

OFFERING MEMORANDUM

501 2ND AVENUE N CLANTON, AL 35045



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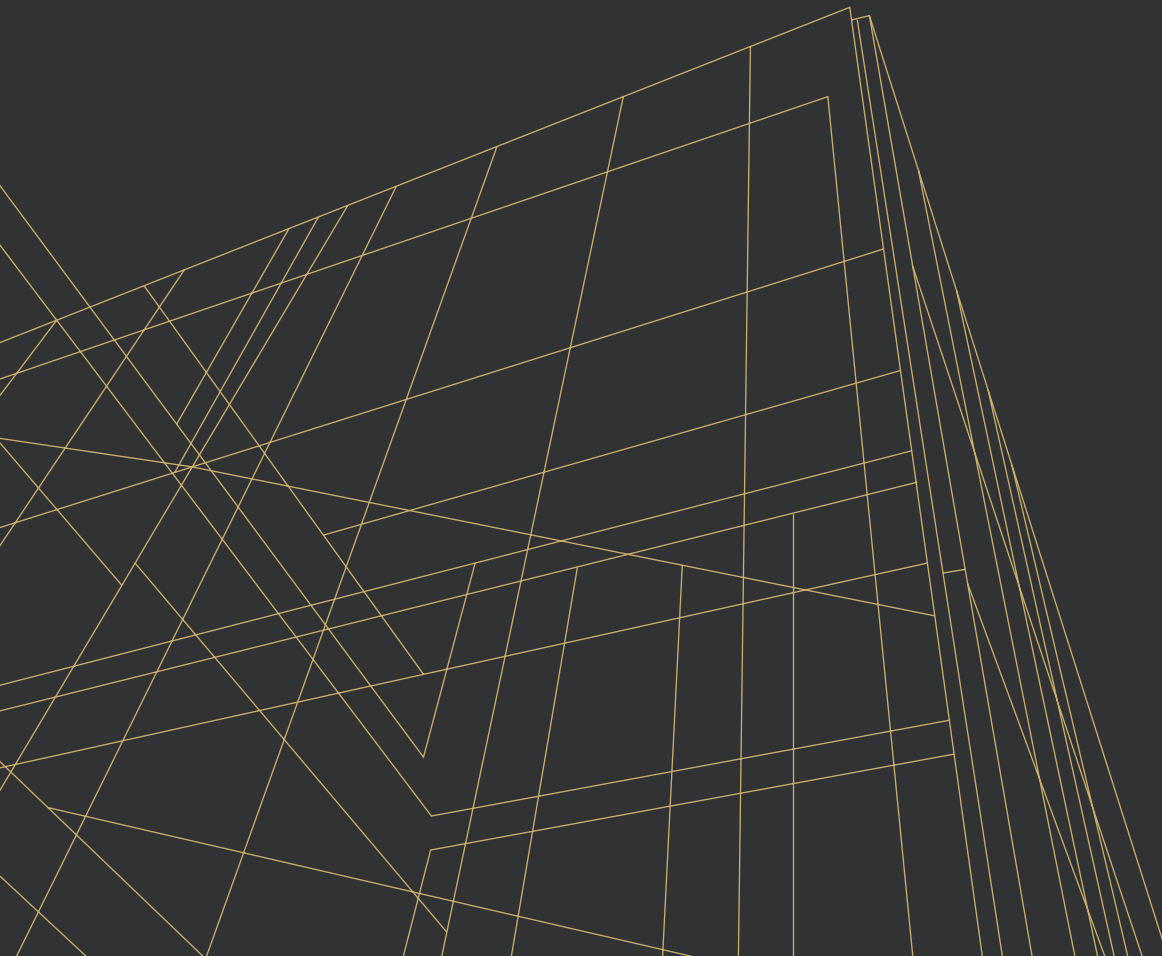
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EXECUTIVE SUMMARY

FINANCIAL BANK ESTABLISHED IN THE YEAR 1919 IN CLANTON, AL

Kidder Mathews is pleased to present an exclusive investment offering for a single-tenant retail bank building located at 501 2nd Ave North, Clanton, AL 35045 (the "Property"). The Property is currently leased to Truist Bank ("Tenant") and is located next door to Clanton City Hall and across the street from the Chilton County Courthouse.

