



OFFERING MEMORANDUM
SUMITON COMMONS

2244 HIGHWAY 78 | SUMITON, AL 35148



Exclusively Marketed By: **Ben Hamd**
202.525.8991
ben@brookwoodcapitaladv.com
Broker License # 0226027558

Paul Z. Matysek, CCIM
310.405.0902
paul@matysekinvestment.com
Broker License # 01757671

Listed in conjunction with AL Broker of Record Beau Box Commercial Real Estate



MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY



INVESTMENT SUMMARY

Property Name	Sumiton Commons
Property Address	2244 HIGHWAY 78 SUMITON, AL 35148
Property Type	Shopping Center
Net Operating Income	\$113,340
Occupancy	100%
Building Size	56,800 SF
Land Size	6.10 Acres
Year Built / Renovated	1974
APN	64-24-02-09-1-102-002
Zoning	Commercial

INVESTMENT HIGHLIGHTS

- Property is 100% leased to and occupied by major retail Tenant's like Dollar General, H&R Block and CC's Discounts
- Ample parking area with 200+ spaces for shopping center
- Property is located immediately adjacent to Hwy 78 - Over 16,000 VPD
- Dense demographics in the trade area - Over 12,000 residents within a 5-mile radius.





CAPITAL IMPROVEMENTS

- Fully Resurfaced roof in 40,000 SF
- New concrete floors
- Solar Power
- New 5 ton HVAC system in Grandma's thrift
- New 5 ton HVAC system in H&R Block

RENT ROLL



Unit	Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
				Monthly	PSF	Annual	PSF	Start	End			
1	H&R Block	1,800	3.2%	\$1,284	\$0.71	\$15,407	\$8.56	5/1/1999	4/30/2021	None	Gross	
2	Grandma's Thrift	1,800	3.2%	\$500	\$0.28	\$6,000	\$3.33	5/1/2018	MTM	None	Gross	
3	Look Boutique	1,800	3.2%	\$575	\$0.32	\$6,900	\$3.83	9/26/1994	7/31/2023	None	Gross	
4	Yi Cuisine	2,600	4.6%	\$1,470	\$0.57	\$17,642	\$6.79	5/1/1999	06/31/2020	None	Gross	
5	Dollar General	9,700	17.1%	\$2,765	\$0.29	\$33,180	\$3.42	10/1/2005	6/1/2020	None	NN	One (1) 5 year option at \$3000
6	CC's Discounts	38,900	68.5%	\$3,600	\$0.09	\$43,200	\$1.11	5/1/2018	7/31/2023	None	NN	Two (2) 5 years options
Note: Tenant is allocated six months of free rent commencing November 1st 2018. Tenant is responsible for landscape & parking lot												
7	Flower Shop (Ground Lease)	200	0.4%	\$125	\$0.63	\$1,500	\$7.50	5/1/1991	5/1/2019	None	Gross	Additional 1 year term
Note: Ground lease, Tenant is responsible for their store.												
TOTAL		56,800	100%	\$10,319		\$123,829						

INCOME & EXPENSES

OPERATING EXPENSES	CURRENT	PSF
Property Taxes	\$3,150	\$0.06
Property Insurance	\$4,247	\$0.07
Common Area Maintenance	CC's discount is responsible for the landscaping and parking lot maintenance	
Utilities	\$4,357	\$0.08
Total Operating Expenses	\$11,754	\$0.21

INCOME	CURRENT	PSF
Effective Rental Income	\$123,829	\$2.18
Plus: Expense Recapture**	\$1,265	\$0.02
Gross Operating Income	\$125,094	\$2.20
Less: Operating Expenses	\$11,754	\$0.21
Net Operating Income	\$113,340	\$2.00

**Dollar General reimburses taxes and insurance



TENANT INFO



MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in 45 of the 48 contiguous United States. Dollar General offers both name brand and generic merchandise. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

For more information, please visit www.dollargeneral.com



H&R Block, Inc., through its subsidiaries, provides assisted income tax return preparation, digital do-it-yourself (DIY) tax solutions, and other services and products related to income tax return preparation to the general public primarily in the United States, Canada, and Australia. The company offers assisted income tax return preparation and related services through a system of retail offices operated directly by the company or by franchisees. H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide.

