MULTIFAMILY INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

The Pointe Apartments

1814 BOND CIRCLE | BIRMINGHAM, AL 35215

LOCATED ±3 MILES FROM JEFFERSON STATE COMMUNITY COLLEGE | STUDENT HOUSING OPPORTUNITY

EXCLUSIVELY LISTED BY

Braxton Wetzler
Associate

(205) 267-4508
braxton.wetzler@matthews.com
License No. 000168731-0 (AL)

Caleb Frizzell
Senior Vice President

(205) 922-6597
caleb.frizzell@matthews.com
License No. 000114503-0 (AL)

Hutt Cooke
Broker of Record
Broker License No. 000168807 - 0 (AL)
Firm License No. 000110253 - 0 (AL)

MATTHEWS™

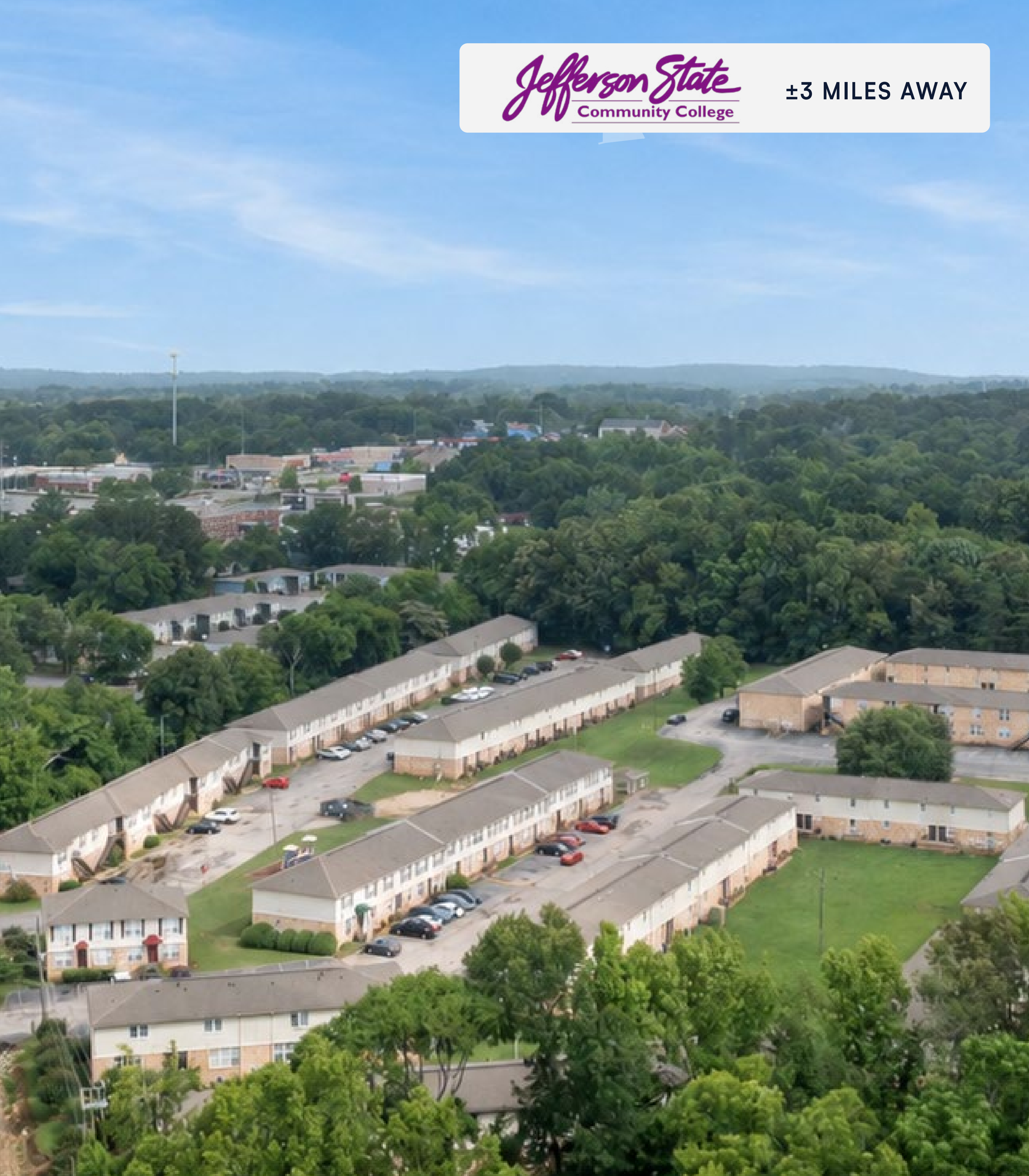
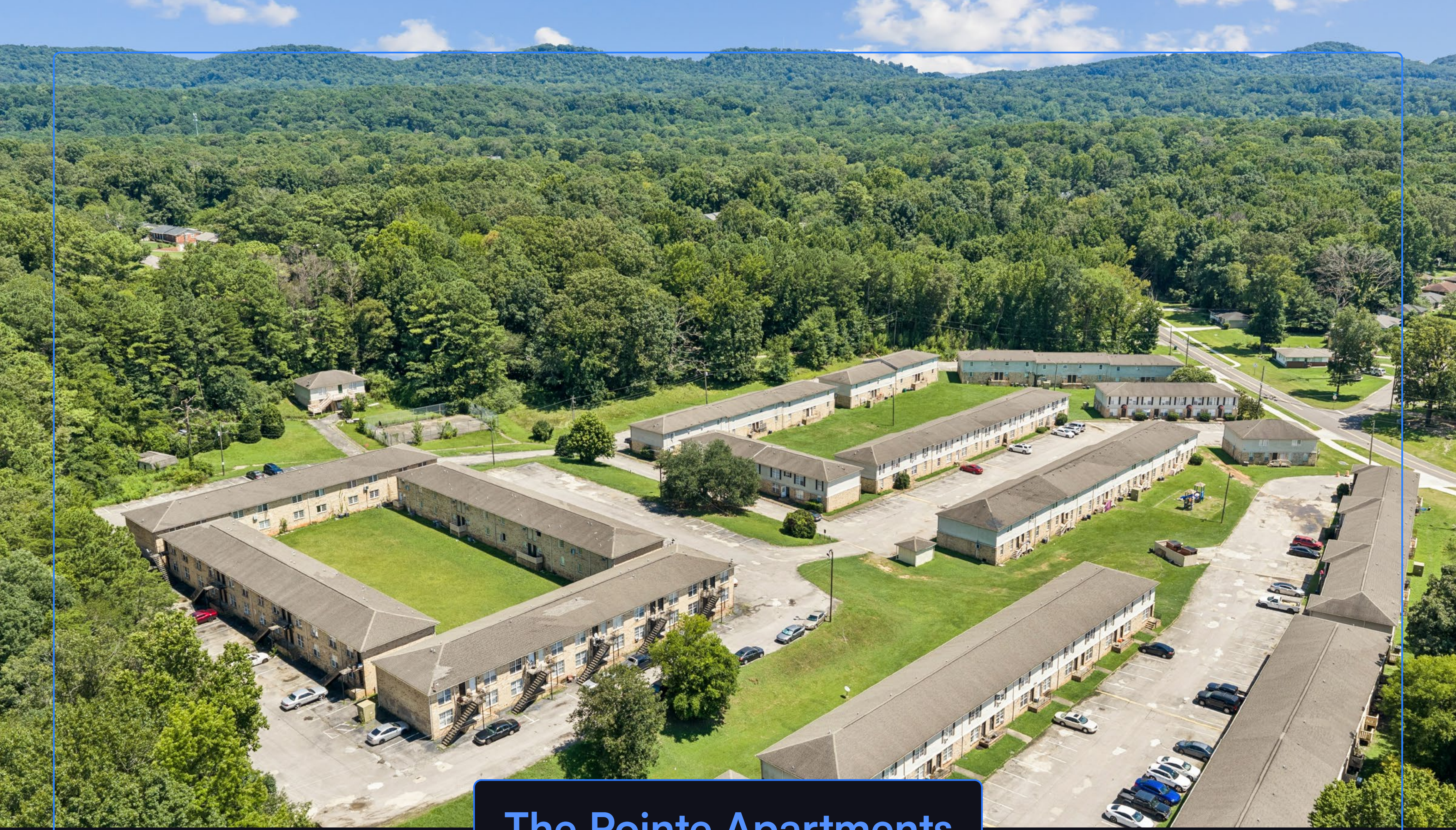