ADDRESS	501 2nd Ave North, Clanton, AL 35045
APN	1107363006007000
OWNERSHIP	Private party ownership
BUILDING SIZE	5,980 SF
LAND SIZE	20,586 SF
LOCATION	Corner of 2nd Ave N and 5th St N
PROPERTY OWNERSHIP RIGHTS	Fee simple interest (land & building), subject to a Lease Agreement with Options to Renew
PARKING	Private on-site plus Drive Thru Tellers
TENANCY	Leased & occupied by Truist Bank for use as a retail bank branch



INVESTMENT HIGHLIGHTS

Property established as bank location in 1919 (formerly BB&T)

Within walking distance of 10 hotels and motels (over 825 rooms)

The Property is leased to Truist, the 9th largest bank in the United States

The Property has been as a retail bank branch for 105 years

Truist operates 2,000 bank locations in 17 states

The Lease Agreement is "Absolute Net"

Average household income of \$61,459 within a 3-mile radius

3% Annual Rent increases



An abstract graphic consisting of a complex network of thin, light-colored lines that form a grid-like structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a complex architectural structure. The lines are primarily horizontal and vertical, but some are diagonal, creating a dynamic and geometric pattern.

PROPERTY OVERVIEW

FINANCIAL SUMMARY

OFFERING PRICE	\$1,975,000
BLENDED CAP RATE	7.1%
BUILDING PRICE/SF	\$330
LEASE TERM REMAINING	6 years
EXPIRATION	7/31/2030
OPTION TERMS	Two (2) Five (5) year options at 3% increase day one and on every annual anniversary

SCHEDULE

Year	NOI
1	\$143,000
2	\$132,000
3	\$135,960
4	\$140,038.80
5	\$144,239.96
6	\$148,567.16





Truist Financial Corporation is an American bank holding company headquartered in Charlotte, North Carolina.

