

# Wells Property

SUMITON, AL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
1021 Brocks Gap Parkway,  
Suite 125  
Hoover, AL 35244

**PRESENTED BY:**

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SUMITON, AL

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WELLS PROPERTY

# PROPERTY INFORMATION

1

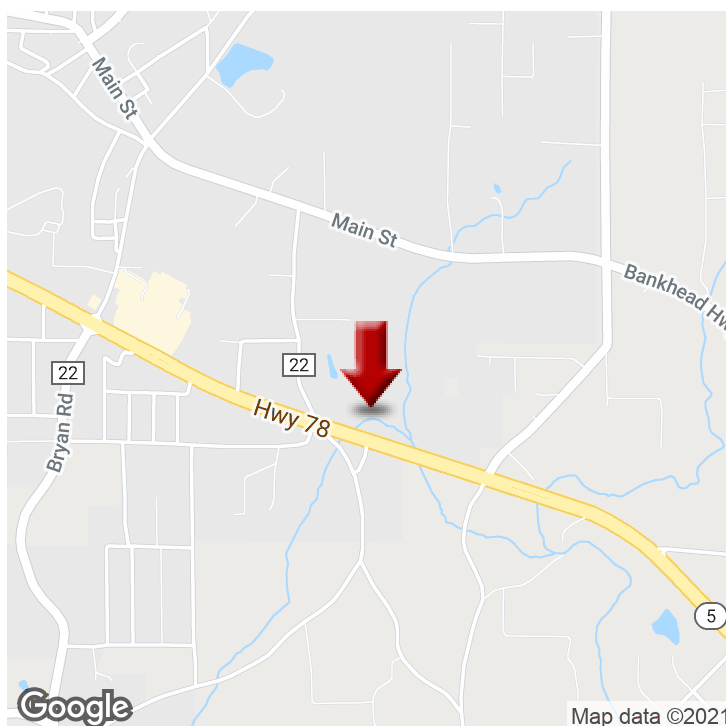
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	29 Acres
<b>ZONING:</b>	B1
<b>MARKET:</b>	Birmingham
<b>SUBMARKET:</b>	Jasper
<b>PRICE / SF:</b>	\$0.32

## PROPERTY OVERVIEW

Great location for your development Zoned B1 National Stores near location WalMart AutoZone Sonic Walgreens  
900' pf Highway 78 frontage and 300 Feet frontage on Old Warrior Rd All-City utilities available most on-site.  
CrossOver already in place on Highway 78

## PROPERTY HIGHLIGHTS

## Property Description



### PROPERTY OVERVIEW

Great location for your development Zoned B1 National Stores near location WalMart AutoZone Sonic Walgreens 900' pf Highway 78 frontage and 300 Feet frontage on Old Warrior Rd All-City utilities available most on-site. CrossOver already in place on Highway 78

### LOCATION OVERVIEW

Located on busy Highway 78 in city limits of Sumiton

# Property Details

**SALE PRICE****\$400,000****LOCATION INFORMATION**

Building Name	Wells Property
Street Address	0000 Highway 78
City, State, Zip	Sumiton, AL 35148
County/Township	Walker
Market	Birmingham
Submarket	Jasper
Cross Streets	Old Warrior Road

