

CONFIDENTIAL

OFFERING MEMORANDUM

ALLY PSYCHIATRY

PELHAM, AL | MONTGOMERY, AL

MEDICAL OFFICE

SALE-LEASEBACK PORTFOLIO

LISTING BROKER

JENNIFER STEIN REAL ESTATE, INC.

Jennifer Stein, Broker

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OUT OF STATE COOPERATING BROKER

LEE & ASSOCIATES, CHARLOTTE

Benjamin Bivens, CCIM

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LEE-ASSOCIATES.COM/CHARLOTTE

333 BUSINESS CIR



PELHAM, AL

7125 UNIVERSITY CT



MONTGOMERY, AL

TABLE OF CONTENTS

SALE-LEASEBACK OFFERING MEMORANDUM

Investment Summary	3
Property Details	8
Location Overviews & Comparables.	13
Financial Projections	22
About Lee & Associates	24



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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 Jennifer Stein Real Estate, Inc and Lee & Associates Charlotte in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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INVESTMENT SUMMARY



OFFERING SUMMARY

RIVER REGION PSYCHIATRY ASSOCIATES (RRPA) DBA ALLY PSYCHIATRY

PELHAM, AL • MONTGOMERY, AL

INVESTMENT SUMMARY

Lee & Associates Charlotte, led by Benjamin Bivens, CCIM, and Jennifer Stein Real Estate, Inc. are pleased to present the Ally Psychiatry Alabama Sale-Leaseback Portfolio, a rare opportunity to acquire a 100% occupied, single-tenant, net-leased medical office portfolio with immediate, long-term cash flow. The offering consists of two fully occupied assets totaling 12,310 square feet, strategically located in Pelham and Montgomery, Alabama. Each property will be subject to a brand-new 10-year NNN lease at closing, providing investors with secure income backed by a well-established and growing healthcare operator. The leases feature 3% fixed annual rent escalations and require the tenant to cover all taxes, insurance, and maintenance, minimizing landlord responsibilities and enhancing predictable returns.

The portfolio generates annual base rent of \$184,650, equal to a blended rental rate of \$15.00 per square foot. **At the projected Year 1 NOI of \$169,878, the offering is priced at \$2,382,581, representing a 7.13% weighted cap rate after applying a 5% general vacancy factor and 3% management fee. Without those assumptions, the portfolio produces a 7.75% unweighted cap rate. This pricing offers investors a compelling yield profile within today's competitive healthcare real estate market.**

Ally Psychiatry, operated by River Region Psychiatry Associates, was founded in 2008 by Dr. Shankar Yalamanchili and is a multi-state behavioral healthcare platform headquartered in Montgomery, Alabama. The practice employs approximately 150 clinicians across eight states, including Alabama, South Carolina, Kentucky, and Tennessee, and provides outpatient psychiatry, psychotherapy, interventional psychiatry, including ECT and TMS, and neuropsychological testing. The company's broad service offerings, founder-led stability, and recession-resistant focus on behavioral health position it as a high-quality, long-term tenant. Its reach and patient-centered care model support strong market penetration, diversified revenue streams, and continued operational resilience.

The portfolio's two Alabama locations further enhance its investment profile. Pelham, located within the Birmingham metropolitan area, benefits from proximity to multiple hospital systems and growing demand for outpatient medical services. Montgomery, the state capital, serves as a major regional healthcare hub supported by stable government, education, and military employment bases. The combination of a strong tenant, long-term lease stability, and strategically selected markets creates an outstanding opportunity for investors seeking durable income, attractive yields, and exposure to the growing behavioral healthcare sector.

PORTFOLIO HIGHLIGHTS

2

2 PROPERTIES

Medical Office Assets: Pelham, AL | Montgomery, AL



TOTAL SIZE: 12,310 SF



100% OCCUPANCY

SINGLE TENANT: ALLY PSYCHIATRY



ANNUAL BASE RENT: \$184,650

\$15.00/SF blended

NNN

LEASE TYPE: NNN

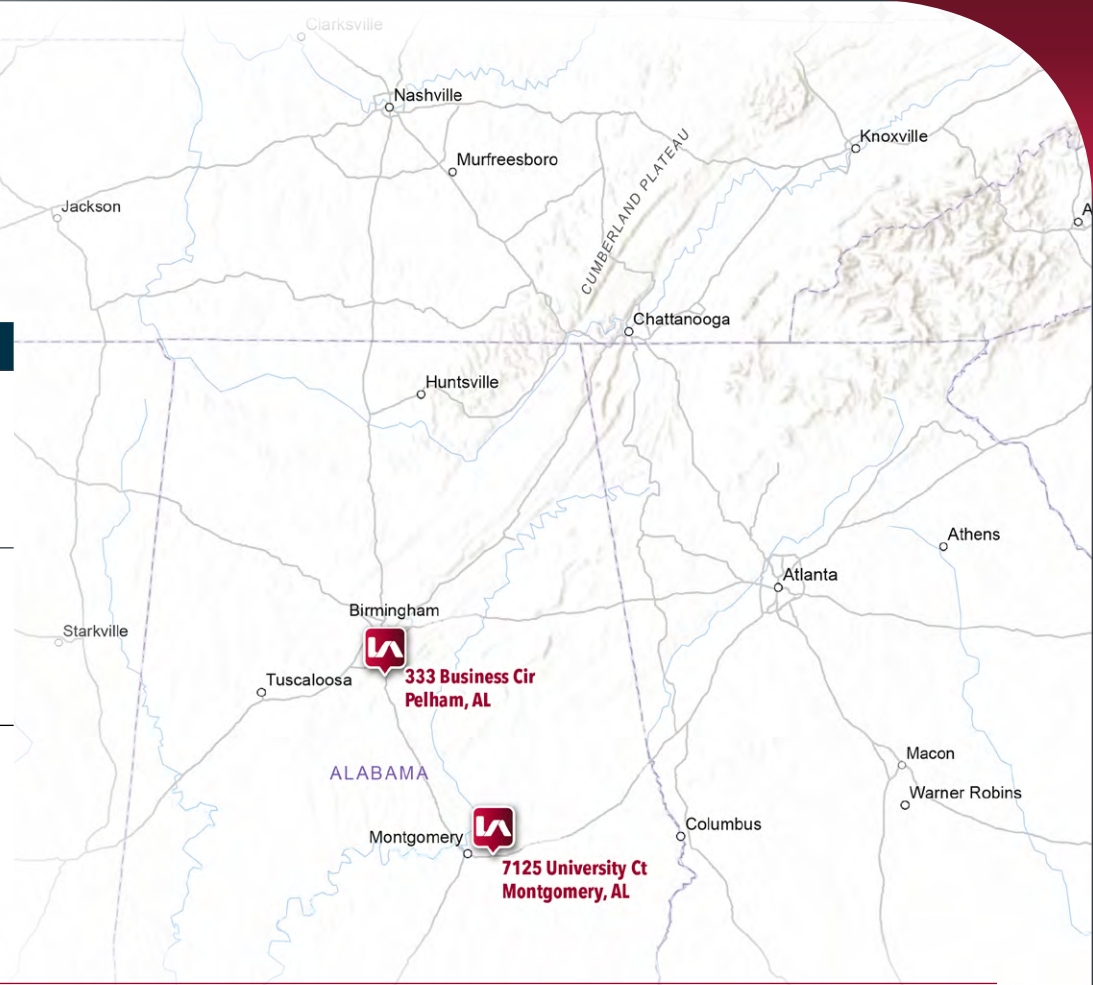
10-year NNN leases commencing at COE with 3% annual escalations
Tenant Responsible for Taxes, Insurance, and all Maintenance

