



ENTER CAPTION HERE

SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

PEYTON GASCHE
INVESTMENT ADVISOR
D: 248.419.3840
PGASCHE@FORTISNETLEASE.COM

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 FNL in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed BY:

PEYTON GASCHE

INVESTMENT ADVISOR

D: 248.419.3840

PGASCHE@FORTISNETLEASE.COM

ROBERT BENDER

MANAGING PARTNER

D: 248.254.3406

RBENDER@FORTISNETLEASE.COM

DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM

Broker Of Record

Pritchett-Moore Real Estate

Steven Deal, CCIM

1120 Queen City Ave.

Tuscaloosa, AL 35406

(205) 292-9771

INVESTMENT SUMMARY

List Price:	\$1,950,000
Current NOI:	\$120,887.88
Initial Cap Rate:	6.20%
Year Built	2018
Building Size:	7,500 SF
Price PSF:	\$260.00
Lease Type:	NN
Lease Term:	5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **freestanding industrial property, fully leased to the international tenant Sunbelt Rentals**. Sunbelt recently **executed their first five-year option period**, extending the lease.

With the recent extension, **the lease now has over 4 Years & 8 Months remaining** in the current term, plus **Two remaining five-year options**. The property is structured as a **NN (double net) lease**, minimizing landlord responsibilities to primarily **Roof, Structure, Foundation**. The lease also includes a **2% annual rent increase** to help **hedge against inflation**.

Constructed in 2018 and improved in 2021 when Sunbelt first leased the premises, the property **now sits on over 8 acres** with **Sunbelt electing to lease the additional 4+/- acres** signed into the **recent lease amendment**, providing ample space for the tenant's desired **Industrial Outdoor Storage (IOS)**. Along with the **recent extension**, Sunbelt Rentals has plans for **Major Lease Hold Improvements**.

This is an **excellent opportunity** for an investor **seeking a passive income-producing asset** with minimal landlord involvement and a **creditworthy international tenant in place**.



PRICE **\$1,950,000**



CAP RATE **6.20%**



LEASE TYPE **NN**



TERM REMAINING **4 Years & 8 Months**

INVESTMENT HIGHLIGHTS

- **Recent Five Year Executed Option Period**
- **Planned Major Lease Hold Improvements**
- **Planned – Wash Bay Construction**
- **Planned – Site Work Improvements**
- **Planned – New Fuel & Propane Tank Pad**
- **8+ Acres of Industrial Outdoor Storage (IOS)**
- **Expanded 4+ Acres In recent Extension**
- **Two (5) Year Option Remaining**



PROPERTY SUMMARY

Year Built:	2018
Year Renovated:	2025
Building Size:	7,500 SF
Zoning:	Commercial
Construction Style:	Metal

LEASE SUMMARY

Tenant:	Sunbelt Rentals
Lease Type:	NN
Primary Lease Term:	5 Years
Lease Start Date:	August 1st, 2025
Lease End Date:	July 31st, 2030
Annual Rent:	\$120,887.88
Landlord Responsibilities:	Roof, Structure, Foundation
Tenant Responsibilities:	Taxes, Insurance, CAM, Parking Lot, & HVAC
Lease Term Remaining:	4 Years & 8 Months
Rent Bumps:	2% Annual
Renewal Options:	Two (5) Year Options
Lease Guarantor:	Sunbelt Rentals
Lease Guarantor Strength:	Corp
Tenant Website:	www.sunbeltrentals.com



GROSS SALES:
\$10.85 BILLION



STORE COUNT:
1,200+



GUARANTOR:
CORP



RENT BUMPS:
2% ANNUAL



OVERVIEW

Company:	Sunbelt Rentals
Founded:	1983
Total Revenue:	\$10.859 Billion
Net Income:	\$1.598 Billion
Headquarters:	Fort Smith, SC
Website:	www.sunbeltrentals.com

TENANT HIGHLIGHTS

- **1,200+ Locations Nationwide**
- **One of the largest equipment rental companies**
- Industry Specific Solutions
- Extensive Equipment Inventory

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
2025-2026	\$120,887.88	\$10,073.99	-
2026-2027	\$123,354.96	\$10,279.58	2%
2027-2028	\$125,872.44	\$10,489.37	2%
2028-2029	\$128,441.28	\$10,703.44	2%
2029-2030	\$131,062.56	\$10,921.88	2%

TENANT INFORMATION

Sunbelt Rentals is one of the largest equipment rental companies in North America, providing a vast range of tools and machinery for construction, industrial, municipal, and residential use. Founded in 1983 in Charlotte, North Carolina, the company became a subsidiary of the UK-based Ashtead Group plc in 1990. Since then, it has expanded rapidly through organic growth and strategic acquisitions, evolving from a regional business into a major player in the \$60+ billion North American rental market. With over 1,400 locations across the U.S. and Canada, and a growing presence in the UK and Ireland, Sunbelt Rentals serves a wide range of customers including contractors, government agencies, homeowners, and industrial clients.

