

MULTI-TENANT OFFERING

GREYSTONE CENTRE

BIRMINGHAM, AL



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OFFERING SUMMARY



\$7,910,033

CAP RATE 7.5%



LOT SIZE
5.27 ACRES



COMBINED NOI
\$593,252



GROSS LEASABLE AREA
55,248 SF



VARYING LEASE
TERMS
REMAINING

5510 HWY 280 SOUTH, BIRMINGHAM, AL 35242

ESTIMATED INCOME/EXPENSES

INCOME

BASE RENT

EXPENSE REIMBURSEMENTS

ADMIN FEE

TOTAL INCOME

EXPENSES

COMMON

TAXES

INSURANCE

FIRE DUES

LIBRARY DUES

MANAGEMENT FEE (3%): included in CAM; paid by Tenants

TOTAL EXPENSES

NET OPERATING INCOME

**CLICK FOR OFFERING
MEMORANDUM**

INVESTMENT HIGHLIGHTS

Greystone Centre
5510 Hwy 280 South
Birmingham, AL 35242

- Diverse Tenant Mix
- Shorter Term Leases; Great Inflation Hedge
- "Value-Add" Upside
- Large 5+ Acre Site on Highway 280
- Located In front of Lee Branch Shopping Center (Publix, Dicks, Golf Galaxy, Hobby Lobby, AMC, etc.)
- Highway 280 Corridor Is A Growth Market
- Full Access To and From Highway 280
- Ample Parking Field
- Serving 66,586 population within 5 mile radius trade area
- Average 3-Mile Household Income Is \$127,616
- 52,475 Vehicles Per Day



