
HOMESTEAD VILLAGE

Trussville (Birmingham), AL



Offering Summary

Homestead Village

EXECUTIVE SUMMARY

PROPERTY OVERVIEW



PROPERTY ADDRESS

2000 Gadsden Hwy
Trussville, AL 35173



SQUARE FEET

106,606



OCCUPANCY

99%



AS-IS NOI

~\$1.8 M



NATIONAL & REGIONAL TENANCY

94%



YEAR BUILT

2017



ANCHORS



INVESTMENT HIGHLIGHTS



GROCERY ANCHORED



HIGHLY SOUGHT AFTER
TENANT LINE UP



MULTI-ANCHOR
DRAWING POWER



SUPER REGIONAL
RETAIL DESTINATION



100% RENT COLLECTIONS



LIMITED DEFERRED
MAINTENANCE

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

	1 MILE	3 MILE	5 MILE
2020 Estimate	5,075	29,852	75,585
2025 Estimate	5,167	29,851	75,167

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
2020 Estimate	\$91,976	\$88,490	\$73,830

BACHELOR'S DEGREE OR HIGHER

	1 MILE	3 MILE	5 MILE
2020 Estimate	33%	28%	24%

Homestead Village

EXECUTIVE SUMMARY

HIGHLY SOUGHT AFTER TENANT LINE UP

ANCHORED BY ALDI

- #6 LARGEST GROCERY STORE IN THE WORLD
- #3 PROJECTED TO BE THE 3RD LARGEST GROCERY STORE IN THE UNITED STATES BY 2022
- ✓ RECENTLY RELOCATED TO HOMESTEAD VILLAGE FROM WITHIN THE SUBMARKET

300K Total Visits
DURING FY 2019

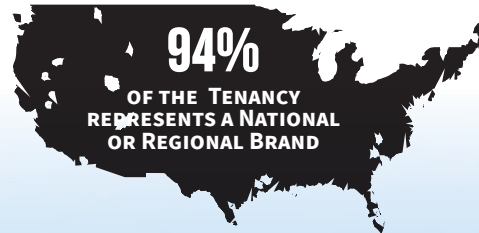
2nd Most Visited Aldi
OUT OF 28 ALDI LOCATIONS IN ALABAMA

Placer.ai

SECURE INCOME STREAM

7.0 YRS+ WEIGHTED AVG. TERM REMAINING

75% / 25% ANCHOR / SHOP GLA RATIO
To blend security with income growth



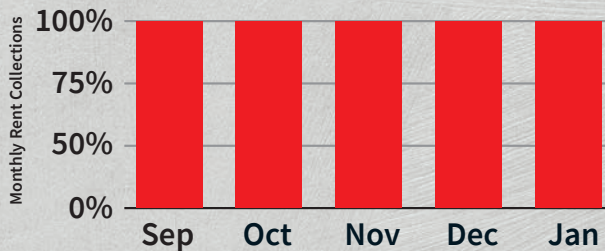
BEST-IN-CLASS DRAWING POWER



62% OF THE INCOME AT HOMESTEAD VILLAGE

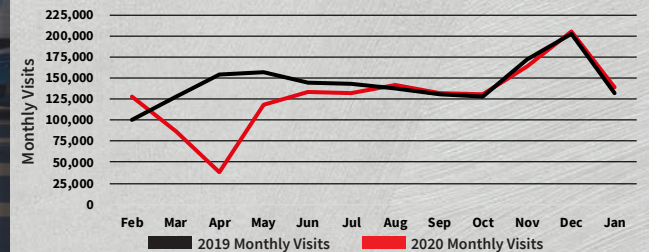
STABILIZED RENT COLLECTIONS

Homestead Village has reported 5 straight months of 100% rent collections



“BOUNCE BACK” FROM COVID

Homestead Village received 138K visits in January 2021, a nearly 5% increase over the number of visits in January 2020.



Homestead Village

EXECUTIVE SUMMARY

THE PREMIER SHOPPING CENTER IN NORTH BIRMINGHAM



Signalized Access Point

Providing ease of egress and ingress



Pocket of Wealth

Located in the 35173 zip code, the 8th wealthiest in Alabama with average incomes over \$109K



Going Home Side of the Road

off Gadsden Hwy (35,500 VPD)



Super Regional Access

Adjacent to I-59 (65,000 VPD) and I-459 (55,000 VPD) providing access to downtown Birmingham



Dominant Retail Node

Over 8M SF of Retail Inventory within a 5-mile radius



Downtown Trussville

Located less than 1-mile north and currently undergoing a downtown revitalization project

Homestead Village IS THE #1 MOST VISITED GROCERY-ANCHORED SHOPPING CENTER IN A 10-MILE RADIUS.

