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312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



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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 Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

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640 S. McDONOUGH ST.

MONTGOMERY, AL 36104

Complete Highlights



LOCATION INFORMATION

Street Address	640 S. McDonough St.
City, State, Zip	Montgomery, AL 36104
County	Montgomery
Sub-market	CBD

BUILDING INFORMATION

Building Size	7,904 SF
NOI	\$28,934.00
Cap Rate	8.29%
Building Class	B
Occupancy %	73.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1978

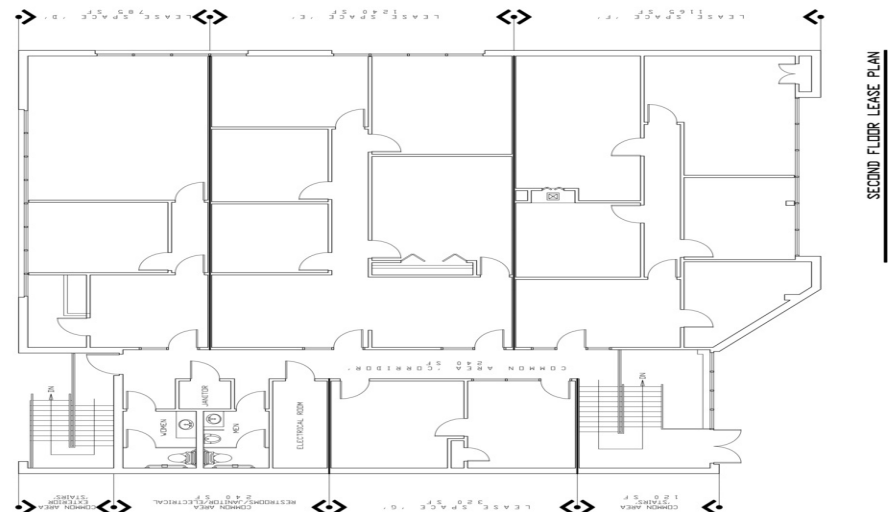
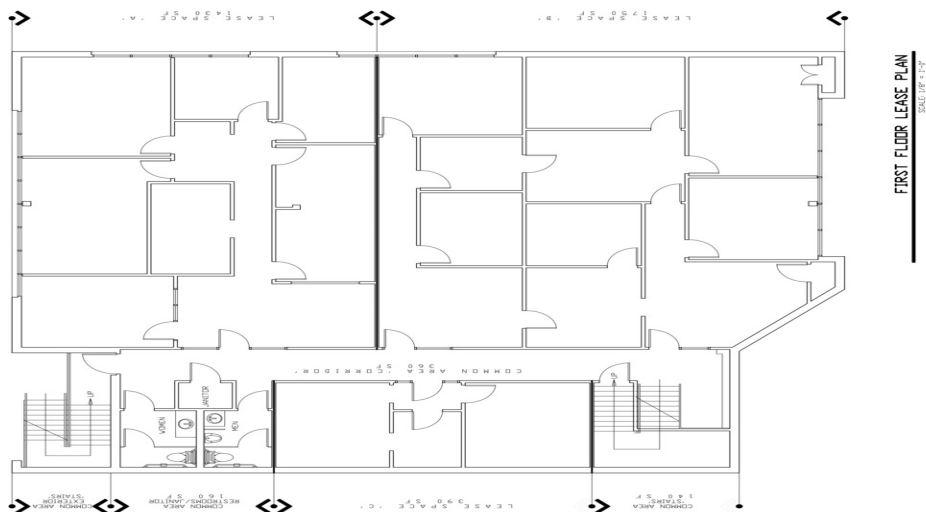
PROPERTY HIGHLIGHTS

- Great Investment Downtown Office Building
- 8.7 Cap rate with Value add
- 71% occupied
- Located in the CBD
- On-Site Parking for Employees & Customers
- 0.5± Miles from I-85
- 1.3± Miles from I-65