PORTFOLIO SUMMARY

ALLY PSYCHIATRY

PELHAM, AL • MONTGOMERY, AL

	Building	Address	Size (SF)	NNN Rent/SF
1		\$967,742 333 Business Circle Pelham, AL 35124	5,000 SF	\$15.00
2		\$1,414,839 7125 University Court Montgomery, AL 36117	7,310 SF	\$15.00



PROPOSED LEASEBACK RENT ROLL

ADDRESS	SUITE	TYPE	SF	NNN RENT/SF	ANNUAL RENT	MONTHLY RENT	TERM LENGTH
333 Business Circle, Pelham, AL 35124	N/A	Freestanding	5,000 SF	\$15.00	\$75,000	\$6,250.00	10 Years COE
7125 University Ct, Montgomery, AL 36117	N/A	Freestanding	7,310 SF	\$15.00	\$109,650	\$9,137.50	10 Years COE
PORTFOLIO TOTALS / AVERAGES			12,310 SF	\$15.00	\$184,650	\$15,387.50	

PORTFOLIO CAP RATE

7.13% / 7.75%

PORTFOLIO PRICE

\$2,382,581

PROJECTED YEAR 1 NOI

\$169,878

ANNUAL RENT GROWTH

3.00%

Weighted Cap Rate / Unweighted Cap Rate
*Weighted includes 5% General Vacancy+3% Mgmt Fee

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TENANT OVERVIEW

RIVER REGION PSYCHIATRY ASSOCIATES (RRPA) DBA ALLY PSYCHIATRY



QUICK FACTS

Founded	2008 (Active NPI since Aug-08)
Headquarters	Montgomery, AL
Providers	Approximately 150 clinical staff across eight states, including Alabama, South Carolina, Kentucky, and Tennessee.
Specialties	Outpatient psychiatry, psychotherapy, interventional psychiatry (ECT & TMS), neuropsychological testing, community outreach to LTC facilities

LOCATION HIGHLIGHTS

1 Pelham, AL	Birmingham metro suburb with proximity to multiple hospitals; high-quality-of-life market with growing medical services demand.
2 Montgomery, AL	State capital and healthcare hub with multiple hospital systems; stable government, education, and military employment base.

PRACTICE SNAPSHOT

River Region Psychiatry Associates (DBA Ally Psychiatry) is a privately-owned behavioral health group founded in 2008 by psychiatrist Shankar Yalamanchili, MD ("Dr. Chili") and headquartered in Montgomery, Alabama. What began as a single outpatient office has grown into one of the Southeast's largest independent psychiatric practices, improving "access to mental health care to those who need it the most."

COMPREHENSIVE SERVICE LINES

- **Medication management & psychotherapy** – individual, family and group modalities
- **Interventional psychiatry** – Electro-convulsive therapy (ECT) and NeuroStar® transcranial magnetic stimulation (TMS) programs
- **Psychological & neuropsychological testing** for all ages
- **Community & long-term-care outreach** – contracted services to nursing homes and community mental-health centers across Alabama.

PROVIDER TEAM HIGHLIGHTS

Ally Psychiatry employs a multidisciplinary roster of 150+ licensed clinicians, including board-certified psychiatrists, psychologists, psychiatric mental-health nurse practitioners, physician assistants, licensed clinical social workers and professional counselors.

PATIENT-CENTERED MISSION & VISION

Treat the whole person, not just the symptoms. Ally Psychiatry's care model couples evidence-based medicine with timely access, cultural humility and individualized treatment planning to equip every patient with the tools needed for lasting emotional wellness.

KEY INVESTMENT CONSIDERATIONS

- **Demonstrated Growth Trajectory** – 17 years of continuous expansion from one office to an eight (8) state platform.
- **Diversified revenue streams** – outpatient visits, inpatient unit management, urgent-care encounters and contracted specialty programs.
- **Recession-resistant specialty** – demand for psychiatric services continues to outpace provider supply nationwide.
- **Executive-led Organization** – Founder Dr. Yalamanchili remains actively involved, ensuring clinical quality and strategic direction



INVESTMENT HIGHLIGHTS

ALLY PSYCHIATRY

INVESTMENT RATIONALE

- **Long-Term Stability:** New 10-year NNN leases with established healthcare provider.
- **Attractive Yield:** Portfolio priced at a 7.13% weighted cap rate and 7.75% unweighted cap rate.
- **Healthcare Real Estate Demand:** Strong buyer appetite for mission-critical and specialty-medical assets.
- **Recession-Resistant Sector:** Behavioral health services continue to experience sustained, long-term demand.
- **1031 Exchange Eligible:** The two-property portfolio offers multiple acquisition options for exchange buyers seeking

OFFERING TERMS

- **Structure:** Two-property portfolio sale; preference for a single buyer, with individual asset sales considered.
- **Closing:** Concurrent with lease execution as part of the sale-leaseback transaction.
- **Confidentiality:** Tenant financial information available upon execution of a confidentiality agreement.

7125 UNIVERSITY CT MONTGOMERY, AL



333 BUSINESS CIR PELHAM, AL





PROPERTY DETAILS

PROPERTY SUMMARY 333 BUSINESS CIRCLE

BUSINESS CIRCLE OFFICE PARK

333 Business Circle
Pelham, AL 35124
Shelby County

Pricing	\$967,742
Year Built	1999
Property Class	C
Property Type	Freestanding
Zoning	M-1 Light Industrial District
Size (SF)	5,000 SF
Site Size (Acres)	± 0.11 acres
Parcel ID	13 6 13 2 002 002.008

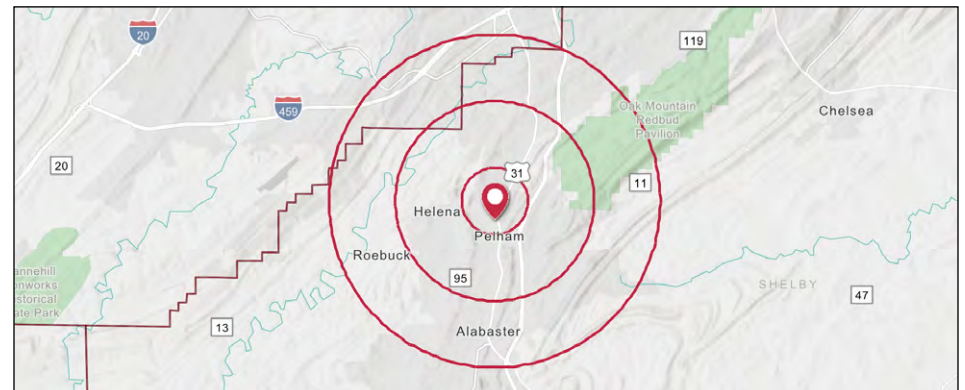


PROPOSED RENT ROLL DETAIL

ADDRESS	SUITE	TYPE	SF	NNN RENT/SF	ANNUAL RENT	MONTHLY RENT	TERM LENGTH
333 Business Circle, Pelham, AL 35124	Lot 2	Freestanding	5,000 SF	\$15.00	\$75,000	\$6,250	10 Years COE