For more information, please visit www.hrblock.com



CC's is a 40,000 SF deep discount overstock and thrift retailer. CC's purchases liquidations, overstock, and out of season items from large retailers and manufacturers and sells them at discounted prices of up to 90% off retail. 20,000 SF of their store is solely dedicated to overstock merchandise with primary focuses of tools, home goods, & furniture. The other 20,000 SF is a thrift store with new and used clothing, toys, and other thrifty treasures.

CC's has invested heavily into the build out of their location with a re-surfaced roof, new solar powered lighting, and a concrete floor to handle the volume of merchandise and customers typical of such a discount store. They have executed a five year lease with several options for renewal.

YI CUISINE

Yi Cuisine is a private Chinese restaurant and buffet which has successfully operated at this location since 1999. The company just executed a two year renewal.

THE LOOK BOUTIQUE

The Look Boutique is Sumiton's premier women's hair salon, spa, and retailer. In 2015 the company invested over \$25,000 into a full remodel of the suite which included updated lighting, flooring, and build out. Look Boutique has been a tenant since 1994 and they recently executed a 5 year renewal.

Grandma's Thrift Store

Grandma's Thrift store is an antique and bargain thrift store with a variety of merchandise.

Sumiton, AL

Sumiton is a city in Jefferson and Walker counties in the State of Alabama

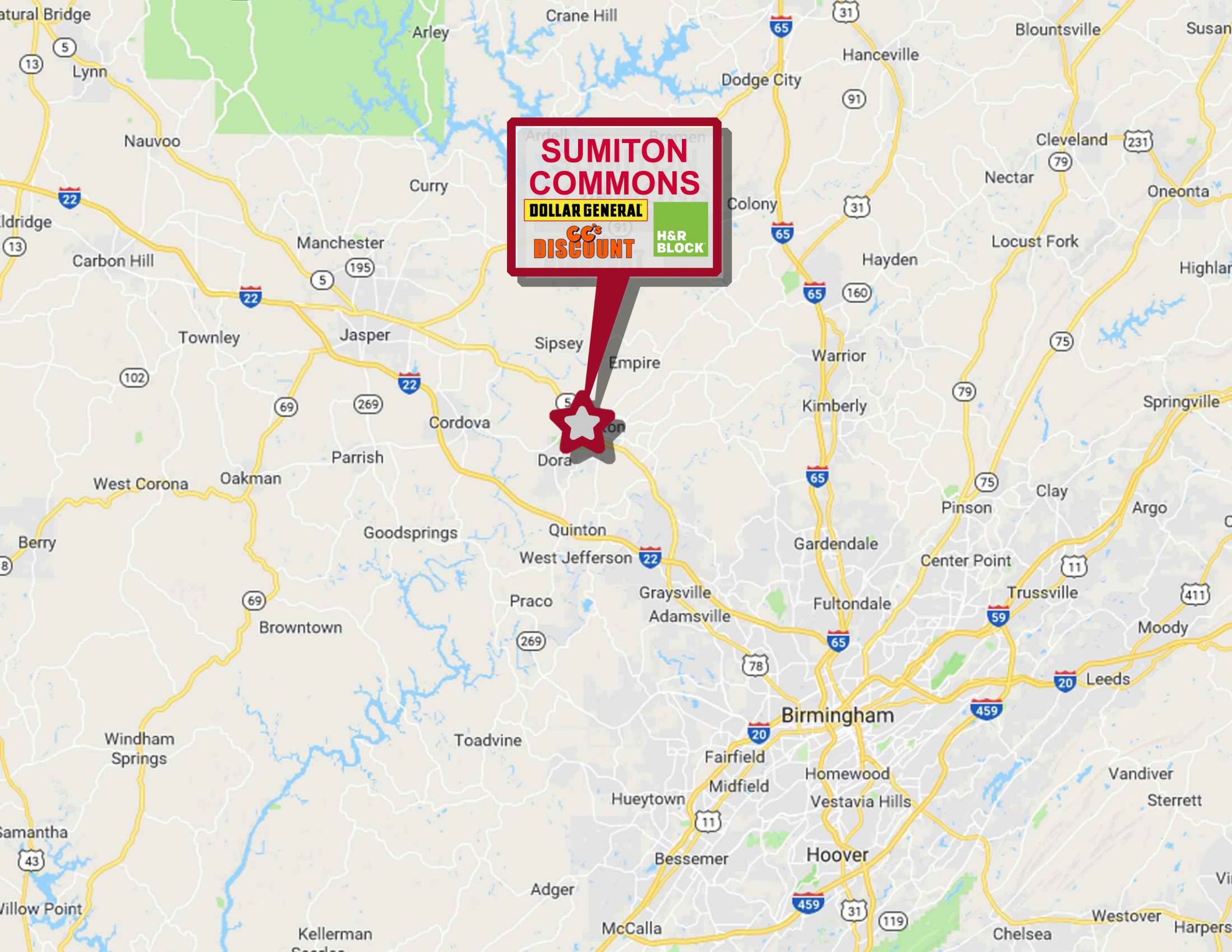
Sumiton AL is a suburban city of the Birmingham metropolitan area. The community benefits greatly from it's prime position along Highway 78 which is the main byway to Birmingham and the surrounding communities. The city and county benefit from a strong employment base with unemployment rates at 3.8%

