



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



Urgent Care Investment Portfolio (Available Individually or as Portfolio)

5 New Construction NNN Lease Sites

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The Team



Urgent Care Portfolio

INVESTMENT OVERVIEW

Fortis Net Lease is pleased to offer this portfolio of five rural urgent care centers located in Alabama. The Selma and Alexander City locations have been open since Fall 2016. The Eufaula, Moody, and Valley locations are on schedule to open in January of 2017. The operator/tenant has ten existing locations with plans to add an additional ten locations in 2017. All five properties in this package are new construction with 10-year NNN leases. A national site selection company was used for each location and each property is free-standing on a major thoroughfare in its respective town. This portfolio is offered at 7.5% CAP rate or \$7,086,653.00

TENANT OVERVIEW

Main Street Family Urgent Care has built and opened 9 Urgent Care clinics in the past two years. Their clinics are in Rural Alabama locations such as Selma, Sylacauga, Moody/Leeds, Arab, Oneonta, Alexander City, Valley, Eufaula, and Centre with a Corporate office in Birmingham, Alabama. They are laying the groundwork to build another 10 clinics in the next 18 months.

RENT ROLL

Location	Price	NOI	Commencement
Selma	\$1,390,000.00	\$105,367.00	Fall 2016
Alexander City	\$1,240,000.00	\$ 94,050.00	Fall 2016
Moody	\$1,511,000.00	\$114,570.00	January 2017
Eufaula	\$1,500,000.00	\$103,685.00	January 2017
Valley	\$1,360,000.00	\$113,827.00	January 2017
PORTFOLIO	\$7,086,653.00	\$531,499.00	CAP 7.5%



INVESTMENT SUMMARY for SELMA, AL

Address:	1475 AL-14, Selma, AL 36703
List Price:	\$1,390,000
Current NOI:	\$105,367
Initial Cap Rate:	7.5%
Land Acreage:	0.61 +/- Acres
Building Size:	Confirm
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/HVAC/Parking:	Tenant Responsibility
Original Lease Term:	10 Year
Rent Commencement:	Fall 2016
Rent Expiration:	Fall 2026
Term Remaining:	9.5 Years
Rent Increases:	10% Every 5 Years
Options to Extend:	Four, 5 Years each

TENANT SNAPSHOT:

Tenant Website:	mainstreetfamilycare.com
Locations:	10 & Growing

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- Brand New Construction Completed in Fall 2016

LOCATION HIGHLIGHTS

- Outparcel to Walmart Supercenter | Adjacent to [Selma Mall](#)
- Average Household Income Exceeds \$39,000 Within 5 Miles
- 5 Mile Radius Population of Over 26,162
- Nearby Retailers Include Aaron's, Dollar General, KFC & More



