



Franklin Street

Offering Memorandum



HAMILTON HEIGHTS

1500 Military St S, Hamilton, AL 35570
Walmart Shadow Center

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

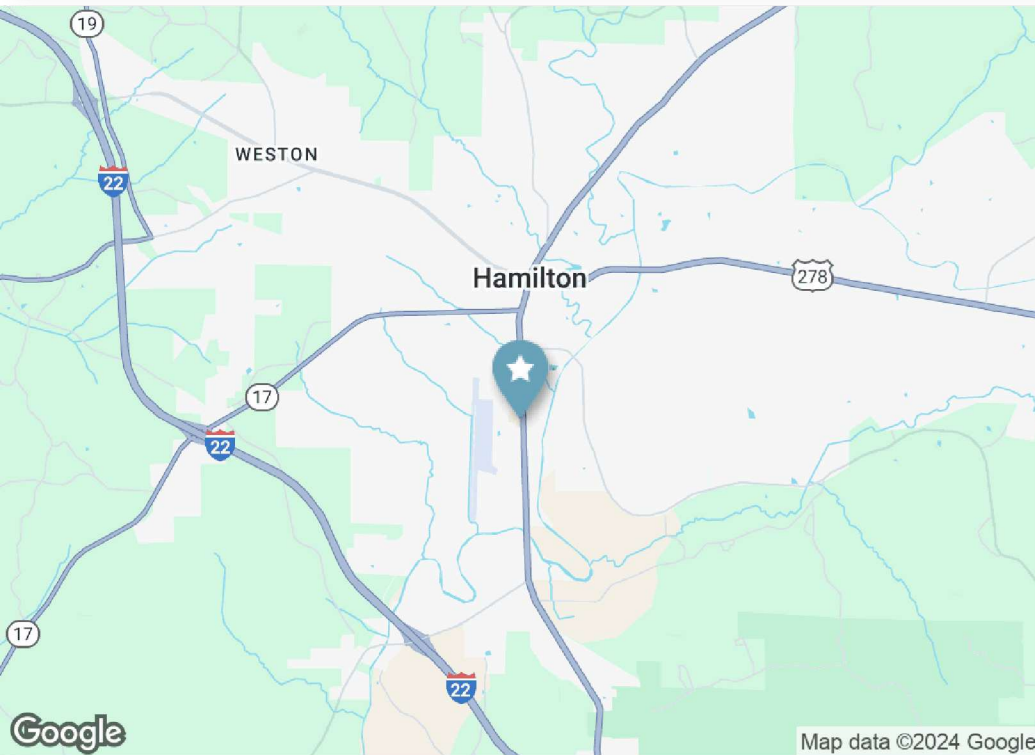
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

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HAMILTON HEIGHTS

1500 Military St S, Hamilton, AL 35570

1985 Year Built

10 Units



HAMILTON HEIGHTS

1500 Military St S, Hamilton, AL 35570



OFFERING SUMMARY

Sale Price: \$2,967,000

Cap Rate: 8.55%

NOI: \$253,698

Cash-on-Cash Return: 11.07%

Building Size: 51,976 SF

Price PSF: \$57.08

Year Built: 1985

Lot Size: 5.91 Acres

Zoning: Commercial

Ownership: Fee Simple

Occupancy: 71.87%

Tenancy: Multiple

Parcel Number: 16-02-10-0-201-020-0000



13,505 VPD

Travel daily along
Military Street South



\$685K HH NET WORTH

within 15-min drive of the property

LOAN AMOUNT:	\$2,255,535.47
INTEREST RATE:	6.00%
FIXED UNTIL:	July 31, 2033
AMMORITIZATION:	25 Years
ANNUAL DEBT SERVICE:	\$174,933
ASSUMPTION FEE	2.00%

Loan Balance as of August 1, 2024; Loan must be assumed with Standard Insurance Company

INVESTMENT SUMMARY



PROPERTY DESCRIPTION

Franklin Street is pleased to present the Hamilton Heights shopping center located in the City of Hamilton, Marion County, Alabama. Hamilton is the County seat and is located in the northwestern part of the state, bounded on the west by the State of Mississippi. The economy of Hamilton is diverse and is home to Beville State Community College, and North Mississippi Medical Center. Hamilton Heights has several parks and recreation facilities, including the Hamilton Heights Community Center, the Hamilton Heights Soccer Complex, and the Hamilton Heights Walking Trail. The center is located adjacent to a Walmart Supercenter which serves an expanded trade area with limited competitors in the immediate trade area. A majority of the income stream for the shopping center (92%) is generated from national credit tenants and it is located on Military Street South, the main retail corridor in the submarket with 13,505 vehicles per day. The majority of the rent roll has significant tenancy history in their spaces and offer tenants affordable rent rates. The property is offered with attractive assumable financing with 6.0% interest and significant term remaining that allows for double digit cash on cash returns day one.