DEMOGRAPHICS

DEMOGRAPHICS	1 MI	3 MI	5 MI
2025 Total Population	3,406	37,973	82,024
2025-2030 Growth Rate: Population	0.96%	0.82%	0.73%
2025 Total Households	1,458	14,612	31,762
2025-2030 Growth Rate: Households	1.19%	1.04%	0.93%
2025 Median Household Income	\$76,127	\$87,896	\$92,982
2025 Median Age	38.5	38.6	39.5
2025 Health Care Consumer Spending	\$9,633,185	\$117,549,740	\$264,401,884
2025 Health Care Businesses (NAICS)	28	145	377



PROPERTY PHOTOS 333 BUSINESS CIRCLE



PROPERTY SUMMARY 7125 UNIVERSITY CT

UNIVERSITY COURT

7125 University Ct
Montgomery, AL 36117
Montgomery County

Pricing	\$1,414,839
Year Built	1998
Property Class	B
Property Type	Freestanding
Zoning	B3 Highway Commercial
Size (SF)	7,310 SF
Site Size (Acres)	± 0.59 acres
Parcel ID	09 05 16 2 000 002.016

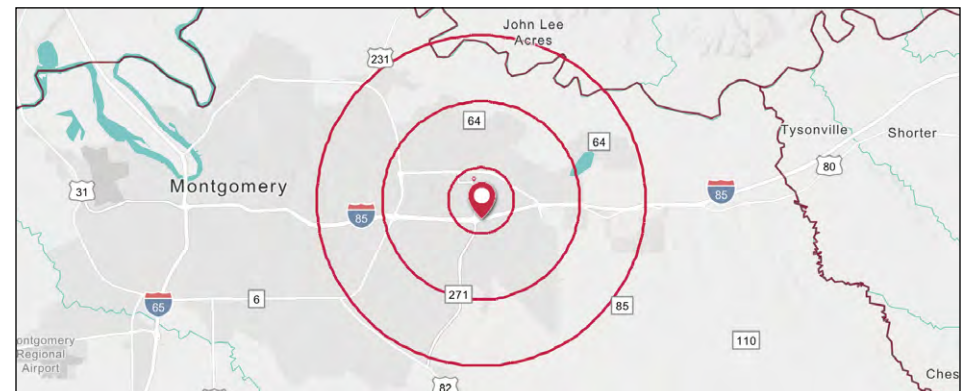


PROPOSED RENT ROLL DETAIL

ADDRESS	SUITE	TYPE	SF	NNN RENT/SF	ANNUAL RENT	MONTHLY RENT	TERM LENGTH
7125 University Court, Montgomery, AL 36117	-	Freestanding	7,310 SF	\$15.00	\$109,650	\$9,137.50	10 Years COE

DEMOGRAPHICS

DEMOGRAPHICS	1 MI	3 MI	5 MI
2025 Total Population	4,358	43,670	95,080
2025-2030 Growth Rate: Population	-0.26%	-0.18%	-0.23%
2025 Total Households	2,165	19,603	40,869
2025-2030 Growth Rate: Households	0.06%	0.08%	0.02%
2025 Median Household Income	\$77,061	\$78,944	\$74,685
2025 Median Age	39.9	39.9	39.0
2025 Health Care Consumer Spending	\$14,730,053	\$138,992,101	\$267,988,718
2025 Health Care Businesses (NAICS)	130	316	531



PROPERTY PHOTOS 7125 UNIVERSITY CT



An aerial photograph of a commercial property, likely a retail or service center. The property features a large, paved parking lot with several cars parked. In the center, there is a long, single-story building with a dark roof. To the left and right of this building are other structures, including a larger building with a gabled roof and a smaller one. The property is surrounded by trees and a road. A red semi-transparent graphic, consisting of two overlapping curved shapes, is overlaid on the image, framing the text.

LOCATION OVERVIEWS & COMPARABLES

LOCATION OVERVIEW

PELHAM, ALABAMA

PELHAM, AL ACCOLDALES

#8 Best Suburb to Live in Alabama (2025)

Niche

Oak Mountain State Park drawing 1 million annual visitors (2025)

TripAdvisor Travelers' Choice

"Best Rodeo" (2024)

Professional Cowboy Association

LOCATION OVERVIEW

Pelham is a fast-growing city located just south of Birmingham in Shelby County, one of Alabama's most prosperous and well-educated regions. Known for its natural beauty, family-friendly atmosphere, and strong public services, Pelham has carved out a reputation as a high-quality suburban destination with close ties to the Birmingham metro's professional and healthcare corridors.

Healthcare in Pelham and the surrounding area is both well-established and expanding. Just minutes away in Alabaster is Shelby Baptist Medical Center, a 252-bed full-service hospital that serves as the primary acute-care facility for southern Jefferson and northern Shelby counties. Now part of the Orlando Health network, the hospital has recently undergone strategic reinvestment including upgrades to its cardiac and surgical service lines, and is expected to benefit from broader system-wide modernization and service expansion under its new nonprofit ownership.

Within Pelham itself, numerous outpatient practices, primary care clinics, dental offices, and specialty medical providers contribute to a thriving ambulatory care presence. The city's central location along I-65 provides seamless access to downtown Birmingham's major hospitals—including UAB Hospital and Grandview Medical Center—making it an ideal base for both patients and providers looking for a community-centered yet well-connected environment.

With excellent schools, a growing parks and recreation system, and major regional draws like Oak Mountain State Park, Pelham is a highly desirable setting for healthcare professionals and employers alike. Its combination of population growth, high homeownership rates, and proximity to multiple hospital systems make it a compelling suburban healthcare market.

