

**MARCH
22ND - 24TH**

**AUCTION
DATES**



PINNACLE

AT TUTWILER
FARM

TRUSSVILLE, AL
BIRMINGHAM MSA

at home



Offering Summary

PINNACLE AT TUTWILER FARM

PROPERTY OVERVIEW



PROPERTY ADDRESS

5006 Pinnacle Sq.,
Trussville, AL 35235
BIRMINGHAM MSA



SQUARE FEET

248,988



OCCUPANCY

75%



AS IS NOI

\$1,663,000



NATIONAL & REGIONAL TENANCY

91%



YEAR BUILT

2006



SOLD FREE & CLEAR OF EXISTING DEBT



ANCHORS

at home
The Home Décor Superstore



JCPenney
(Shadow)



INVESTMENT HIGHLIGHTS



BIRMINGHAM MSA



**MULTI-ANCHOR
DRAWING POWER**



**IMMEDIATE VALUE-ADD
OPPORTUNITY**



**ESTABLISHED RETAIL
CORRIDOR**



**STRONG PROPERTY
FUNDAMENTALS**



**SIGNIFICANT DISCOUNT
TO REPLACEMENT COST**

DEMOGRAPHICS

3 MILE 5 MILE 10 MILE

POPULATION

	3 MILE	5 MILE	10 MILE
2020 Estimate	29,221	78,250	222,869
2025 Estimate	29,360	78,648	225,982

AVERAGE HOUSEHOLD INCOME

	3 MILE	5 MILE	10 MILE
2020 Estimate	\$87,168	\$78,343	\$83,053

DOMINANT RETAIL CORRIDOR

Pinnacle at Tutwiler Farm is located in a dominant retail corridor drawing consumers from an extended trade area exceeding 15 miles. Pinnacle at Tutwiler Farm's immediate trade area is home to best-in-class retailers, and benefits from immediate proximity to I-59 and I-459, two of the region's major travel corridors.



PINNACLE AT TUTWILER FARM

EXECUTIVE SUMMARY

STRONG PROPERTY FUNDAMENTALS

MULTI-ANCHOR DRAWING POWER

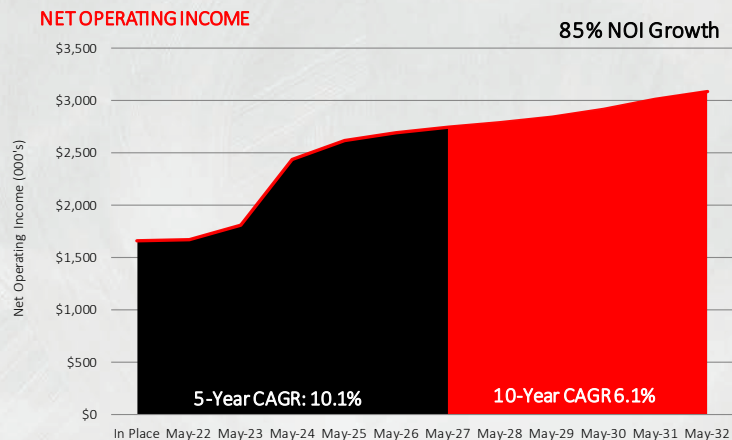


NATIONAL / REGIONAL TENANT MIX

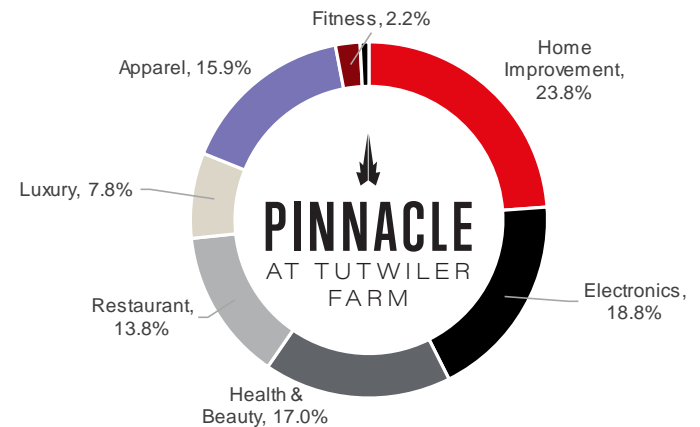


VALUE CREATION OPPORTUNITY

Pinnacle at Tutwiler Farm is currently 75% occupied, creating an immediate value-creation opportunity for the next Owner via the lease up of over 61,000 SF.



DIVERSIFIED, SYNERGISTIC TENANT MIX



DISCOUNT TO REPLACEMENT COST

Pinnacle at Tutwiler Farm offers the next Owner the opportunity to acquire the Property at a significant discount to replacement cost, providing a very attractive basis.