This highway is the main road to Birmingham-Sumiton is a bedroom community and can be considered a suburb of Birmingham, hence the high VPD.

Jasper-Sumiton's sister city is home to Walker Baptist Medical Center which is the largest employer in the county, so you have a high concentration of medical professionals passing by and living in Sumiton







SUMITON COMMONS

DOLLAR GENERAL

66's DISCOUNT

H&R BLOCK



Highway 78 (16,342 CPD)

Hull Road

**SUMITON
COMMONS**

DOLLAR GENERAL	H&R BLOCK
55% DISCOUNT	

BBVA Compass





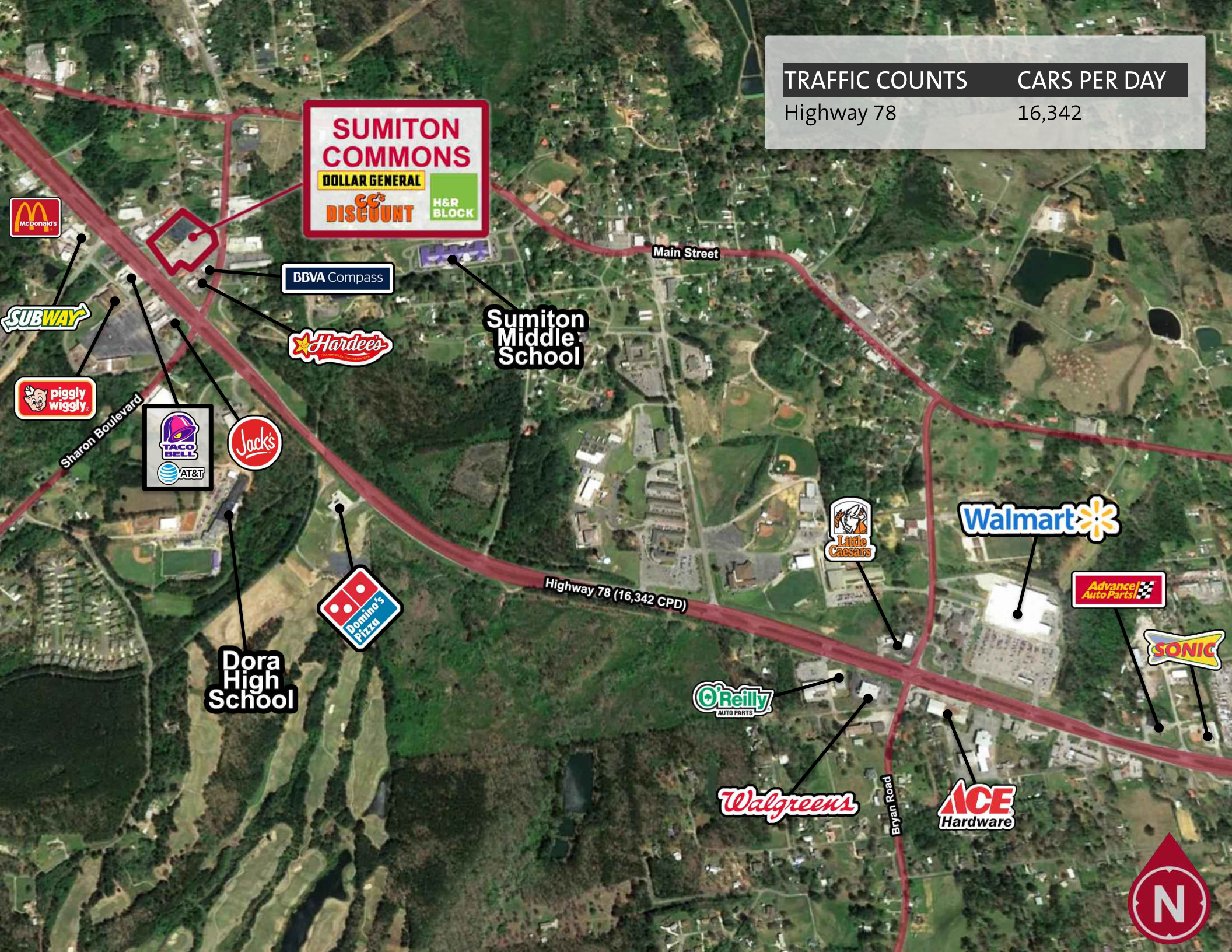
Highway 78 (16,342 CPD)

