

An aerial photograph of a two-story commercial building with a white facade and a flat roof. The building has several large windows and a red awning over the entrance. The name "SAVAGE'S" is visible on the awning. There is an outdoor seating area with red tables and chairs in front of the building. The building is situated on a street corner with a parking lot and trees. In the background, other buildings and parked vehicles are visible.

MAIN-STREET | LEGACY ASSET

HOMEWOOD, ALABAMA

2906-2918 18th Street South, Homewood, AL



Graham & Co

CONFIDENTIAL

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

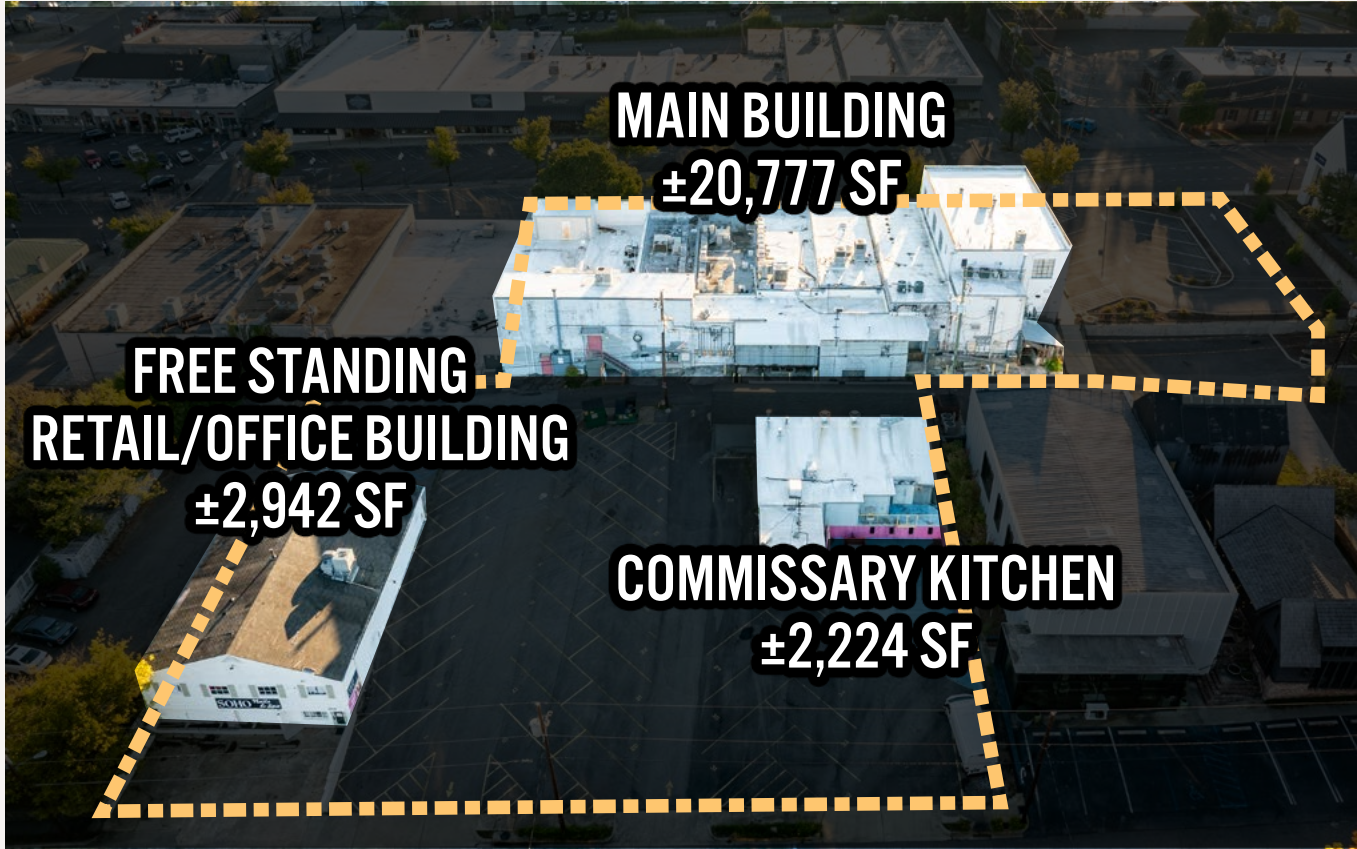
Graham & Company is pleased to present the opportunity to acquire 2906–2918 18th Street South and 2905–2911 Linden Avenue — a rare opportunity to own a cornerstone of downtown Homewood’s most iconic retail corridor. Together, these properties total approximately 1.29 acres and represent an unparalleled combination of stabilized Main Street retail and redevelopment potential in one of the most supply-constrained and highly sought-after submarkets in Alabama.