TABLE OF CONTENTS



The Pointe Apartments

PROPERTY OVERVIEW

1814 BOND CIRCLE | BIRMINGHAM, AL 35215

Executive Summary

1814 Bond Circle Birmingham, AL 35215	**198** Total Units	**±206,210** Total Building (SF)	**±1,041** Avg SF

The Opportunity

Matthews™ is pleased to present the exclusive opportunity to acquire The Pointe Apartments, a 198-unit multifamily community located in the growing Birmingham, Alabama MSA. Following more than $4.25 million in recent capital improvements, the property offers investors a stabilized, well-maintained asset with immediate cash flow and long-term upside.

The Pointe has undergone extensive interior and exterior renovations, including roofing, HVAC systems, flooring, parking lots, landscaping, and unit upgrades, significantly reducing near-term capital expenditure requirements. Its strategic location in Center Point provides convenient access to Downtown Birmingham, Interstate 20, Interstate 65, Birmingham-Shuttlesworth International Airport, and several of the region's largest employment, healthcare, and educational hubs, supporting consistent resident demand.

Currently operating under the Section 42 Low-Income Housing Tax Credit (LIHTC) Program, The Pointe is in its Extended Use Period and is Qualified Contract (QC) eligible, presenting investors with a unique opportunity to acquire a proven affordable housing asset while maintaining future operational flexibility. As one of the larger LIHTC communities in the Birmingham market, the property benefits from historically stable occupancy and durable demand, characteristics that have consistently made affordable housing one of the most resilient sectors within multifamily real estate.

The combination of substantial recent capital improvements, stable operations, and a favorable position within the LIHTC lifecycle creates multiple paths to value creation. Investors have the opportunity to benefit from reliable cash flow today while evaluating future strategies associated with the property's Qualified Contract eligibility and eventual expiration of affordability restrictions, subject to applicable regulations.

With an attractive basis, significant completed capital improvements, and a projected path to an 8.25%+ capitalization rate, The Pointe Apartments represents an exceptional opportunity for both affordable housing investors and value-add multifamily operators seeking long-term appreciation within one of Alabama's strongest metropolitan markets.

The Pointe Apartments

LIHTC STRUCTURE & VALUE-CREATION POTENTIAL

The Pointe Apartments are currently operating under the Section 42 Low-Income Housing Tax Credit (LIHTC) program, is within its Extended Use Period, and is Qualified Contract eligible, providing investors with the strength of **stable, affordable housing operations and a potential path to future flexibility.**

01

SECTION 42 LIHTC

Currently operating as an affordable housing community under the Section 42 Low-Income Housing Tax Credit program.

02

EXTENDED USE PERIOD

The initial compliance period has concluded, and the property remains subject to its extended affordability restrictions.

03

QUALIFIED CONTRACT ELIGIBLE

Qualified Contract eligibility may provide future ownership with a potential path to evaluate the continuation or eventual expiration of affordability restrictions, subject to applicable requirements.

Investment Highlights

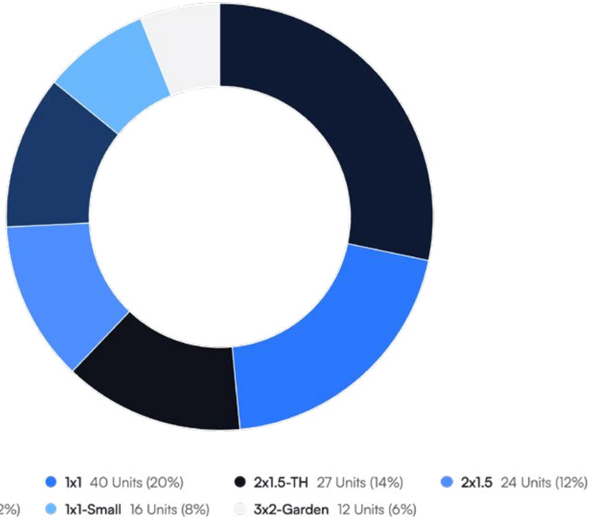
Property Highlights

- **198-unit** multifamily community in the Birmingham, Alabama MSA.
- **More than $4.25 million** invested in recent capital improvements, including roofs, HVAC systems, flooring, parking lots, landscaping, exterior enhancements, and interior renovations.
- **Section 42 LIHTC property currently in the Extended Use Period and Qualified Contract (QC) eligible.**
- Opportunity to acquire a stabilized affordable housing community with multiple long-term strategic exit opportunities.
- Projected path to an **8.25%+ capitalization rate.**
- Diverse unit mix consisting of one-, two-, and three-bedroom apartments and townhomes.