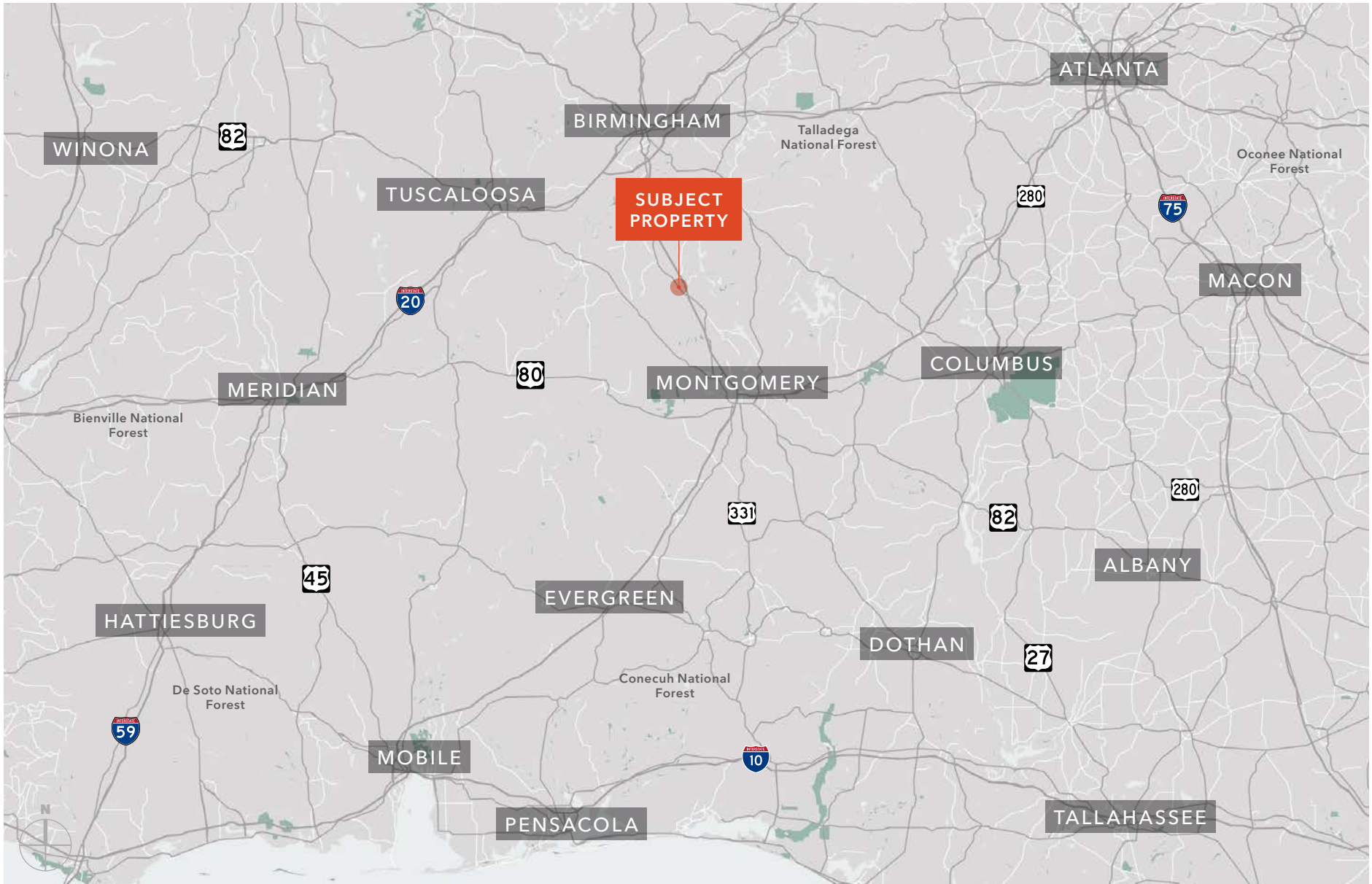
The company was formed in December 2019 as the result of the merger of BB&T (Branch Banking and Trust Company) and SunTrust Banks. Its bank operates 2,781 branches in 15 states and Washington, D.C., offering consumer and commercial banking, securities brokerage, asset management, mortgage, and insurance products and services. It is on the list of largest banks in the United States by assets; as of August 2023, it is the 9th largest bank with \$514 billion in assets. As of January 2021, Truist Insurance Holdings is the seventh largest insurance broker in the world, with \$2.27 billion in annual revenue.