**PROPERTY DETAILS**

Property Type	Land
Property Subtype	Other
Zoning	B1
Lot Size	29 Acres



## Additional Photos



WELLS PROPERTY

# LOCATION INFORMATION

# 2

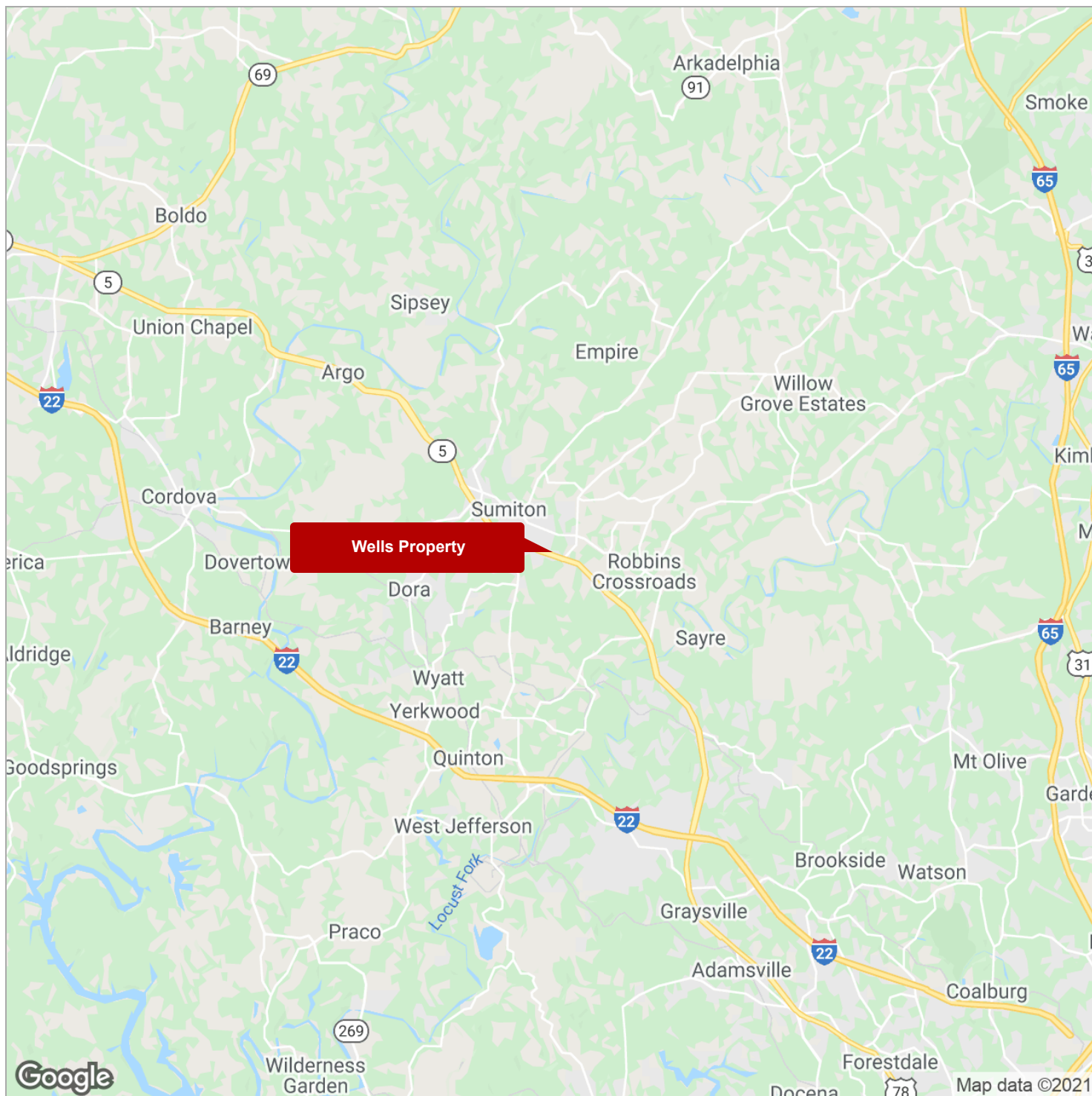
REGIONAL MAP

LOCATION MAPS

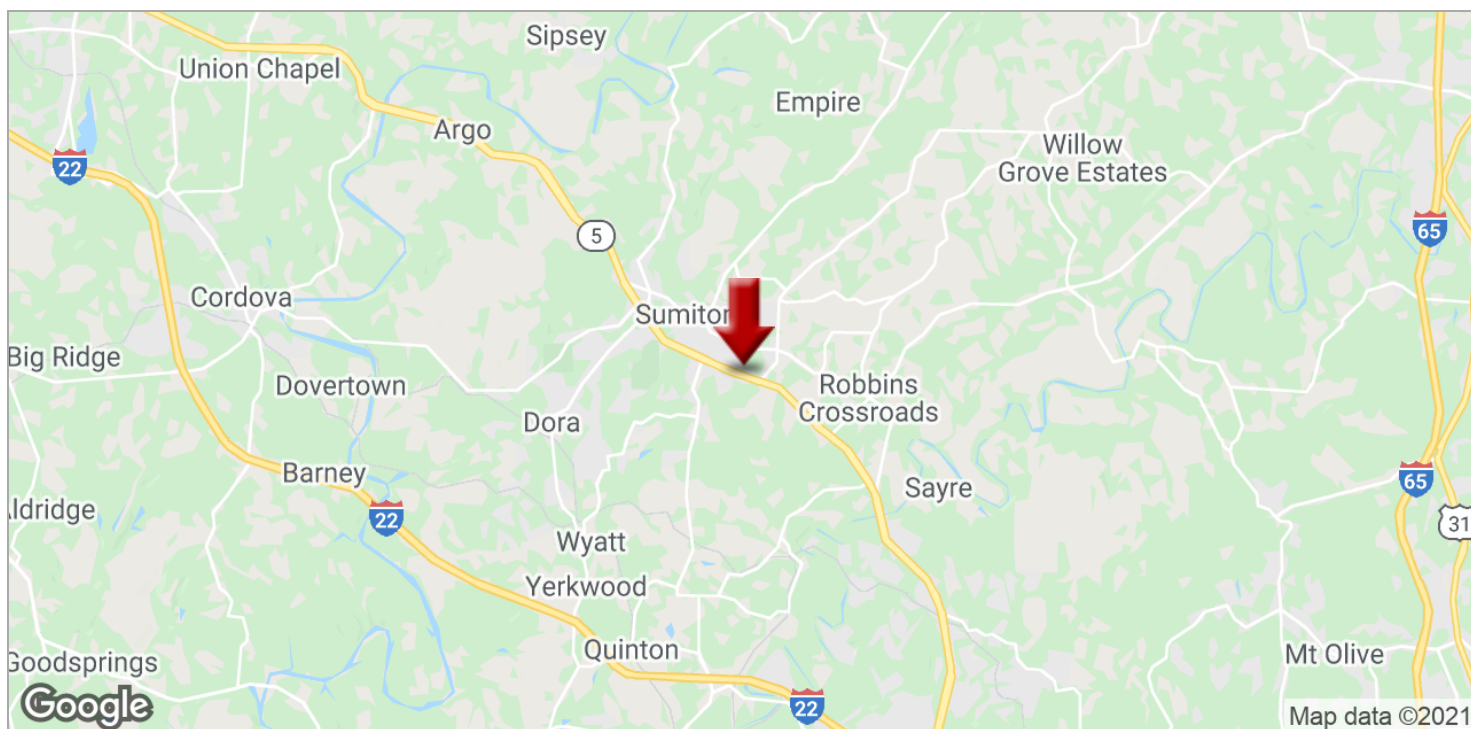
AERIAL MAP



## Regional Map



# Location Maps





## Aerial Map



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# FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$400,000
Price per SF	\$0.32
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# Income & Expenses

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Totals/Averages		0			\$0	\$0		
<b>INCOME SUMMARY</b>								
Gross Income								-
<b>EXPENSE SUMMARY</b>								
Gross Expenses								-
Net Operating Income								-



# Tenant Profiles

## OVERVIEW

Company:

Founded:

Total Revenue:

Net Income:

Net Worth:

Lease Rate:

Headquarters:

Website:

## TENANT HIGHLIGHTS

- Tenant Highlight 1
- Tenant Highlight 2
- Tenant Highlight 3
- Tenant Highlight 4
- Tenant Highlight 5
- Tenant Highlight 6