PROPERTY HIGHLIGHTS

- Walmart Shadow Center Anchored by Harbor Freight & Tools, Dollar Tree, Encore Rehabilitation, Subway, H&R Block, and 1st Franklin Financial
- Secure Income Stream: 92% of income stream coming from national tenants
- Attractive Assumable Financing Providing Double Digit Cash on Cash Returns
- Stabilized Rent Roll with Many Long-term Tenants with Recent Lease Extensions
- Large Trade area: Not another Walmart for 20+ miles in any direction
- Significant Term Remains by Anchors: Harbor Freight & Tools (8 Yrs) and Dollar Tree (5 Yrs)
- Located on Main Retail Hub for Market Surround by National Retailers Including: McDonald's, Burger King, Taco Bell, Dollar General, Autozone, AT&T, Jack's, O'Reilly Auto Parts, and many others

SITE VIEW



HAMILTON HEIGHTS

- HARBOR FREIGHT
- DOLLAR TREE
- H&R BLOCK
- Franklin Financial
- Edward Jones
- SUBWAY
- ENCORE REHABILITATION

MARION COUNTY AIRPORT

Walmart
Supercenter

BURGER KING

Express Rx

Aaron's

TRACTOR SUPPLY CO

McDonald's

MILITARY ST S
13,505 VPD



BEVILL STATE COMMUNITY COLLEGE
3,526 Students

AERIAL VIEW



Hamilton's Sportplex

Hamilton Middle School
471 students

HAMILTON
HOME BUILDERS
Corp. Office

Hamilton High School
525 students

HAMILTON HEIGHTS

HARBOR FREIGHT DOLLAR TREE H&R BLOCK
Franklin Financial Edward Jones
SUBWAY ENCORE REHABILITATION

NORTH MISSISSIPPI MEDICAL CENTER
59 Beds

DOLLAR GENERAL

PEOPLES TRUST BANK

BEVILLE STATE
COMMUNITY COLLEGE
3,526 Students

Aaron's

TRACTOR SUPPLY CO



ExpressR

BURGER KING

MILITARY ST S
13,505 VPD

AERIAL VIEW



**BEVIL STATE
COMMUNITY COLLEGE**
3,526 Students

MILITARY ST S
13,505 VPD

NTN-BOWER
500+ Employees

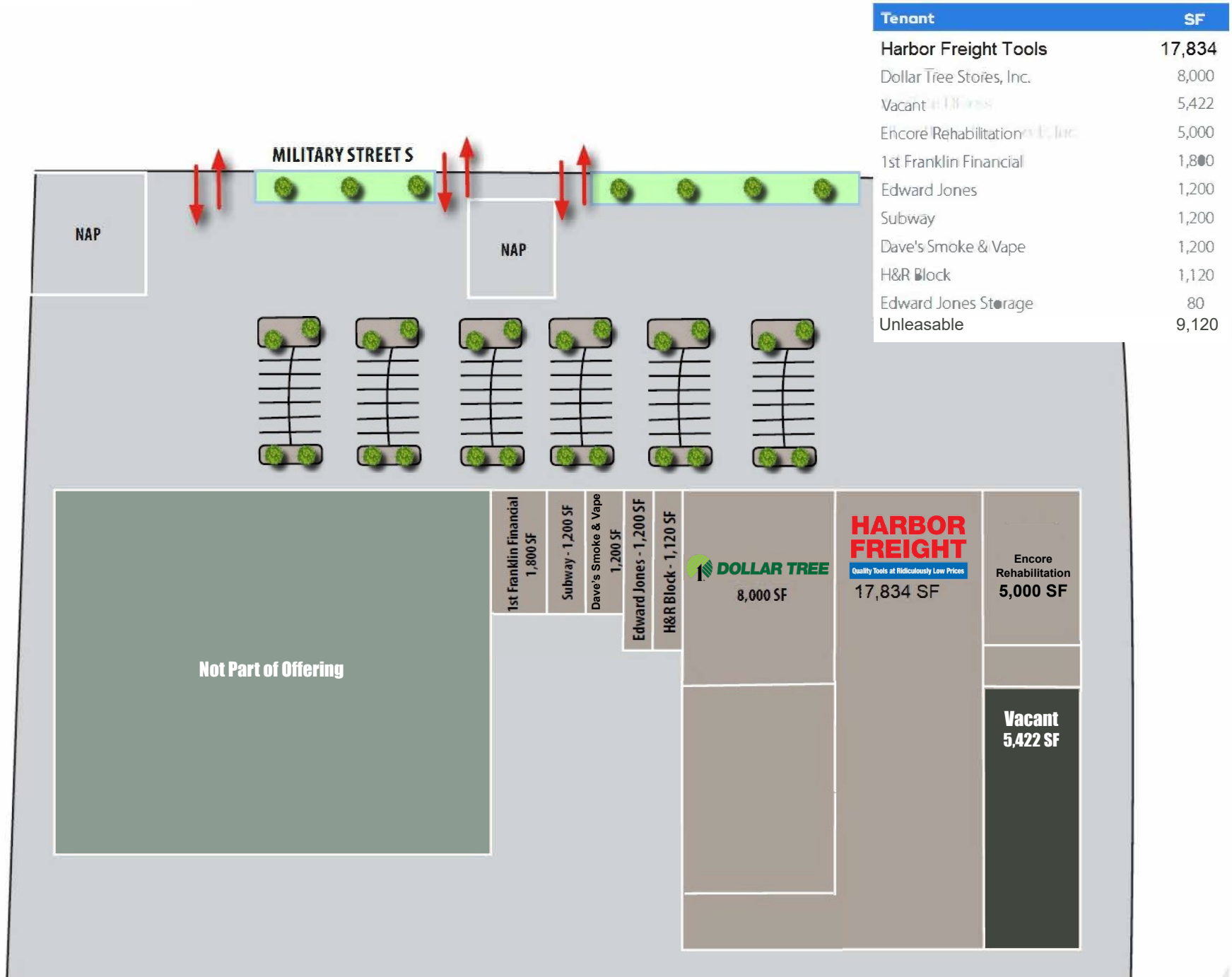
HAMILTON HEIGHTS
HARBOR FREIGHT DOLLAR TREE H&R BLOCK
Franklin Financial Edward Jones
SUBWAY ENCORE REHABILITATION

