



Huntsville, AL



Opelika, AL



Montgomery, AL



Saraland, AL

**INVESTMENT
PORTFOLIO SALE**

**\$1.2 Billion
in Annual Sales**

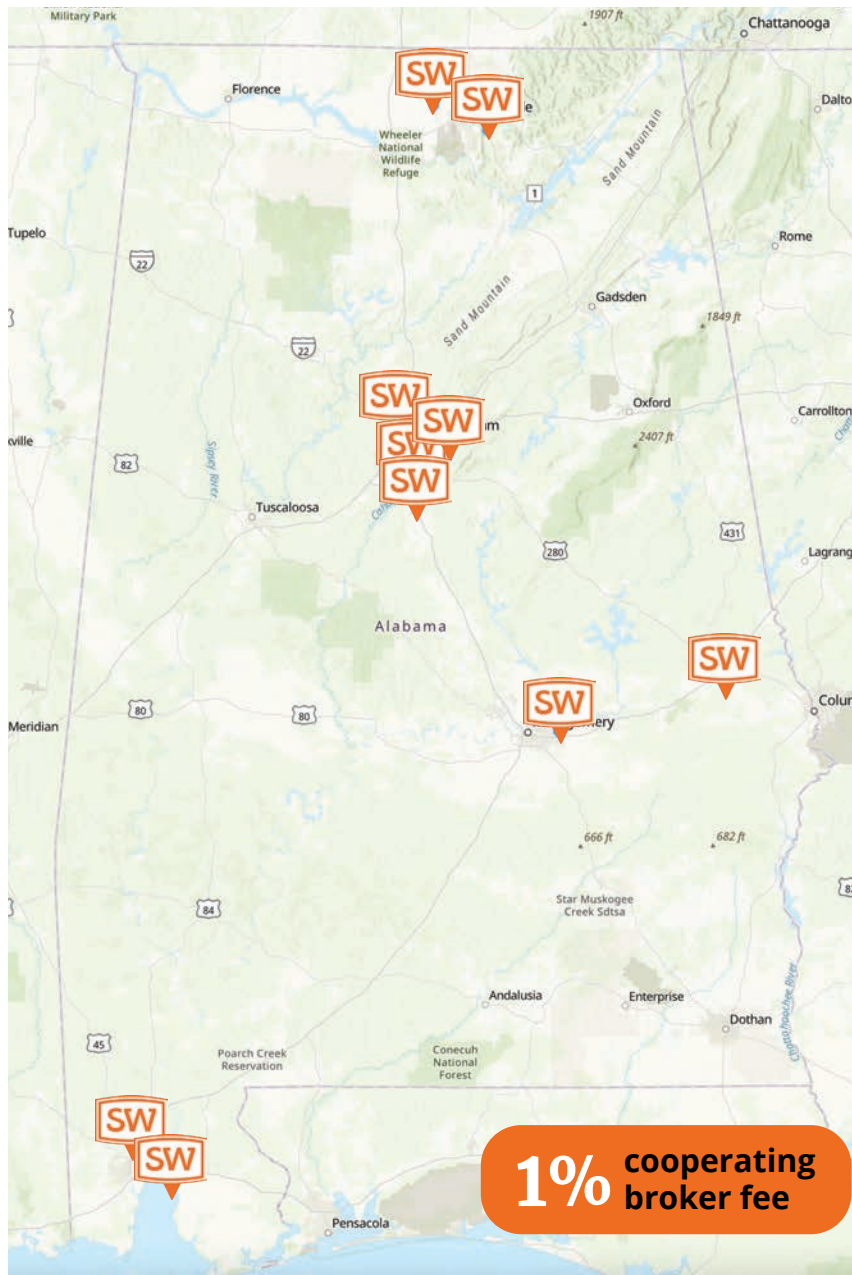


**SHANNON
WALTCHACK**

FOUNDER'S PERSONAL HOLDINGS

AVAILABLE FOR THE FIRST TIME

PORTFOLIO SUMMARY



11 HIGH-PERFORMING INVESTMENT PROPERTIES FOR SALE

- 6 multi-tenant retail centers and 5 other investment property types
- American Family Care is located in and around the majority of the sites
- Rates are at or below market, with value-add potential
- Stable national and regional tenant mixes, many with long-term leases in-place
- Minimal landlord responsibility with mostly NNN assets
- Investments can be assembled or purchased individually

|| \$ All Properties with American Family Care leases have brand new 15-year leases with CPI escalations (2%)

STABILITY

A majority have long-term leases, providing consistent rental income

PRIME LOCATIONS

Strategically positioned in areas with high traffic flow at key intersections, ensuring strong visibility and demand

QUALITY TENANTS

Reputable, established retail tenants across various industries

INCOME POTENTIAL

Potential for rental increases and future development



Huntsville, AL



Montgomery, AL



PORTFOLIO HISTORY



Opelika, AL



Madison, AL



Alabaster, AL

HISTORY

The Founder of AFC was a widely-respected businessman and medical doctor, who curated an impressive real estate portfolio alongside his business, American Family Care

SMART LOCATIONS

An early pioneer of medtail (medical offices located in retail centers), AFC understood the need for convenient medical services outside of hospital campuses

STRATEGY

AFC acquired and developed sites near major shopping hubs in growing, high traffic markets



Huntsville, AL



PORTFOLIO OVERVIEW

CLICK EACH ADDRESS BELOW TO ACCESS ITS OFFERING MEMORANDUM



(including rent roll, operating statements, etc.)