BIRMINGHAM MSA THE "MAGIC CITY"

MAJOR EMPLOYMENT HUB

1 MILLION+ RESIDENTS

#1

LARGEST CITY IN ALABAMA

#1

MOST AFFORDABLE CITY
(FORBES)

TOP 10

MID-SIZED AMERICAN CITIES OF THE FUTURE
(fDi MAGAZINE)

TOP 10

HOUSING MARKET FOR HOMEBUYERS
(OWNERS.COM)

UNIVERSITY OF ALABAMA-BIRMINGHAM
23,000+ Employees

REGIONS FINANCIAL
9,000+ Employees

AT&T
4,500+ Employees

HONDA MANUFACTURING
4,500+ Employees

MERCEDES-BENZ USA
3,600+ Employees

BLUE CROSS - BLUE SHIELD
3,100+ Employees

ALABAMA POWER
3,000+ Employees

BBVA COMPASS
2,285+ Employees

U.S. POSTAL SERVICE
2,000+ Employees

BIRMINGHAM

PINNACLE AT TUTWILER FARM

EXECUTIVE SUMMARY

SITE PLAN & TENANT ROSTER

SIGNIFICANT REPOSITIONING OPPORTUNITY

Pinnacle at Tutwiler Farm offers over **61,000 SF OF IMMEDIATELY AVAILABLE SPACE TO LEASE UP**. Additionally, there are multiple vacant suites that are contiguous, providing **OPTIONALITY AND FLEXIBILITY FOR VARIOUS CONFIGURATIONS** when considering potential tenant prospects

PROPERTY GLA

248,988 SF

NATIONAL / REGIONAL TENANCY

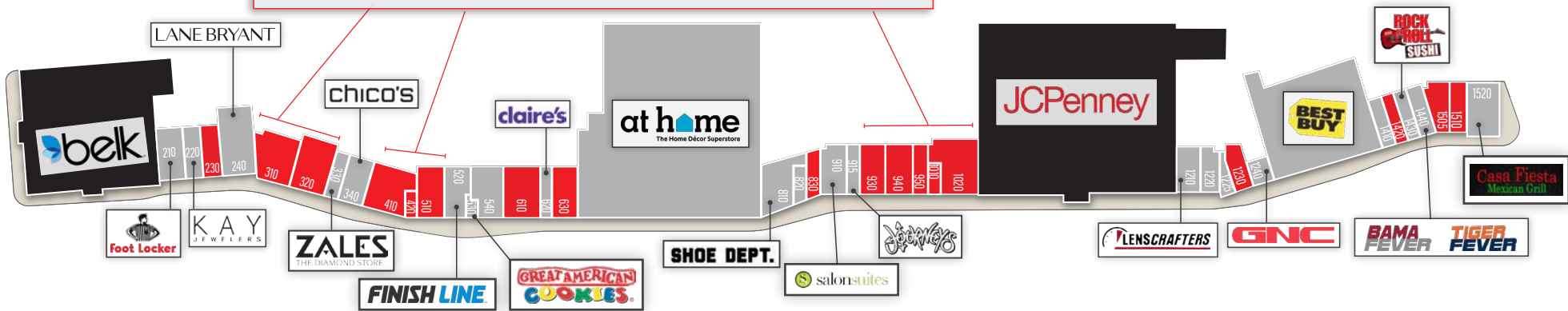
91% OF GLA

OCCUPANCY

75%

WTD. AVG. TENURE

13.7 YEARS



SUITE	TENANT	SF
210	Foot Locker	4,050
220	Kay Jewelers	2,700
230	To Be Leased	2,810
240	Lane Bryant	7,007
310	To Be Leased	5,500
320	To Be Leased	5,500
330	Zales Jewelers	1,858
340	Chico's	3,600
410	To Be Leased	5,800
420	To Be Leased	890
510	To Be Leased	4,050

520	Finish Line	3,800
530	Great American Cookie Co.	680
540	DDS Dentures & Implants	4,700
610	To Be Leased	5,500
620	Claire's	1,750
630	To Be Leased	4,000
810	Shoe Department	5,200
820	Sugarplum Kids	1,256
830	To Be Leased	1,799
910	Salon Suites	3,400
915	Journey's	1,820

930	To Be Leased	3,480
940	To Be Leased	3,800
950	To Be Leased	2,000
1010	To Be Leased	1,000
1020	To Be Leased	6,500
1210	Lenscrafters	3,200
1220	Results Physiotherapy	2,734
1225	Moon's Day Spa	1,117
1230	To Be Leased	2,390
1240	GNC	1,600
1410	Gadsden Nails	2,041

1420	To Be Leased	1,600
1430	Rock & Roll Sushi	1,799
1440	Bama Fever / Tiger Pride	2,560
1505	To Be Leased	2,546
1510	To Be Leased	2,254
1520	Casa Fiesta Grill & Cantina	4,241
MAJ1	At Home	96,456
MAJ2	Best Buy	30,000
TOTAL		248,988

Current Tenant
 Not Owned
 Available

INVESTMENT SALES ADVISORS

BRAD BUCHANAN

Sr. Director
404.942.3192
brad.buchanan@am.jll.com
AL RE License: 129056

JIM HAMILTON

Sr. Managing Director
404.942.2212
jim.hamilton@am.jll.com
AL RE License: 97341

TAYLOR CALLAWAY

Associate
404.942.3193
taylor.callaway@am.jll.com
AL RE License: 129800

WILL SLEDGE

Sr. Managing Director
917.450.5057
will.sledge@am.jll.com

TOM HALL

Managing Director
212.209.4501
tom.hall@am.jll.com