Positioned among Homewood’s most recognizable local and regional tenants, the portfolio sits at the heart of the city’s thriving boutique retail and restaurant scene. With consistent pedestrian activity, exceptional demographics, and limited opportunities for new development, ownership here offers both secure in-place income and the ability to unlock long-term value through strategic redevelopment of the adjoining Linden Avenue parcels.

Simply put — this is a generational chance to own a piece of Homewood’s retail core, where properties rarely trade and demand continues to outpace supply.



PROPERTY HIGHLIGHTS



UNRIVALED PRESENCE ON 18th STREET

Positioned along the most recognizable retail corridor in Homewood, the 18th Street South buildings command exceptional visibility and foot traffic. With classic storefront architecture, strong tenancy, and built-in customer demand from surrounding neighborhoods, the property delivers a highly stable income stream in one of Alabama's most desirable submarkets.

REDEVELOPMENT CATALYST ON LINDEN AVENUE

Directly behind the retail frontage, the Linden Avenue parcels provide a significant value-add component — a blank canvas for redevelopment or expansion in a land-constrained market. The site offers excellent access, flexible zoning potential, and direct adjacency to one of Birmingham's most dynamic commercial environments. Whether repositioned as mixed-use, boutique office, or residential, the Linden Avenue property offers unmatched upside.

GENERATIONAL TROPHY ASSET

Opportunities of this scale and location are exceedingly rare. Downtown Homewood properties are tightly held, and investor demand far outpaces supply. This portfolio offers the unique ability to own a cornerstone of the city's most iconic street — combining stable in-place income, redevelopment potential, and long-term appreciation in a market defined by walkability, authenticity, and enduring value.

PRIMARY SITE:

MULTI-TENANT MIXED-USE BUILDING: 20,777 SF

COMMISSARY KITCHEN BUILDING 2,224 SF

COMBINED FOR PRIMARY SITE: 23,001 SF

ADDITIONAL BUILDING

FREE-STANDING RETAIL/OFFICE BUILDING: 2,942 SF

TRADE AREA OVERVIEW



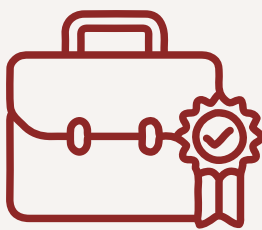
#3 LARGEST BANKING CENTER IN THE SOUTH (CITY OF BIRMINGHAM)



#3 SOUTH'S BEST CITIES (SOUTHERN LIVING)



#1 LOCAL SCHOOL DISTRICT IN THE BIRMINGHAM AREA (NICHE)



TOP 5 U.S. METROS FOR YOUNG PROFESSIONALS (WALL STREET JOURNAL)