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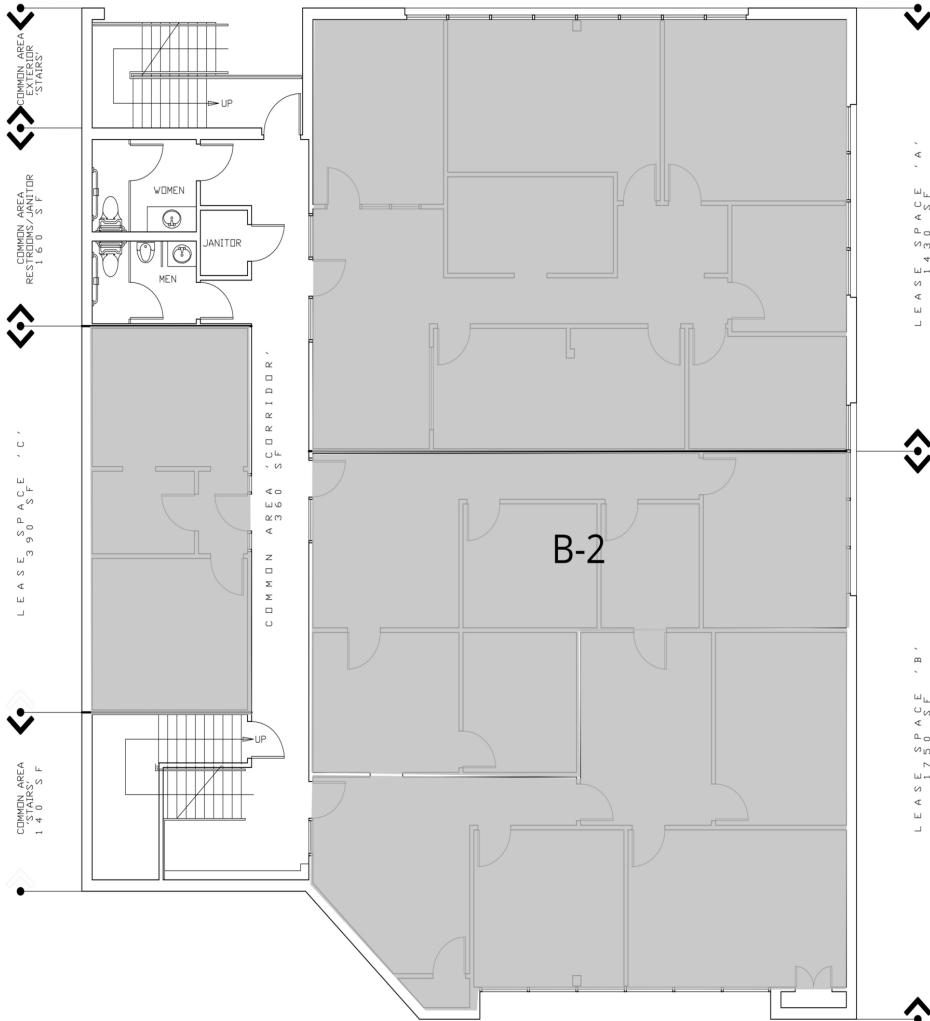
Additional Photos