MIDDLE-INCOME & GROWING
DEMOGRAPHIC BASE

\$127,616

average household
income

EXCELLENT LOCATION



52,475 +/- vehicles per day;
Full Access to HWY 280

REMAINING LEASE TERM

VARYING LEASE TERM

remaining on the
primary term

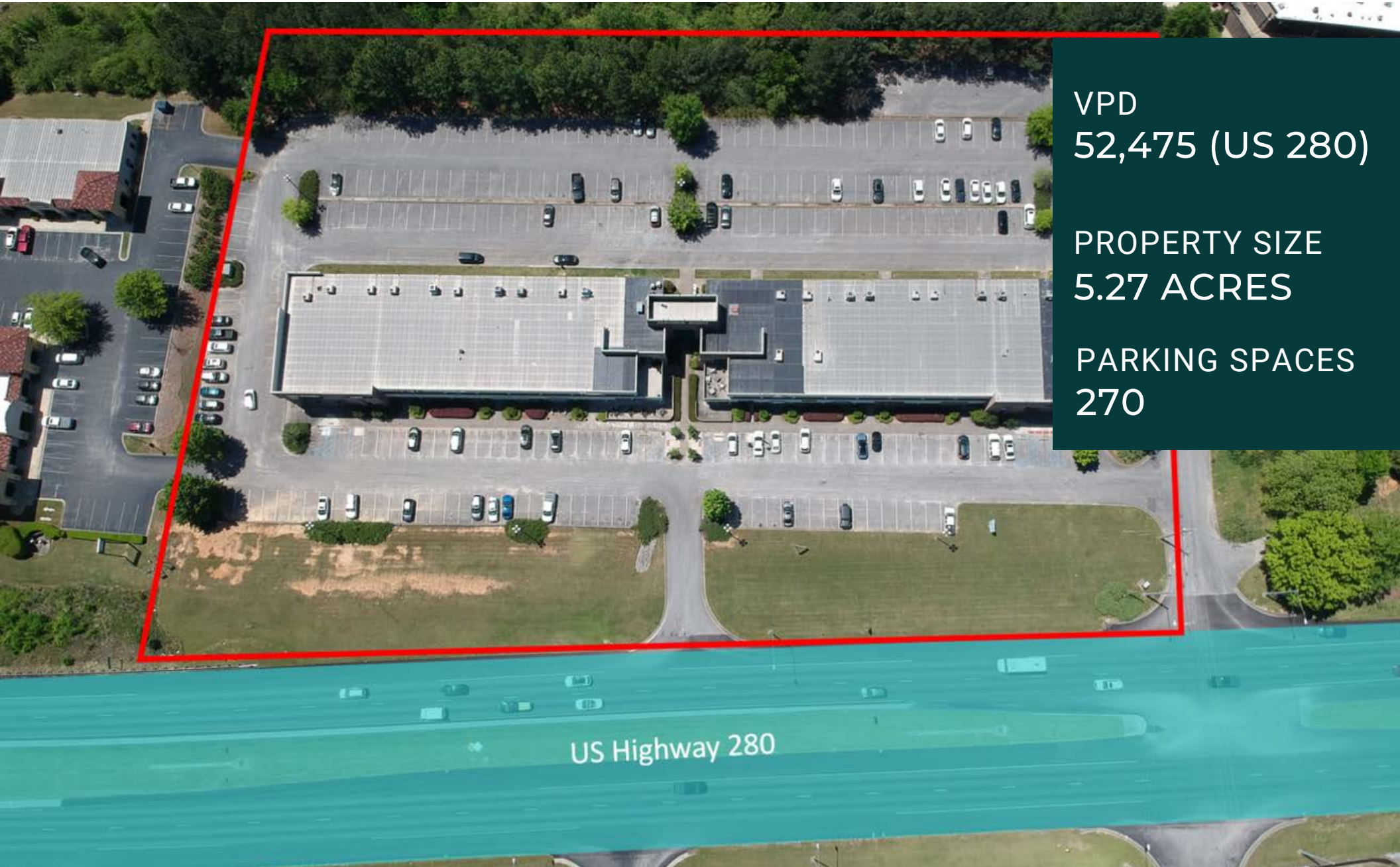
MARKET AERIAL



PROPERTY AERIAL (FACING NORTHEAST)



SITE PLAN



VPD
52,475 (US 280)

PROPERTY SIZE
5.27 ACRES

PARKING SPACES
270

US Highway 280

**CLICK FOR OFFERING
MEMORANDUM**

**Taylor Properties Centre LLC will Master Lease these referenced suites in red for 12 months after closing.*

GRANDVIEW MEDICAL CENTER



- 119 Hospitals
- 20 States
- Founded in 1985
- NYSE Listed Company since 2000
- 7000,000+ Annual Admissions
- 3.9+ Million Annual ED Visits
- 91,500 Employees
- 15,750 Physicians on Medical Staffs



Located 4.0 miles from the Subject Property, Grandview Medical Center is a new 372-bed tertiary care hospital providing comprehensive healthcare services. Conveniently located on Highway 280 just east of I-459 and The Summit, Grandview offers diverse specialties from heart care to labor and delivery to robotic assisted surgery. Specialty units include a Level III trauma center, sleep center, certified Chest Pain Center, recognized stroke center, cardiac cath lab and neonatal, surgical and medical intensive care.

The hospital is owned and operated by Community Health Systems, Inc. ("CHS"), one of the largest publicly traded hospital companies in the U.S. and a leading operator of general acute care hospitals and outpatient facilities in communities across the country. As of December 31, 2017, CHS owned or leased 119 hospitals included in continuing operations, with an aggregate of 20,850 licensed beds across 20 states. CHS generates revenues by providing a broad range of general and specialized hospital healthcare services and outpatient services to patients including general acute care, emergency room, general and specialty surgery, critical care, internal medicine, obstetrics, diagnostic, psychiatric and rehabilitation services. CHS also provides additional outpatient services at urgent care centers, occupational medicine clinics, imaging centers, cancer centers and ambulatory surgery centers. CHS has a network of affiliated physicians at hospitals and affiliated businesses, employing approximately 2,000 physicians and an additional 1,000 licensed healthcare practitioners as of year-end 2017. CHS did net operating revenues in excess of \$15 billion in 2017.