Walmart
Supercenter

Aaron's

TSC TRACTOR SUPPLY CO

SITE PLAN



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HAMILTON HEIGHTS

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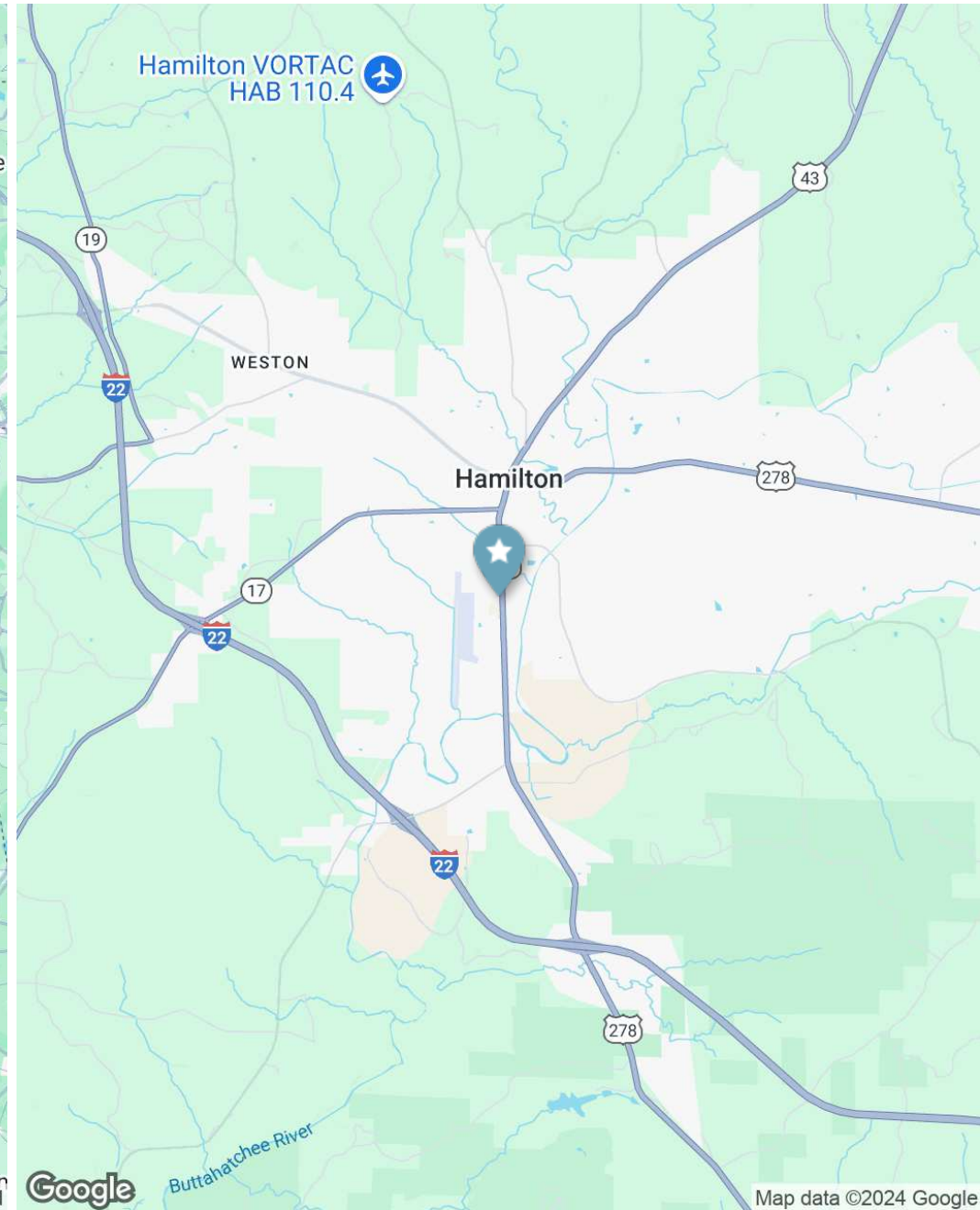
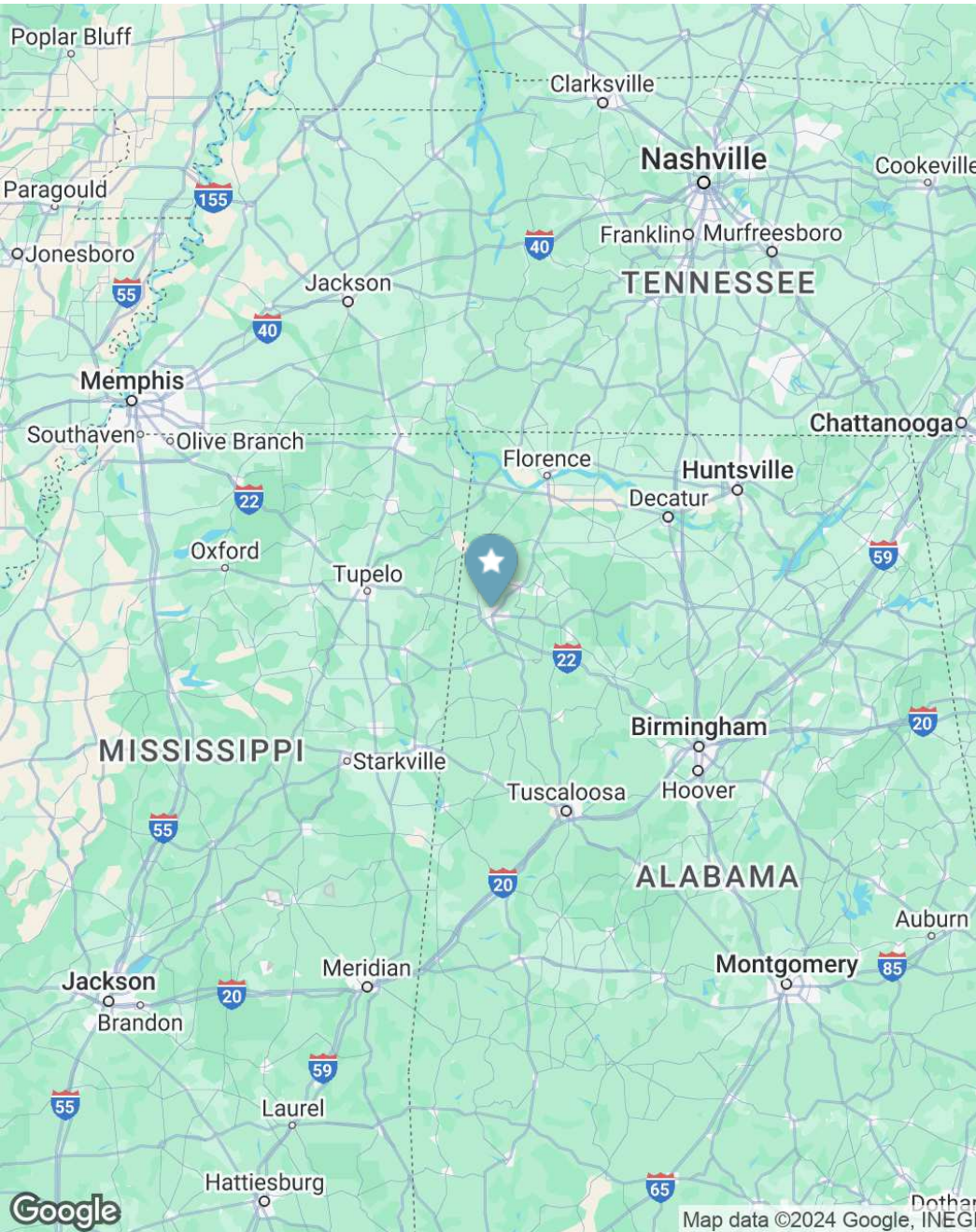
1985 Year Built