PELHAM, AL MAP OVERVIEW

ALLY PSYCHIATRY



*Click/Tap Map to Access
Interactive Web Map*

Legend

Hospitals Registered with Medicare

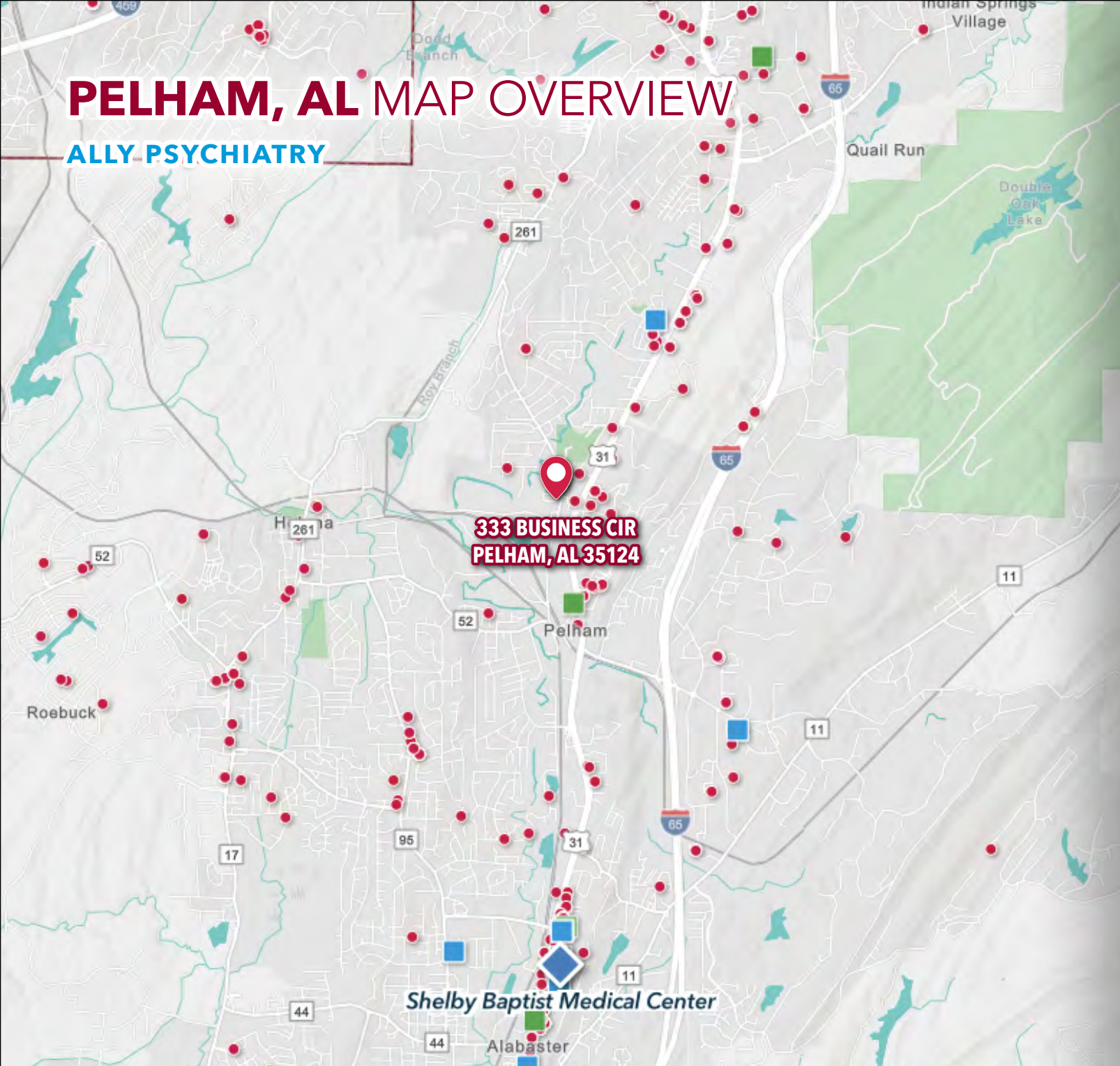
- Acute Care Hospitals
- Critical Access Hospitals
- Psychiatric
- Acute Care - Veterans Administration
- Childrens
- Acute Care - Department of Defense

Hospitals

- Psychiatric and Substance Abuse Hospitals
- General Medical and Surgical Hospitals
- Specialty (except Psychiatric and Substance Abuse) Hospitals

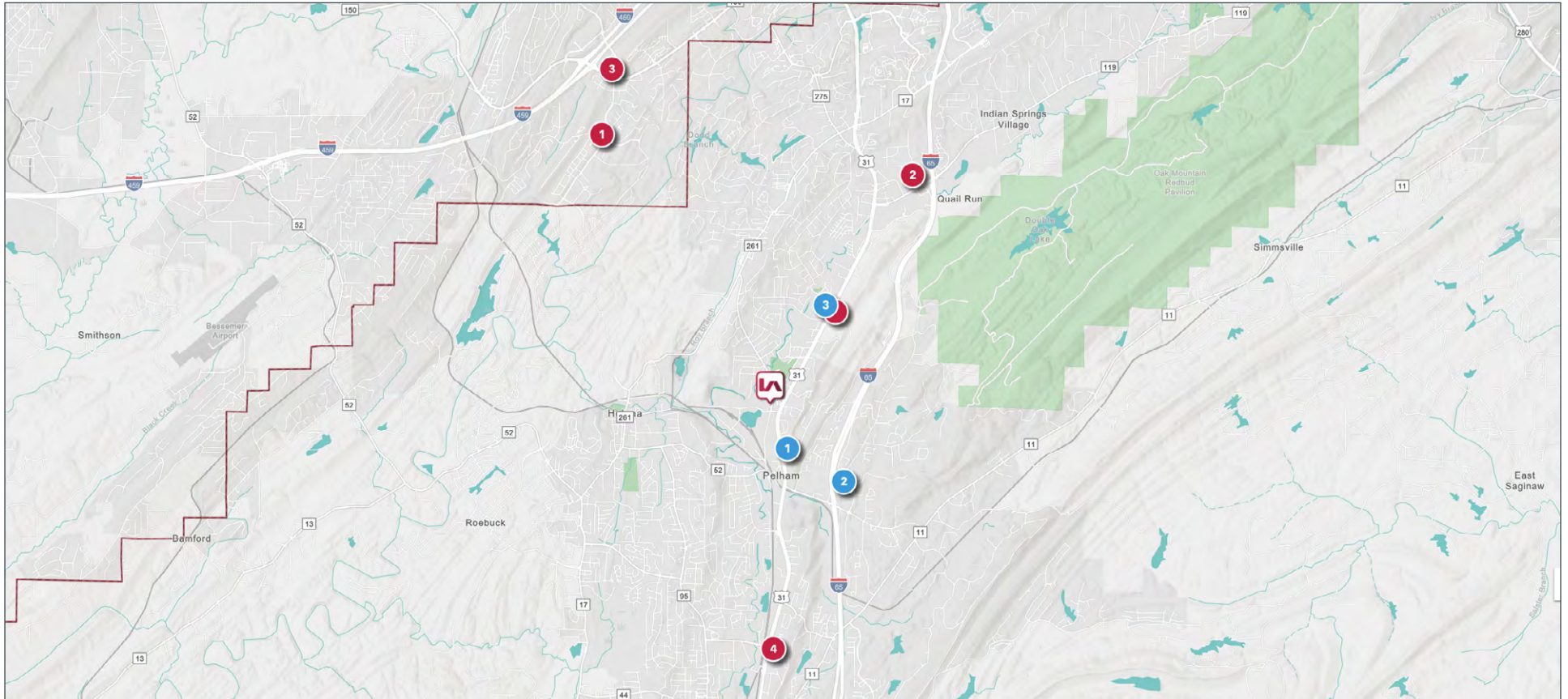
Medical Offices

- Offices of Physicians, Offices of Dentists, Offices of Optometrists, Offices of Physical, Occupational and Speech Therapists, and Audiologists, Offices of Mental Health Practitioners (except Physicians), Offices of Physicians, Mental Health Specialists, Offices of All Other Miscellaneous Health Practitioners



