

SINGLE TENANT OFFERING

# PRINT PROMOTIONS GROUP [ENCOMPASS HEALTH]

BIRMINGHAM, AL (MSA)



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# OFFERING SUMMARY



**\$3,625,000**  
**CAP RATE 7.0%**



LOT SIZE  
**1.0 ACRE**



NOI  
**\$252,931**



GROSS LEASABLE AREA  
**36,133 SF**



YEAR BUILT  
**1984**

2100 Columbiana Road  
VESTAVIA HILLS, AL 35216

**CLICK FOR AERIAL TOUR**

# BIRMINGHAM, AL

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## THE 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.

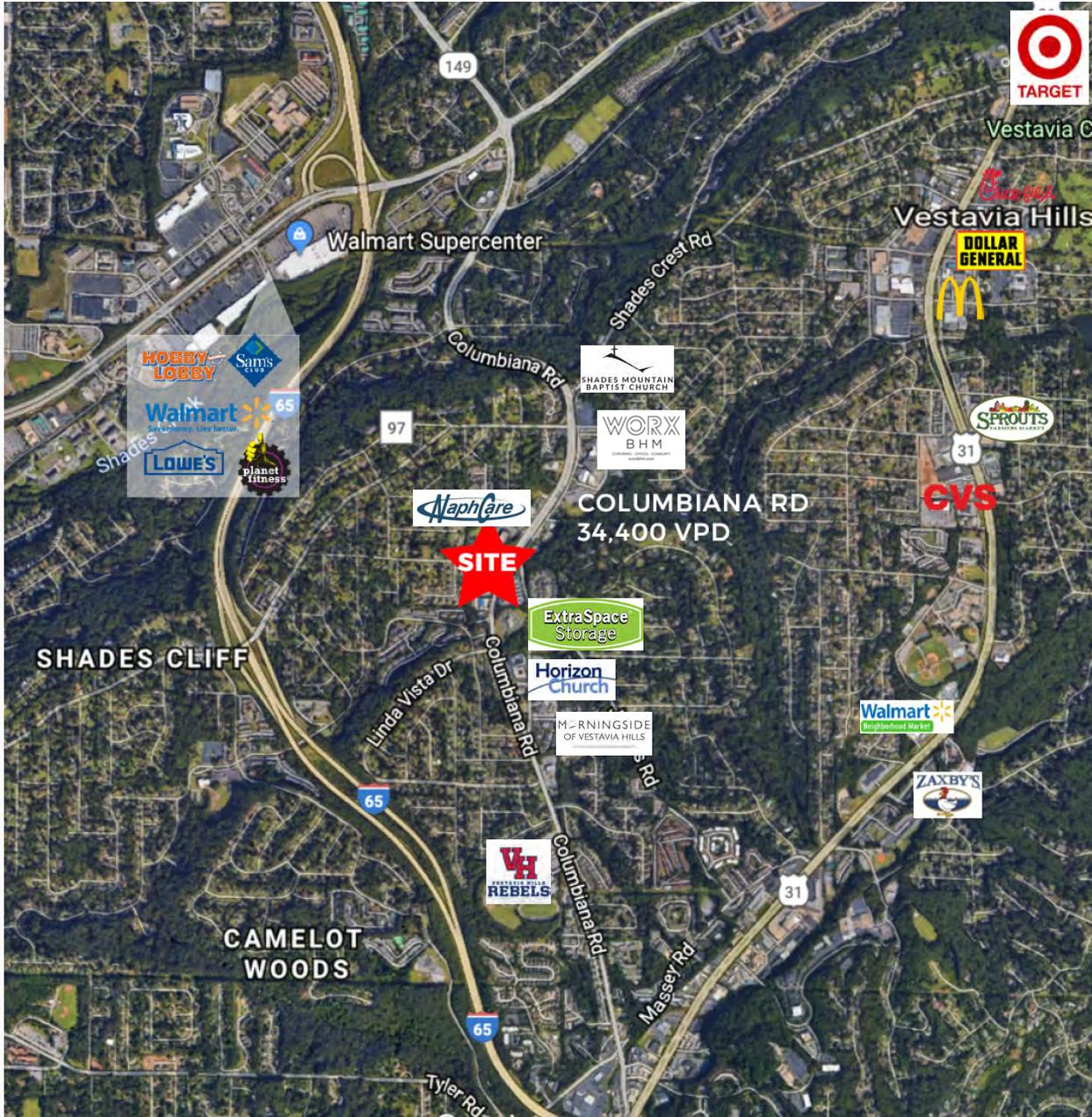
## BIRMINGHAM STATS

- 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 EMPLOYERS

- University of Alabama at Birmingham
- Regions Financial Corporation
- Children's of Alabama
- AT&T
- Honda Manufacturing of Alabama
- St. Vincent's Health System
- Brookwood Health System
- Mercedes-Benz U.S. International Inc.
- Blue Cross and Blue Shield of Alabama
- Alabama Power Co.