9th Ave

8th Ave

SHERVIN WILLIAMS



65



21,800 VPD

Doherty Ave

Highland Ave

8

E Highland Ave

Selma High School



Kay Ave

6th Ave

Ave

Kiby St

Corrie Cir

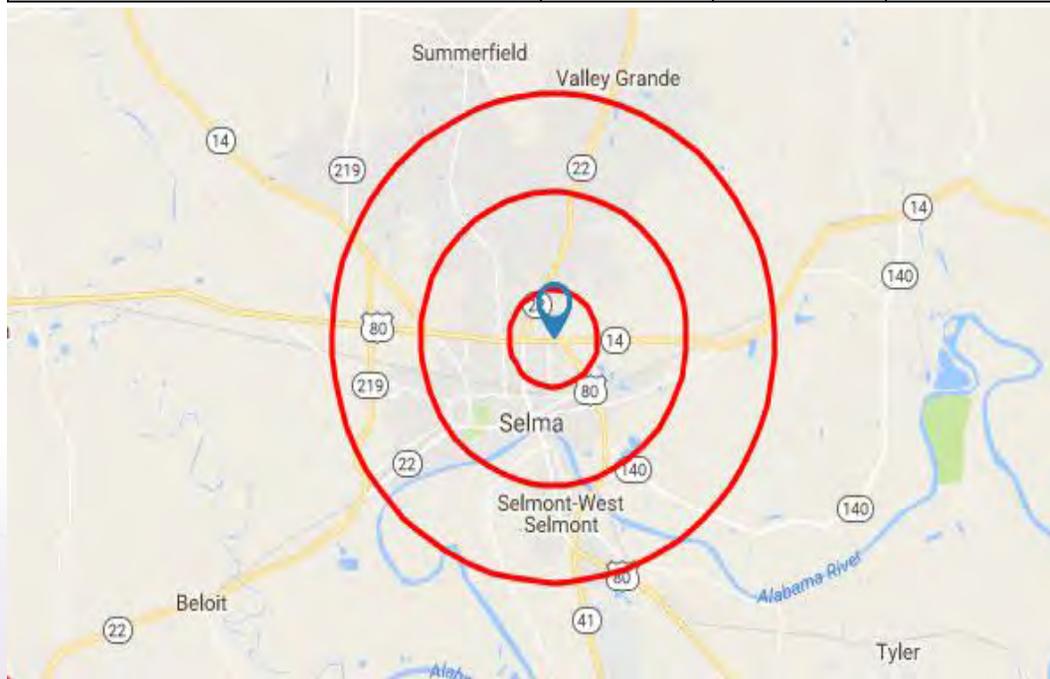
Memorial Ave

Wiley Ave

5th Ave

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	5,581	20,055	26,942
2021 Population:	5,439	19,471	26,162
Pop Growth 2016-2021:	(2.54%)	(2.91%)	(2.90%)
Households			
2016 Total Households:	2,145	7,665	10,390
HH Growth 2016-2021:	(2.61%)	(2.95%)	(2.93%)
Median Household Inc:	\$16,666	\$21,016	\$24,318
Avg Household Size:	2.50	2.50	2.50
Housing			
Median Home Value:	\$74,003	\$77,840	\$83,533
Median Year Built:	1968	1966	1967

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	5,439	19,471	26,162
2016 Estimate	5,581	20,055	26,942
2010 Census	5,764	21,053	28,260
Growth 2016-2021	(2.54%)	(2.91%)	(2.90%)
Growth 2010-2016	(3.17%)	(4.74%)	(4.66%)
2016 Population Hispanic Origin	49	193	256
2016 Population by Race:			
White	448	3,168	6,068
Black	5,034	16,536	20,417
Am. Indian & Alaskan	9	36	50
Asian	38	147	181
Hawaiian & Pacific Island	4	8	8
Other	48	160	217
Households:			
2021 Projection	2,089	7,439	10,086
2016 Estimate	2,145	7,665	10,390
2010 Census	2,221	8,071	10,925
Growth 2016 - 2021	(2.61%)	(2.95%)	(2.93%)
Growth 2010 - 2016	(3.42%)	(5.03%)	(4.90%)
Owner Occupied	854	3,685	5,702
Renter Occupied	1,290	3,980	4,688
2016 Avg Household Income	\$25,287	\$34,784	\$39,093
2016 Med Household Income	\$16,666	\$21,016	\$24,318
2016 Households by Household Inc:			
<\$25,000	1,466	4,309	5,298
\$25,000 - \$50,000	407	1,834	2,585
\$50,000 - \$75,000	163	755	1,199
\$75,000 - \$100,000	40	240	486
\$100,000 - \$125,000	40	240	377
\$125,000 - \$150,000	11	108	162
\$150,000 - \$200,000	12	89	134
\$200,000+	5	90	148



INVESTMENT SUMMARY for ALEXANDER CITY, AL

Address:	2508 US-20 Alexander City, AL
List Price:	\$1,240,000
Current NOI:	\$94,050
Initial Cap Rate:	7.5%
Land Acreage:	0.61 +/- Acres
Building Size:	Confirm
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/HVAC/Parking:	Tenant Responsibility
Original Lease Term:	10 Year
Rent Commencement:	Fall 2016
Rent Expiration:	Fall 2026
Term Remaining:	9.5 Years
Rent Increases:	10% Every 5 Years
Options to Extend:	Four, 5 Years each

