

MARKETPLACE

at

THE BRAY

LIBERTY PARK



Offering Summary

PROPERTY OVERVIEW



3201 Endeavor Ln, Vestavia Hills, AL 35242
Birmingham MSA



62,787
Square Feet



± 7.36
Acres



2020
Construction



98%
Occupied



\$1,100,000
Net Operating Income



16.1 Years
Total Property Wtd. Avg.
Term Remaining



Grocery
Anchor

Publix®

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	1,649	26,249	100,999
2021 Average Household Income	\$146,423	\$143,408	\$128,889
Bachelor's Degree or Higher	66%	70%	63%

LOCATION MAP



PUBLIX: BEST-IN-CLASS GROCERY ANCHOR



PUBLIX IS THE
**#1 GROCER
IN ALABAMA**

**MOST SOUGHT
AFTER GROCER
CHAIN**
IN THE SOUTHEAST

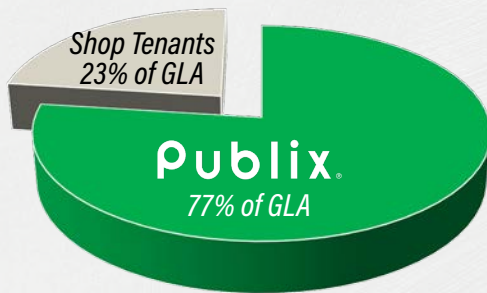
69TH RANKED
ON FORTUNE 500 LIST



According to Geo-Fencing data, Publix has a dominant grasp on Alabama's grocery market *generating over 36 million more visits* to their Alabama locations than the next most visited grocer over the past twelve months.

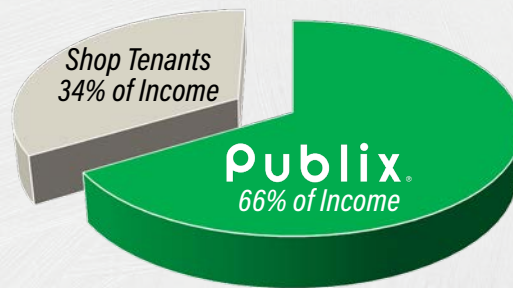
MARKETPLACE *at* THE BRAY **PERFORMANCE SNAPSHOT**

Publix accounts for
77% OF OVERALL GLA



Publix GLA **48,387**

Publix accounts for
66% OF OVERALL INCOME



Publix has
SIGNIFICANT TERM REMAINING

There are high barriers to entry in the submarket, resulting in *minimal grocer competition* for Publix at the Marketplace at The Bray. Additionally, the Marketplace at The Bray is located at the main entrance and exit to the 4,000-acre Liberty Park community, making it the *primary, most convenient grocery option* for the residents of the nearby neighborhoods and the daytime employees in the nearby office park at the Urban Center of Liberty Park.

THE MOST HIGHLY SOUGHT AFTER BIRMINGHAM SUBMARKET

Mountain Brook / Vestavia Hills

Marketplace at The Bray is located within the Mountain Brook / Vestavia Hills submarket - *Alabama's most affluent submarkets and some of the wealthiest cities in the United States.*



Affluent Population

\$143,408 average household income (within 3 miles)



Premier Residential Market

\$453,620 average home value (within 3 miles)

In the past 24 months, **50 homes** have sold for **\$1,000,000 or more** (within 5 miles)



Highly Educated Residents

70%+ have obtained a Bachelor's Degree or Higher (within 3 miles)



bhm Birmingham-Shuttlesworth International Airport

MB
Mountain Brook High School
#3 Ranked High School in Alabama

INTERSTATE ALABAMA 459
75,496+ AADT

Corporate Headquarters
Vulcan Materials Company, **Quorum** Company, Inc., Medical Properties Trust

Corporate Headquarters
Ascension

Federal Reserve Bank of Atlanta (Birmingham Branch)

Encompass Health Corporate Headquarters

The Urban Center at Liberty Park
The Urban Center at Liberty Park is comprised of **over 1 Million SF** of office space.

MARKETPLACE
at
THE BRAY
LIBERTY PARK
ⓑ

FORTIFIED AFFLUENCE

Marketplace at The Bray's primary customer base is drawn from the surrounding Liberty Park neighborhood, which is one of the most affluent communities in the Birmingham MSA.