## HEADER 1

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## HEADER 2

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## HEADER 3

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WELLS PROPERTY

# SALE COMPARABLES

# 4

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

## Sale Comps

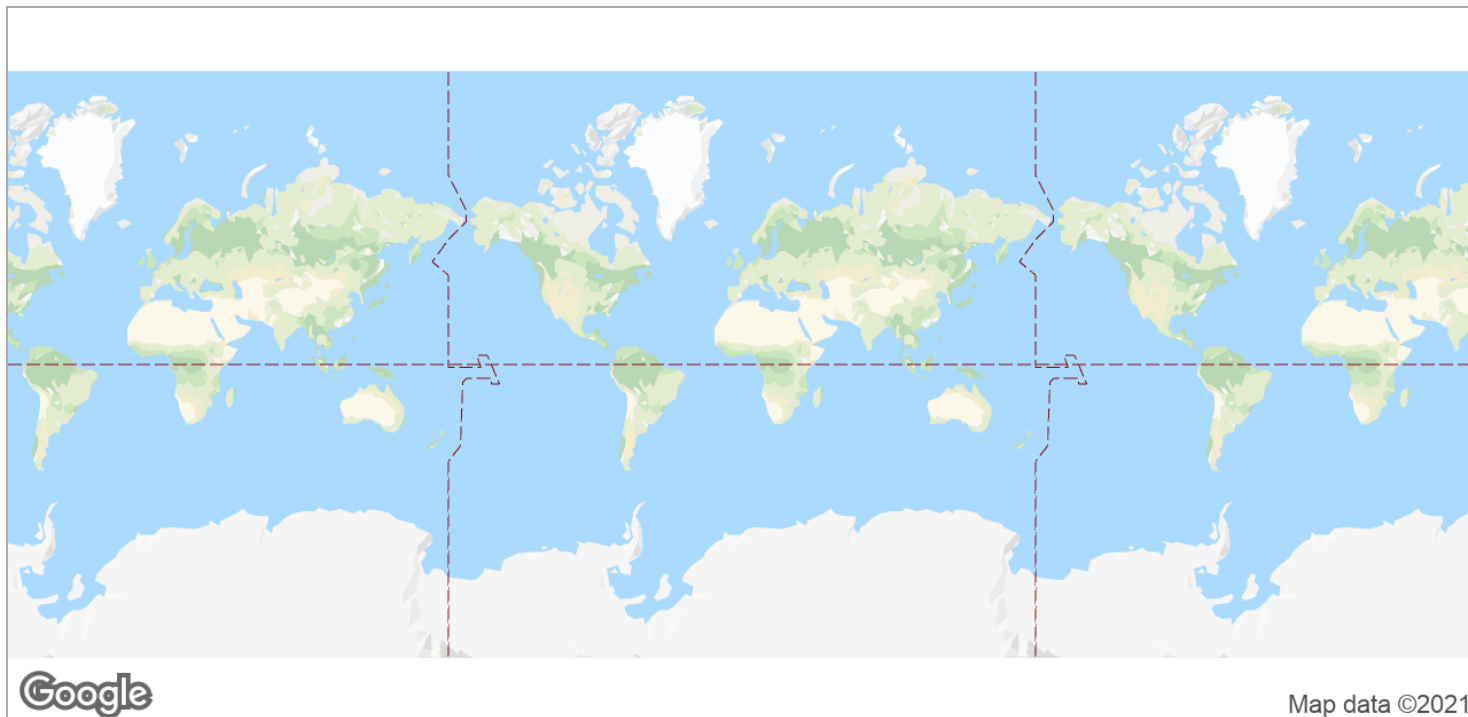


# Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
<b>Wells Property</b> 0000 Highway 78 Sumiton, AL 35148	\$400,000	-	29 AC	\$0.32	\$13,793	-
SALE COMPS	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
	PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP
Totals/Averages	\$	SF	AC	\$NaN	Liquid error: divided by 0	0.0%

