

VALUE ADD. NET INVESTMENT.

243 CATOMA ST, MONTGOMERY, AL 36104

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



PROPERTY INFORMATION

3

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FINANCIAL ANALYSIS

12

DEMOGRAPHICS

16

ADVISOR BIOS

18

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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

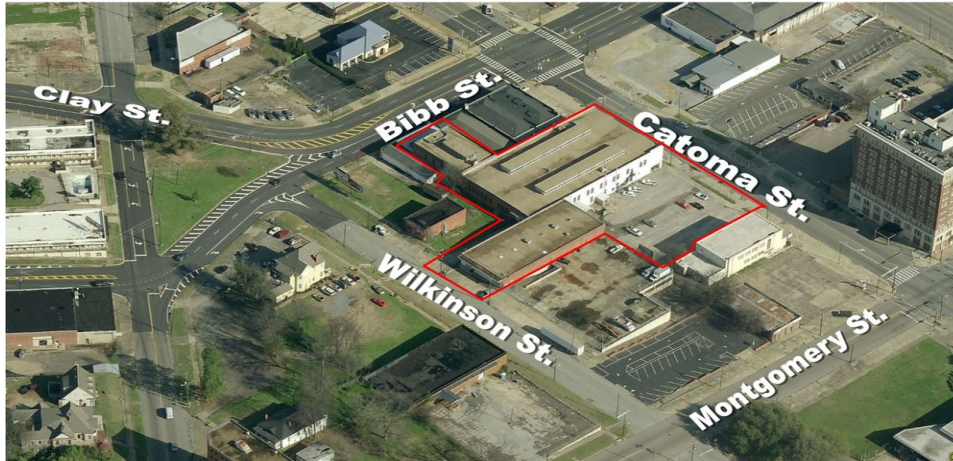
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,750,000
Cap Rate:	5.15%
NOI:	\$141,592
Lot Size:	6.89 Acres
Year Built:	1928
Building Size:	68,000
Renovated:	2019
Zoning:	T-2 Smart Code
Market:	Montgomery CBD
Submarket:	Downtown
Price / SF:	\$40.44