LEASE COMPARABLES

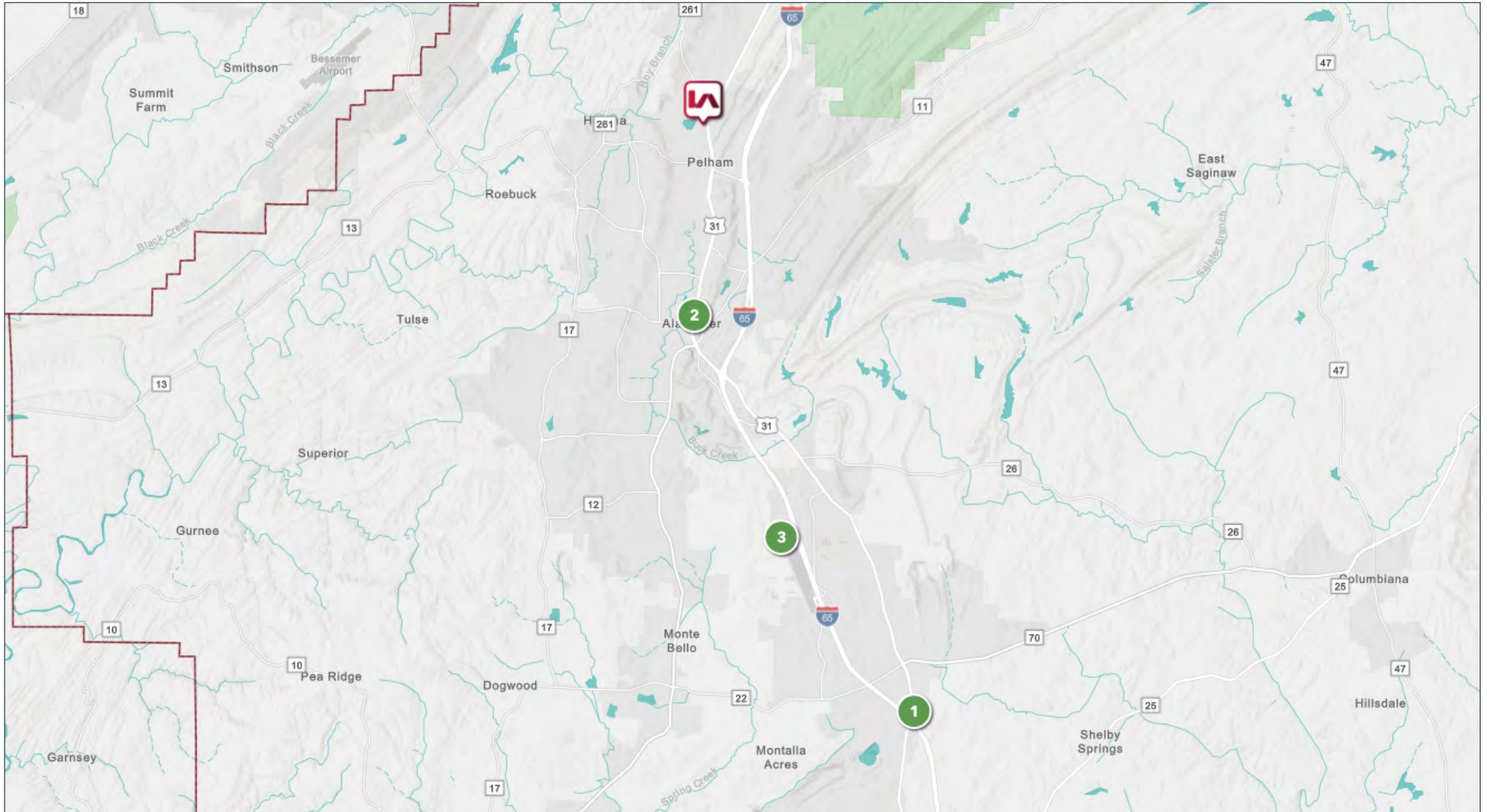
333 BUSINESS CIRCLE, PELHAM, AL



Property	Floor/Suite	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Sign	Start	Term	Exp Date
333 Business Circle, Pelham, AL	-	5,000 SF	\$15.00	NNN	Proposed	Office/Medical	-	-	-	-
1 1001 Brocks Gap Pky, Hoover, AL	1st	3,000 SF	\$35.00	NNN	Asking	Medical	Sep-21	Mar-22	3 yrs	Oct-25
2 120 Cahaba Valley Pky, Pelham, AL	2nd	3,226 SF	\$24.34	FS	Effective	Office/Medical	Jan-25	Feb-25	5 yrs	Jan-30
3 5295 Preserve Pky, Hoover, AL	2nd	4,627 SF	\$22.50	NNN	Asking	Medical	Sep-15	Oct-15	3 yrs	Oct-18
4 1022 1st St N, Alabaster, AL	2nd	6,749 SF	\$22.00	MG	Asking	Medical	Feb-18	Mar-18	1 yr	Mar-19
5 2705 Pelham Pky, Pelham, AL	1st	7,500 SF	\$19.50	NNN	Asking	Medical	Jan-18	Feb-18		
1 201 Yeager Pkwy, Pelham, AL	1		\$15.00	NNN	Asking	Retail, Office				
2 606 Oak Mountain Commons Ln, Pelham, AL	2		\$14.00	NNN	Asking	Specialty Office				
3 1973 Chandalar Dr, Pelham, AL	1		\$20.00	NNN	Asking	Office				

SALES COMPARABLES

333 BUSINESS CIRCLE, PELHAM, AL



Full Address	Property Type	Year Built	Sales Price	RBA	Price Per SF	Pct Leased	Date Sold
333 Business Circle, Pelham, AL 35124	Office	1999	-	5,000 SF	-	-	-
1 206 County Road 304, Calera, AL 35040	Office	2009	\$1,075,000	5,740 SF	\$187.28	100%	1/13/2025
2 219 1st St N, Alabaster, AL 35007	Office	1990	\$1,100,000	3,920 SF	\$280.61	100%	6/30/2023
3 128 Total Solutions Way, Alabaster, AL 35007	Office	2003	\$610,000	5,400 SF	\$112.96	100%	12/7/2022

LOCATION OVERVIEW

MONTGOMERY, ALABAMA

MONTGOMERY, AL ACCOLDALES

**Main Street Alabama designation,
Downtown Montgomery (2024)**
mainstreetalabama.org

**GFOA Certificate for Financial
Reporting Excellence (2024)**
GFOA

**"Friendliest Towns in the South"
(2024)**
Southern Living

"Inclusive City to Watch" (2023)
Welcoming America

LOCATION OVERVIEW

Montgomery, Alabama, the state capital and second-largest city, is a cultural, governmental, and economic powerhouse with a steadily diversifying healthcare sector. With a deep historic legacy and a modern focus on innovation and inclusive growth, Montgomery has made significant strides in revitalization, professional recruitment, and regional healthcare delivery over the last decade.

