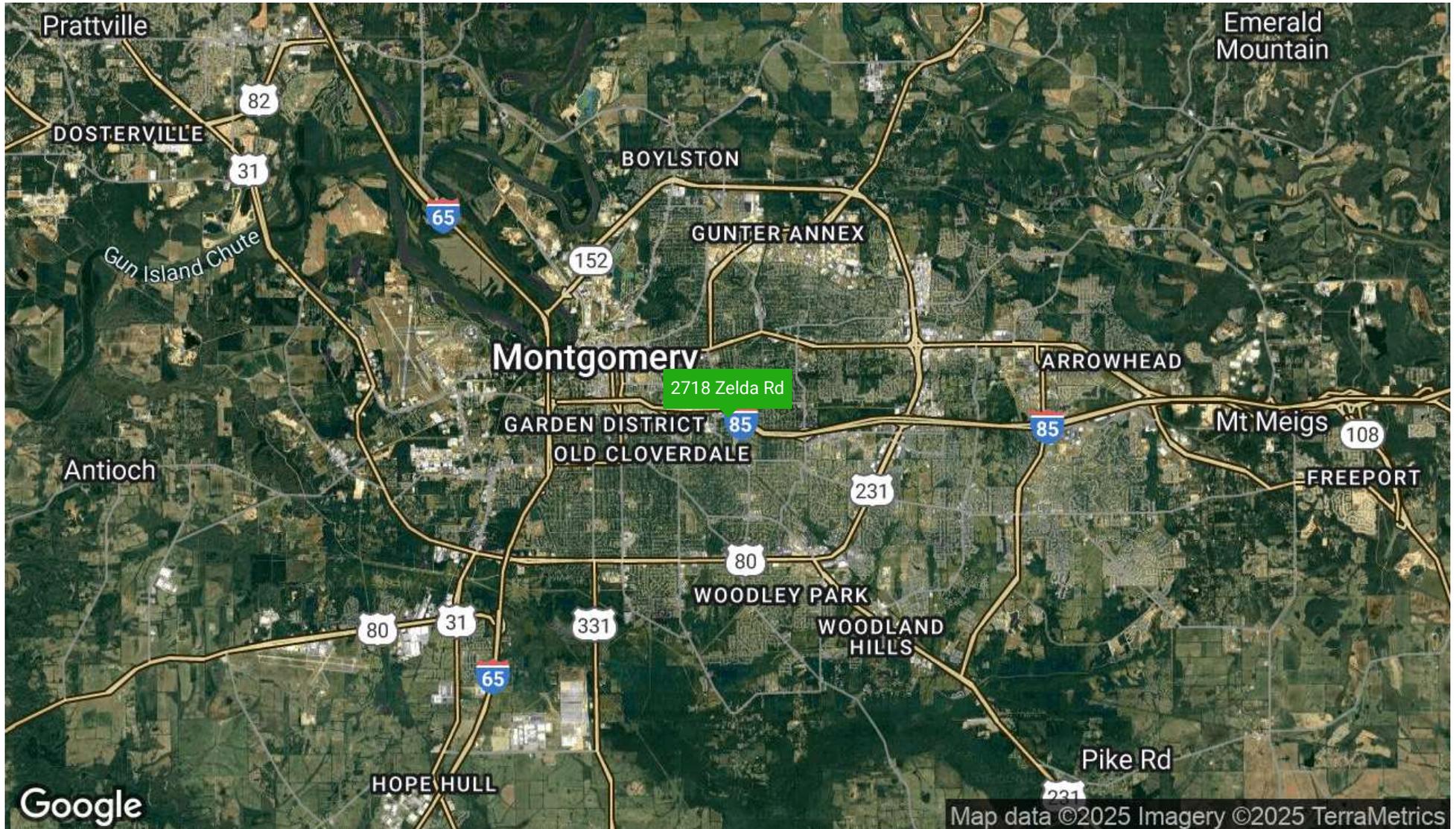
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# 2718 ZELDA ROAD