PROPERTY HIGHLIGHTS

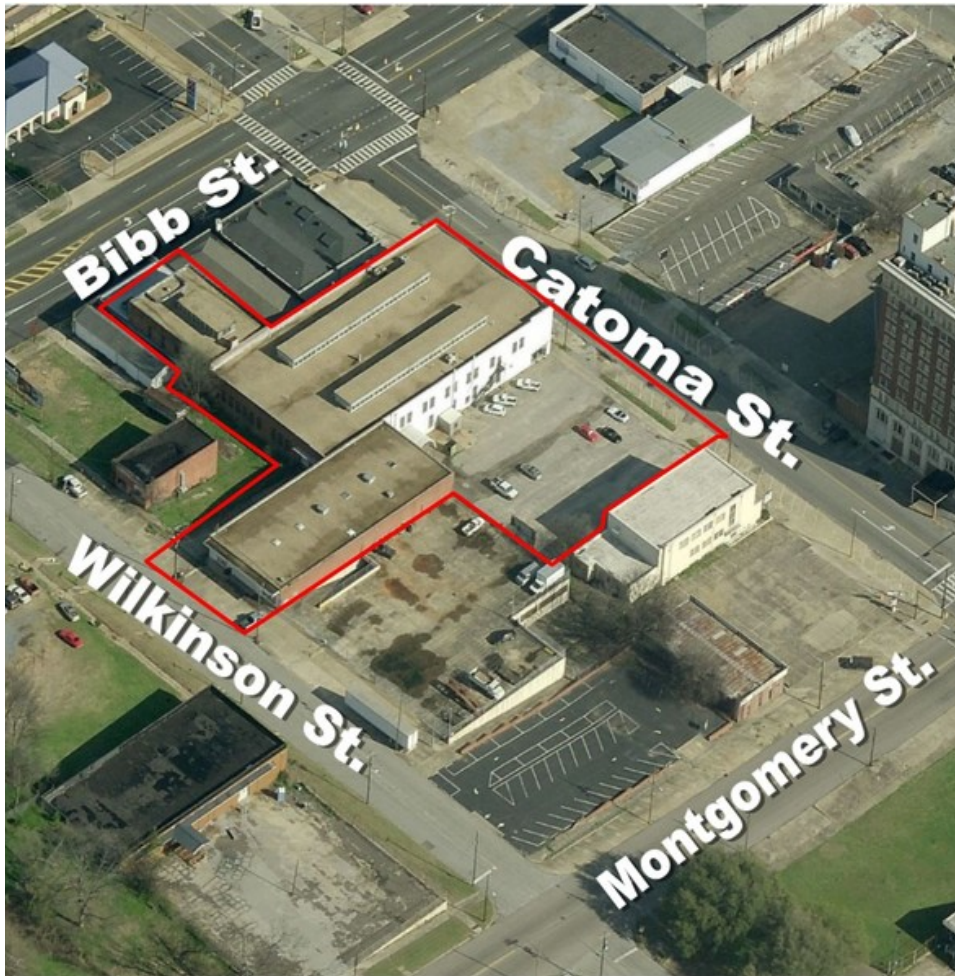
- Opportunity Zone
- Investment Warehouse/Flex space located in CBD
- Originally built as the McGough Chevrolet Dealership
- Current Tenant - Advanced Auto Parts
- 2 truck dock doors, 5 ground level doors
- 2 stories
- New roof and windows with ABUNDANT light!
- Excellent Parking
- The location also has a sprinkler system.
- New roof and windows installed September 2019
- Adjacent Land Available - Contact Agent
- Frontage on three (3) streets: 243 Catoma St., 523 Bibb St. & 134 Wilkinson St.,
- 1.1± Miles from I-85/I-65 Interchange



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243 CATOMA ST, MONTGOMERY, AL 36104

Property Description



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Montgomery, Alabama. Welcome to 243 Catoma St, a versatile warehouse/flex space located in the sought-after Montgomery CBD. Originally built as the McGough Chevrolet Dealership, this property offers a unique combination of historic charm and modern updates, making it an ideal investment for those seeking a profitable venture. Spanning an expansive 1.33 acres, this property boasts a spacious lot size and features a 68,000 square foot building, originally built in 1928 and renovated in 2019. The T-2 Smart Code zoning allows for a variety of potential uses, ensuring excellent adaptability. Loaded with desirable features, the property includes two truck dock doors, five ground-level doors, and frontage on three streets – 243 Catoma St, 523 Bibb St, and 134 Wilkinson St. Inside, you'll find a bright and inviting atmosphere thanks to the new roof and windows, allowing ample natural light to flow throughout. Situated in an Opportunity Zone and with excellent parking availability, this space is currently leased by Advanced Auto Parts. Additional adjacent land is also available, presenting further development potential for the discerning investor. Don't miss this incredible opportunity to acquire a prime investment property in Montgomery's thriving CBD. Contact us today to learn more about 243 Catoma St and arrange a private viewing.

LOCATION DESCRIPTION

Investment Retail / Warehouse space located in Downtown Montgomery, close to I-65, and located on three streets: 243 Catoma St., 523 Bibb St. & 134 Wilkinson St.

