



FRED'S PHARMACY

SULLIGENT, AL

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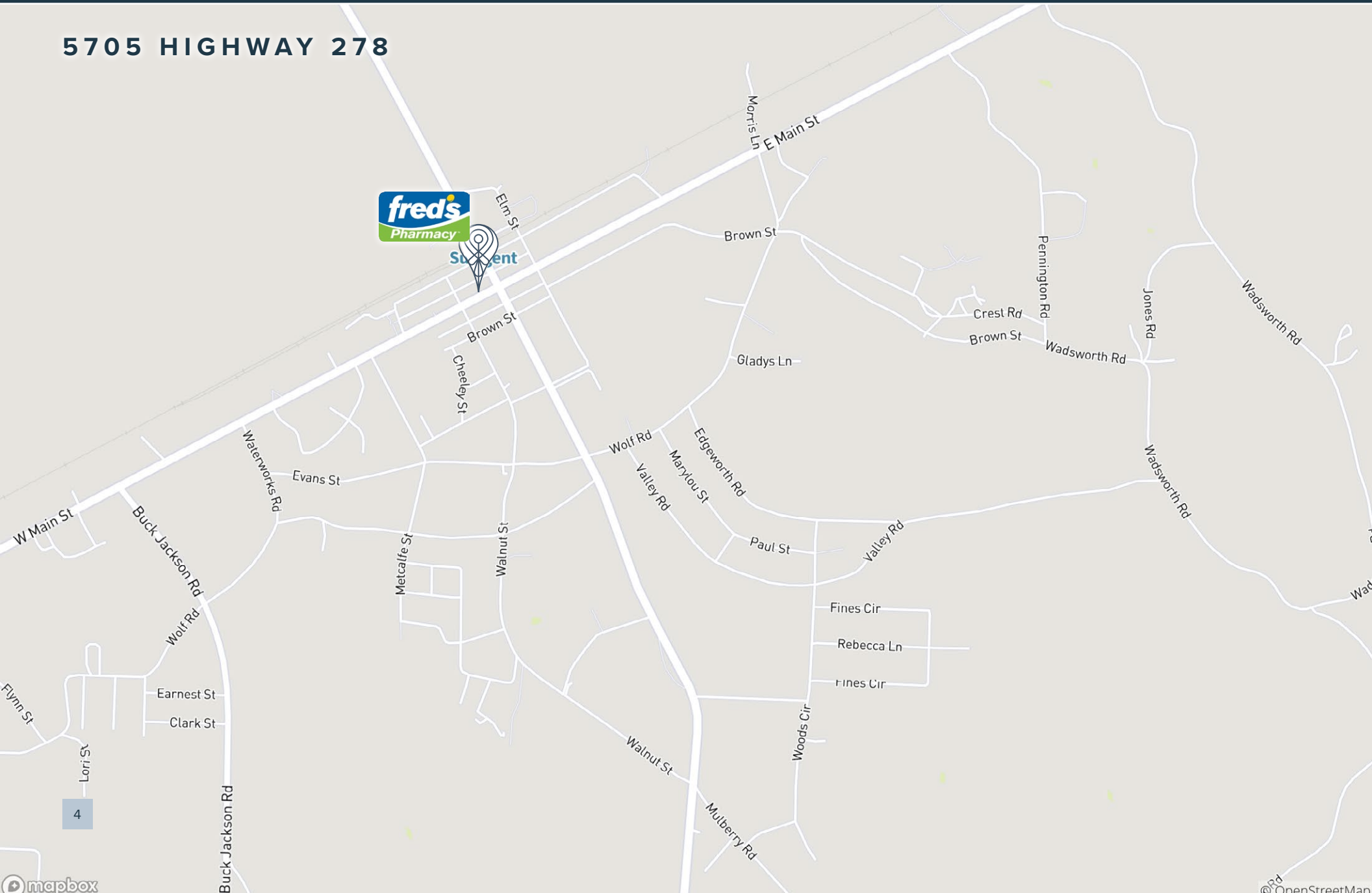
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LOCATION MAP