TENANT SNAPSHOT:

Tenant Website:	mainstreetfamilycare.com
Locations:	10 & Growing

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- Brand New Construction Completed in Fall 2016

LOCATION HIGHLIGHTS

- Outparcel to Walmart Supercenter
- Average Household Income Exceeds \$41,200+ Within 5 Miles
- 5 Mile Population Exceeds 16,132
- Nearby Retailers Include Wendy's, Arby's, Sally Beauty & More





Walmart

SALLY BEAUTY SUPPLY

Wendy's

Arby's

RAC Rent-A-Center
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

38

Poplar Rd

Oak St W

Glenwood Rd

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	2,111	11,488	16,277
2021 Population:	2,098	11,415	16,132
Pop Growth 2016-2021:	(0.62%)	(0.64%)	(0.89%)
Households			
2016 Total Households:	867	4,624	6,564
HH Growth 2016-2021:	(0.58%)	(0.67%)	(0.93%)
Median Household Inc:	\$31,100	\$28,830	\$29,956
Avg Household Size:	2.40	2.40	2.40
Housing			
Median Home Value:	\$90,039	\$88,761	\$92,488
Median Year Built:	1967	1969	1971



Population:	1 Mile	3 Mile	5 Mile
2021 Projection	2,098	11,415	16,132
2016 Estimate	2,111	11,488	16,277
2010 Census	2,138	11,643	16,624
Growth 2016-2021	(0.62%)	(0.64%)	(0.89%)
Growth 2010-2016	(1.26%)	(1.33%)	(2.09%)
2016 Population Hispanic Origin	76	523	708
2016 Population by Race:			
White	1,015	6,544	9,925
Black	1,042	4,652	5,938
Am. Indian & Alaskan	4	41	65
Asian	28	116	140
Hawaiian & Pacific Island	0	1	5
Other	22	133	205
Households:			
2021 Projection	862	4,593	6,503
2016 Estimate	867	4,624	6,564
2010 Census	880	4,693	6,722
Growth 2016 - 2021	(0.58%)	(0.67%)	(0.93%)
Growth 2010 - 2016	(1.48%)	(1.47%)	(2.35%)
Owner Occupied	453	2,726	4,050
Renter Occupied	414	1,898	2,514
2016 Avg Household Income	\$39,806	\$39,456	\$41,255
2016 Med Household Income	\$31,100	\$28,830	\$29,956
2016 Households by Household Inc:			
<\$25,000	347	2,029	2,709
\$25,000 - \$50,000	282	1,385	2,005
\$50,000 - \$75,000	105	597	907
\$75,000 - \$100,000	70	300	479
\$100,000 - \$125,000	42	168	222
\$125,000 - \$150,000	13	91	147
\$150,000 - \$200,000	6	45	77
\$200,000+	0	10	16



INVESTMENT SUMMARY for MOODY

Address: 2211 Moody Pkwy. Moody, AL
List Price: \$1,511,000
Current NOI: \$114,570
Initial Cap Rate: 7.5%
Land Acreage: 0.61 +/- Acres
Building Size: Confirm
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: NNN
Taxes/CAM/Insurance: Tenant Responsibility
Structure/HVAC/Parking: Tenant Responsibility
Original Lease Term: 10 Year
Rent Commencement: January 2017
Rent Expiration: January 2027
Term Remaining: 10 Years
Rent Increases: 10% Every 5 Years
Options to Extend: Four, 5 Years each

TENANT SNAPSHOT:

Tenant Website: mainstreetfamilycare.com
Locations: 10 & Growing

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- Brand New Construction Completed in Fall 2016

LOCATION HIGHLIGHTS

- Situated on Major Retail Corridor in Moody, AL | 55,800 VPD
- Average Household Income Exceeds \$64,000+ Within 5 Miles
- 5 Mile Population Exceeds 30,400
- Nearby Retailers Include Publix, Dollar Tree, Bojangles & More