Location Highlights

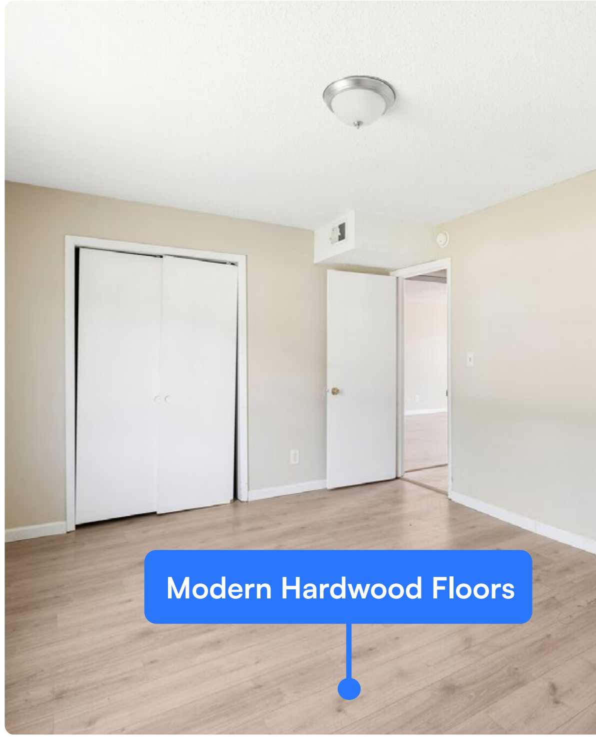
- Convenient access to **Interstates 20 and 65**, less than ten minutes from Birmingham-Shuttlesworth International Airport.
- Minutes from Downtown Birmingham, UAB, UAB Hospital System, and numerous major employment centers.
- Strong historical demand for affordable housing supported by Birmingham's diverse employment base and limited new supply in the surrounding submarket.

Unit Mix Chart

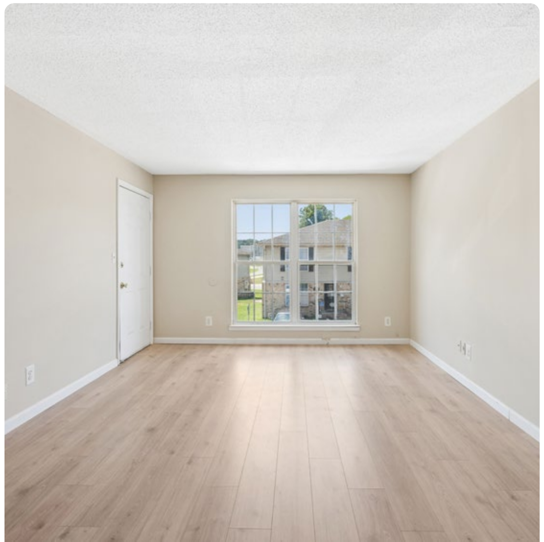


Jefferson State Community College
Jefferson State Community College
±14,000 Students | ±706 Employees
Center Point High School
±760 Students
Turkey Creek
Nature Preserve
Center Point
UNITED STATES POSTAL SERVICE
REGIONS BANK
N
Center Point Elementary
±555 Students
Erwin Intermediate School
±480 Students
Erwin Middle School
±585 Students
GRANDVIEW
MEDICAL CENTER
±434 Beds | ±600 Employees
BARBER
MOTORSPORTS PARK
UAB
ST. VINCENT'S
±362 Beds | ±1,500 Employees
Ruffner Mountain
Nature Preserve
Protective
STADIUM
±1,000 Employees
75
± 28,650 VPD
Trussville Entertainment District
UMAMI
CRAVE THE FIFTH
Edgar's
TRUSSVILLE Social
Half Shell oyster house
CORBEAU
BIRMINGHAM MUSEUM OF ART
Walmart
Neighborhood Market
BIRMINGHAM RACE COURSE CASINO
The Pinnacle
target
TJ.maxx
at home
THE HOME DEPOT
BEST BUY
Academy SPORTS+OUTDOORS
JCPenney
Olive Garden
Center Pointe Landings
±140 Units
Amberwood Apartments
±104 Units
Coca-Cola
Bottling Factory
±500 Employees
Roebuck Shopping Center
Walmart Supercenter
planet fitness
HARBOR FREIGHT
HIBBETT SPORTS
MAVIS DISCOUNT TIRE
Summer Rise Apartments
±96 Units
Subject Property
Nearby Transportation
I-59 (±100,000 VPD)
Direct access to Downtown Birmingham, Gadsden & Chattanooga
US-11 (±36,000 VPD)
Parkway East
Birmingham-Shuttlesworth International Airport
3.2M+ Annual Passengers
Downtown Birmingham
±10 Miles Away
Roebuck
Golf Course
O'Reilly AUTO PARTS
SHERWIN WILLIAMS.
Food GIANT
Google Earth