# AMENITIES AERIAL



# PROPERTY AERIAL (FACING NORTH)



# PROPERTY AERIAL (FACING SOUTH)



# PROPERTY AERIAL



[CLICK FOR AERIAL TOUR](#)

# SITE PLAN

VPD

43,400

PROPERTY SIZE

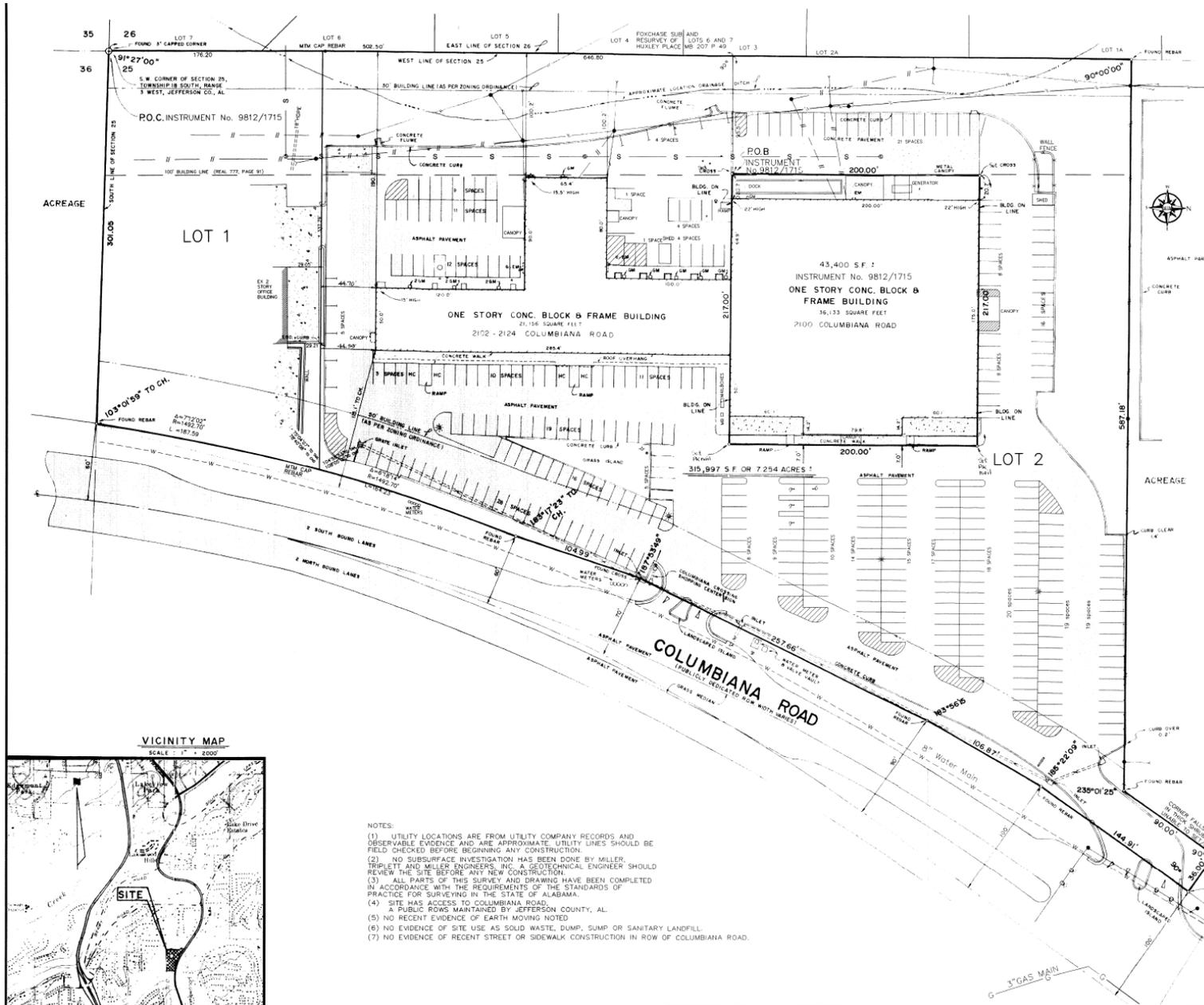
1.0 ACRE

PARKING SPOTS

202



# SURVEY



VPD  
**43,400**  
 PROPERTY SIZE  
**1.0 ACRE**  
 PARKING SPOTS  
**202**

# FINANCIAL OVERVIEW



## LEASE SUMMARY

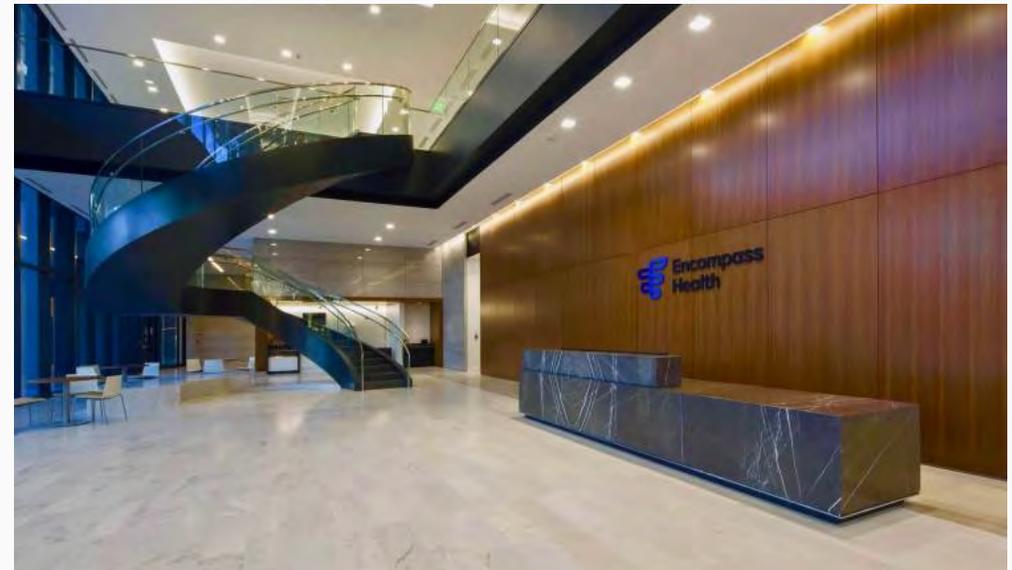
<b>LEASE TYPE</b>	NNN
<b>ROOF &amp; STRUCTURE</b>	Landlord
<b>LEASE TERM</b>	8 Years, 7 Months
<b>RENT COMMENCEMENT</b>	8/01/2019
<b>RENT EXPIRATION</b>	2/28/2028
<b>INCREASES</b>	2% Annually
<b>OPTIONS</b>	Two, 5-Year

## RENT SCHEDULE

<b>TERM</b>	<b>ANNUAL RENT</b>	<b>MONTHLY RENT</b>
<b>YEAR 1</b>	\$252,931.00	\$21,077.58
<b>YEAR 2</b>	\$257,989.62	\$21,499.14
<b>YEAR 3</b>	\$263,149.41	\$21,929.12
<b>YEAR 4</b>	\$268,412.40	\$22,367.70
<b>YEAR 5</b>	\$273,780.65	\$22,815.05
<b>YEAR 6</b>	\$279,256.26	\$23,271.36
<b>YEAR 7</b>	\$284,841.39	\$23,736.78
<b>YEAR 8</b>	\$290,538.21	\$24,211.52
<b>OPTION 1 &amp; 2</b>	2% Annually	

\*NNN - Fully Reimbursed \$44,705/yr (\$1.24/sf)

# CORPORATE GUARANTY



Print Promotions Group LLC is a wholly owned subsidiary of Encompass Health Corporation (NYSE: EHC), the \$7.5 Billion NYSE-listed corporation until recently known as HealthSouth.