Marketplace at The Bray is located at the main entrance / exit of Liberty Park, providing the **primary, most convenient shopping destination** for both the residents of Liberty Park as well as the daytime employees at the nearby Urban Center at Liberty Park.

TRANSFORMATIVE DEVELOPMENT IN THE WORKS

The Bray at Liberty Park

Planned as a true live, work, and play environment, the new 700-acre mixed-use master planned community, *The Bray at Liberty Park*, is in the early stages, and when completed it will be the heart of Liberty Park's hometown plan and will include a town green, pedestrian walkways and an impressive selection of shopping and dining.

Marketplace at The Bray is located at the front entrance of The Bray at Liberty Park and is positioned for significant growth as the development begins to formalize.

THE BRAY AT LIBERTY PARK - CURRENT PLAN

DEVELOPMENT POTENTIAL
\$860+ MILLION

OVERALL FOOTPRINT
700+ ACRES

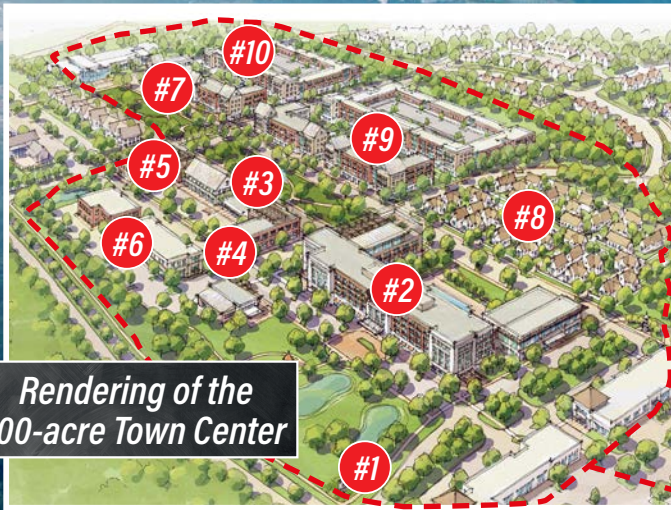
100-ACRE COMMERCIAL CORE

- HOSPITALITY
- RETAIL, RESTAURANT, & ENTERTAINMENT
- MEDICAL & HEALTHCARE SERVICES
- PROFESSIONAL OFFICE
- BUSINESS SERVICES
- CENTRAL ACTIVITY LAWN (GREEN SPACE)

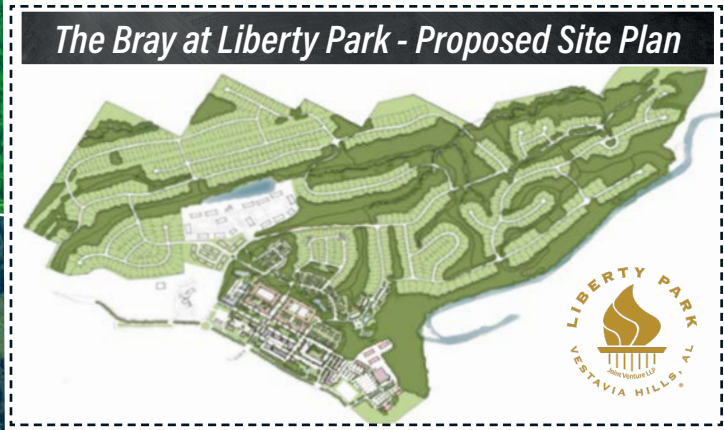
DELIVERY TIMEFRAME
2022 - 2034

SINGLE-FAMILY
1,312 HOMES

MULTI-FAMILY
570 UNITS



Rendering of the 100-acre Town Center



- | | |
|---------------------|------------------------|
| #1 Main Entrance | #6 Professional Office |
| #2 Luxury Hotel | #7 Healthcare Services |
| #3 Great Lawn | #8 Cottages |
| #4 Restaurants | #9 Luxury Multi-Family |
| #5 Specialty Retail | #10 Active Adult |