36,000 VPD

Bojangles

Zaxby's

Burger King

Ruby Tuesday
Old Country Store

Wendy's Arby's Pizza Hut Logan's Roadhouse

Publix

DOLLAR TREE ABC STORES

verizon



55,800 VPD

LOWE'S

Walmart

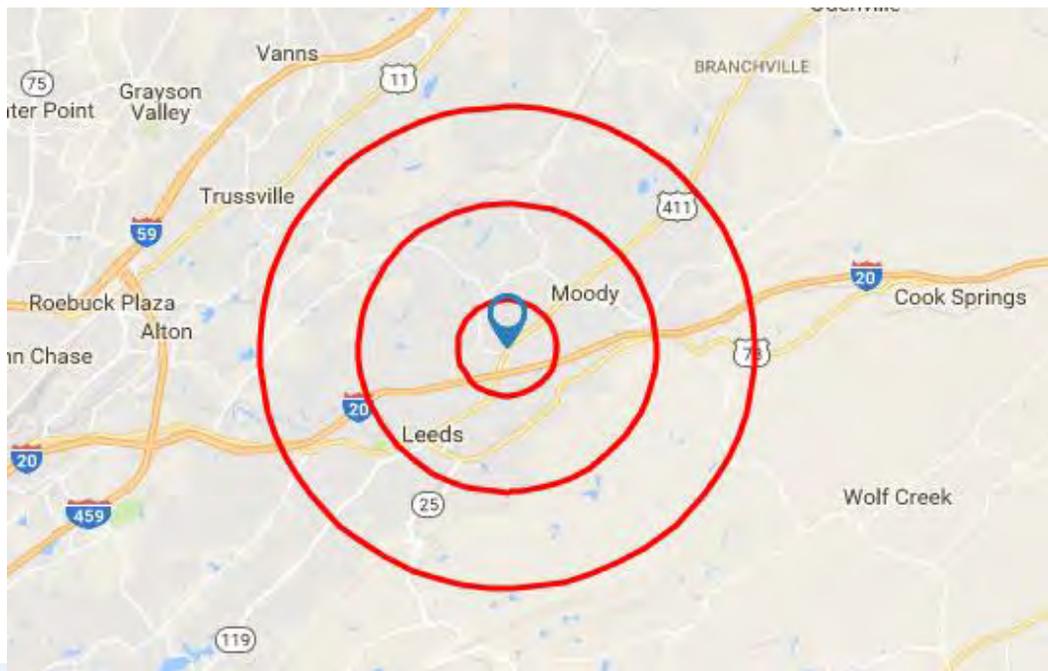
Chick-fil-A Walgreens

KFC McDonald's TACO BELL

Hardee's WAFFLE HOUSE

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	3,595	16,558	29,540
2021 Population:	3,785	17,195	30,451
Pop Growth 2016-2021:	5.29%	3.85%	3.08%
Households			
2016 Total Households:	1,488	6,681	11,627
HH Growth 2016-2021:	5.31%	3.89%	3.15%
Median Household Inc:	\$54,740	\$55,295	\$56,959
Avg Household Size:	2.40	2.50	2.50
Housing			
Median Home Value:	\$133,901	\$126,410	\$138,064
Median Year Built:	1995	1990	1990

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	3,785	17,195	30,451
2016 Estimate	3,595	16,558	29,540
2010 Census	3,237	15,569	28,156
Growth 2016-2021	5.29%	3.85%	3.08%
Growth 2010-2016	11.06%	6.35%	4.92%
2016 Population Hispanic Origin	122	525	1,129
2016 Population by Race:			
White	2,962	13,920	25,181
Black	460	2,066	3,392
Am. Indian & Alaskan	20	66	127
Asian	97	229	343
Hawaiian & Pacific Island	0	16	36
Other	55	262	459
Households:			
2021 Projection	1,567	6,941	11,993
2016 Estimate	1,488	6,681	11,627
2010 Census	1,343	6,289	11,087
Growth 2016 - 2021	5.31%	3.89%	3.15%
Growth 2010 - 2016	10.80%	6.23%	4.87%
Owner Occupied	1,047	4,989	8,901
Renter Occupied	442	1,692	2,726
2016 Avg Household Income	\$61,114	\$60,385	\$64,002
2016 Med Household Income	\$54,740	\$55,295	\$56,959
2016 Households by Household Inc:			
<\$25,000	365	1,643	2,738
\$25,000 - \$50,000	288	1,339	2,360
\$50,000 - \$75,000	438	1,784	2,810
\$75,000 - \$100,000	214	1,131	1,787
\$100,000 - \$125,000	45	236	732
\$125,000 - \$150,000	60	204	504
\$150,000 - \$200,000	70	307	610
\$200,000+	9	37	86