ANNUAL HOUSEHOLD SPENDING

\$6,584

Meals at Restaurants

\$1,399

Food & Drink on Trips

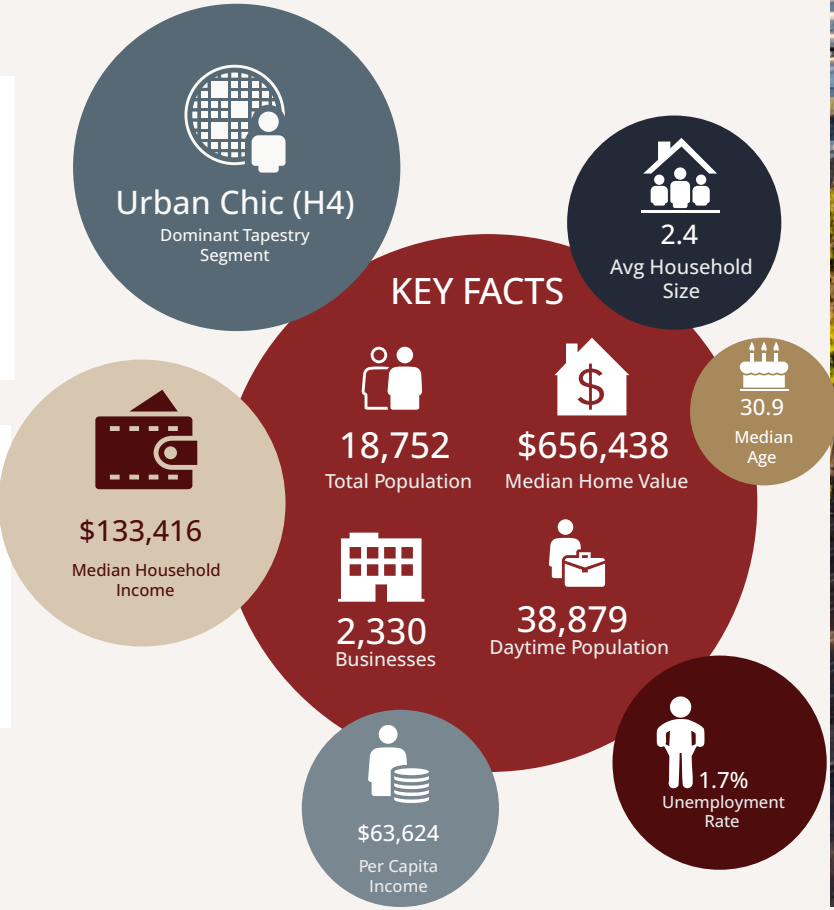
LOCAL BUSINESS SUMMARY

2,330

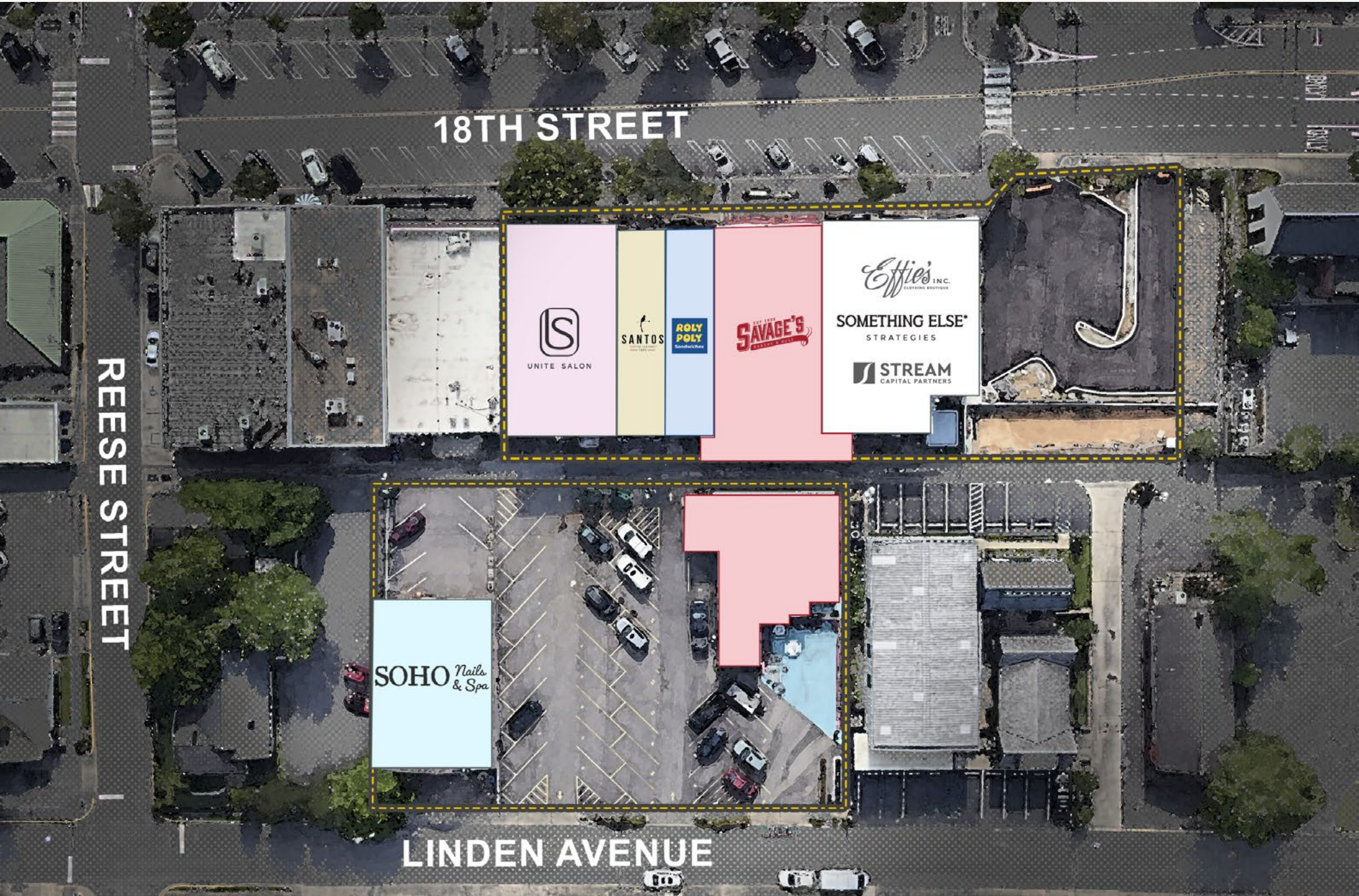
Total Businesses

31,742

Total Employees



THE INVESTMENT



A national commercial real-estate advisory firm specializing in net-lease and sale-leaseback transactions across retail, industrial, office, and medical assets. Its Birmingham-area location supports regional deal making and investor relations within its broader platform which has closed more than \$25 billion in transactions.

ENTITY	Stream Capital Partners, LLC
SQUARE FOOTAGE	743
# OF LOCATIONS:	17
WEBSITE	https://www.stream-cp.com/



The company is a strategic communications and campaign management firm proving comprehensive consulting services to clients across various industries. Its team specializes in strategy development, message creation, media planning, and execution designed to achieve measurable results. The firm is known for its disciplined approach, strong client relationships, and commitment to delivering effective, results-oriented solutions.

ENTITY	Parabellum Strategies, LLC
SQUARE FOOTAGE	918
# OF LOCATIONS:	1
WEBSITE	https://somethingelse.com/



Savage's Bakery & Deli is a long-standing Birmingham-area institution, operating for more than 85 years and best known for its signature cookies, cakes, and rolls made from original recipes. Located on 18th Street South in Downtown Homewood, the family-run bakery continues to serve generations of loyal customers with fresh baked goods and holiday specialties, maintaining its reputation as one of the city's most beloved local businesses.

ENTITY	M. Scott's Bakeries, Inc.
SQUARE FOOTAGE	9,695
# OF LOCATIONS:	1
WEBSITE	https://www.shopsavagesbakery.com/



Unite Salon was born from the vision of Madeline Hulsey Benton, a dream of unity and collaboration. Designed as a high-end space in the heart of Homewood, the salon brings together talented stylists who share a passion for excellence.

Operating as a booth rental salon, Unite Salon fosters a community of like-minded, independent professionals. Each stylist is dedicated to providing exceptional customer service, staying at the forefront of education, and mastering advanced techniques, ensuring every client receives the best care and expertise.