https://en.wikipedia.org/wiki/Truist_Financial



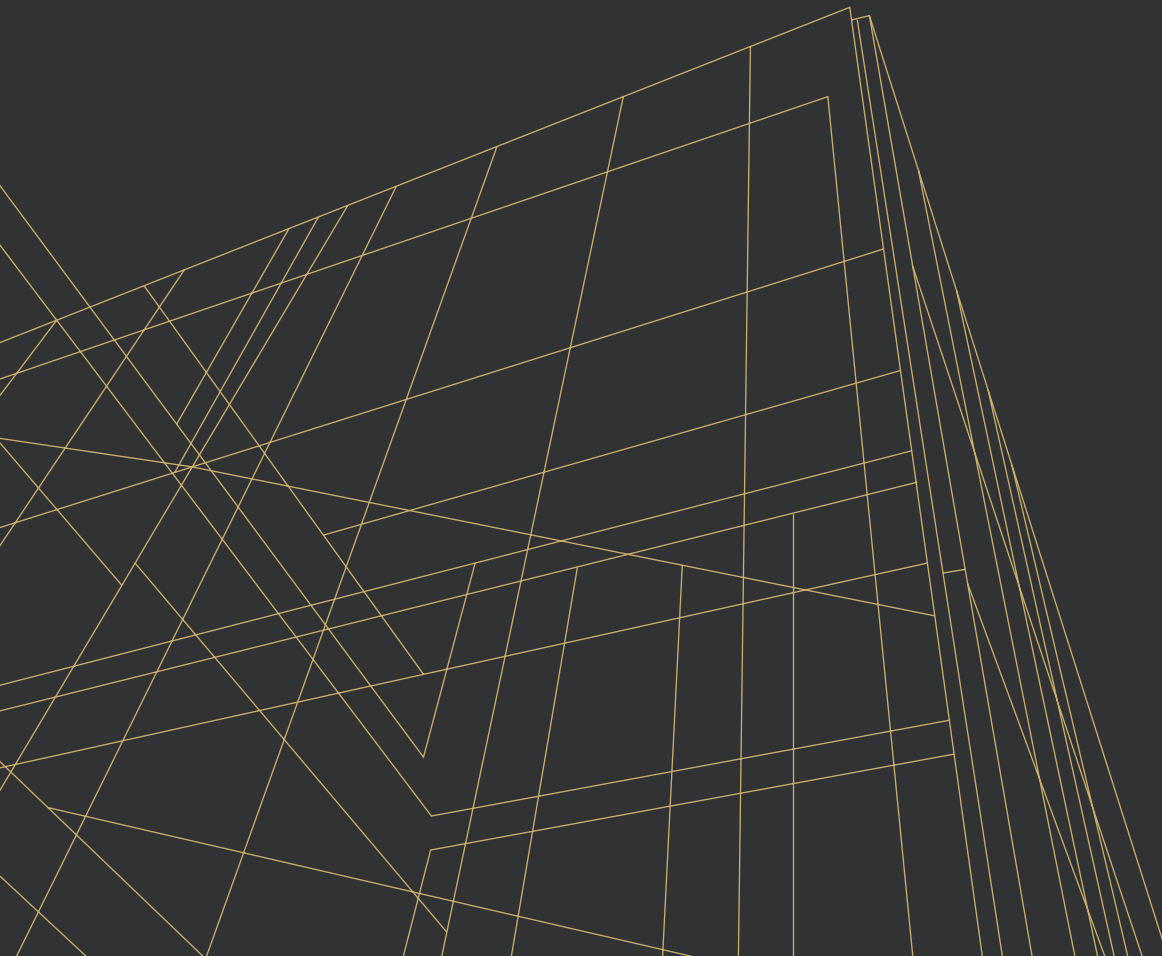
TENANT	<i>Truist Bank</i>	TRADED AS	<i>NYSE, TFC</i>
USE	<i>Institutional</i>	REVENUE	<i>\$33.25B (2023)</i>
HEADQUARTERS	<i>Charlotte, NC</i>	FOUNDED	<i>1872</i>

PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW



CLANTON IS THE COUNTY SEAT OF CHILTON COUNTY

Clanton, Alabama, a city steeped in 19th-century charm, boasts a rich history.

Its strategic location at the crossroads of major transportation routes, most notably Interstate 65, fueled its early development. Today, Clanton flourishes as a small city with a population of over 8,800. The city is renowned for its delicious peaches, celebrated annually at a popular local festival. A symbol for travelers, the iconic peach water tower stands tall, a testament to the city's agricultural pride. Clanton offers beautiful parks and a charming downtown area, making it a delightful stopover for travelers or a great place to call home.

Located halfway between Birmingham and Montgomery, Clanton is a convenient stop for travelers. The city boasts beautiful parks and recreation facilities, making it a great place to relax and enjoy the outdoors. The charming downtown area offers a variety of shops and restaurants to explore. Outdoor enthusiasts can find adventure at Oak Mountain State Park, which offers hiking, biking, fishing, and camping opportunities. If you're looking for a unique experience, be sure to visit the Peach Park Museum, which celebrates the region's rich agricultural heritage.