10 Units

MARKET VIEW



REGIONAL & LOCAL MAP

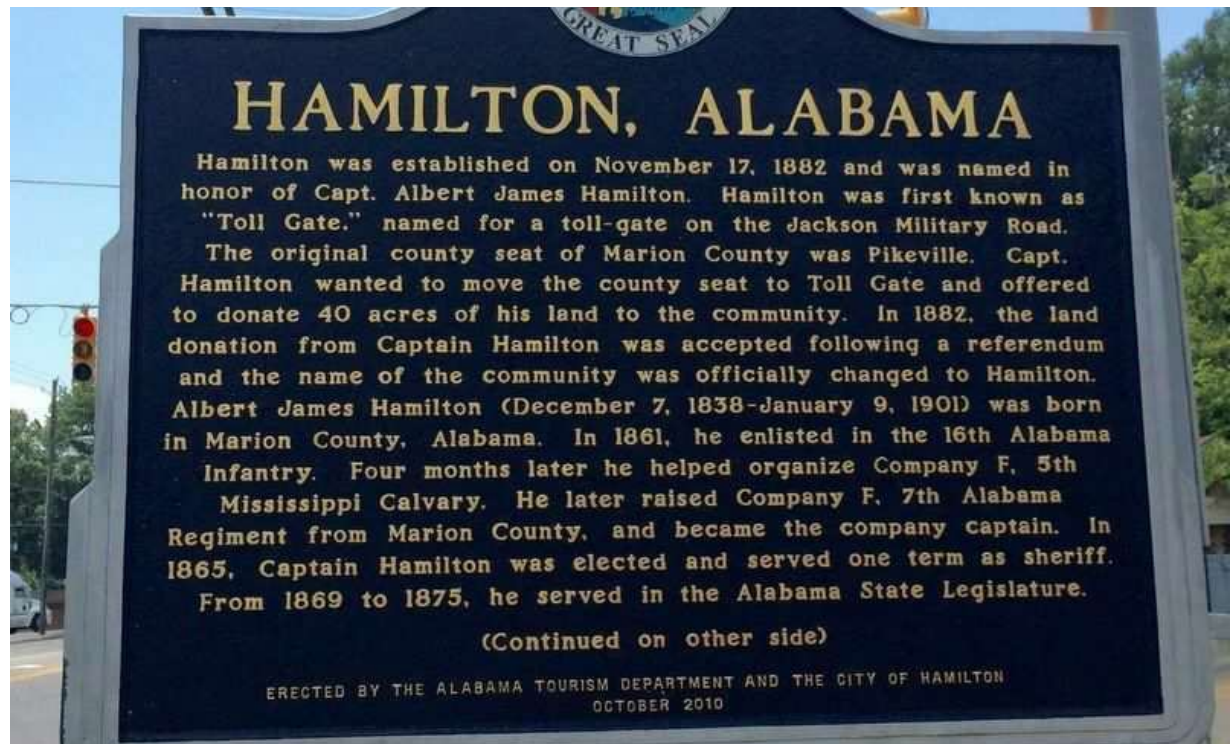


LOCATION OVERVIEW

ABOUT HAMILTON

Hamilton Heights is a neighborhood in Hamilton, Alabama. It is located in the northeastern section of the city, in Marion County. The population of Hamilton Heights is approximately 2,000 people. The economy of Hamilton Heights is diverse, with a mix of businesses and industries. Some of the major employers in the area include Tractor Supply, Bevill State Community College, and North Mississippi Medical Center. Hamilton Heights is home to several schools, including the Hamilton Heights Elementary School and the Hamilton High School. The neighborhood is well-served by public transportation. There is a bus stop in the neighborhood, and there are several bus lines that serve the area. Hamilton Heights has several parks and recreation facilities, including the Hamilton Heights Community Center, the Hamilton Heights Soccer Complex, and the Hamilton Heights Walking Trail. The neighborhood also has a variety of