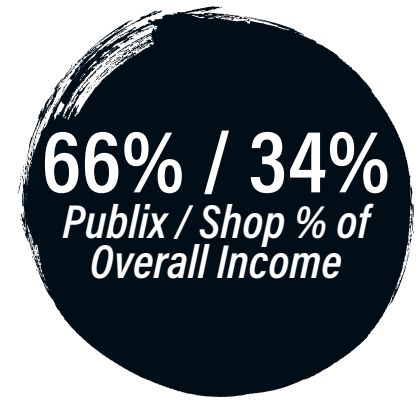
MARKETPLACE
at
THE BRAY
LIBERTY PARK



75,496+ AADT

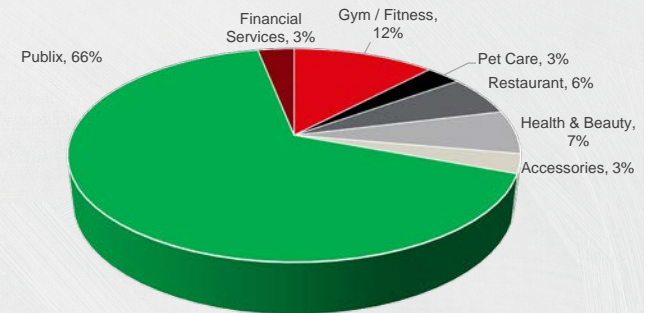
STRONG INCOME STREAM & DURABLE TENANT MIX

Secure Income Stream



Diversified, Internet-Proof Tenancy

The Property's diversified, internet-proof tenancy was specifically designed to cater to the neighborhood's everyday needs, and provides the Owner with a diversified and ongoing income stream.



Neighborhood Favorites

The Tenants at Marketplace at The Bray are neighborhood favorites.