The company's offerings span general equipment rentals, such as earthmoving machines, forklifts, aerial lifts, and power tools, to highly specialized services like trench safety systems, climate control, ground protection, and production equipment for the film and live events industries. Sunbelt is known for its turnkey solutions, delivering not only equipment but also site delivery, setup, maintenance, and safety training. This full-service approach has helped position it as a trusted partner across many critical sectors, including construction, infrastructure, disaster recovery, and large-scale industrial projects.

Looking ahead, Sunbelt Rentals is preparing for a major transformation. Its parent company, Ashtead Group, is rebranding as Sunbelt Rentals Holdings and moving its primary stock listing to the U.S. by 2026, signaling a deepened commitment to its largest market. The company is also embracing sustainability, with a goal of reaching net-zero emissions by 2050 through investments in low-emission equipment, solar technology, LED retrofits, and cleaner fleet operations. In addition, Sunbelt is heavily investing in the growing "megaproject" space, supporting massive infrastructure, semiconductor, and renewable energy developments. With continued acquisitions in both general and specialty rental sectors, Sunbelt Rentals is strategically building out its national reach, technological capabilities, and long-term relevance in an evolving industrial landscape.

SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



SUNBELT RENTALS

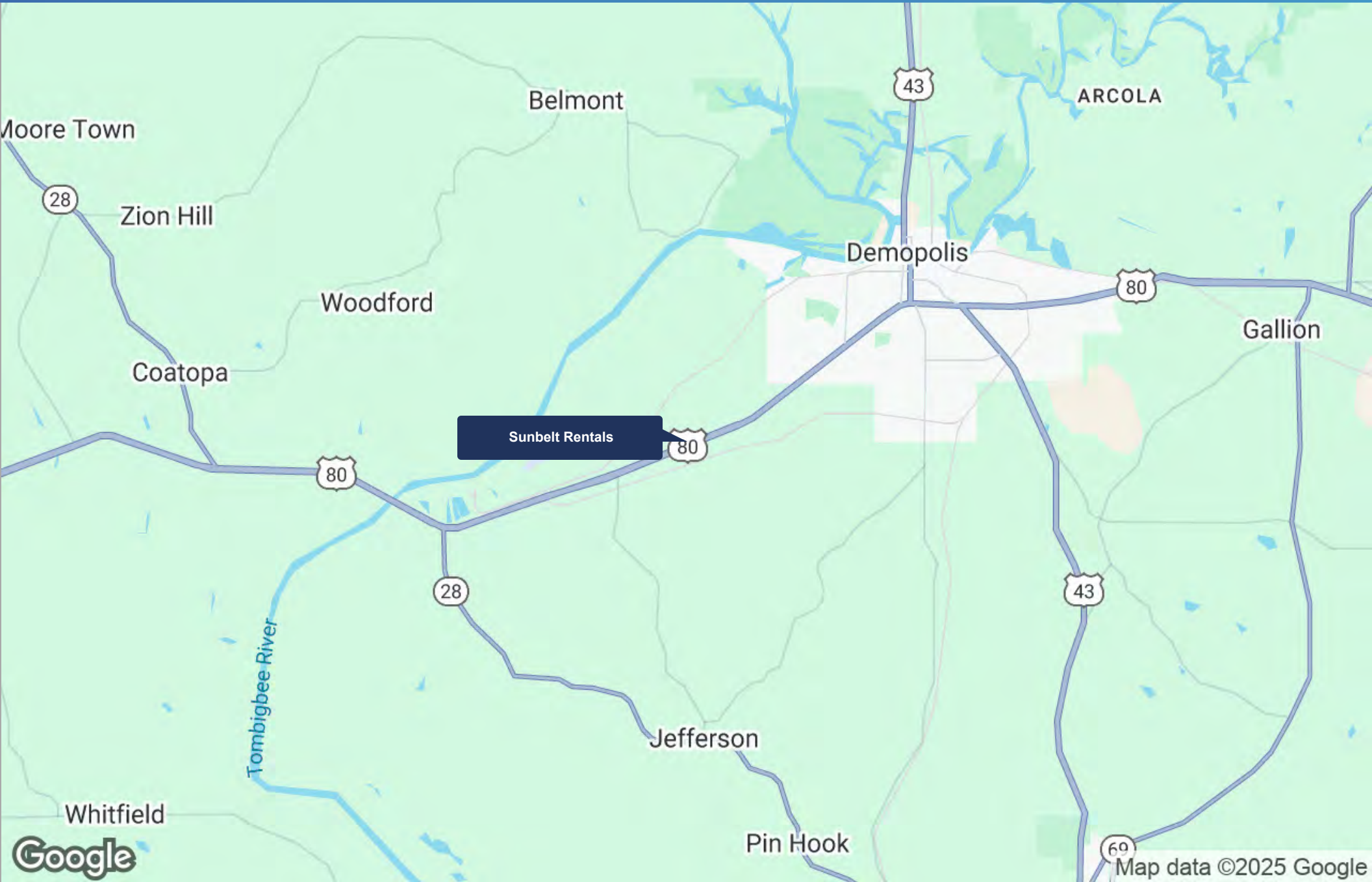
24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 FORTIS NET LEASE™