Sources: ESRI, City of Clanton

PHOTO BY RANDY WEBB

KIDDER MATHEWS

DEMOGRAPHICS



Population

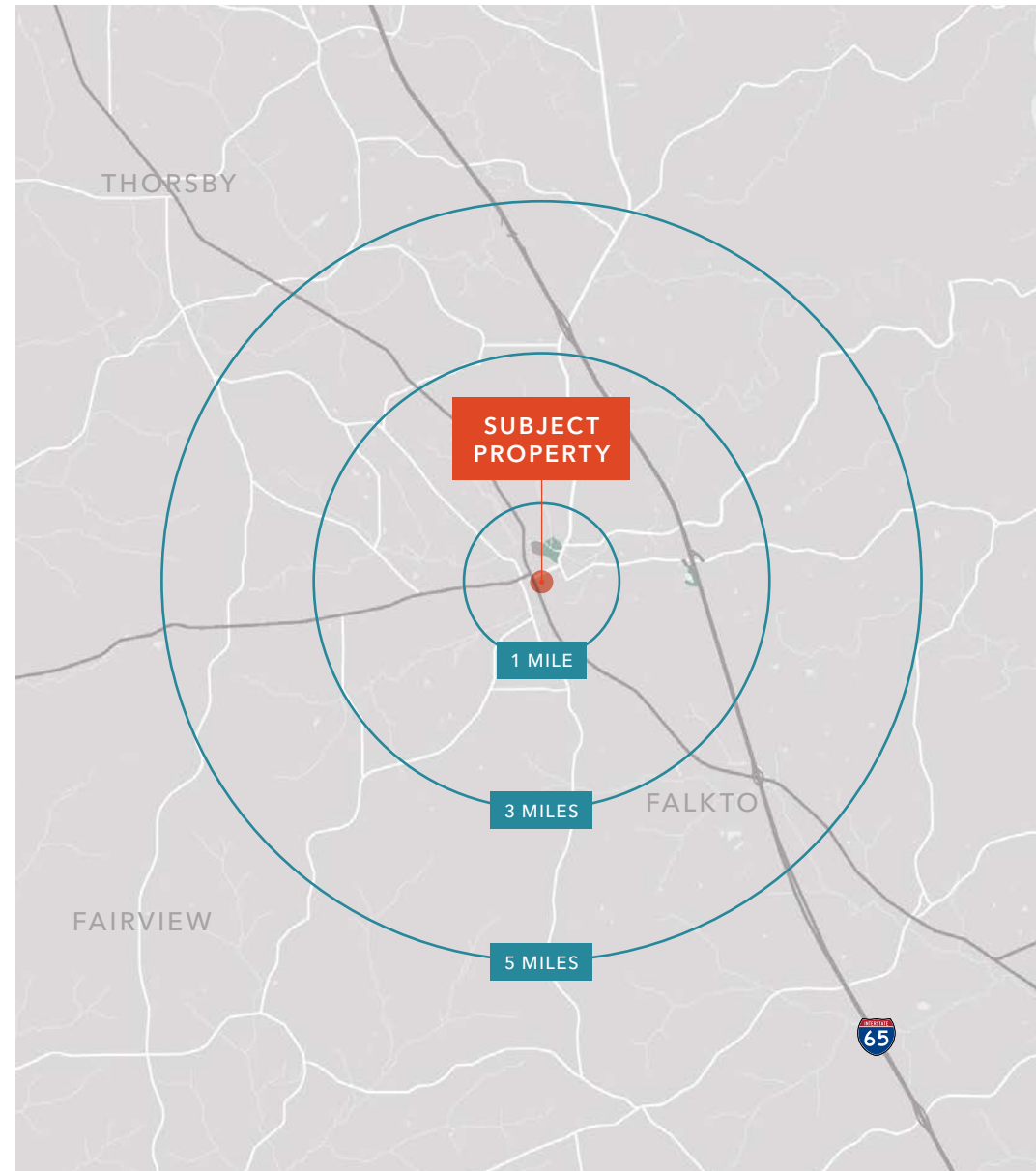
	1 Mile	3 Miles	5 Miles
2023 POPULATION	2,840	9,544	14,750
2028 POPULATION PROJECTION	2,900	9,735	15,054
2010-2023 ANNUAL GROWTH	0.2%	0.1%	0.1%
2023-2028 ANNUAL GROWTH	0.4%	0.4%	0.4%



Household Income

	1 Mile	3 Miles	5 Miles
2023 AVG HH INCOME	\$56,342	\$61,459	\$64,435
MEDIAN HH INCOME	\$37,500	\$47,929	\$51,522
MEDIAN HOME VALUE	\$117,916	\$133,725	\$138,520
MEDIAN YEAR BUILT	1971	1974	1976

Data Source: ©2023, Sites USA



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