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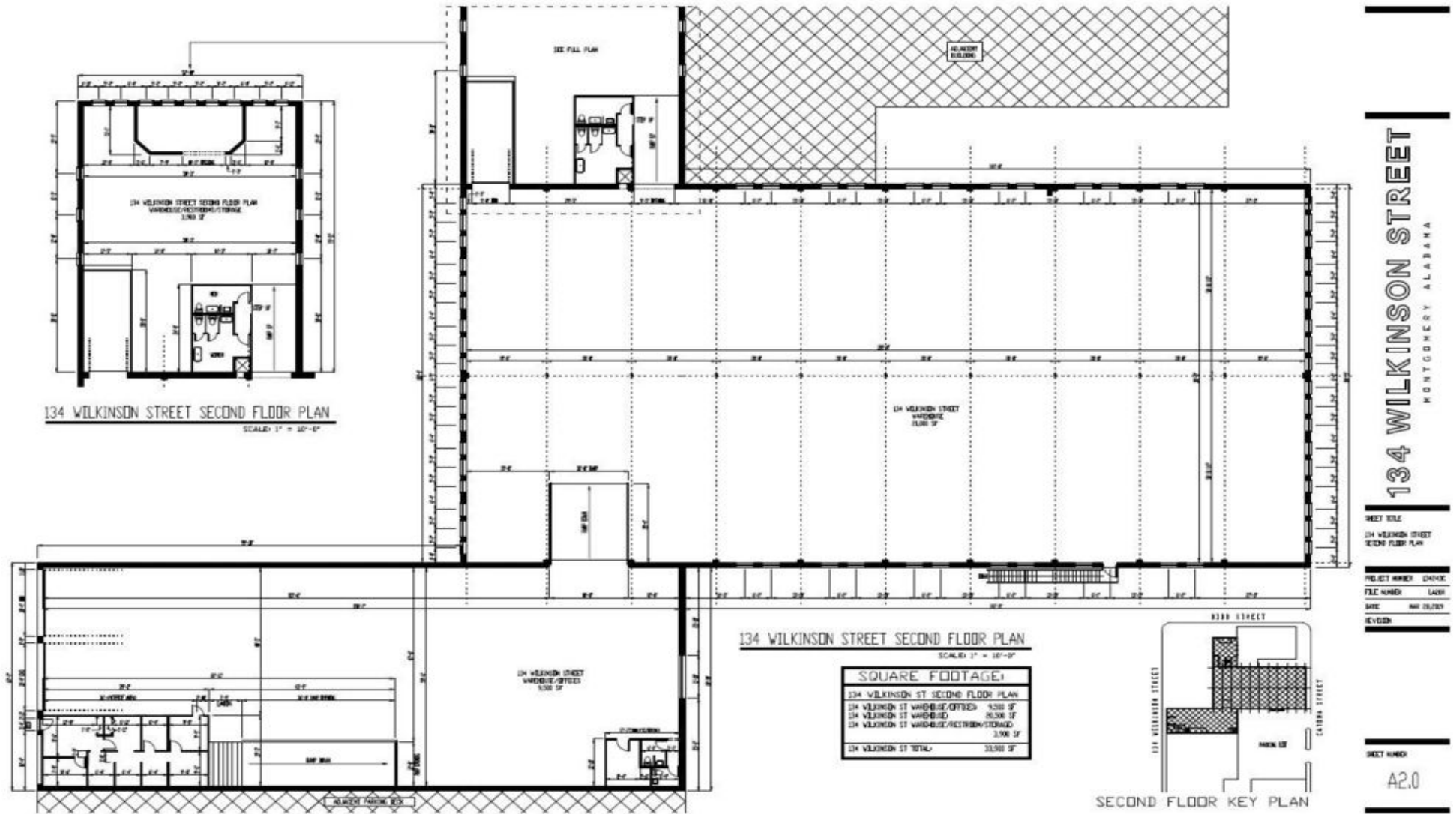
Additional Photos