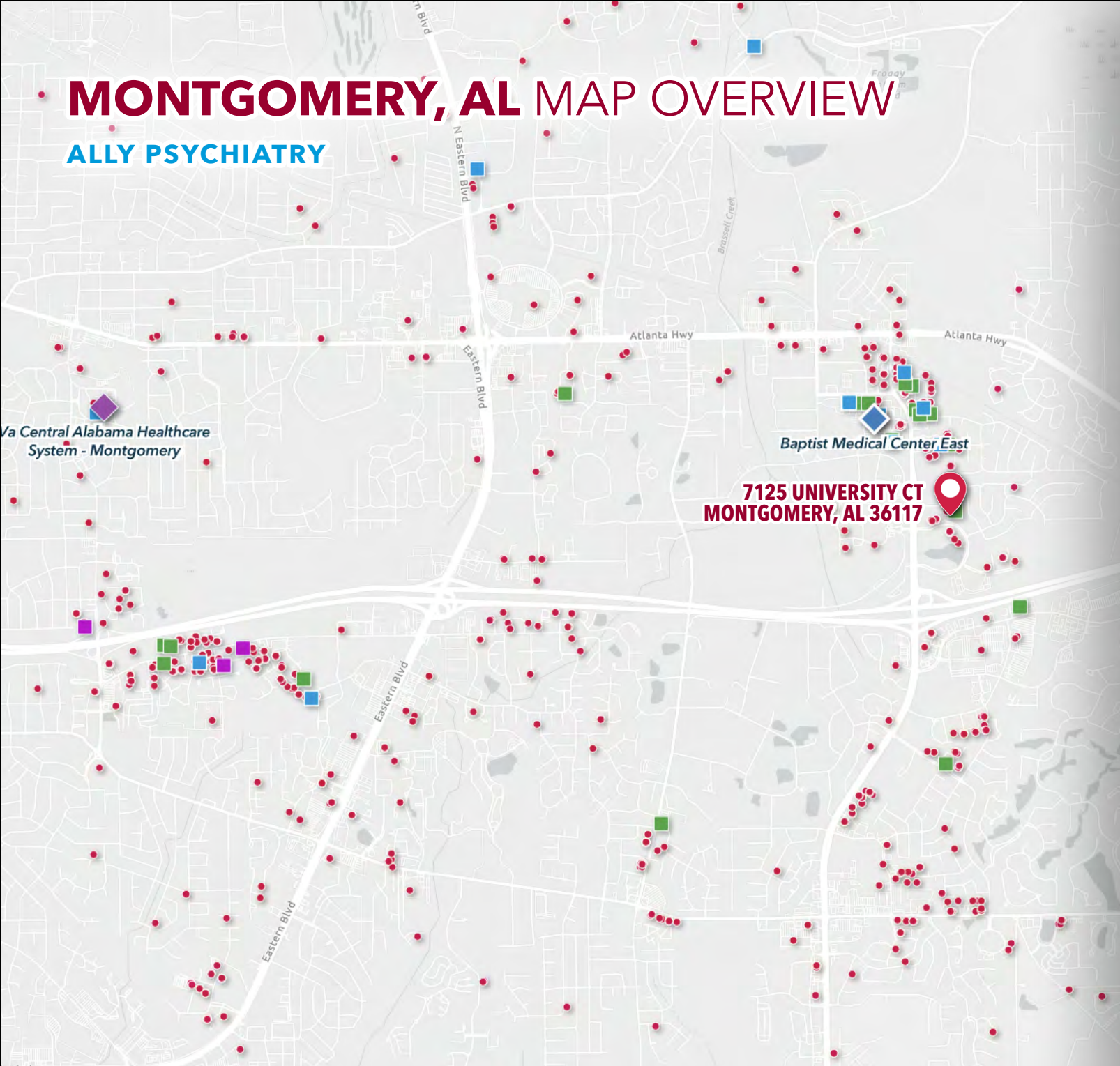
The city is anchored by three major hospital systems: Baptist Health, Jackson Hospital, and the Central Alabama Veterans Health Care System. Baptist Medical Center East, in particular, serves the rapidly expanding eastern Montgomery area and recently completed a \$10 million neonatal intensive care unit (NICU) expansion to enhance its specialized maternal and pediatric services. Jackson Hospital, a 344-bed facility, continues to serve as one of the city's most comprehensive acute-care institutions, offering advanced diagnostics, surgery, and cardiovascular care.

Healthcare is a leading employment sector in Montgomery, with Baptist Health alone employing more than 4,000 professionals across multiple campuses. Additionally, the presence of Maxwell-Gunter Air Force Base, Alabama State University, and several regional healthcare training programs contribute to a steady influx of medical and support talent.

Montgomery also benefits from a growing commitment to livability and economic diversity. The city has made significant investments in downtown revitalization, technology infrastructure, and public-private partnerships. These efforts support not only healthcare but the broader workforce, making Montgomery a stable and forward-looking choice for healthcare organizations seeking expansion in central Alabama.

MONTGOMERY, AL MAP OVERVIEW

ALLY PSYCHIATRY



Click/Tap Map to Access
Interactive Web Map

Legend

Hospitals Registered with Medicare

-  Acute Care Hospitals
-  Critical Access Hospitals
-  Psychiatric
-  Acute Care - Veterans Administration
-  Childrens
-  Acute Care - Department of Defense

Hospitals

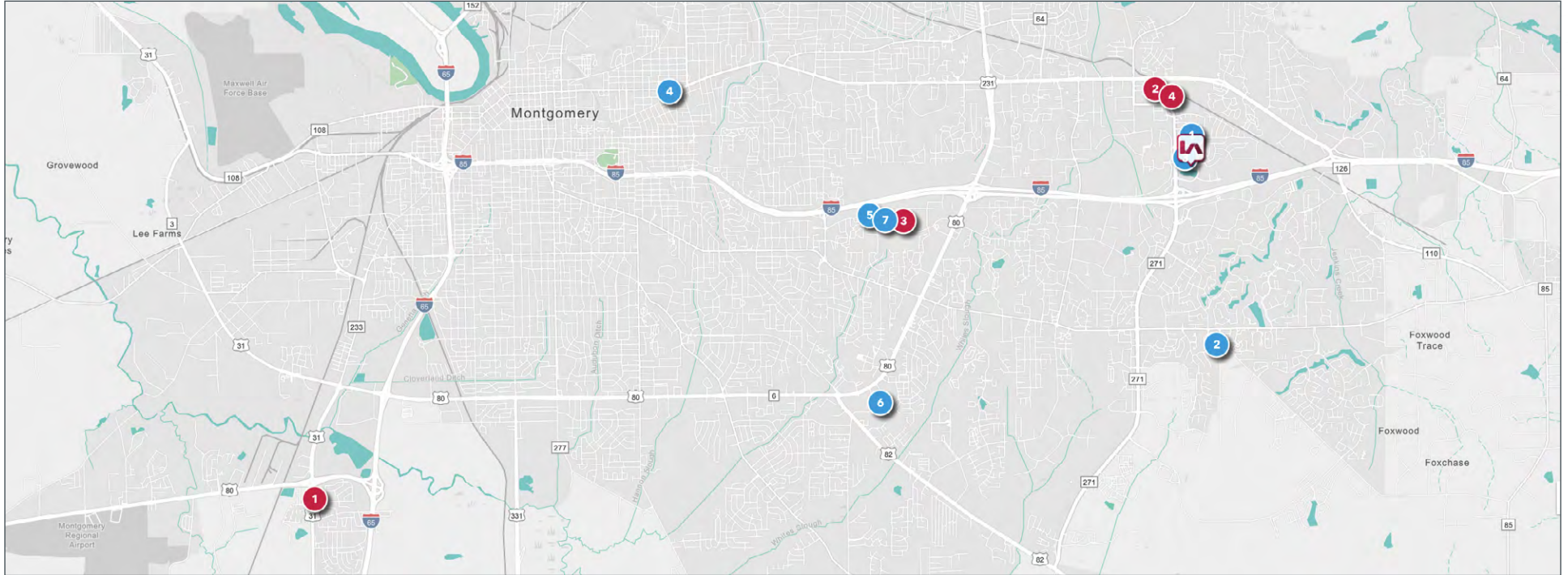
-  Psychiatric and Substance Abuse Hospitals
-  General Medical and Surgical Hospitals
-  Specialty (except Psychiatric and Substance Abuse) Hospitals

Medical Offices

Offices of Physicians, Offices of Dentists, Offices of Optometrists, Offices of Physical, Occupational and Speech Therapists, and Audiologists, Offices of Mental Health Practitioners (except Physicians), Offices of Physicians, Mental Health Specialists, Offices of All Other Miscellaneous Health Practitioners