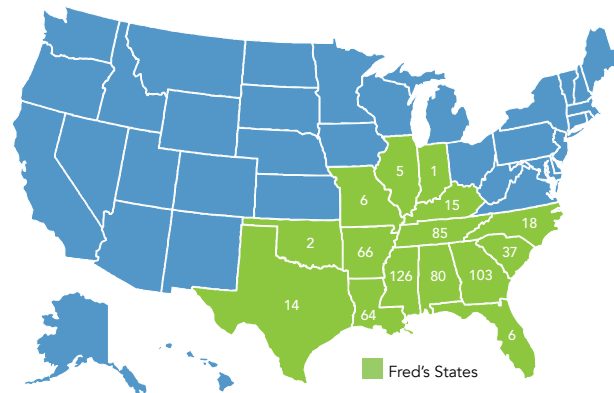
5705 HIGHWAY 278



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TENANT OVERVIEW

Fred's is a leading regional pharmacy with deep experience across a spectrum of small, medium and large markets.



2016 Key Highlights

\$2.1 billion in annual sales

Currently the **#4** retail drugstore chain in the country

~10,000 team members

628 stores in **15** states

362 drugstores

#1 regional pharmacy focused on delivering healthcare service excellence to our customers with stores throughout the Southeast

Competes with **"Big 3" pharmacies** (CVS / WBA / RAD) and independents

Source: 2016 Annual Report

FRED'S CORPORATE BACKING

Fred's Inc. (NASDAQ: FRED) is the #4 retail drugstore chain in the country. The company operates approximately 628 stores throughout 15 states in the southeastern United States. 2016 revenue for Fred's was \$2.1BN according to the company's annual report. Fred's also owns and operates one additional retail chain, Getwell Drug & Dollar. Getwell Drug & Dollar is a convenient pharmacy destination, with 5 locations across Alabama, Tennessee, Mississippi, and Kentucky that offer an expanded over-the-counter medication selection, individualized patient care, and more than 1,700 \$1 items.

OFFERING OVERVIEW

PROPERTY DETAILS

NAME	*FRED'S PHARMACY	NET OPERATING INCOME	\$104,648
ADDRESS	5705 HIGHWAY 278	RENT INCREASES	5% IN EACH OPTION PERIOD
MARKET	SULLIGENT, AL 35586	RENT COMMENCEMENT	JANUARY 1, 2013
BUILDING SIZE	8,763 SF	RENT EXPIRATION	DECEMBER 31, 2024
LAND SIZE	0.69 AC	LEASE TYPE	NN - ROOF, STRUCTURE, PARKING LOT, CAM
PARKING	25 SPACES	ORIGINAL LEASE TERM	11 YEARS
TENANT	FRED'S STORES OF TENNESSEE, INC.	LEASE TERM REMAINING	7.5 YEARS
YEAR BUILT	2013	OPTIONS	THREE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO	ASKING PRICE	\$1,195,000 (8.75%) CAP

*DBA GETWELL DRUG & DOLLAR

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2022 POP. PROJECTION	755	2,005	2,905
2017 POP. ESTIMATE	771	2,058	2,981
2017 EST. AVG. HH INCOME	\$40,526	\$40,705	\$41,800

for detailed demographics, please click [HERE](#)

TRAFFIC COUNTS

	AADT
HIGHWAY 278	7,375
HIGHWAY 17	6,750

AERIAL



ALABAMA ECONOMIC UPDATE

NEW & EXPANDING INDUSTRY ANNOUNCEMENTS 2016 REPORT – MADE IN ALABAMA

“Alabama’s economic development team recorded another strong year in 2016, successfully working more than 400 projects across diverse industries even as a contentious presidential election caused many companies to hit the pause button on their investment and expansion plans.

The team’s hard work paid off, and the numbers in the 2016 New & Expanding Industry Report prove it. These projects will bring 14,707 new jobs to Alabama, along with just under \$4.2 billion in capital investment. Better still, these results strengthen the foundation for our strategic efforts to expand Alabama’s economy and prepare it for a technologically advanced future. Since 2012, the work of Alabama’s economic development team has resulted in \$24.5 billion in capital investment and almost 90,000 jobs for the state.


The range of projects during 2016 was sweeping and multi-faceted. Not surprisingly, Alabama’s auto and aerospace industries will continue to grow because of the high level of new investment announced last year. But other sectors of the economy also showed robust activity. The forest products industry, in particular, turned in a strong performance, with companies announcing Alabama projects involving more than \$750 million in investment. Across all sectors, many of the new jobs are tech-focused, requiring advanced skills.”

-Greg Canfield
Secretary, Alabama Department of Commerce

OVERVIEW

BY THE NUMBERS

2016 New & Expanding Industry Announcements

 Counties by the Numbers	2016 Project Announcements in Alabama		2016 Top Counties for Job Announcements		2016 Top Counties for New Investment	
	JOB	INVESTMENT	COUNTY	JOB	COUNTY	INVESTMENT
	14,707	\$4.2 B	Montgomery	1,704	Jefferson	\$505.6M
	Five-Year Total Project Announcements in Alabama		Madison	1,548	Calhoun	\$398.2M
	JOB	INVESTMENT	Jefferson	1,469	Baldwin	\$394.5M
	89,705	\$24.5 B	Baldwin	961	Montgomery	\$371.3M
		Marshall	721	Mobile	\$333.3M	

MARKET OVERVIEW

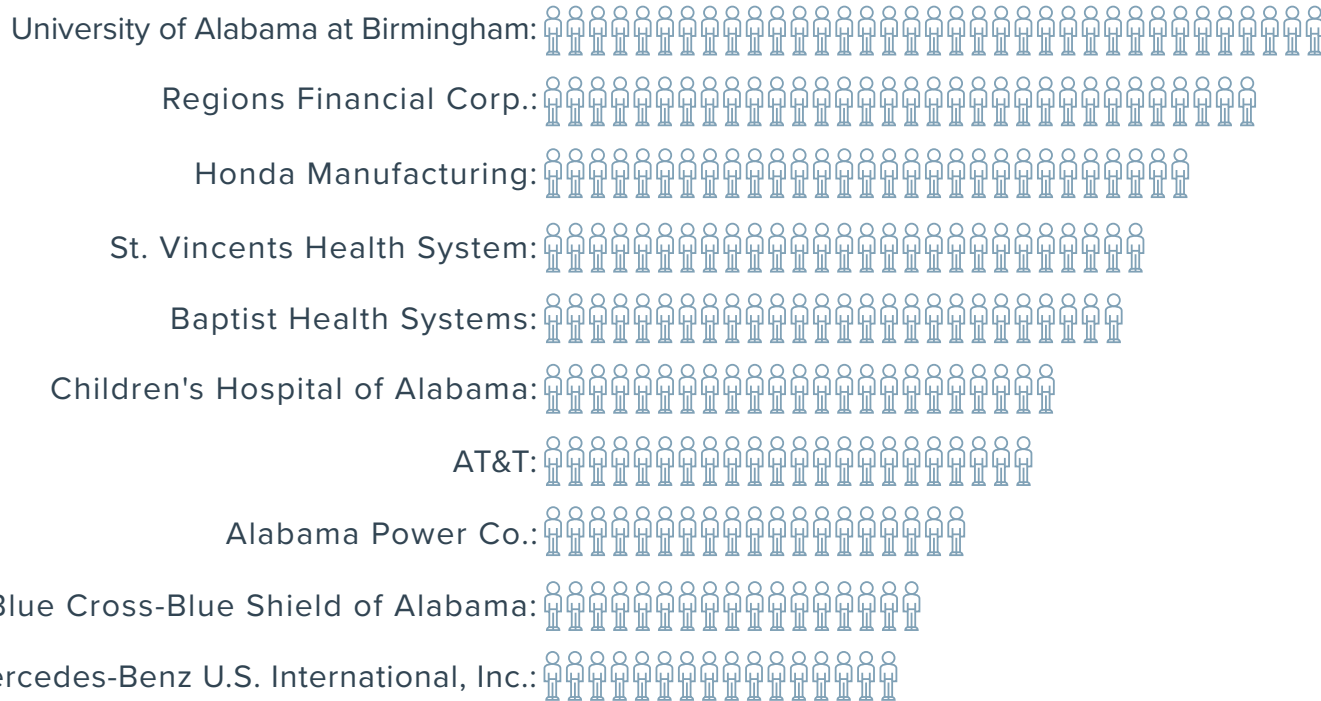
BIRMINGHAM, ALABAMA




MARKET OVERVIEW

JOBS & INVESTMENT

Birmingham Top Employers by Employee Count




8.6%

growth in median household income in 2016


4.4%

unemployment rate in 2016


586

million dollars in new job investments

INFRASTRUCTURE



#1

busiest airport in Alabama, measured by takeoffs and landings



2.6

million passengers per year at Birmingham-Shuttlesworth International Airport

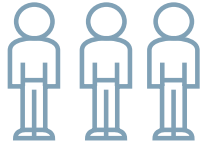


285

million dollars in airport-generated tourism

MARKET OVERVIEW

PEOPLE



1.13

million people in the
Birmingham-Hoover MSA



36

the median age of residents
who live in the Birmingham MSA

REAL ESTATE



\$1,016

the average rent for an
apartment in Birmingham



1.1

million square feet of office
planned or under construction



600+

million dollars in real estate
projects planned or under
construction



3,297

housing units planned or
under construction



170,330

square feet of retail space
planned or under construction

DEMOGRAPHICS

POPULATION	1-MILE	%	3-MILE	%	5-MILE	%
2022 Projection	755		2,005		2,905	
2017 Estimate	771		2,058		2,981	
2010 Census	806		2,183		3,159	
2000 Census	981		2,504		3,572	
Growth 2017-2022		-2.07%		-2.58%		-2.55%
Growth 2010-2017		-4.31%		-5.73%		-5.62%
Growth 2000-2010		-17.89%		-12.82%		-11.58%
2017 EST. HOUSEHOLDS BY HOUSEHOLD INCOME	350		913		1,305	
Income < \$15,000	72	20.57%	189	20.70%	267	20.43%
Income \$15,000 - \$24,999	49	13.86%	101	11.10%	147	11.29%
Income \$25,000 - \$34,999	51	14.57%	134	14.64%	188	14.38%
Income \$35,000 - \$49,999	83	23.67%	206	22.54%	283	21.65%
Income \$50,000 - \$74,999	60	16.99%	200	21.88%	290	22.19%
Income \$75,000 - \$99,999	17	4.80%	48	5.23%	75	5.74%
Income \$100,000 - \$124,999	13	3.85%	25	2.73%	38	2.89%
Income \$125,000 - \$149,999	3	0.99%	6	0.65%	9	0.72%
Income \$150,000 - \$199,999	1	0.35%	2	0.27%	4	0.33%
Income \$200,000 - \$249,999	1	0.34%	2	0.19%	3	0.20%
Income \$250,000 - \$499,999	0	0.01%	1	0.07%	2	0.13%
Income \$500,000+	0	0.00%	0	0.00%	1	0.04%
2017 EST. AVERAGE HOUSEHOLD INCOME	\$40,526		\$40,705		\$41,800	

CONFIDENTIALITY

Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any en-

tity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker’s involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or “broadcast facsimile” communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller’s Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

DESCRIPTION OF AGENT DUTIES AND RELATIONSHIPS

Before you begin working with any real estate agent, you should know who the agent represents in the transaction. Every listing agreement, buyer agency agreement or other agreement for brokerage services in a real estate sales transaction in North Carolina must contain this “Description of Agent Duties and Relationships” [N.C. Real Estate Commission Rule 21 NCAC 58A.0104(c), eff. 7/1/95]. Real estate agents should carefully review this information with you prior to entering into any agency agreement.

AGENT’S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller.

The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller’s agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer’s agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the listing firm for its services, and it may require the seller to pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller’s property to other agents who are members of the service. Some of those agents may be working with buyers as buyers’ agents; others will be working with buyers but still representing the sellers’ interests as an agent or “subagent”. When the buyer’s agents and seller’s subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller’s permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer’s agent), or may work with an agent or firm that represents the seller (as a seller’s agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer’s agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer’s agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer’s agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer’s agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller’s agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller’s behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

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