amenities, including grocery stores, restaurants, and retail shops. Overall, Hamilton Heights is a vibrant and diverse neighborhood with a strong economy, excellent schools, and plenty of amenities. It is a great place to live, work, and raise a family.

Marion County is a county in Alabama. As of the 2020 census the population was 29,341. The county seat is Hamilton. Marion County is located in the northwestern part of the state, bounded on the west by the state of Mississippi. It encompasses 743 square miles.

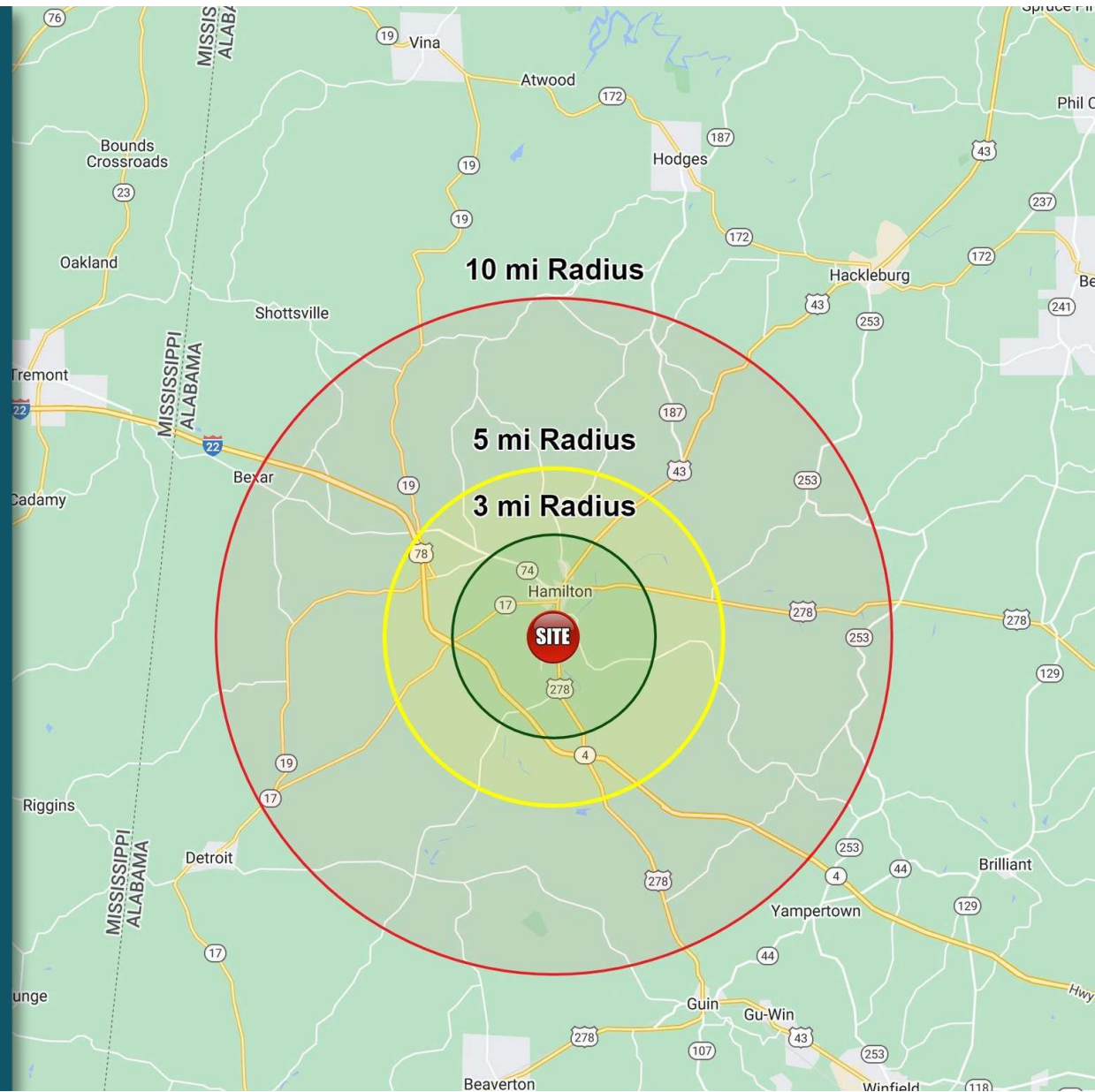


AREA DEMOGRAPHICS

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
Total Population (2024)	5,351	7,696	11,592
Proj. Population (2029)	5,390	7,747	11,646
Census Population (2020)	5,431	7,732	11,467
Census Population (2010)	5,487	7,827	11,900
HOUSEHOLDS & INCOME			
Total Households (2024)	2,228	3,168	4,810
Proj. Households (2029)	2,179	3,099	4,705
Avg. HHI (2024)	\$59,400	\$63,960	\$69,134
Median HHI (2024)	\$45,517	\$50,962	\$54,307
Avg. HH Net Worth (2024)	\$592,515	\$675,553	\$764,188