ENTITY	Unite Salon LLC
SQUARE FOOTAGE	2,740
# OF LOCATIONS:	1
WEBSITE	https://www.unitesalonbham.com/



Santos is a vibrant specialty coffee shop located in Homewood that blends community energy with expert craftsmanship. It focuses on sourcing premium beans, delivering carefully brewed beverages, and creating a welcoming atmosphere that attracts both locals and visitors to its stylish downtown space.

ENTITY	Santos Coffee XO Homewood, LLC
SQUARE FOOTAGE	1,100
# OF LOCATIONS:	6
WEBSITE	https://linktr.ee/SantosCoffee



This quick-casual café in Downtown Homewood features freshly prepared sandwiches, soups, and salads. With a focus on quality ingredients and efficient service, Roly Poly caters to both lunch-time patrons and take-out customers in a high-traffic retail corridor.

ENTITY	Broadway West, LLC DBA Roly Poly Sandwiches Homewood
SQUARE FOOTAGE	1,250
# OF LOCATIONS:	19
WEBSITE	https://rolypoly.com/



Effie's INC.
CLOTHING BOUTIQUE

Effie's is a locally owned women's boutique offering a thoughtfully curated selection of apparel, jewelry, shoes, and accessories that blend contemporary fashion with timeless style. Established as a destination for women seeking both sophistication and comfort, Effie's is known for its personalized service and welcoming atmosphere. Located in the heart of Downtown Homewood, the boutique caters to a loyal customer base that values quality and versatility making it a staple of the city's vibrant retail scene.

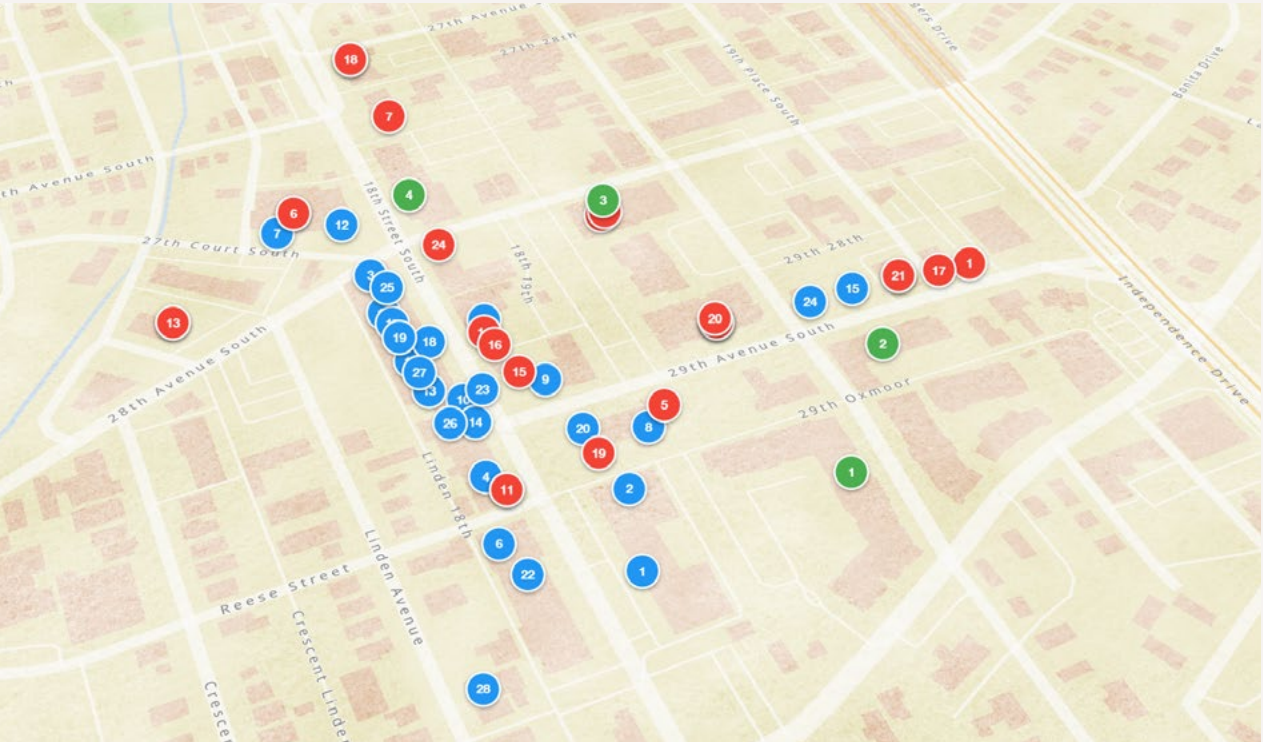
ENTITY	Effie's, Inc.
SQUARE FOOTAGE	2,740
# OF LOCATIONS:	2
WEBSITE	https://shopeffies.com/