BIRMINGHAM, AL



BIRMINGHAM, ALABAMA: "THE MAGIC CITY"

The City of Birmingham, Alabama is a municipal corporation under the laws of the State of Alabama. Birmingham is the largest city in the state with a population currently estimated at 212,237, and a metro population of 1,136,650. Nestled at the foothills of the Appalachian Mountains at the cross-section of two major railroads, the city was once the primary industrial center of the southern United States. At the height of the nation's manufacturing age, the city grew so fast in population, it was called the "Magic City." Today, Birmingham has transformed itself into a medical research, banking and service-based economy, making it one of the nation's most livable cities with a vibrant downtown, a burgeoning loft community, a world-class culinary scene and more green space per capita than any other city in the nation.

BIRMINGHAM STATS

- Ranks 13th among the largest southeastern metropolitan areas
- Represents 22 percent of Alabama's total population
- Represents 31 percent of Alabama's total payroll dollars
- Ranks 48th in population among the nation's top 366 metropolitan areas
- Home to 40,680 Businesses
- Ranks 98th in population among the nation's 285 largest cities

TOP 10 BHM EMPLOYERS

1. University of Alabama at Birmingham
2. Regions Financial Corporation
3. Children's of Alabama
4. AT&T
5. Honda Manufacturing of Alabama
6. St. Vincent's Health System
7. Brookwood Health System
8. Mercedes-Benz U.S. International Inc.
9. Blue Cross and Blue Shield of Alabama
10. Alabama Power Co.