640 S. McDONOUGH ST.

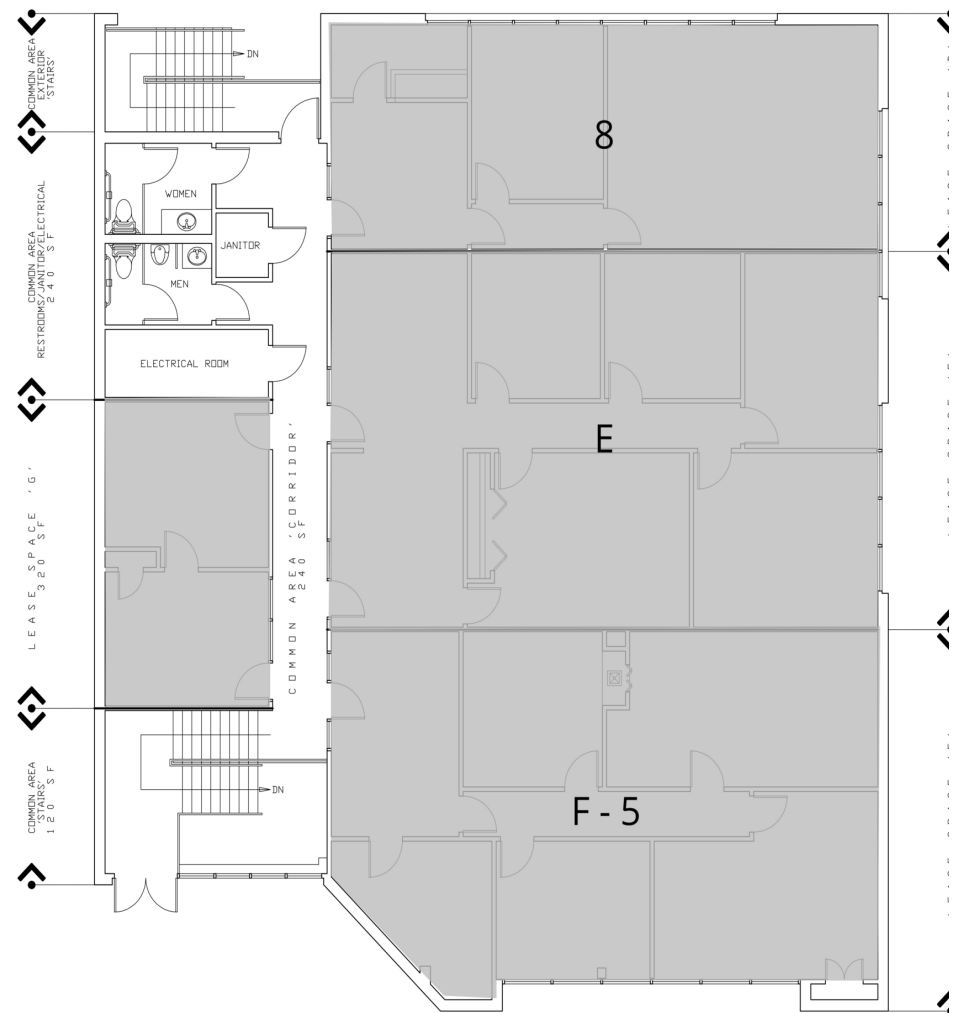
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Site Plans



FIRST FLOOR LEASE PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR LEASE PLAN

SCALE: 1/8" = 1'-0"



LOCATION INFORMATION

SECTION 2

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Montgomery City Information



EJI The Equal Justice Initiative (EJI) had 400,000+ visitors in the first year, with ~3,000 visitors per day to the museum. Public financial forms show the EJI hovering around \$3 million in revenue and assets through 2013. By the end of 2016, the most recent forms available, EJI had nearly \$40 million in revenue and more than \$57 million in assets (that was two years before the opening of the memorial and museum in Montgomery, AL.)

The EJI is busy opening two new sites in Montgomery and planning memorials for 1,600 more lynching victims. With the purchase of 401 N. Perry St. next to Riverwalk Stadium EJI's will house it's ticket center, gift shop and café, which are housed in separate spaces. With expanded shuttle service, additional parking for visitors, and plans for a new restaurant.

Montgomery, AL is the lead city in the state in hotel occupancy rates and room demand.

Hyundai Motor Manufacturing Alabama (HMMA) will invest an additional \$292 million in new machinery and equipment to facilitate the production.

HMMA celebrated the opening of a new cylinder head manufacturing plant, the third facility at HMMA, to support production of more than 650,000 engines per year. The 260,000 square foot facility represents a \$388 million investment and 50 new jobs. HMMA's investment in the region will total \$680 million within the last two years, strengthening the company's presence in the local community and demonstrating confidence in Montgomery's ability to support its growing workforce.



The military community contributes an estimated \$2.6 billion to the local Montgomery economy annually and represents 68,473 people (nearly 20% of the population). This number represents active duty military, students in/at Air University, AF Reserve, National Guard, DoD civilians, military contractors, military retirees, and all their family members in the greater Montgomery Metro Area.