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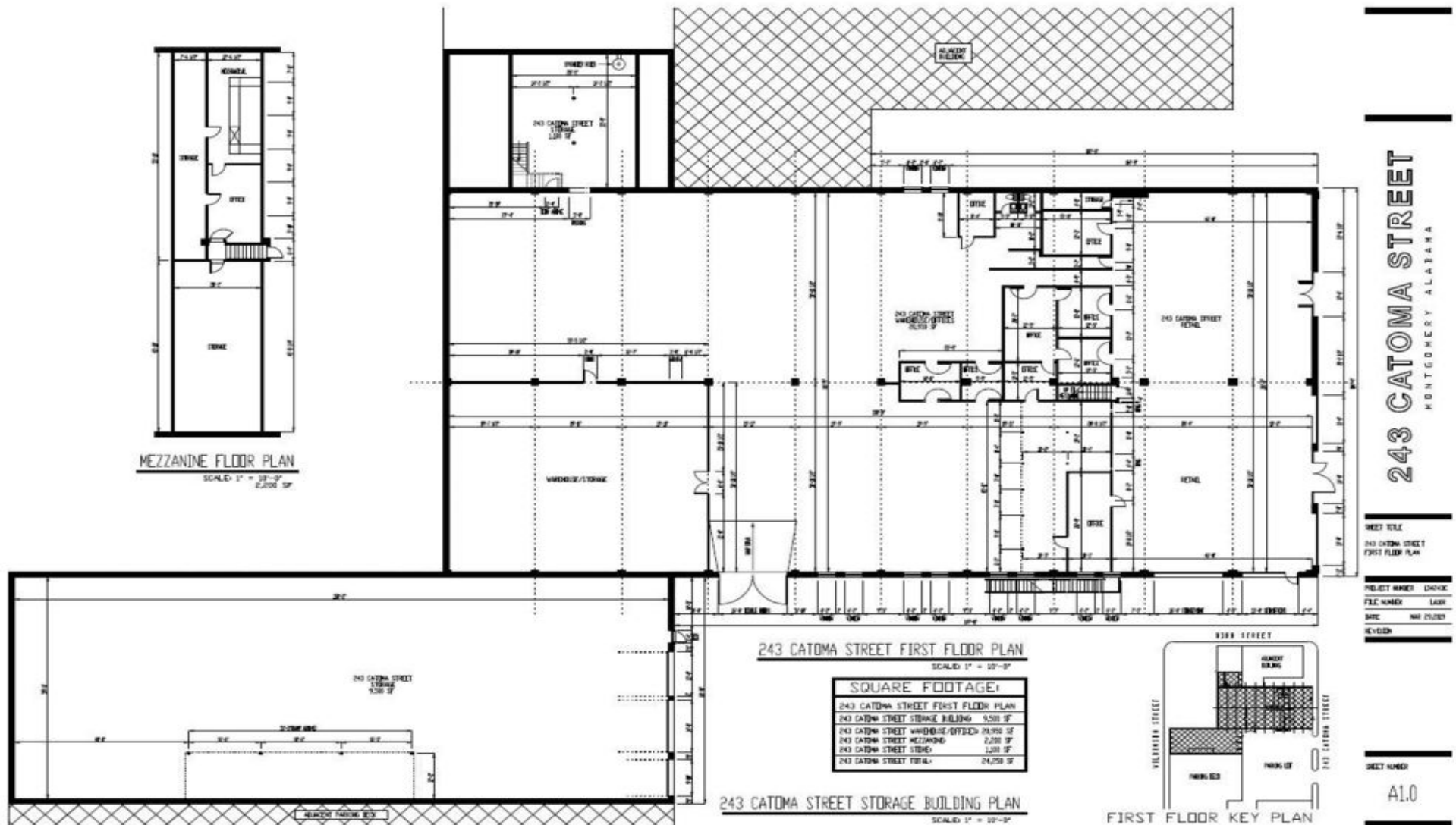
Floor Plan