LEASE COMPARABLES

7125 UNIVERSITY COURT, MONTGOMERY, AL



Property	Floor/Suite	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Sign	Start	Term	Exp Date
7125 University Court, Montgomery, AL		7,310 SF	\$15.00	NNN	Proposed	Office/Medical	-	-	-	-
1 4725 Mobile Hwy, Montgomery, AL	1st	3,600 SF	\$14.00	FS	Asking	Office/Medical	May-18	Jun-18	1 yr	Jun-19
2 128 Mitylene Park Ln, Montgomery, AL	Ground	3,445 SF	\$15.50	NNN+Util	Starting	Office/Medical	Aug-08	Sep-08	3 yrs	Sep-11
3 4701 Woodmere Blvd, Montgomery, AL	1st	3,645 SF	\$15.00	NNN	Asking	Office/Medical	Aug-08	Nov-08	1 yr	Nov-09
4 241 Winton Blount Loop, Montgomery, AL	1st	4,250 SF	\$17.22	MG	Starting	Medical	Dec-02	Dec-02		Sep-24
1 540 Cotton Gin Rd, Montgomery, AL	1		\$23.00	NNN	Asking	Office				
2 3188 Parliament Cir, Montgomery, AL	1		\$21.00	NNN	Asking	Office				
3 7057 Halcyon Summit Dr, Montgomery, AL	1		\$10.00	NNN	Asking	Office				
4 2200 Madison Ave, Montgomery, AL	1		\$12.00	NNN	Asking	Office				
5 4165 Carmichael Rd/1406 I85 Pkwy, Montgomery, AL	1		\$13.00	NNN	Asking	Office				
6 3801 Eastern Blvd, Montgomery, AL	1		\$22.00	NNN	Asking	Specialty Office				
7 4250 Lomac St, Montgomery, AL	1		\$12.50	NNN	Asking	Office				

SALES COMPARABLES

7125 UNIVERSITY COURT, MONTGOMERY, AL



Full Address	Property Type	Year Built	Sales Price	RBA	Price Per SF	Pct Leased	Date Sold
7125 University Court, Montgomery, AL 36117	Office	1998	-	7,310 SF	-	-	-
1 214 Mitylene Park Ln, Montgomery, AL 36117	Office	2006	\$1,110,000	6,432 SF	\$172.57	100%	12/30/2024
2 226 Mitylene Park Dr, Montgomery, AL 36117	Office	2005	\$625,000	4,521 SF	\$138.24	100%	9/11/2024
3 257 Winton Blount Loop, Montgomery, AL 36117	Office	1999	\$761,429	4,100 SF	\$185.71	100%	6/29/2022
4 241 Winton Blount Loop, Montgomery, AL 36117	Office	2000	\$765,000	4,285 SF	\$178.53	100%	10/4/2021

FINANCIAL PROJECTIONS



CASH FLOW ANALYSIS

10-YEAR CASH FLOW ASSUMPTIONS

General Assumptions	
General Vacancy Factor	5%
Annual Rent Escalations	3%
Management Fee	3%

10-YEAR CASH FLOW PROJECTION

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
7125 University Court, Montgomery, AL	\$109,650	\$112,940	\$116,328	\$119,818	\$123,412	\$127,114	\$130,928	\$134,856	\$138,901	\$143,068
333 Business Circle, Pelham, AL	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554	\$92,241	\$95,008	\$97,858
Total Rent	\$184,650	\$190,190	\$195,895	\$201,772	\$207,825	\$214,060	\$220,482	\$227,096	\$233,909	\$240,926
Gross Potential Income	\$184,650	\$190,190	\$195,895	\$201,772	\$207,825	\$214,060	\$220,482	\$227,096	\$233,909	\$240,926
General Vacancy (5% GPI)	(\$9,233)	(\$9,509)	(\$9,795)	(\$10,089)	(\$10,391)	(\$10,703)	(\$11,024)	(\$11,355)	(\$11,695)	(\$12,046)
Effective Gross Income	\$175,418	\$180,680	\$186,100	\$191,683	\$197,434	\$203,357	\$209,458	\$215,741	\$222,214	\$228,880
Management Fee (3% GPI)	(\$5,540)	(\$5,706)	(\$5,877)	(\$6,053)	(\$6,235)	(\$6,422)	(\$6,614)	(\$6,813)	(\$7,017)	(\$7,228)
NOI	\$169,878	\$174,974	\$180,224	\$185,630	\$191,199	\$196,935	\$202,843	\$208,929	\$215,196	\$221,652

Portfolio Weighted Cap Rate: **7.01%** (Assumes 5% General Vacancy + 3% Management Fee)

Portfolio Unweighted Cap Rate: **7.62%**

PROPOSED LEASEBACK RENT ROLL

ADDRESS	SUITE	TYPE	SF	NNN RENT/SF	ANNUAL RENT	MONTHLY RENT	TERM LENGTH
333 Business Circle, Pelham, AL 35124	N/A	Freestanding	5,000 SF	\$15.00	\$75,000	\$6,250.00	10 Years COE
7125 University Ct, Montgomery, AL 36117	N/A	Freestanding	7,310 SF	\$15.00	\$109,650	\$9,137.50	10 Years COE
PORTFOLIO TOTALS / AVERAGES			12,310 SF	*\$15.00	\$184,650	\$15,387.50	

*The \$15.00/SF rental rate is the blended average rate for the two properties. Individual table amounts are rounded to the nearest dollar and may produce immaterial rounding differences.

ABOUT LEE & ASSOCIATES

The background of the slide features a photograph of a commercial building with a sign that reads "BUSINESS CIRCLE". A large, semi-transparent red letter "L" is overlaid on the image, with the company name text positioned within its upper horizontal bar. The scene includes a parking lot with several cars, trees, and a flagpole.

THE LEE ADVANTAGE

Established in 2024, Lee & Associates Charlotte operates as a dynamic satellite office, addressing the real estate requirements of our clients. Given the strong economic growth in North Carolina, having an office in Charlotte is vital to meeting our clients' demands. The Charlotte branch embodies Lee's unparalleled capabilities and steadfast commitment to integrity, attracting astute building owners and company managers who recognize the benefits of partnering with a broker focused on business-minded solutions.

Through diligence and an unwavering dedication to their clients' best interests, Lee & Associates pledges to deliver optimal returns on real estate investments. As a member of a nationwide network of brokers spanning over 75 office locations across the US and Canada, Lee & Associates brokers possess unique qualifications to support clients' real estate needs not only in North Carolina but also throughout the US and internationally.