The Defense Information Systems Agency Datacenter, located on Maxwell-Gunter, stores all of the electronic medical records for the entire Department of Defense. It is the largest Oracle database in the world. Maxwell AFB, the City of Montgomery, and the Montgomery County Commission are participants in the Smart City/Smart Base initiative. Maxwell is the only military base in the nation to be designated a Smart Base in a pilot program with AT&T.



MAXWELL AIR FORCE BASE

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Montgomery City Information



Gerhardt's first North American plant opened in 2019 in Montgomery, AL . Gerhardt plans to invest \$37.9 million in the new facility and employ 235 workers. It was one of the largest economic development announcements in 2019 for the state.

The World-Class Whitewater and Outdoor Lifestyle center is being planned at the gateway to Montgomery, along the I-65 corridor. Design is set to begin in 2019 with construction to follow in 2020, and an Opening Date in 2022.



F-35 jets will arrive in Montgomery, AL in the fall 2023. Military construction funding has climbed to more than \$55 million so far. This money will be bid out to local and state contractors over the next 2-4 years.

Dannelly Field a preferred basing location for the F-35. Montgomery and the Alabama Air National Guard, bringing millions in military construction dollars and improvements to the 187th Fighter Wing footprint at the airport as well as providing additional opportunities to engage with major players in defense contracting, including Lockheed Martin.

The F-35 program is ramping up production and sustainment to meet increasing demand. The company is preparing to increase production volume year-over-year to hit a rate of approximately 160 aircraft per year in 2023. In addition to the major positives the jet program is bringing the River Region and the state, it generates an economic impact to the entire United States of more than \$31 billion.



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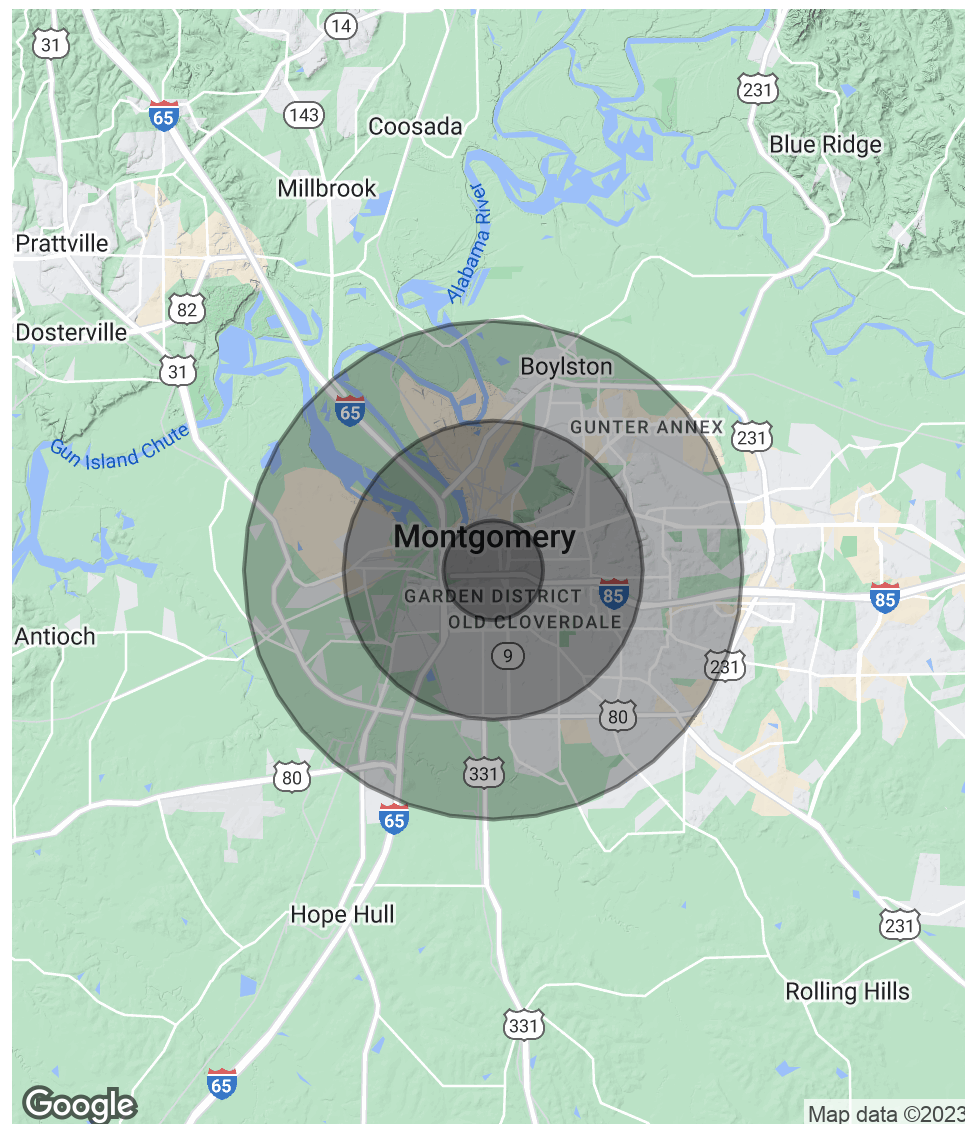
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,245	62,393	128,276
Average Age	33.2	34.3	35.2
Average Age (Male)	32.3	32.3	32.6
Average Age (Female)	33.2	36.4	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,834	23,474	48,682
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$34,245	\$44,757	\$50,891
Average House Value	\$34,770	\$147,629	\$155,189