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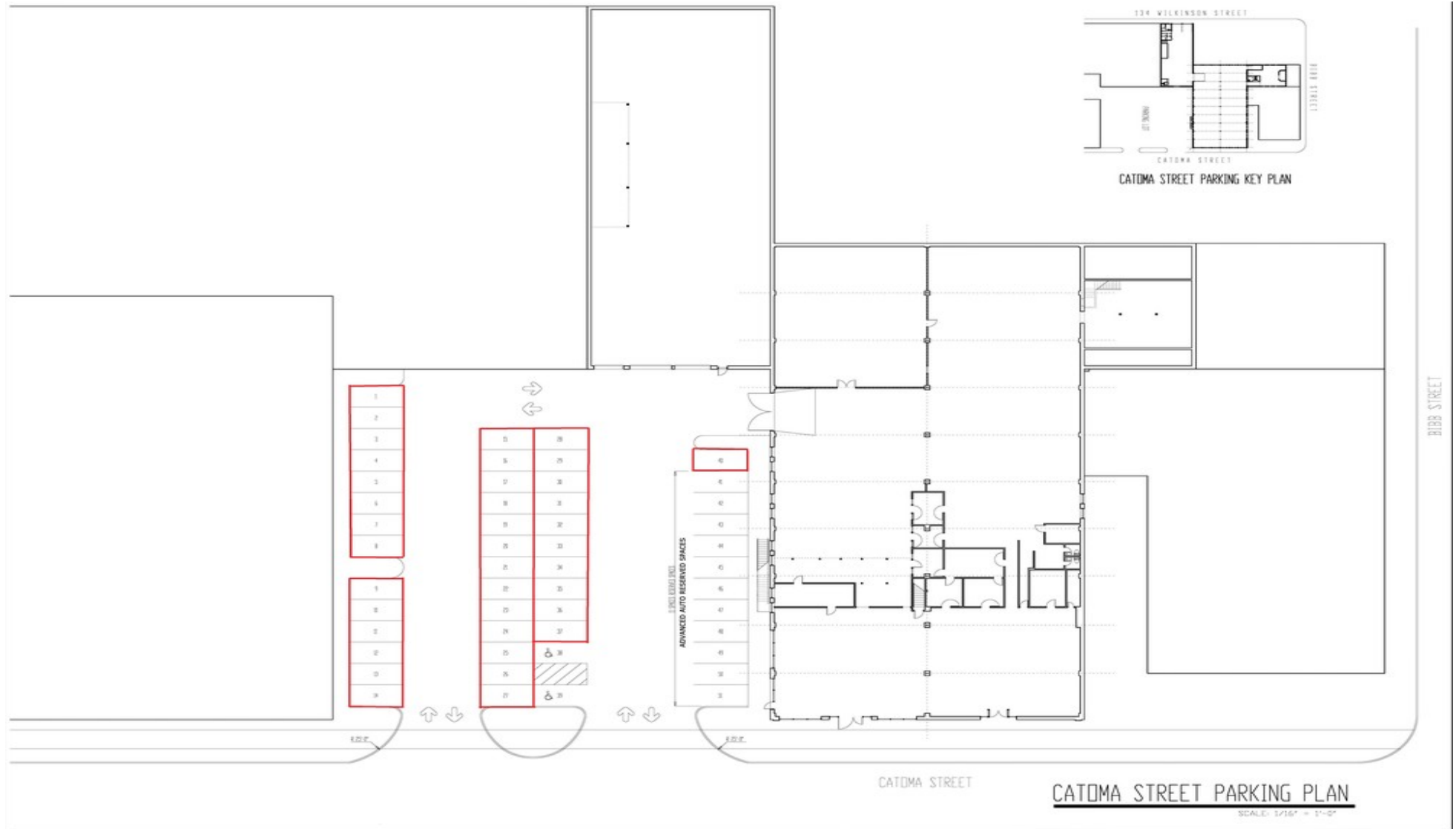
Floor Plan



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Catoma St Parking Plan



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Montgomery, AL

MONTGOMERY, AL OVERVIEW

The city of Montgomery is the capital of the state of Alabama and also the county seat of Montgomery County. Montgomery sits in the central part of the state, about 90 miles south of Birmingham and 170 miles northeast of Mobile. With a population of more than 200,000, Montgomery is the second largest city in the state. More than 373,000 people live in the metro area, which encompasses Autauga, Elmore, Lowndes and Montgomery Counties. Two highways, Interstate 65 and Interstate 85, intersect within Montgomery. Montgomery offers excellent transportation infrastructure and proximity to large, rapidly growing consumer and industrial markets. Approximately 1/3 of the U.S. population is within 600 miles of Montgomery.