SERVICES TO MEET THE NEEDS OF OUR CLIENTS

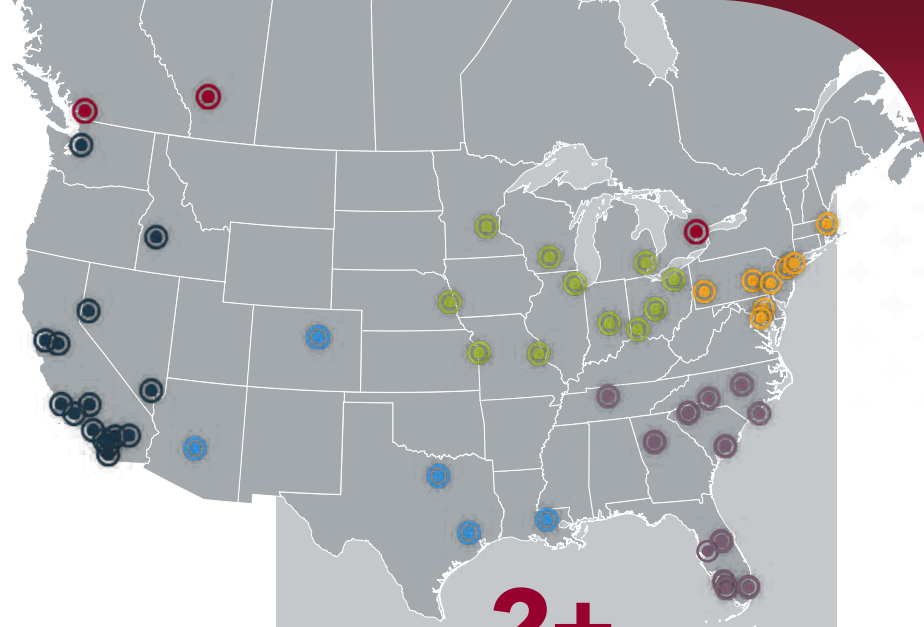
Lee & Associates' offices offer a broad array of real estate services tailored to meet the needs of the company's clients in each of the markets it operates, including commercial real estate brokerage, integrated services, and construction services.

With specialty practice groups in each of these disciplines, our professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information.

PROFESSIONAL DEVELOPMENT

At Lee & Associates, our culture, which is driven by entrepreneurship that is steeped in client services, has always attracted the best and brightest in the industry. Our core values, coupled with our professional's expertise and knowledge, have always been the foundation of our success.

To ensure that our clients always receive the highest level of expertise and service, we believe that continued education and training are key. In addition to our annual Lee Summit conference, each year, we host both online and small group training sessions focusing on continued education for our brokerage, integrated services, marketing, IT, and administrative professionals. [Lee & Associates is home to the 5th largest number of Society of Industrial and Office Realtors \(SIOR\) members in the world and is ranked in the top 10 Certified Commercial Investment Member \(CCIM\) designee companies in North America.](#)



2+

BILLION

IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$120+

BILLION

IN TRANSACTION
VOLUME OVER 5 YEARS

1,800

PROFESSIONALS

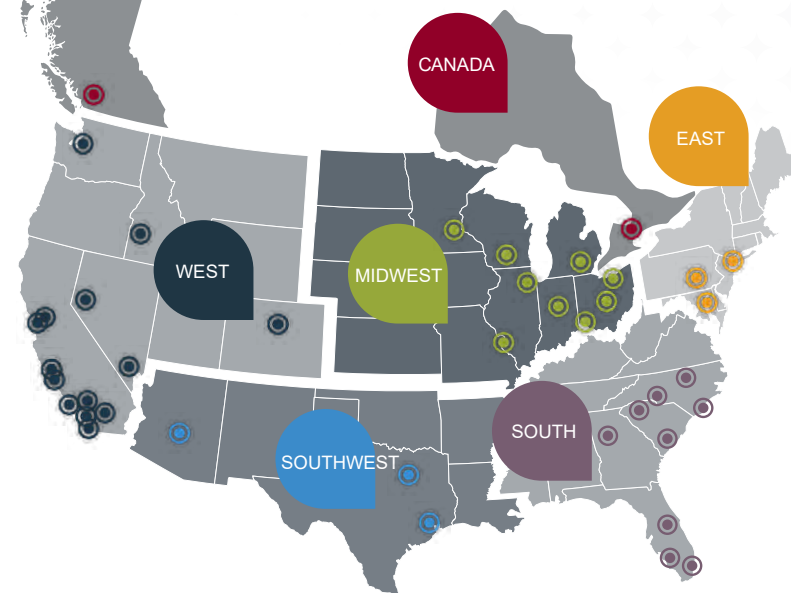
AND GROWING
INTERNATIONALLY

\$120+ Billion
Total Transaction
Volume Over 5 Years

1,800
Professionals
and Growing
Internationally

2+ Billion
In Brokered Sale
& Lease SF over 5
Years

NATIONAL BROKERAGE NETWORK



WHY LEE & ASSOCIATES

Lee & Associates' offices offer a broad array of real estate services tailored to meet the needs of the company's clients in each of the markets it operates, including: commercial real estate brokerage, integrated services, and property management. With specialty practice groups in each of these disciplines, our professionals regularly collaborate to make sure they are providing clients with the most advanced, up-to-date market technology, and information.

2025 - Las Vegas, NV
2025 - Wilmington, NC
2024 - Charlotte, NC
2023 - Baton Rouge, LA
2023 - Kansas City, MO
2023 - Central California, CA
2023 - Western Pennsylvania, PA
2023 - Lincoln, NE
2023 - Lafayette, LA
2023 - Tampa Bay, FL
2023 - Orlando, FL
2022 - San Francisco, CA
2022 - Omaha, NE
2022 - Calgary, AB

2021 - Nashville, TN
2022 - LA - Downtown, CA
2022 - San Francisco, CA
2022 - Omaha, NE
2020 - Naples, FL
2020 - Washington, DC
2020 - Boston, MA
2019 - Toronto, ON
2018 - Cincinnati, OH
2018 - Raleigh, NC
2018 - Miami, FL
2016 - Seattle, WA
2016 - Walnut Creek
2016 - Vancouver, BC Canada

2016 - Twin Cities, MN
2016 - Pasadena, CA
2015 - Eastern Pennsylvania
2015 - Columbus, OH
2015 - Houston, TX
2014 - Denver, CO
2014 - Cleveland, OH
2013 - Long Island-Queens, NY
2013 - Chesapeake Region, MD
2012 - Edison, NJ
2012 - Orlando, FL
2012 - Charleston, SC
2011 - Fort Myers, FL
2011 - Manhattan, NY

2011 - Greenville, SC
2010 - Atlanta, GA
2010 - Greenwood, IN
2010 - Indianapolis, IN
2009 - Long Beach, CA
2008 - Boise, ID
2008 - ISG, LA, CA
2008 - Palm Desert, CA
2008 - Santa Barbara, CA
2006 - Antelope Valley, CA
2006 - Dallas, TX
2006 - Madison, WI
2006 - Oakland, CA
2006 - Reno, NV

2006 - San Diego - UTC, CA
2006 - Ventura, CA
2006 - San Luis Obispo, CA
2005 - Southfield, MI
2005 - Los Olivos, CA
2004 - Calabasas, CA
2004 - St. Louis, MO
2002 - Chicago, IL
2001 - Victorville, CA
1999 - Temecula Valley, CA
1996 - Central LA, CA
1994 - Sherman Oaks, CA
1994 - West LA, CA
1993 - Pleasanton, CA

1993 - Stockton, CA
1991 - Phoenix, AZ
1990 - Carlsbad, CA
1990 - Industry, CA
1989 - LA - Long Beach, CA
1989 - Riverside, CA
1987 - Ontario, CA
1984 - Newport Beach, CA
1983 - Orange, CA
1979 - Irvine, CA

OFFERING MEMORANDUM

ALLY PSYCHIATRY

PELHAM, AL | MONTGOMERY, AL

FOR MORE INFORMATION

PLEASE CONTACT:

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