**Encompass Health Corporation guarantees this lease.**

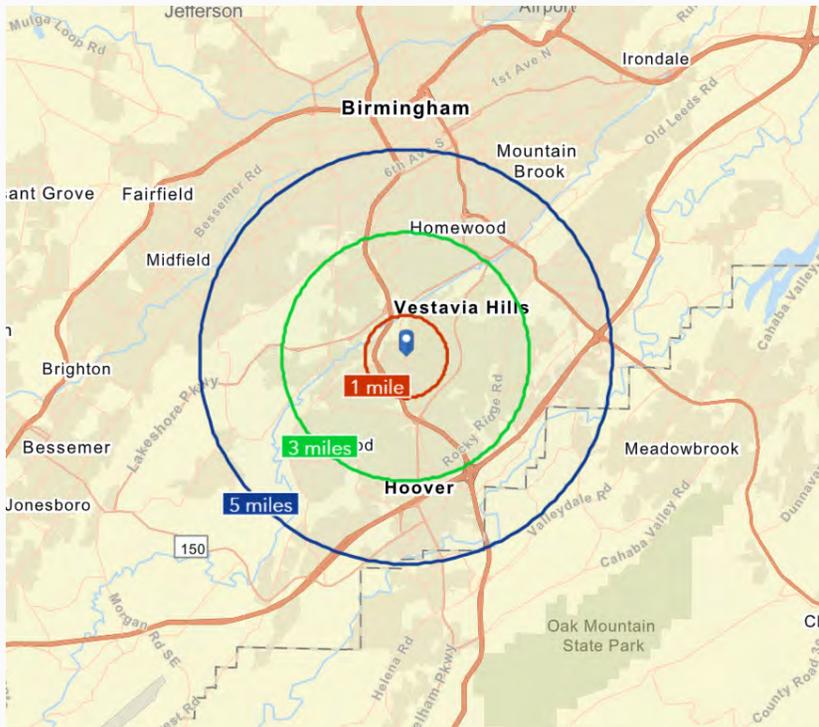
Print Promotions Group opened its doors to service Encompass Health in September of 1996. Their mission is to be the print and promotional provider of choice for all Encompass Health divisions, departments and hospitals by delivering the highest quality products and services. Providing solutions for their customers is PPG's top priority. Located in a 36,133 square foot facility in Vestavia, PPG has print capabilities of a full digital line of print capabilities. HP Indigo, Xerox, and Fuji all enable PPG to provide high quality products to their customers.

# TENANT OVERVIEW

- Print Promotions Group, LLC [Corporately Guaranteed by Encompass Health]
- +/- 1 Acre with cross access easements on remainder of shopping center property
- 1984 (renovated multiple times over past years) PPG invested over \$1M in '19
- City of Vestavia/Jefferson County
- Tax Parcel ID: 29 00 25 3 001 015.002
- Zoning: B-2
- Monument Signage & Façade Signage
- The facility is separately owned with an easement that controls 202 parking spaces.



# DEMOGRAPHICS



## POPULATION

	0-1 MILE	1-3 MILE	3-5 MILE
2000 POP	7,911	60,562	160,298
2010 POP	8,548	64,720	164,577
2019 POP	8,851	66,389	173,762
2024 POP	9,012	67,466	178,790
2000-2010 ANN. RATE	0.78%	0.67%	0.26%
2010-2019 ANN. RATE	0.42%	0.31%	0.66%
2019-2024 ANN. RATE	0.36%	0.32%	0.57%
2019 MALE POP	47.9%	47.7%	47.7%
2019 FEMALE POP	52.1%	52.3%	52.3%
2019 MEDIAN AGE	37.7	36.1	35.7

## MEDIAN HH INCOME

	0-1 MILE	1-3 MILE	3-5 MILE
2019 MEDIAN HH INCOME	\$73,739	\$68,229	\$56,777
2024 MEDIAN HH INCOME	\$81,321	\$76,056	\$63,881
2019-2024 ANN. RATE	1.98%	2.20%	2.39%

## AVERAGE HH INCOME

	0-1 MILE	1-3 MILE	3-5 MILE
2019 AVERAGE HH INCOME	\$97,767	\$99,349	\$88,794
2024 AVERAGE HH INCOME	\$107,950	\$107,950	\$97,565
2019-2024 ANN. RATE	2.00%	1.67%	1.90%

## PER CAPITA INCOME

	0-1 MILE	1-3 MILE	3-5 MILE
2019 PER CAPITA INCOME	\$43,326	\$41,814	\$38,279
2024 PER CAPITA INCOME	\$47,806	\$45,332	\$42,047
2019-2024 ANN. RATE	1.99%	1.63%	1.90%





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