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## Regional Map



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MONTGOMERY, AL 36106

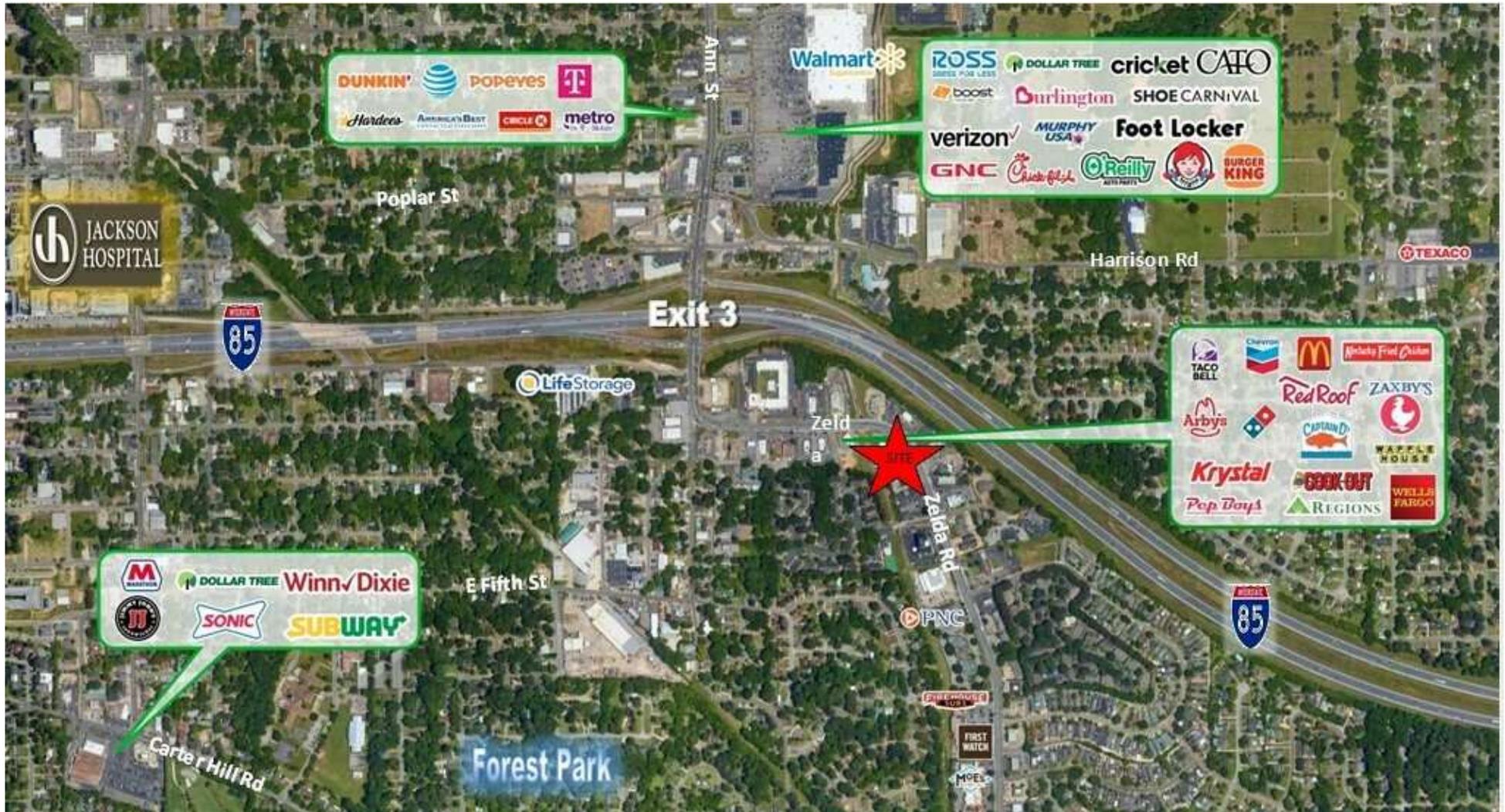
Aerial



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## Retail Map





# FINANCIAL ANALYSIS

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## SECTION 3

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**INVESTMENT OVERVIEW**

Price	\$1,750,000
Price per SF	\$282
CAP Rate	7.89%
Cash-on-Cash Return (yr 1)	7.89%
Total Return (yr 1)	\$138,000

**OPERATING DATA**

Net Operating Income	\$138,000
Pre-Tax Cash Flow	\$138,000

**FINANCING DATA**

Down Payment	\$1,750,000
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### TENANT HIGHLIGHTS

- Long Term Tenant- Tire Store has been at this location for 33 years
- Left Lane Auto is a tire retailer that takes a "boutique" approach to mergers and acquisitions
- The company's founding partner and CEO is Parham Parastaran
- The other partners are Derek Dimke and Jeff Beasley
- Left Lane Auto places significant emphasis on giving back to the community it serves. The company supports local businesses and organizations through sponsorships and partnerships aiming at enhancing community programs.

### TENANT OVERVIEW

Company:	Left Lane Auto
Founded:	2021
Locations:	Alabama: Prattville, Montgomery (4), Millbrook, Demopolis; Arkansas: Fort Smith (2), Van Buren; Georgia: Cumming, Athens (2), Danielsville; Illinois: Addison, Lombard, Bloomington, Champaign (2), New Lenox, Oak Forest, Orland Hills, Lemont; Indiana: Logansport; Louisiana: Baton Rouge; Missouri: Camdenton, Clinton, Versailles, California, Jefferson City (2), Sedalia, Sedalia East, Hollister; Pennsylvania: Bridgeville, Monongahela; Texas: Beaumont (2), Vidor, Nederland, Groves, Bridge City, Orange, Jasper, Silsbee, Lumberton, Sherman.
Lease Rate:	\$11,500/Month
Headquarters:	Champaign, IL
Website:	Leftlaneautollc.com
Lease Term:	5 Years -Expires 8/31/2027 5 Years- 9/1/2027-8/31-2032 (10% Rent Increase)
Renewal Options:	(4) 5 Year Terms - with 10% Increase