Over **1.5 M**

Visits over the last 12 months

#1 (out of 8)

Most Visited Grocery Center in 10-Mile Radius

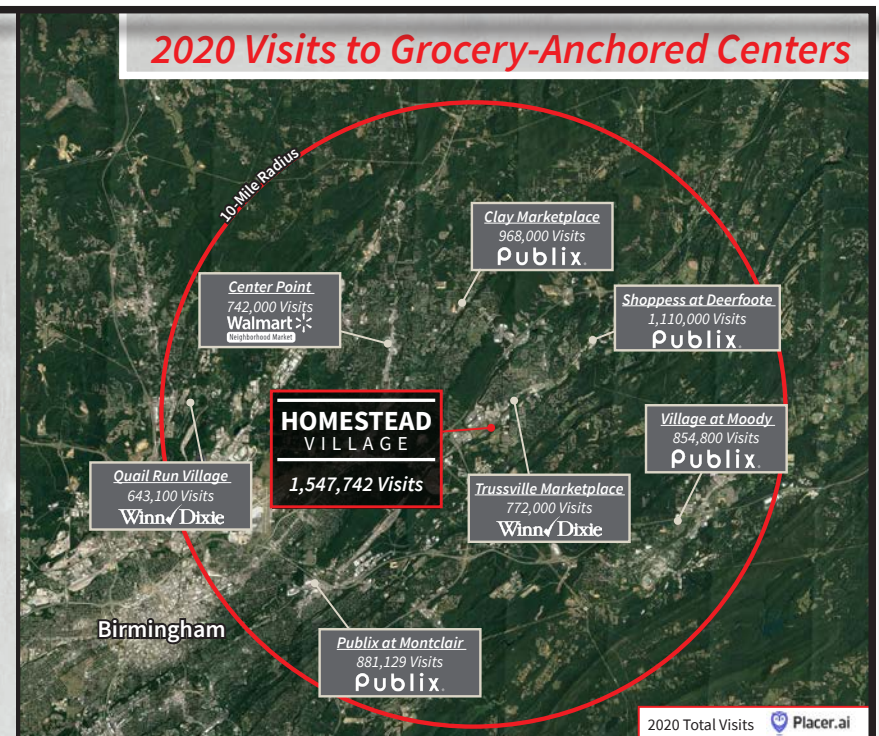
Top 81%

of Most Visited Shopping Centers in the United States

ALDI is the **#2**

Most Visited ALDI in Alabama (out of 28)

2020 Visits to Grocery-Anchored Centers



Homestead Village

BIRMINGHAM MSA

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)

BIRMINGHAM



EXECUTIVE SUMMARY

TRUSSVILLE, AL THE "GATEWAY OF HAPPY LIVING"

#1

FASTEST GROWING CITY IN JEFFERSON COUNTY

#7

BEST SCHOOL DISTRICT IN AL (136 TOTAL)

\$88K

MEDIAN HOUSEHOLD INCOME (160%+ ABOVE BIRMINGHAM)

DOWNTOWN REVITALIZATION LESS THAN 1-MILE FROM PROPERTY

Beginning in 2015, the downtown development authority launched a massive revitalization project of Downtown Trussville.

Quad 1 was recently completed and includes an amphitheater, pavilion, retail shops, restaurants, and two breweries.