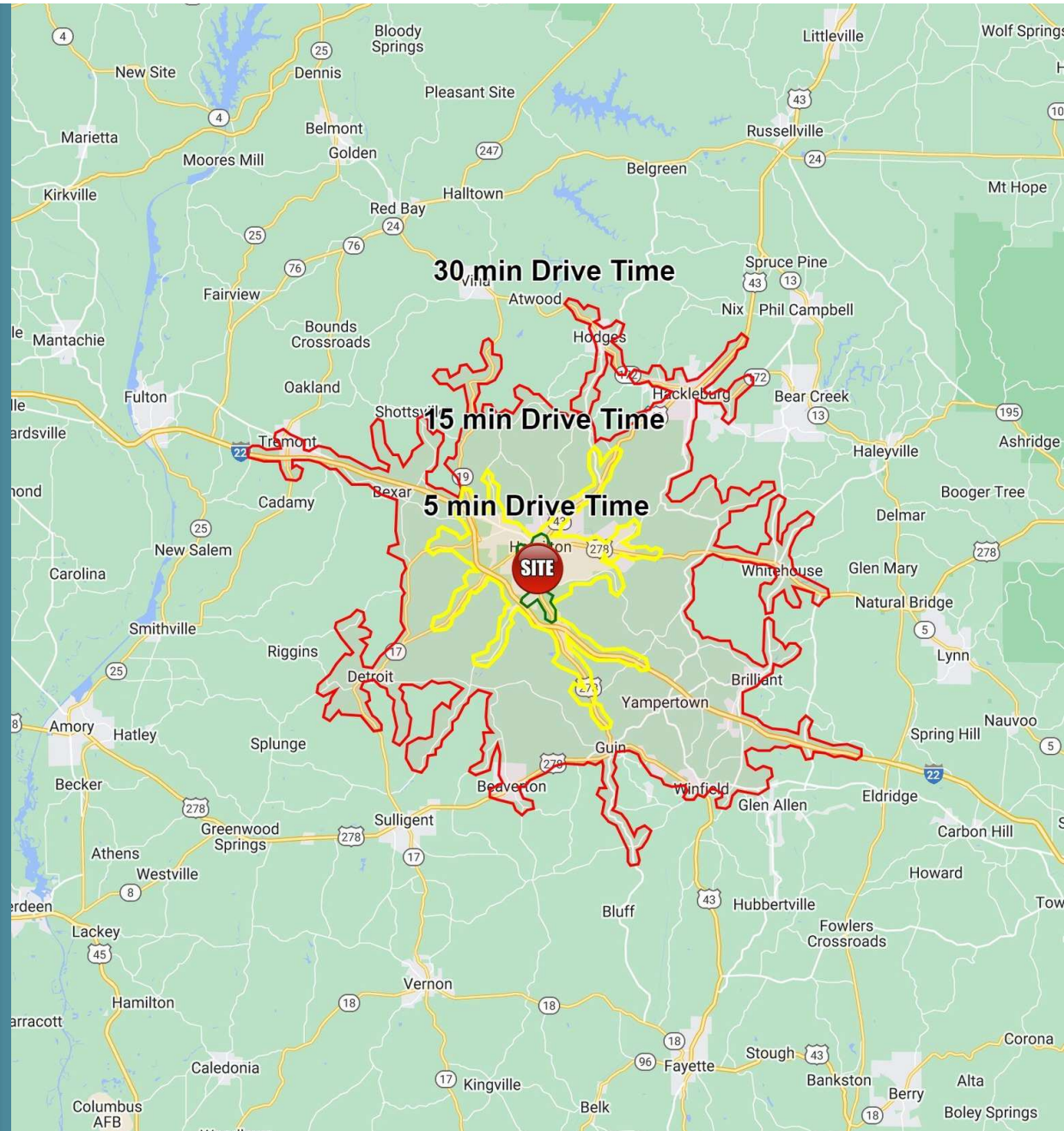
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	15 MIN	30 MIN
POPULATION			
Total Population (2024)	2,299	7,654	23,542
Proj. Population (2029)	2,308	7,695	23,606
Census Population (2020)	2,295	7,683	23,582
Census Population (2010)	2,340	7,797	24,571
HOUSEHOLDS			
Total Households (2024)	964	3,140	9,972
Proj. Households (2029)	942	3,071	9,743
Census Households (2020)	942	3,108	9,821
Census Households (2010)	920	3,099	10,118
HOUSEHOLD INCOMES			
Avg. HHI (2024)	\$53,301	\$65,765	\$70,200
Median HHI (2024)	\$37,390	\$51,617	\$54,664
Avg. HH Net Worth (2024)	\$520,394	\$682,904	\$761,372