## Sale Comps Map

**SUBJECT PROPERTY**

0000 Highway 78 | Sumiton, AL 35148

WELLS PROPERTY

# RENT COMPARABLES

5

RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP

## Rent Comps



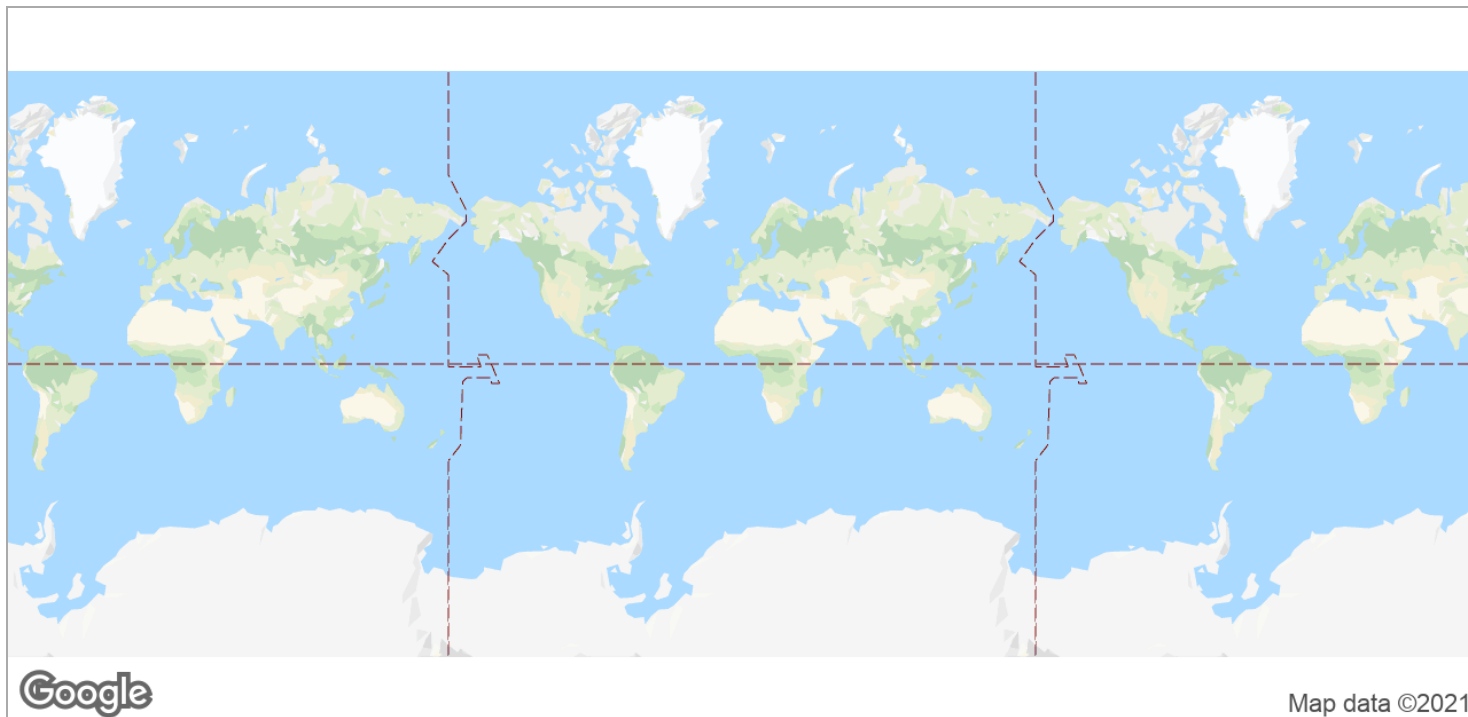
## Rent Comps Summary



SUBJECT PROPERTY	PRICE	LOT SIZE	OCCUPANCY %
<b>Wells Property</b> 0000 Highway 78 Sumiton, AL 35148	N/A	29 AC	-
RENT COMPS	PRICE	LOT SIZE	OCCUPANCY %
	PRICE	LOT SIZE	OCCUPANCY %
Totals/Averages	-	-	-



## Rent Comps Map

**SUBJECT PROPERTY**

0000 Highway 78 | Sumiton, AL 35148

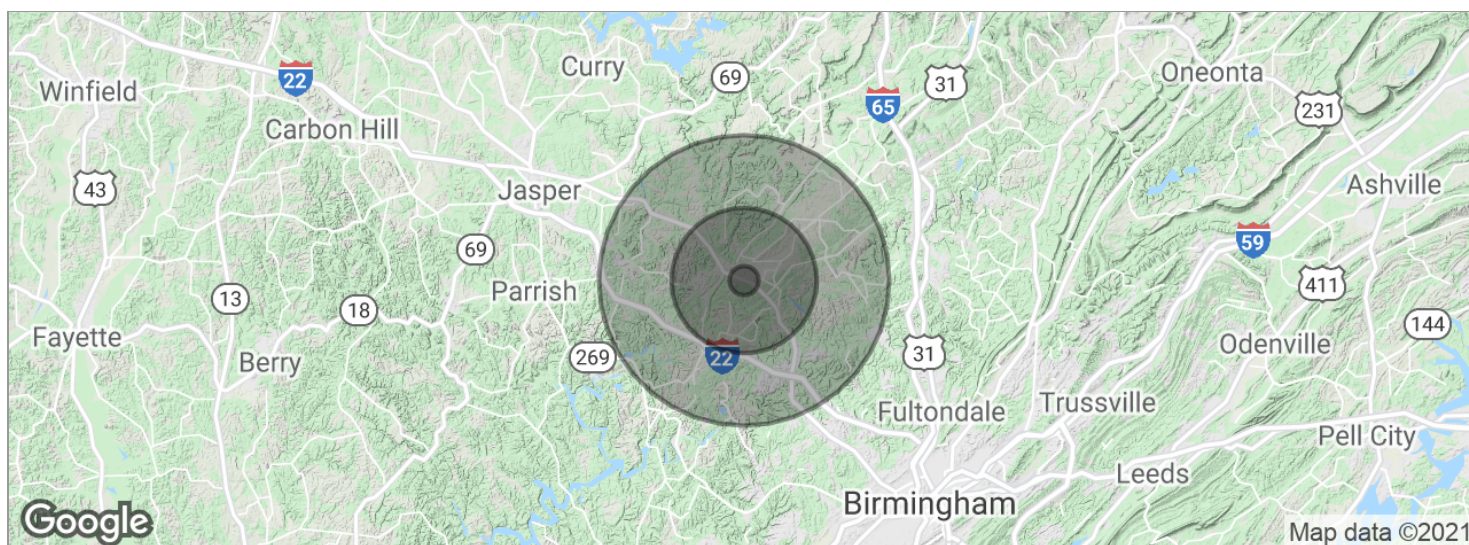
WELLS PROPERTY

DEMOGRAPHICS

6

DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	540	11,850	37,487
Median age	37.0	38.0	38.2
Median age (male)	34.9	36.2	36.6
Median age (Female)	39.5	40.4	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	198	4,374	13,823
# of persons per HH	2.7	2.7	2.7
Average HH income	\$50,126	\$52,643	\$54,275
Average house value	\$121,390	\$123,565	\$127,783

\* Demographic data derived from 2010 US Census

WELLS PROPERTY

# ADDITIONAL INFORMATION

7