SOHO Nails & Spa

A locally owned nail salon located at 2905 Linden Avenue, SOHO Nails & Spa offers premium manicure and pedicure services in a relaxed community-oriented setting. With a reputation for attention to detail and personalized care, it serves loyal clients who value reliability and quality in nail and spa treatments.

ENTITY	Soho Nails
SQUARE FOOTAGE	3,129
# OF LOCATIONS:	1



Retail

- | | | | |
|----|-----------------------------|----|-----------------------|
| 1 | Alabama Goods | 3 | Chicken Salad Chick |
| 2 | At Home Furnishings | 4 | Cookie Fix |
| 3 | Battle Republic | 5 | Dave's Pizza |
| 4 | Bob's Bikes | 6 | Domestique Coffee |
| 5 | Cahaba Cycles | 7 | Edgar's Bakery |
| 6 | Celebrate Birmingham | 8 | Farm Bowl + Juice Co |
| 7 | Dogtopia | 9 | HERO Doughnuts & Buns |
| 8 | Fab'rik | 10 | Jinsei Sushi |
| 9 | Hemline | 11 | Johnny's Restaurant |
| 10 | Hiltz Lauber | 12 | Little Donkey |
| 11 | JJ Eyes | 13 | Luca Lagotto |
| 12 | Little Professor Bookshop | 14 | Momma Goldberg's Deli |
| 13 | Nadaeu | 15 | Oak Hill Bar & Grill |
| 14 | Once Upon a Time Children's | 16 | O'Henry's Coffee |
| 15 | PNC Bank | 17 | Real and Rosemary |
| 16 | Pure Barre | 18 | Rodney Scott's BBQ |
| 17 | Shaia's of Homewood | | |
| 18 | Shea Davis Boutique | | |
| 19 | Soca Clothing | | |
| 20 | The Cottage Basket | | |
| 21 | The wrkt | | |
| 22 | Three Sheet's Linen Shop | | |
| 23 | Trak Shak | | |
| 24 | Truist Bank | | |
| 25 | Visual Comfort | | |
| 26 | Wrapsody | | |
| 27 | Homewood Toy & Hobby Shop | | |
| 28 | Christopher Collection | | |

Restaurants

- | | |
|---|-------------------|
| 1 | Big Bad Breakfast |
| 2 | CAVA |

Residential

- | | | |
|---|------------------|-----------|
| 1 | The Hill | 122 units |
| 2 | aLoft Hotel | 111 rooms |
| 3 | SoHo Flats | 76 condos |
| 4 | The Valley Hotel | 129 rooms |
| 5 | Hallman Hill | 72 condos |





CALL FOR OFFERS

The **Savages Properties, LLC's** holdings in downtown Homewood are being offered on an "as-is", "where-is" basis. Potential purchasers should thoroughly evaluate the merits of the investment opportunity, actively review the property, and complete all necessary due diligence prior to submitting an offer. Due diligence materials are available for review upon request from Graham & Company.

Offers will be required to prove source(s) of funds and/or any approval process necessary to close the transaction.