★★★★★
5 Star Rating on 17 Google Reviews

Most Visited Papa Murphy's location in Alabama (13 total locations) - Placer AI

★★★★★
4.6 Star Rating on 24 Google Reviews

★★★★★
5 Star Rating on 33 Google Reviews

Nail Boutique & Spa

★★★★★
4.6 Star Rating on 10 Google Reviews

SITE PLAN & TENANT ROSTER

MARKETPLACE at THE BRAY

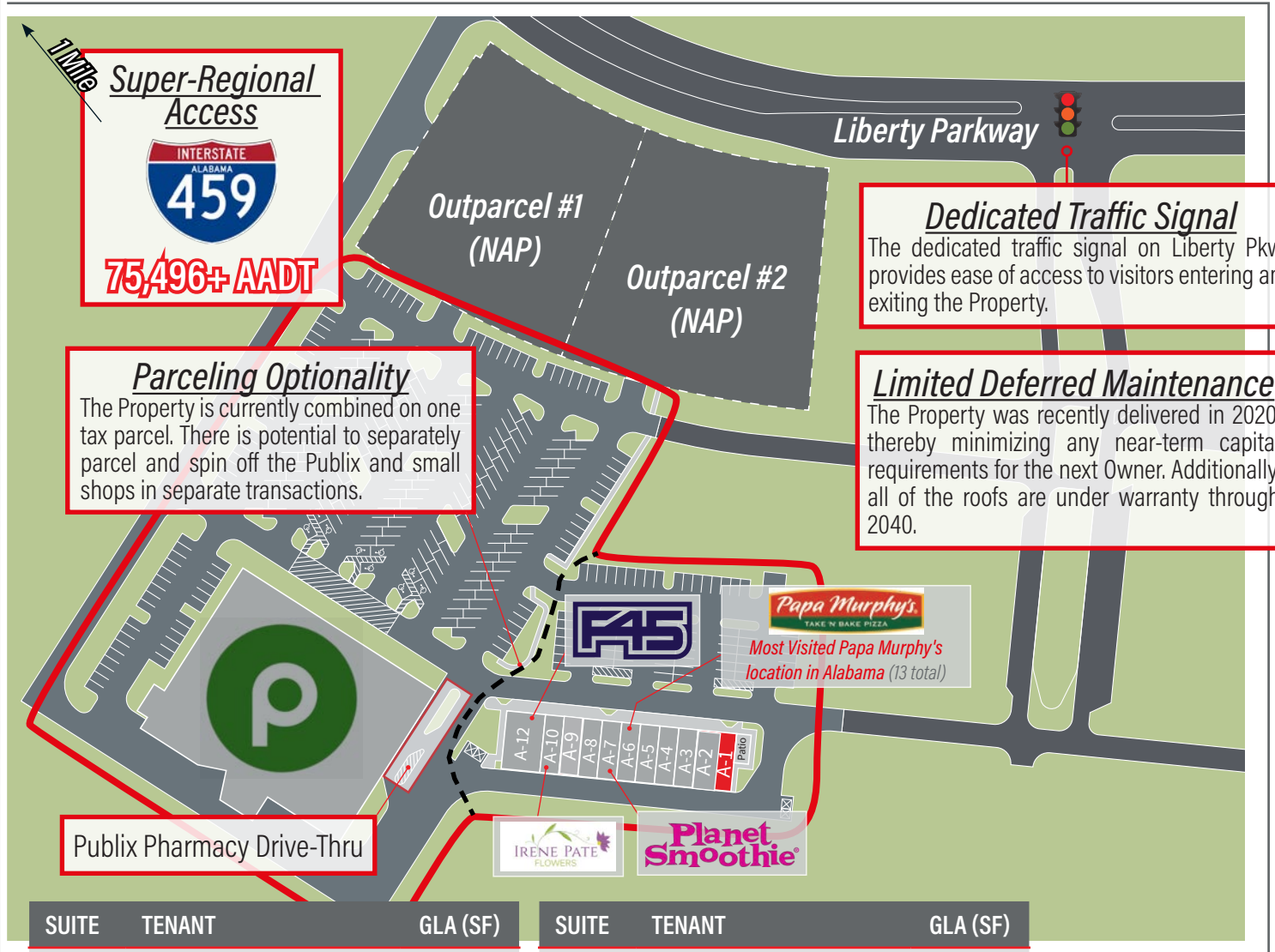
62,787 SF
Property GLA

98%
Occupied

16.1 Yrs.
*Total Property Wtd. Avg.
Term Remaining*

92%
*National / Regional
Tenant Mix*

66% / 34%
*Publix / Shops % of
Overall Income*



SUITE	TENANT	GLA (SF)	SUITE	TENANT	GLA (SF)
A-1	Available	1,200	A-8	Nail Boutique and Spa	1,200
A-2	ARC Realty (<i>In Lease Negotiations</i>)	1,200	A-9	Supercuts	1,200
A-3	Birmingham Martial Arts II	2,400	A-10	Irene Pate Flowers and Gifts	1,200
A-5	Easy Vet	1,200	A-12	F-45	2,400
A-6	Papa Murphy's	1,200	Anchor	Publix	48,387
A-7	Planet Smoothie	1,200	TOTAL		62,787

Site Plan Key
 **Occupied**
 **Available**
 **Unowned**

MARKETPLACE

at

THE BRAY

LIBERTY PARK



JLL® DEAL TEAM

Investment Sales Advisors

Jim Hamilton

Sr. Managing Director

404.942.2212

jim.hamilton@am.jll.com

Brad Buchanan

Sr. Director

404.942.3192

brad.buchanan@am.jll.com

Taylor Callaway

Associate

404.942.3193

taylor.callaway@am.jll.com

Andrew Kahn

Associate

404.942.2220

andrew.kahn@am.jll.com

Andrew Michols

Associate

404.942.223

andrew.michols@am.jll.com

Anton Serafini

Production Coordinator

404.995.2297

anton.serafini@am.jll.com

Financing Advisors

Mark Sixour

Sr. Managing Director

404.942.3189

mark.sixour@am.jll.com

Greg Gaughan

Director

404.460.1651

greg.gaughan@am.jll.com



Copyright © Jones Lang LaSalle IP, Inc. 2021. This presentation has been prepared solely for informational purposes. The presentation is confidential and may not be reproduced. The contents of this presentation are not to be construed as legal, accounting, business or tax advice.

The information contained herein is proprietary and confidential and may contain commercial or financial information, trade secrets and/or intellectual property of JLL and/or its affiliates. Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. JLL expressly disclaims any and all liability that may be based on such information, errors therein or omissions there from.

Certain information in this presentation constitutes forward-looking statements. Due to various risks, uncertainties and assumptions made in our analysis, actual events or results or the actual performance of the types of financing and values covered by this presentation may differ materially from those described. The information herein reflects our current views only, are subject to change, and are not intended to be promissory or relied upon.