**SUMITON
COMMONS**

DOLLAR GENERAL	H&R BLOCK
DISCOUNT	



TRAFFIC COUNTS	CARS PER DAY
Highway 78	16,342



SUMITON COMMONS
DOLLAR GENERAL
DISCOUNT
H&R BLOCK

BBVA Compass

Sumiton Middle School

Main Street

Highway 78 (16,342 CPD)

Dora High School

Walmart

Advance Auto Parts

SONIC

ACE Hardware

Walgreens

O'Reilly AUTO PARTS

Little Caesars

Domino's Pizza

Jack's

TACO BELL
AT&T

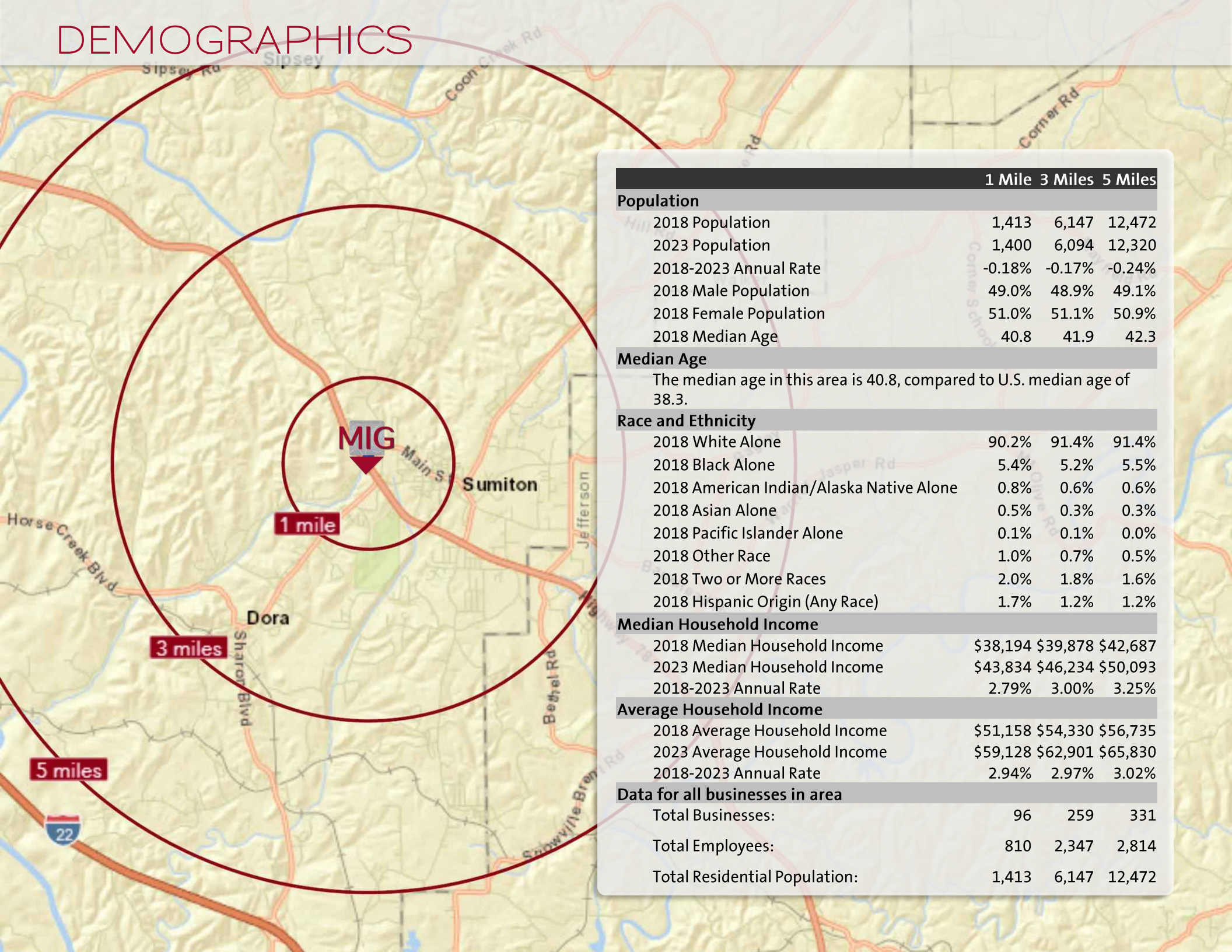
piggly wiggly

SUBWAY

McDonald's



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	1,413	6,147	12,472
2023 Population	1,400	6,094	12,320
2018-2023 Annual Rate	-0.18%	-0.17%	-0.24%
2018 Male Population	49.0%	48.9%	49.1%
2018 Female Population	51.0%	51.1%	50.9%
2018 Median Age	40.8	41.9	42.3
Median Age			
The median age in this area is 40.8, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	90.2%	91.4%	91.4%
2018 Black Alone	5.4%	5.2%	5.5%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2018 Asian Alone	0.5%	0.3%	0.3%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	1.0%	0.7%	0.5%
2018 Two or More Races	2.0%	1.8%	1.6%
2018 Hispanic Origin (Any Race)	1.7%	1.2%	1.2%
Median Household Income			
2018 Median Household Income	\$38,194	\$39,878	\$42,687
2023 Median Household Income	\$43,834	\$46,234	\$50,093
2018-2023 Annual Rate	2.79%	3.00%	3.25%
Average Household Income			
2018 Average Household Income	\$51,158	\$54,330	\$56,735
2023 Average Household Income	\$59,128	\$62,901	\$65,830
2018-2023 Annual Rate	2.94%	2.97%	3.02%
Data for all businesses in area			
Total Businesses:	96	259	331
Total Employees:	810	2,347	2,814
Total Residential Population:	1,413	6,147	12,472

CONFIDENTIALITY AGREEMENT & DISCLOSURE



MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

MATYSEK INVESTMENT GROUP | 1611 S Pacific Coast Hwy, Suite 304 | Redondo Beach, CA 90277 | T 310.405.0902 | F 310.405.0876 | www.matysekinvestment.com

Exclusively Marketed By:

Ben Hamd
202.525.8991
ben@brookwoodcapitaladv.com
License # 0226027558

Paul Z. Matysek, CCIM
310.405.0902
paul@matysekinvestment.com
License # 01757671

Listed in conjunction with AL Broker of Record Beau Box Commercial Real Estate



MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