MOODY Alabama



INVESTMENT SUMMARY for EUFAULA

Address:	1026 S Eufaula Ave. Eufaula AL
List Price:	\$1,500,000
Current NOI:	\$113,827
Initial Cap Rate:	7.5%
Land Acreage:	0.61 +/- Acres
Building Size:	Confirm
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/HVAC/Parking:	Tenant Responsibility
Original Lease Term:	10 Year
Rent Commencement:	January 2017
Rent Expiration:	January 2027
Term Remaining:	10 Years
Rent Increases:	10% Every 5 Years
Options to Extend:	Four, 5 Years each

TENANT SNAPSHOT:

Tenant Website:	mainstreetfamilycare.com
Locations:	10 & Growing

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- Brand New Construction Completed in Fall 2017

LOCATION HIGHLIGHTS

- Across the Street from Tractor Supply Co/ Winn-Dixie Center
- Situated on Major Retail Corridor in Eufaula, AL | 29,290 VPD
- 5 Mile Population Exceeds 12,620
- Average Household Income Exceeds \$46,085+ Within 5 Miles
- Nearby Retailers Include O'Reilly Auto Parts, AAP & More





ExxonMobil

O'Reilly
AUTO PARTS

Aaron's

Winn-Dixie
TSC TRACTOR SUPPLY CO
GOODY'S
HIBBETT SPORTS

Pizza Hut's

burkes
OUTLET
CATO
McDonald's

Advance
Auto Parts

SONIC

SUBWAY

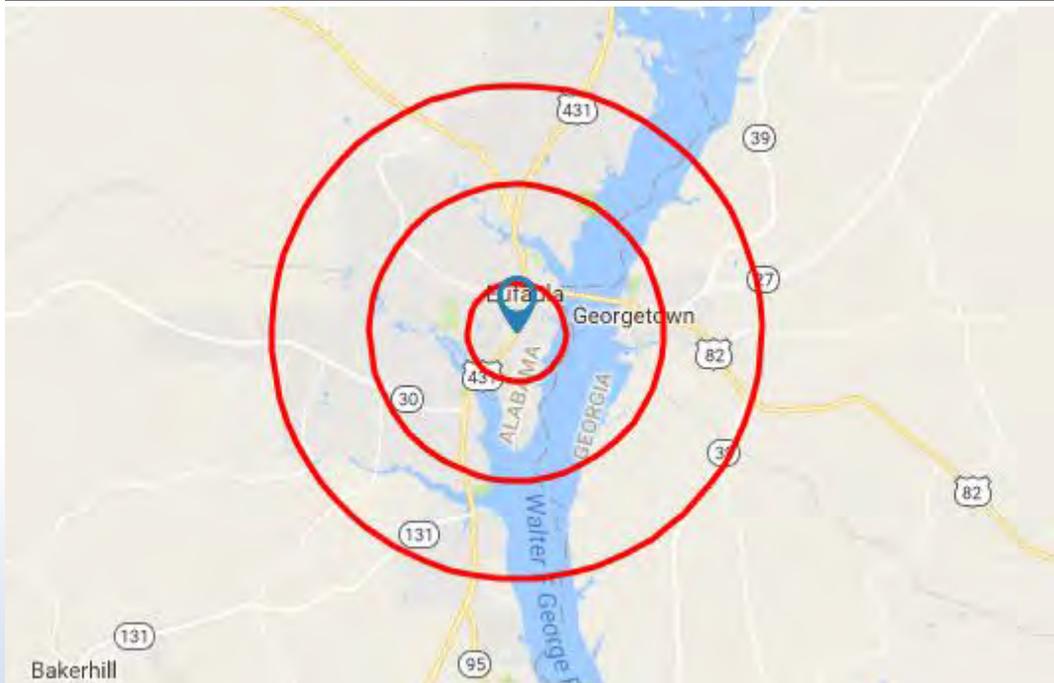
DOLLAR
GENERAL

WAFFLE
HOUSE

piggly wiggly

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	4,302	10,053	12,942
2021 Population:	4,155	9,813	12,630
Pop Growth 2016-2021:	(3.42%)	(2.39%)	(2.41%)
Households			
2016 Total Households:	1,765	4,077	5,218
HH Growth 2016-2021:	(3.34%)	(2.35%)	(2.41%)
Median Household Inc:	\$23,015	\$34,277	\$34,677
Avg Household Size:	2.40	2.40	2.50
Housing			
Median Home Value:	\$91,061	\$131,981	\$122,418
Median Year Built:	1971	1974	1977

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	4,155	9,813	12,630
2016 Estimate	4,302	10,053	12,942
2010 Census	4,741	10,580	13,623
Growth 2016-2021	(3.42%)	(2.39%)	(2.41%)