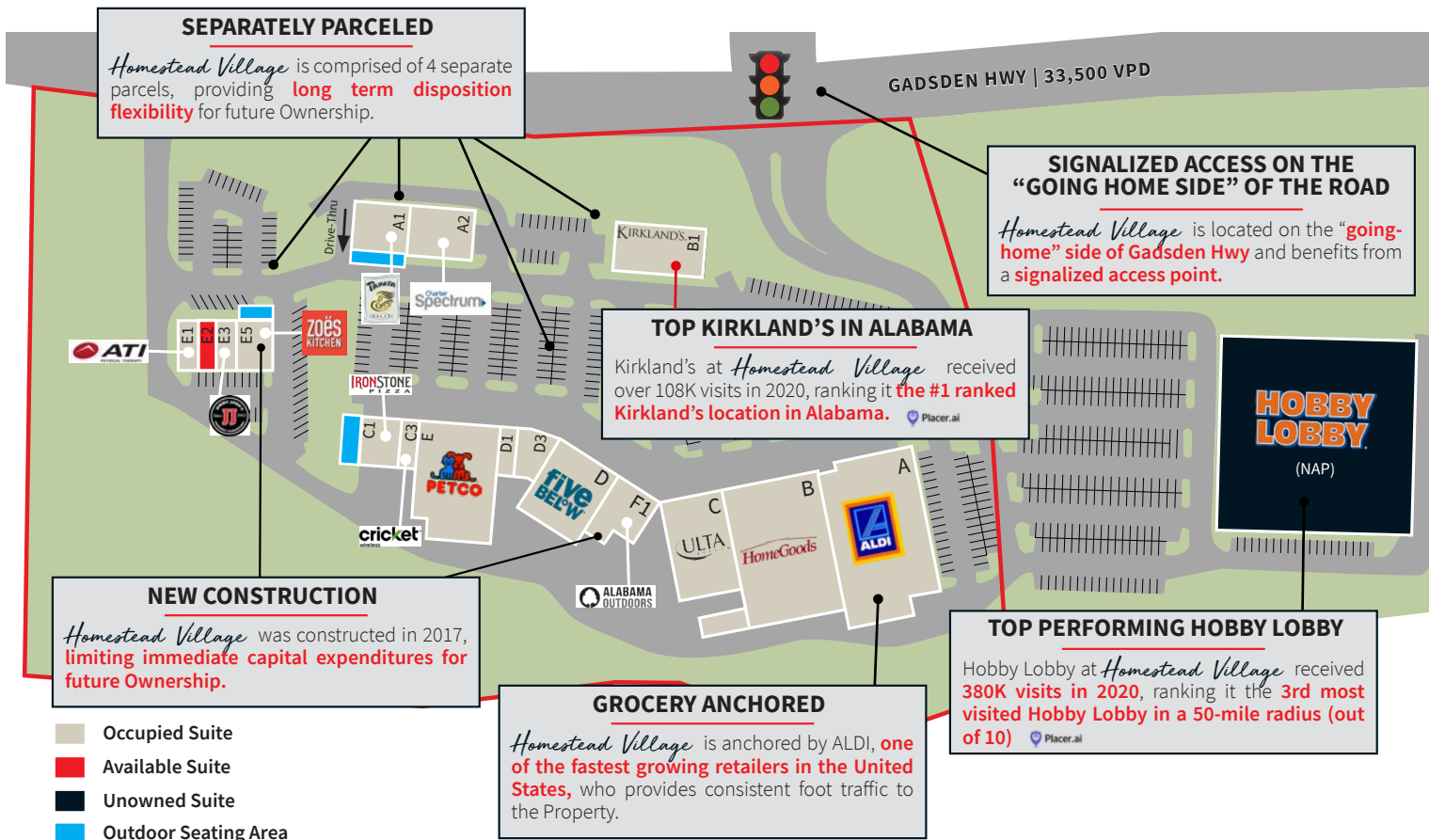
The entire project is supposed to cost roughly \$8 million and is supposed to be completed over the next 12 months.



Homestead Village

EXECUTIVE SUMMARY

EXCELLENT PROPERTY FUNDAMENTALS



Rent Roll		
Suite	Tenant	SF
A	ALDI	21,186
A-1	Panera Bread	4,250
A-2	Spectrum Southeast	4,155
B	HomeGoods	20,000
B-1	Kirklands	6,755
C	ULTA	10,000
C-1	Ironstone Pizza	3,000
C-3	Cricket Wireless	1,200
D	Five Below	8,500
D-1	Aria Nails & Spa	1,200
D-3	Serendipity Boutique	2,660
E	Petco	12,500
E-1	ATI Physical Therapy	1,800
E-2	To Be Leased	1,200
E-3	Jimmy Johns	1,200
E-5	Zoe's Kitchen	2,800
F-1	Alabama Outdoors	4,200
Total		106,606

Investment Sales Advisors

Jim Hamilton

Sr. Managing Director
404.942.2212

jim.hamilton@am.jll.com

AL RE License: 97341

Brad Buchanan

Sr. Director
404.942.3192

brad.buchanan@am.jll.com

AL RE License: 129056

Andrew Michols

Associate
404.942.2223

andrew.michols@am.jll.com

Andrew Kahn

Associate
404.942.2220

andrew.kahn@am.jll.com

Taylor Callaway

Associate
404.942.3193

taylor.callaway@am.jll.com

Financing Advisor

Mark Sixour

Sr. Managing Director
404.924.3189

mark.sixour@am.jll.com