MULTI-TENANT RETAIL STRIPS

Address	City, State	Size	CAP Rate	Sale Price	# of Tenants
7559 Highway 72 West	Madison, AL	20,850 SF	7.60%	\$4,847,000	8
100 Colonial Promenade Parkway	Alabaster, AL	5,800 SF	8.00%	\$1,455,000	3
410 Sutton Road	Huntsville, AL	14,146 SF	7.00%	\$4,226,000	4
2540 Enterprise Drive	Opelika, AL	9,696 SF	6.75%	\$3,395,000	3
2570 Berryhill Road	Montgomery, AL	7,733 SF	6.75%	\$2,634,000	2
1097 Industrial Parkway	Saraland, AL	10,436 SF	7.25%	\$2,561,000	5

OTHER INVESTMENT OPPORTUNITIES

Address	City, State	Size	CAP Rate	Sale Price	Type
1680 Montgomery Highway	Hoover, AL	8,698 SF	6.00%	\$2,534,000	Medical Office
2147 Riverchase Office Road	Hoover, AL	14,908 SF	8.50%	\$2,898,000	Office
5410 Highway 280	Birmingham, AL	14,695 SF	COMING SOON		Medical Office
5412 Highway 280	Birmingham, AL	10,000 SF	COMING SOON		Retail
2072 Parkway Office Circle	Hoover, AL	N/A	6.5%	\$1,210,000	Cell Tower



Alabaster, AL



Huntsville, AL



Saraland, AL



Hoover, AL



PORTFOLIO OVERVIEW



Madison, AL



Alabaster, AL



Huntsville, AL



Auburn/Opelika, AL



Montgomery, AL



Saraland, AL



Hoover, AL



Hoover, AL



Birmingham, AL



Birmingham, AL



Hoover, AL



AMERICAN FAMILY CARE



370 CLINICS

600 PHYSICIANS

4M PATIENTS
PER YEAR

Dr. Bruce Irwin opened the first American Family Care® in 1982, making it the first urgent care, family care, and primary care practice in Birmingham, Alabama. As a child, Dr. Irwin watched doctors attend to his father's medical needs. During frequent trips to the emergency room, Dr. Irwin noticed many non-emergency patients were taking up time and resources from the ER, making the experience more difficult for themselves and those in need of life-saving care. It was during this time he came up with the idea for an urgent care network that could attend to the needs of non-emergency patients in need of immediate attention.

AFC clinics are designed, equipped, and staffed to provide accessible primary care, urgent care, minor emergency treatment, and occupational medicine. We are considered pioneers in non-emergency room urgent care, with a majority of our patients coming in, receiving care, and returning home in one hour's time on average.

More than 35 years later, the AFC brand and philosophy have spread to more than **370 facilities across 26 states**, treating nearly three million patients a year. AFC is one of the most widely-known and admired brands in healthcare and will have over 500 clinics nationwide in the next five years.



OUR TEAM



LEN SHANNON, SIOR, CCIM, CPM

PARTNER

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With 33+ years of experience in assembling groups to buy and sell investment properties, Len has high-level expertise for delivering real estate solutions. His passion is unlocking value through property repositioning, aggressive leasing, and proficient property management. Len loves helping families achieve their real estate investment goals. He is a past president of the Alabama CCIM Chapter, as well as past president of the Birmingham Commercial Realtors Council, and he has served on the national CCIM board as Regional Vice President.



JOHN HARDIN, SIOR, CCIM

MANAGING DIRECTOR, PARTNER

jh@shanwalt.com | 205.222.4589

John Hardin has more than 40 years of experience focusing on property owner representation. John was the Alabama CCIM Chapter President and currently serves as a Homewood City Councilor. John spent the early part of his career in Dallas and Washington D.C. working for national development companies.



KEITH SHAMBLIN

SENIOR ASSOCIATE

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Keith is focused on retail tenant and landlord representation. He specializes in the site selection process for retailers and restaurants across the country. Keith is experienced in working with municipalities to secure retail opportunities for tenants in diverse markets.



ALEC HERSH

ASSOCIATE

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At Shannon Waltchack, Alec specializes on building sales with John Hardin. He focuses on serving clients in the Southeast. Alec has a passion for working with clients who are making Birmingham a better place.

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