### CUSTOM TEXT

**Left Lane Auto LLC is an industry-leading automotive repair company dedicated to providing exceptional service and maintaining high standards of quality in the automotive repair sector. The organization has a long history in the automotive industry, focusing on both customer satisfaction and community involvement.**

**The mission of Left Lane Auto revolves around three core groups: customers, employees, and business owners. For customers, the focus is on delivering a high-quality experience in a family-like atmosphere. For employees, the organization aims to foster a culture that encourages skill development and personal growth. Lastly, for business owners looking to sell their shops, Left Lane Auto is committed to preserving their legacy while ensuring a smooth transition process.**



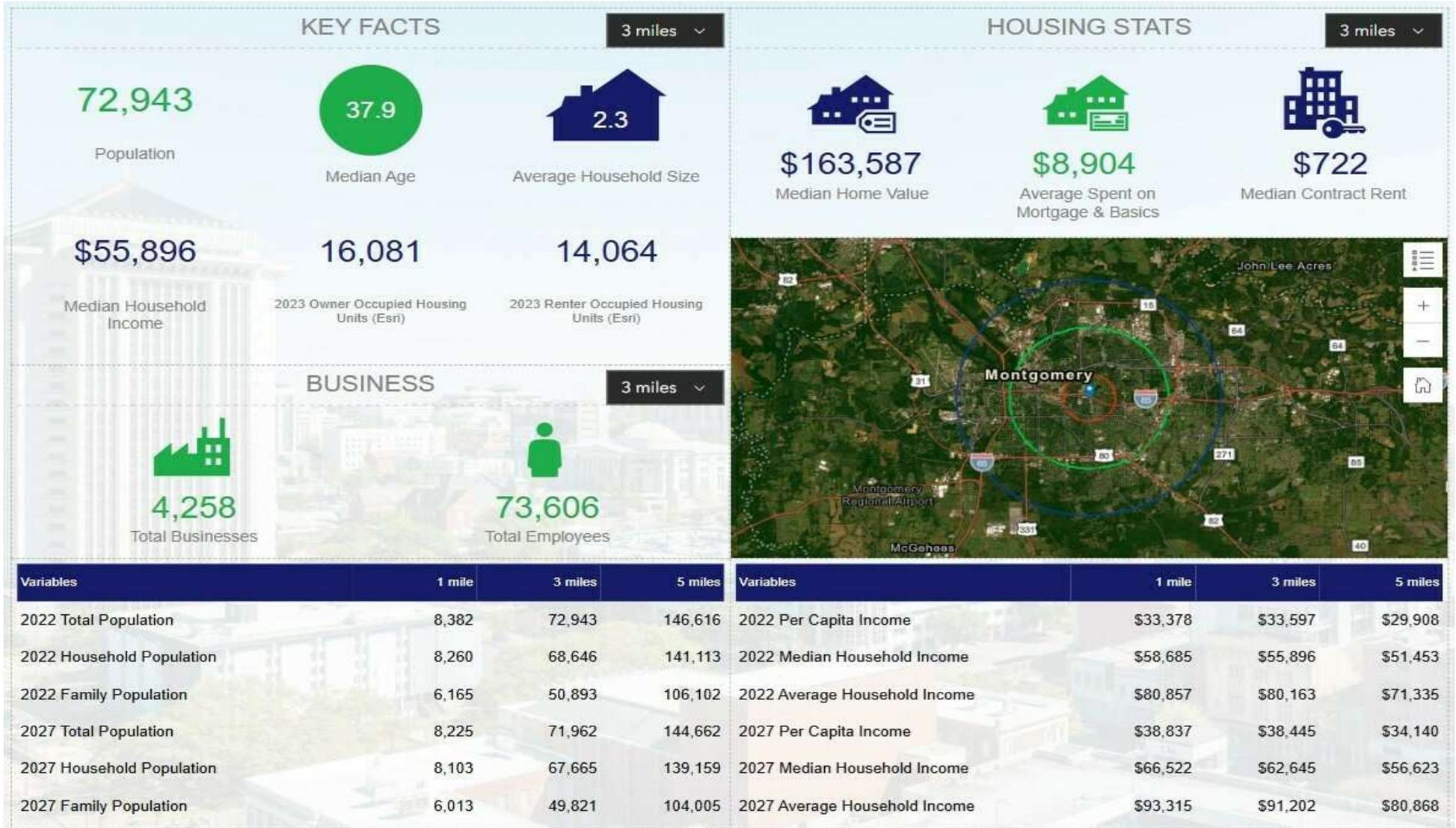
# DEMOGRAPHICS

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# ADVISOR BIOS

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## SECTION 5

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**GENE CODY, CCIM, SIOR**

**President**

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### PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse, where he made significant contributions by expanding their residential division and achieving sales exceeding \$3 million in his inaugural year. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024. Additionally, he received the CBC Bronze Circle of Distinction award for the years 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, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. In 2024, Gene received the CREXI Platinum Broker Award. 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."

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