Growth 2010-2016	(9.26%)	(4.98%)	(5.00%)
2016 Population Hispanic Origin	93	379	461
2016 Population by Race:			
White	1,142	4,643	6,497
Black	3,097	5,162	6,125
Am. Indian & Alaskan	5	75	97
Asian	13	53	72
Hawaiian & Pacific Island	3	21	23
Other	42	99	128
Households:			
2021 Projection	1,706	3,981	5,092
2016 Estimate	1,765	4,077	5,218
2010 Census	1,942	4,289	5,492
Growth 2016 - 2021	(3.34%)	(2.35%)	(2.41%)
Growth 2010 - 2016	(9.11%)	(4.94%)	(4.99%)
Owner Occupied	702	2,270	3,149
Renter Occupied	1,063	1,807	2,069
2016 Avg Household Income	\$37,378	\$46,071	\$46,805
2016 Med Household Income	\$23,015	\$34,277	\$34,677
2016 Households by Household Inc:			
<\$25,000	932	1,705	2,095
\$25,000 - \$50,000	344	936	1,266
\$50,000 - \$75,000	262	686	904
\$75,000 - \$100,000	94	317	403
\$100,000 - \$125,000	83	215	265
\$125,000 - \$150,000	12	96	121
\$150,000 - \$200,000	37	111	142
\$200,000+	0	12	23



INVESTMENT SUMMARY for VALLEY

Address: 3306 20th Ave. Valley, AL
List Price: \$1,360,000
Current NOI: \$103,685
Initial Cap Rate: 7.5%
Land Acreage: 0.61 +/- Acres
Building Size: Confirm
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: NNN
Taxes/CAM/Insurance: Tenant Responsibility
Structure/HVAC/Parking: Tenant Responsibility
Original Lease Term: 10 Year
Rent Commencement: January 2017
Rent Expiration: January 2027
Term Remaining: 10 Years
Rent Increases: 10% Every 5 Years
Options to Extend: Four, 5 Year each

TENANT SNAPSHOT:

Tenant Website: mainstreetfamilycare.com
Locations: 10 & Growing

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- Brand New Construction Completed in Fall 2017

LOCATION HIGHLIGHTS

- Across the Street from Tractor Supply Co/ Winn-Dixie Center
- Situated Nearby I-85, Boasting Over 30,000 VPD
- Average Household Income Exceeds \$46,085+ Within 5 Miles
- Nearby Retailers Include Walmart, Dollar General and More