Montgomery is a region of vast economic diversity, with state and regional governments, a major military installation, wholesale and retail trade, tourism and an industrial base providing a well-balanced economic environment. In 2004, the City landed a \$1.8 billion project when Hyundai Motors built its first assembly and manufacturing plant in the United States. It employs over 3,000 team members and shows the confidence Hyundai has in Montgomery.

Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has more than 17,000 military, civil service and contracted personnel, and a student population of more than 34,000 students a year. Maxwell is home to the prestigious Air University, the International Officers School and almost 30 professional schools. For more than 50 years the International Officers School has attracted military leadership from around the world.

Founded in 1989 by Bryan Stevenson, a widely acclaimed public interest lawyer and best selling author of Just Mercy, EJI is a private, 501(c)(3) nonprofit organization that provides legal representation to people who have been illegally convicted, unfairly sentenced, or abused in state jails and prisons. EJI provides research and recommendations to assist advocates and policy makers in the critically important work of criminal justice reform. We publish reports, discussion guides, and other educational materials, and our staff conduct educational tours and presentations for thousands of students, teachers, faith leaders, professional associations, community groups, and international visitors every year.

Located steps from downtown Montgomery, Alabama, and adjacent to the I-65 and I-85 corridors, Montgomery Whitewater is an outdoor destination unlike any other. The park boasts an Olympic-standard recirculating whitewater channel, utilizing the world's most advanced white water technology for paddle sports athletes and competitions.

TechMGM is a collaboration of local industry, educational and government entities working together to connect and leverage Montgomery's unique technology related assets. By maximizing the community's diverse technology talent pipeline and promoting the city as an emerging and innovative technology hub, this initiative is enhancing the workforce and growing the regional economy. If you're looking to open a small shop, develop a startup, expand an existing business, or find a great job, we have the resources you need!



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Retail Map





FINANCIAL ANALYSIS

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Financial Summary

INVESTMENT OVERVIEW

243 CATOMA

Price	\$2,750,000
Price per SF	\$40
CAP Rate	5.15%
Cash-on-Cash Return (yr 1)	5.15%
Total Return (yr 1)	\$141,592

OPERATING DATA

243 CATOMA

Gross Scheduled Income	\$178,600
Total Scheduled Income	\$178,600
Gross Income	\$178,600
Operating Expenses	\$37,008
Net Operating Income	\$141,592
Pre-Tax Cash Flow	\$141,592

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Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
-	Advanced Auto	20,000 SF	29.41%	\$5.40	\$108,000
-	WJ III	23,000 SF	33.82%	\$0.60	\$13,800
-	Capital City Comics	10,000 SF	14.71%	\$1.89	\$18,900
-	Giles_Enterprises	10,000 SF	14.71%	\$3.79	\$37,900
-	vacant	2,500 SF	3.68%	-	-
TOTALS		65,500 SF	96.33%	\$11.68	\$178,600



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Tenant Profile- Advance Auto Parts



ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do it yourself (DIY) customers. As of April 2022, Advance operated 4,687 stores and 311 Worldpac branches in the United States and Canada. The company also serves 1,318 independently owned Carquest-branded stores in the U.S., Mexico, The Bahamas, Turks and Caicos, and British Virgin Islands.

In April 1932, Arthur Taubman purchased the Advance Stores from Pep Boys, with two stores in Roanoke, Virginia, and one in Lynchburg, Virginia. Advance premiered on the Fortune 500 list of companies in 2003 at No. 466.