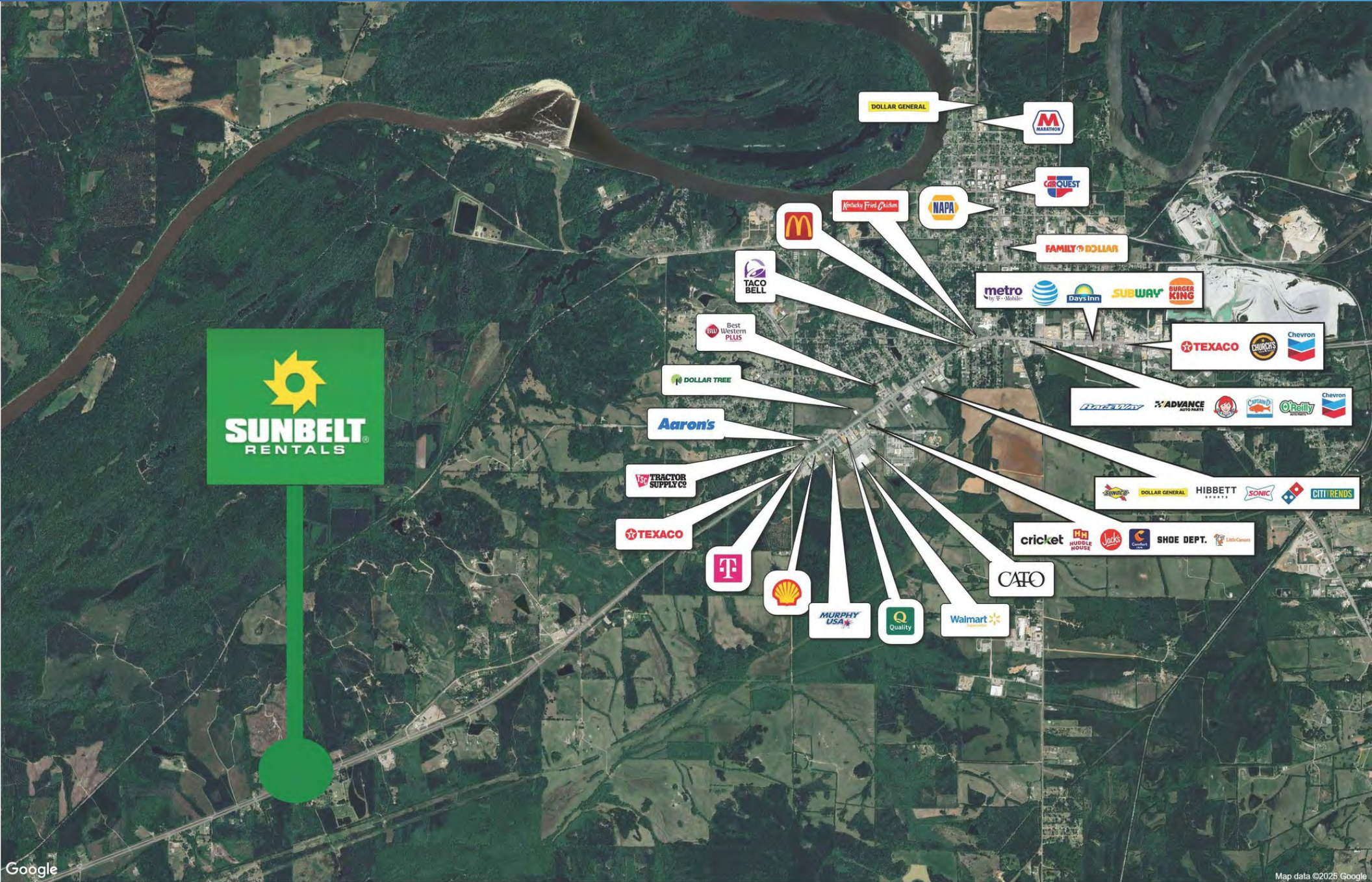
SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732



SUNBELT RENTALS

24044 US HIGHWAY 80 W, DEMOPOLIS, AL 36732

 **FORTIS** NET LEASE™



Imagery ©2025 Airbus, Maxar Technologies



TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

PEYTON GASCHE
INVESTMENT ADVISOR
D: 248.419.3840
PGASCHE@FORTISNETLEASE.COM

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

Exclusively Listed BY:
DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM