

Property Details

CONTROL: Exclusive VALUE: \$309,000
LOAN: \$0
EQUITY: \$309,000

TITLE: 5 Years Pre-Paid Commercial office lease Birmingham AL
TYPE: Office Building

HAVE: Five years prepaid lease on 4,577 SF office space in a 111,545 four buildings 2 story each in a prime area. Occupancy is currently at 88.6%. Rent rates currently range between \$13.50-\$18.45/SF.

WEBSITE URL: <https://www.google.com/maps/place/631+Beacon+Pkwy+W,+Birmingham,+AL+35209/@33.475397,-86.8212868,3a,75y,328.64h,87.92t/data=!3m6!1e1!3m4!1sCFf853T0UUXs4dXMDu76pA!2e0!7i16384!8i8192!4m7!3m6!1s0x8889194d5a80309d:0xf8278c2b8126b967!8m2!3d33.475636!4d-86.8214481!10e5!16s%2Fg%2F11b8v5w9hh>

ADDRESS: 631 Beacon Parkway, Birmingham, Alabama

BENEFITS TO NEW OWNER: Cash Flow by using or subleasing space

GROSS SCHEDULED INCOME: \$61,790 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$61,790
DEBT SERVICE: \$0
CASH FLOW: \$61,790
CAP RATE: 20.00%



BENEFITS SOUGHT: Activate equity

MOTIVATION: 8

CAN ADD: More space- Notes- Real Estate

REMARKS: Attractive two story building in a prime area of Birmingham with high occupancy rates. We signed 4 leases in the first quarter of 2023.

OWNER:

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