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FINANCIAL ANALYSIS

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HAMILTON HEIGHTS

1500 Military St S, Hamilton, AL 35570

1985 Year Built

10 Units

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$2,967,000

Cap Rate: 8.55%

Net Operating Income: \$253,698

Leasable Area: 42,856 RSF

Year Built: 1985

Occupancy: 71.87%



INCOME	TOTAL	PER SF	PERCENT
Base Rent	\$296,980	\$5.71	91.64%
NNN Reimbursements	\$27,107	\$0.52	8.36%
GROSS POTENTIAL INCOME	\$324,087	\$6.24	
Vacancy	-	-	0.00%
EFFECTIVE GROSS INCOME	\$324,087	\$6.24	
EXPENSES	TOTAL	PER SF	PERCENT
CAM	\$29,480	\$0.57	41.88%
Taxes	\$20,427	\$0.39	29.02%
Insurance	\$8,602	\$0.17	12.22%
Management Fee	\$11,879	\$0.23	16.88%
TOTAL EXPENSES	\$70,388	\$1.35	
NET OPERATING INCOME (NOI)	\$253,698	\$4.88	

RENT ROLL

Sale Price: \$2,967,000

Cap Rate: 8.55%

Net Operating Income: \$253,698

Leasable Area: 42,856 RSF

Year Built: 1985

Occupancy: 71.87%

TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
Dave's Smoke Shop	1,200	2.31%	07/01/22	06/30/27	\$20.00	\$24,000	\$24,000	Gross	07/01/27 07/01/32	\$30,000.00 \$36,000.00
Edward Jones	1,200	2.31%	12/01/10	11/30/25	\$9.00	\$10,800	\$12,219	NNN+10%		
Edward Jones Storage	80	0.15%	-	-	\$0.00	\$0	\$0	-		
Subway	1,200	2.31%	06/01/91	01/31/27	\$15.40	\$18,480	\$20,104	NNN+MGMT	02/01/27	\$19,740.00
1st Franklin Financial	1,800	3.46%	09/01/15	12/31/25	\$8.75	\$15,750	\$19,169	NNN+MGMT	01/01/26	\$16,200.00
H&R Block	1,120	2.15%	05/01/13	04/30/28	\$8.57	\$9,600	\$11,728	NNN+MGMT	05/01/28	\$10,800.00
Encore Rehabilitation	5,000	9.62%	03/01/23	02/28/26	\$8.06	\$40,300	\$49,806	NNN+MGMT		
Harbor Freight Tools	17,834	34.31%	04/06/21	06/30/31	\$5.61	\$100,050	\$100,050	NNN over Base Year	07/01/26 07/01/31	\$110,100.00 \$121,100.00
Dollar Tree	8,000	15.39%	03/05/13	03/31/28	\$9.75	\$78,000	\$87,006	NNN	04/01/28	\$82,000.00
Vacant (Behind Dollar Tree)	9,120	17.55%	-	-	\$0.00	\$0	\$0	-		
Vacant	5,422	10.43%	-	-	\$0.00	\$0	\$0	-		
VACANT TOTALS/AVGS	5,422	10.43%			\$0.00	\$0	\$0			
OCCUPIED TOTALS/AVGS	46,554	89.57%			\$6.38	\$296,980	\$324,082			
TOTALS/AVGS	51,976	100%			\$5.71	\$296,980	\$324,082			

TENANT OVERVIEWS



1st Franklin Financial is a consumer finance company that specializes in providing personal loans. They offer short and long-term installment loans with flexible payment plans to help customers with unexpected expenses or financial challenges. With over 370 branches primarily located in the Southeast, they have a strong presence in the communities they serve.

# of Stores:	370+
# of Employees:	1,575
Guarantee:	Corporate
Revenue:	\$830 Million
Website:	www.1ffc.com



Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune company and operates 15,288 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner. Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books.

# of Stores:	15,288
# of Employees:	193,100
Guarantee:	Corporate
S&P Rating:	BBB
Revenue:	\$30.913 Billion
Stock Symbol:	NASDAQ: DLTR
Website:	www.dollartree.com

TENANT OVERVIEWS

Edward Jones

Edward Jones is a financial services firm headquartered in St. Louis, Missouri. Edward Jones serves investment clients in the U.S. and Canada, through its branch network of more than 15,000 locations and 19,000 financial advisors. The company currently has relationships with nearly 8 million clients and \$1.8 trillion in assets under management worldwide. The firm focuses solely on individual investors and business owners. The company is a subsidiary of The Jones Financial Companies, L.L.P., a limited liability limited partnership owned only by its employees and retired employees and is not publicly traded.

# of Stores:	15,000+
# of Employees:	52,000
Guarantee:	Corporate
Revenue:	\$12.3 Billion
Website:	www.edwardjones.com



Encore Rehabilitation is a rapidly growing provider of Physical, Occupational, and Speech Therapy services in the long-term care environment throughout Alabama and Mississippi. As the largest privately-owned rehabilitation company in the Southeast, Encore Rehabilitation, Inc. helps people get back to their lives through physical therapy, occupational therapy, aquatic therapy, sports medicine, and other orthopaedic rehabilitation programs. Rehabilitation services are provided at Encore Rehabilitation Centers in Alabama and Mississippi, as well as on-site at healthcare facilities, schools, companies, and other locations.