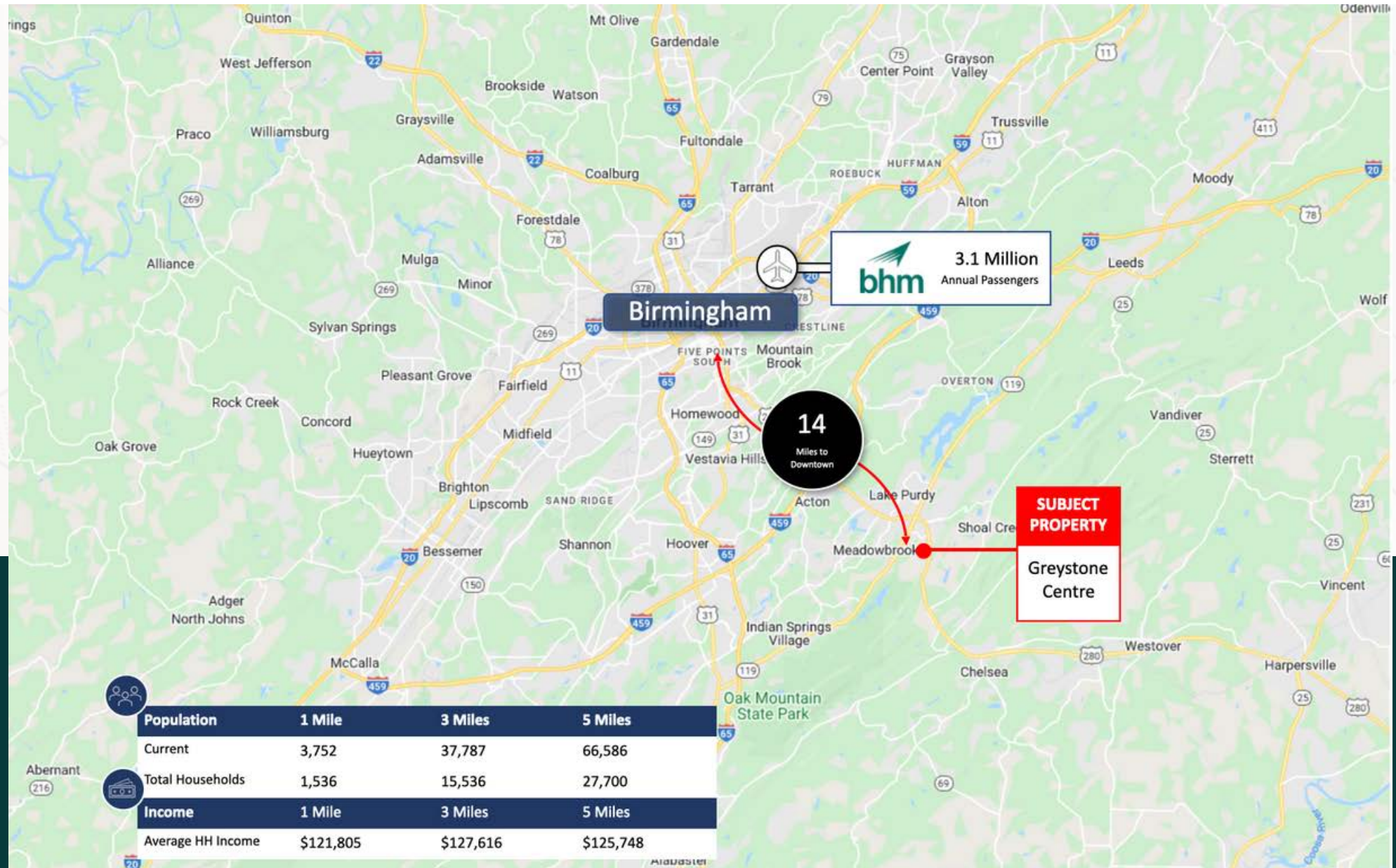


ABOUT: BIRMINGHAM, AL



BIRMINGHAM, ALABAMA: "THE MAGIC CITY" (BY THE STEWART PERRY COMPANY)
SEVEN MAGIC WORDS..."It's nice to have you in Birmingham."

REGIONAL MAP



DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population			
2000 Population	2,329	23,075	39,402
2010 Population	3,316	33,218	57,573
2021 Population	3,752	37,787	66,486
2026 Population	3,979	40,137	70,987
2000-2010 Annual Rate	3.60%	3.71%	3.87%
2010-2021 Annual Rate	1.10%	1.15%	1.29%
2021-2026 Annual Rate	1.18%	1.21%	1.32%
2021 Male Population	48.3%	48.9%	48.8%
2021 Female Population	51.7%	51.1%	51.2%
2021 Median Age	42.0	40.1	39.7

In the identified area, the current year population is 66,486. In 2010, the Census count in the area was 57,573. The rate of change since 2010 was 1.29% annually. The five-year projection for the population in the area is 70,987 representing a change of 1.32% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.1%	80.7%	82.1%
2021 Black Alone	11.1%	11.4%	10.2%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2021 Asian Alone	6.2%	4.5%	4.2%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	1.4%	1.6%
2021 Two or More Races	1.6%	1.7%	1.7%
2021 Hispanic Origin (Any Race)	3.3%	3.9%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	167	166	162
2000 Households	1,018	9,449	15,934
2010 Households	1,390	13,700	23,953
2021 Total Households	1,536	15,536	27,700
2026 Total Households	1,617	16,477	29,553
2000-2010 Annual Rate	3.16%	3.78%	4.16%
2010-2021 Annual Rate	0.89%	1.12%	1.30%
2021-2026 Annual Rate	1.03%	1.18%	1.30%
2021 Average Household Size	2.44	2.43	2.39

The household count in this area has changed from 23,953 in 2010 to 27,700 in the current year, a change of 1.30% annually. The five-year projection of households is 29,553, a change of 1.30% annually from the current year total. Average household size is currently 2.39, compared to 2.40 in the year 2010. The number of families in the current year is 17,734 in the specified area.

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