In January 2005, Advance was named the "Best Managed Company in America" in the retail sector by *Forbes* magazine. As of July 2018, the corporation was ranked at No. 1,412 on the *Forbes* "World's Biggest Public Companies" list. Advance ranked No. 326 on the 2019 Fortune 500 list.[]



TENANT OVERVIEW

Company:	Advanced Auto Parts
Founded:	April 29, 1982
Locations:	4,687 Locations in US and Canada
Total Revenue:	±10.11 Billion USD
Headquarters:	Raleigh, NC
Website:	https://shop.advanceautoparts.com

RENT SCHEDULE

ANNUAL RENT

\$108,000



DEMOGRAPHICS

SECTION 3

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Demographics

DEMOGRAPHIC SUMMARY

243 Catoma St, Montgomery, Alabama, 36104 3

Ring of 10 miles

KEY FACTS

225,636

Population



93,990

Households

37.0

Median Age

\$41,169

Median Disposable Income

EDUCATION

11%

No High School Diploma



29%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$50,549

Median Household Income



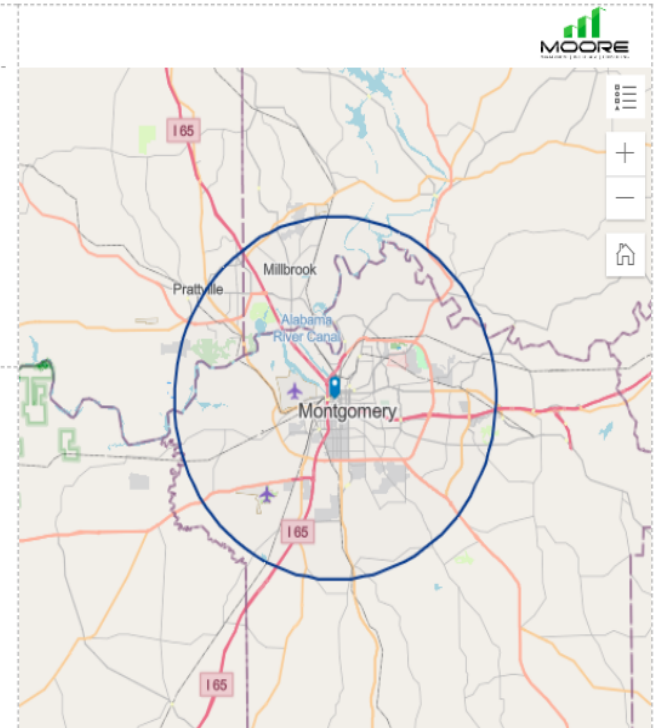
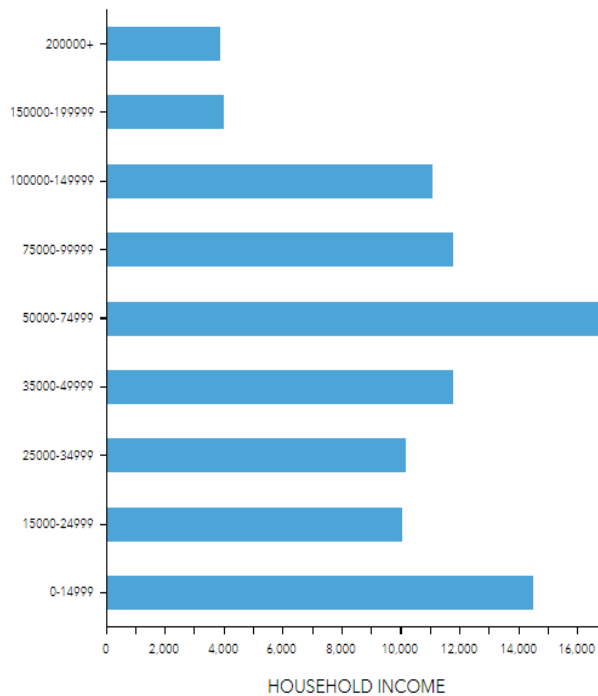
\$30,564

Per Capita Income



\$64,484

Median Net Worth



EMPLOYMENT



White Collar

63%



Blue Collar

24%



Services

17%

5.2%

Unemployment Rate



ADVISOR BIOS

SECTION 4

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GENE CODY, CCIM

President

gcody@mcrmpm.com

Direct: **334.386.2441** | Cell: **334.657.7257**

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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