# of Stores:	81
# of Employees:	9,000
Guarantee:	Corporate
Revenue:	\$270 Million
Website:	www.encorerehab.com



Harbor Freight Tools is an American privately held tool and equipment retailer, headquartered in Calabasas, California. It operates a chain of retail stores, as well as an e-commerce business. The company employs over 26,000 people in the U.S. and has over 1,500 locations in 48 states. In 2023, Harbor Freight Tools was certified as a Great Place to Work. According to the Great Place to Work Institute, 90% of employees at Harbor Freight Tools say it is a great place to work compared to 57% of employees at a typical U.S.-based company.

# of Stores:	1,500+
# of Employees:	26,000
Guarantee:	Corporate
Revenue:	Enter Text
Website:	www.harborfreight.com

TENANT OVERVIEWS



H&R Block, is an American tax preparation company operating in Canada, the United States, and Australia. The company was founded in 1955 by brothers Henry W. Bloch and Richard Bloch. As of 2018, H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide. The company offers payroll, and business consulting services, consumer tax software, and online tax preparation/electronic filing from their website.

# of Stores:	10,000+
# of Employees:	2,700 FT/91K PT
Guarantee:	Corporate
S&P Rating:	BBB
Revenue:	\$3.413 Billion
Stock Symbol:	NYSE: HRB
Website:	www.hrblock.com



Subway is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs) and wraps. After several name changes, it was renamed Subway in 1972, and a franchise operation began in 1974 with a second restaurant in Wallingford, Connecticut. The longtime Subway slogan, "Eat Fresh", is intended to indicate that their toppings are indeed fresh. It was the fastest-growing franchise in the world in 2015 and, as of September 2023, has over 37,000 locations in more than 100 countries and territories. More than half its locations (21,796 or 58.1%) are in the United States. It is the largest single-brand restaurant chain and the largest restaurant operator in the world.

# of Stores:	37,000
# of Employees:	410,000
Guarantee:	Corporate
Revenue:	\$16.1 Billion
Website:	www.subway.com

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ABOUT FRANKLIN STREET

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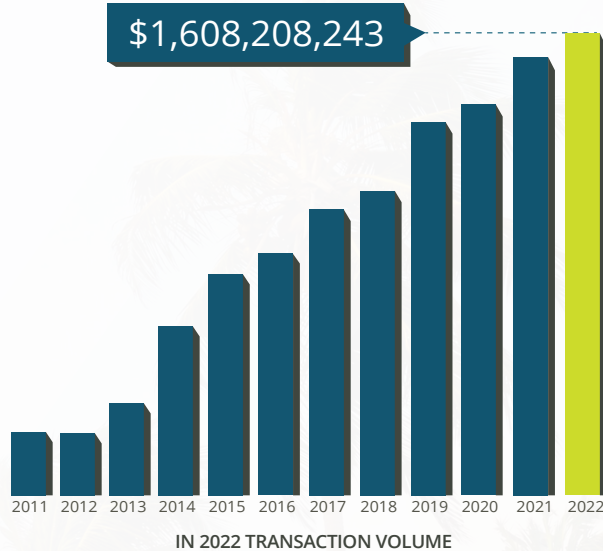
10 Units

ABOUT US

OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

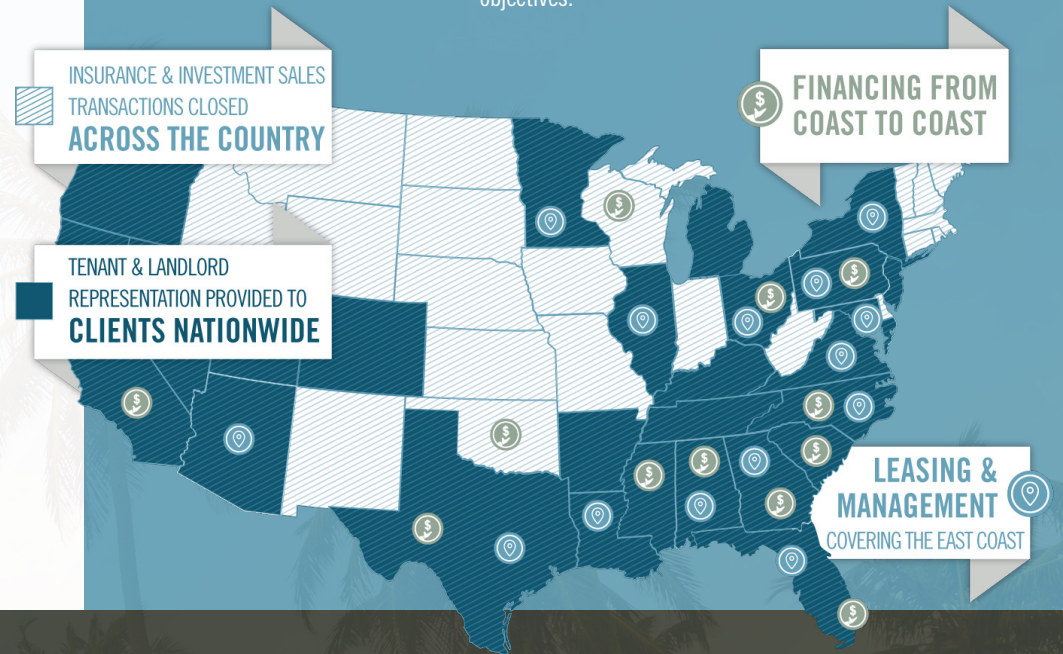


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



ANDREW WRIGHT
FOUNDER &
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”



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