* Demographic data derived from 2020 ACS - US Census





FINANCIAL ANALYSIS

SECTION 3

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Financial Summary

INVESTMENT OVERVIEW

Price	\$349,000
Price per SF	\$44.15
CAP Rate	8.3%
Cash-on-Cash Return (yr 1)	12.67 %
Total Return (yr 1)	\$18,464
Debt Coverage Ratio	1.44

OPERATING DATA

Gross Scheduled Income	\$82,000
Other Income	\$0
Total Scheduled Income	\$82,000
Vacancy Cost	\$22,140
Gross Income	\$59,860
Operating Expenses	\$30,926
Net Operating Income	\$28,934
Pre-Tax Cash Flow	\$8,842

FINANCING DATA

Down Payment	\$69,800
Loan Amount	\$279,200
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	\$20,092
Debt Service Monthly	\$1,674
Principal Reduction (yr 1)	\$9,622

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Income & Expenses

INCOME SUMMARY

PER SF

Gross Income	\$59,860	\$7.57
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EXPENSE SUMMARY

PER SF

Taxes	\$3,794	\$0.48
Insurance	\$2,196	\$0.28
Janitorial and Supplies	\$9,400	\$1.19
Utilities	\$14,000	\$1.77
Security	\$336	\$0.04
Lawn	\$1,200	\$0.15
Gross Expenses	\$30,926	\$3.91
Net Operating Income	\$28,934	\$3.66

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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Lighting Partnership	A	1,410	\$15,000	17.84	\$10.64
Raymond Johnson	B-1	874	\$8,664	11.06	\$9.91
Central Ala Title	Suite 5, 2nd FL F	1,165	\$16,200	14.74	\$13.91
Ector Accounting	Suite 4, 1st FL	816	\$9,890	10.32	\$12.12
Vacant		1,240	\$0	15.69	\$0.00
Dr. Drake	Suite 6, 2nd FL G	320	\$4,476	4.05	\$13.99
Your Life Matters	Suite 4, FL C	390	\$5,460	4.93	\$14.00
Vacant		785	\$0	9.93	\$0.00
Totals/Averages		7,000	\$59,690		\$8.53



ADVISOR BIOS

SECTION 4

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Advisor Bio 1



GENE CODY, CCIM

President

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PROFESSIONAL BACKGROUND

Gene Cody, CCIM, is a real estate entrepreneur with over 18 years of experience. He received his real estate license in 2006 under the brokerage firm Hodges Bonded Warehouse, where he quickly grew their residential division by selling over \$3 million in year one. Since joining the Commercial Sales Team at Moore Company Realty in 2011, Gene has transacted more than \$200 million in volume and is currently one of the top gross producers for the company. Gene was also named Top Sales Agent for the State of Alabama 2 years in a row by Coldwell Banker Commercial and earned the CBC Bronze Circle of Distinction in 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

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