The "Call for Offers" due date is Friday, December 5, 2025

OFFERING FORMAT

OFFERS SHOULD INCLUDE THE FOLLOWING CRITERIA:

- Price
- Source of Funding
- Due Diligence/Closing Timeline
- Possible Contingencies

DISCLAIMER

This confidential investment offering and other offering materials that may be subsequently provided (collectively, the "Offering Materials") are intended solely for the limited use by a potential purchaser ("Potential Purchaser") in considering whether to purchase 2906-2918 18th Street South, Homewood, AL/2905, 2911 Linden Avenue, Homewood, AL (the "Property"). The Property is controlled by an investment group ("Owner"). For purposes of this Agreement, Graham & Company, LLC ("Graham & Company") is an agent of Owner.

The Offering Materials, which are provided subject to these conditions of offering (the "Conditions of Offering"), contain brief, selected information pertaining to the business and affairs of the Property. It does not, however; purport to be all inclusive or to contain all of the information, which a Potential Purchaser may desire to require. Any party in possession of the Offering Materials is bound by the Conditions of Offering.

All financial and development projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Graham & Company. Any graphics or drawings included in the Offering Materials are included to assist the reader in visualizing the Property. The Owner and Graham & Company have made no survey of the Property and assume no responsibility in connection with such matters. The Owner and Graham & Company have had neither a legal review of title or development rights of the Property nor an engineering review with regard to the environmental, physical, and mechanical integrity of the Property and no representation or warranty, expressed or implied, as to the accuracy or completeness of this information, and no liability of any kind whatsoever is assumed by Owner nor Graham & Company with respect thereto.

The Offering Materials relating to a possible sale of the Property (the "Sale Opportunity") which may be furnished to the Potential Purchaser for the Owner by Graham & Company shall continue to be the property of the Owner and Graham & Company. The Offering Materials will be used by the Potential Purchaser and the Related Parties (as hereinafter defined below) solely for the purpose of evaluating the Sale Opportunity and not for any other purpose unrelated to the Sale Opportunity and may not be copied or duplicated without the Owner's or Graham & Company's prior written consent and must be returned to Graham & Company immediately upon requested or when the Potential Purchaser decides not to pursue, or terminates discussions or negotiations with respect to the Sale Opportunity or the Property.

The Potential Purchaser acknowledges that the Sale Opportunity and the Offering Materials are considered confidential and proprietary information of Owner and Graham & Company, and will not disclose the Sale Opportunity, make any Offering Materials available, or disclose any of the contents thereof, to any person without Owner's or Graham & Company's prior written consent; provided however, that the Sale Opportunity and the Offering Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel, advisors, institutional lenders and other capital source(s) ("Related Parties").

Potential Purchaser hereby agrees to indemnify Owner and Graham & Company from any loss or damage, which Owner may suffer as a result of Potential Purchaser's breach of these Conditions of Offering.

Owner expressly reserves the right at Owner's sole, singular, exclusive, and arbitrary discretion to reject any or all proposals or expressions of interest in the Sale Opportunity and to terminate discussions in connection therewith with any party at any time without notice.

The information provided has been gathered from sources that are deemed reliable, but the Owner and Graham & Company do not warrant or represent that the information is true or correct. You are advised to verify information independently.

The Owner reserves the right to make any change, to add, delete, or modify the information or to withdraw the Sale Opportunity from consideration at any time, without notice.

Furthermore, the inclusion or exclusion of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereafter collectively referred to as "Waste") relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its agents as to the existence or nonexistence of nature of Waste in, under, or on the Property, or to create legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or part thereof. Should you require additional information regarding the Sale Opportunity, please contact Graham & Company at 1801 5th Avenue North, Suite 300, Birmingham Alabama 35203.

BROKERAGE FEE DISCLAIMER

The Seller is not offering a cooperating brokerage commission. Any Buyer who chooses to be represented by a broker, agent, or other real estate advisor ("Buyer Broker") shall be solely responsible for any and all fees, commissions, or compensation due to such Buyer Broker. Under no circumstances shall the Seller or Seller's Broker have any obligation to pay or share in any Buyer Broker commission.



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