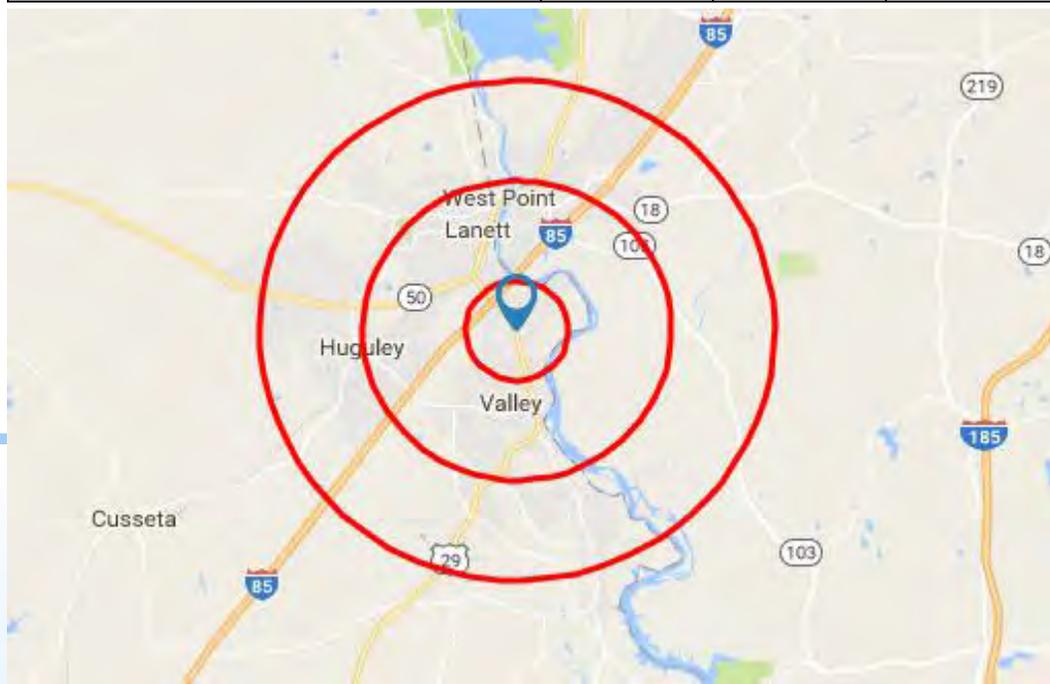


30,000 VPD



Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	2,508	16,605	24,294
2021 Population:	2,493	16,824	24,516
Pop Growth 2016-2021:	(0.60%)	1.32%	0.91%
Households			
2016 Total Households:	1,051	6,852	9,889
HH Growth 2016-2021:	(0.67%)	1.26%	0.88%
Median Household Inc:	\$39,999	\$32,258	\$33,492
Avg Household Size:	2.40	2.40	2.40
Housing			
Median Home Value:	\$87,169	\$82,916	\$82,575
Median Year Built:	1960	1964	1965

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	2,493	16,824	24,516
2016 Estimate	2,508	16,605	24,294
2010 Census	2,606	15,955	23,819
Growth 2016-2021	(0.60%)	1.32%	0.91%
Growth 2010-2016	(3.76%)	4.07%	1.99%
2016 Population Hispanic Origin	76	478	595
2016 Population by Race:			
White	2,034	7,969	13,188
Black	417	8,116	10,427
Am. Indian & Alaskan	1	40	63
Asian	16	253	309
Hawaiian & Pacific Island	13	23	25
Other	26	203	283
Households:			
2021 Projection	1,044	6,938	9,976
2016 Estimate	1,051	6,852	9,889
2010 Census	1,100	6,600	9,708
Growth 2016 - 2021	(0.67%)	1.26%	0.88%
Growth 2010 - 2016	(4.45%)	3.82%	1.86%
Owner Occupied	727	4,114	6,393
Renter Occupied	324	2,738	3,496
2016 Avg Household Income	\$55,638	\$47,402	\$47,845
2016 Med Household Income	\$39,999	\$32,258	\$33,492
2016 Households by Household Inc:			
<\$25,000	319	2,743	3,706
\$25,000 - \$50,000	296	2,132	3,207
\$50,000 - \$75,000	192	798	1,219
\$75,000 - \$100,000	79	512	808
\$100,000 - \$125,000	58	170	302
\$125,000 - \$150,000	45	212	302
\$150,000 - \$200,000	52	140	153
\$200,000+	9	145	192





FORTIS NET LEASE
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Urgent Care Portfolio

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