Amenities & Interior Upgrades



- Laundry Facilities
- Walk-In Closet
- EV Charging
- Hardwood Floors
- Playground
- Dishwasher
- Basketball Court
- Air Conditioning



The Pointe Apartments

FINANCIAL OVERVIEW

1814 BOND CIRCLE | BIRMINGHAM, AL 35215

Financial Summary

Contact Broker For Pricing

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
56	2x1	28%	955	$0.82	$787	$825	$0.86	$1,200	$31,461	$46,200
23	3x1.5-TH	12%	1,642	$0.64	$1,050	$1,100	$0.67	$1,250	$22,060	$25,300
40	1x1	20%	720	$0.99	$715	$725	$1.01	$800	$23,600	$29,000
24	2x1.5	12%	1,050	$0.83	$868	$900	$0.86	$950	$14,750	$21,600
12	3x2-Garden	6%	1,280	$0.79	$1,008	$1,050	$0.82	$1,250	$10,084	$12,600
27	2x1.5-TH	14%	1,280	$0.76	$970	$1,000	$0.78	$1,100	$21,330	$27,000
16	1x1-Small	8%	690	$0.94	$650	$700	$1.01	$750	$9,750	$11,200
	Average		**1,041**	**$0.84**	**$842**	**$873**	**$0.87**	**$840**	**$133,035**	**$172,900**
198	**Total**		**206,210**	**$165.37**	**$133,035**	**$172,900**	**$171.80**	**$5,892**	**$1,596,420**	**$2,074,800**

Financial Summary

Annual Operating Summary

		T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit
Gross Potential Rent	Pro Forma Estimates	$2,677,680		$2,074,800	Market Rent	$2,137,044	34% Upside
Less Vacancy	-8.0%	-$444,074	-16.58%	-$165,984	-8.0%	-$213,704	-10.0%
Loss/Gain to Lease	-5.0%	-$551,682	-20.60%	-$103,740	-5.0%	-$74,797	-3.5%
Less Concessions	-1.00%	-$15,136	-0.57%	-$20,748	-1.0%	-$21,370	-1.0%
Less Change in Delinquency	-1.00%	-$11,677	-0.44%	-$20,748	-1.0%	-$21,370	-1.0%
Expense/Utility Reimbursement	2% Over Actual	$4,355	$22	$4,442	$22	$4,442	$22
Other Income	2% Over Actual	$16,779	$85	$17,115	$86	$17,457	$88
Pet Fees/Rent	2% Over Actual	$2,760	$14	$2,815	$14	$2,872	$15
Late Fees	2% Over Actual	$7,692	$39	$7,846	$40	$8,003	$40
Gross Operating Income		**$1,686,698**		**$1,795,798**		**$1,838,576**	
Expenses		$985,968	46.3%	$941,418	47.99%	$964,890	47.02%
Net Operating Income		**$700,730**	**$3,539**	**$854,380**	**$4,315**	**$873,686**	**$4,413**
Loan Payments		$471,801		$471,801		$471,801	
Pre-Tax Cash Flow		$228,928	6.3%	$382,579	10.55%	$401,885	11.08%
Plus Principal Reduction		$86,670		$86,670		$86,670	
Total Return Before Taxes		$315,598	8.70%	$469,249	12.93%	$488,554	13.47%

Financial Summary

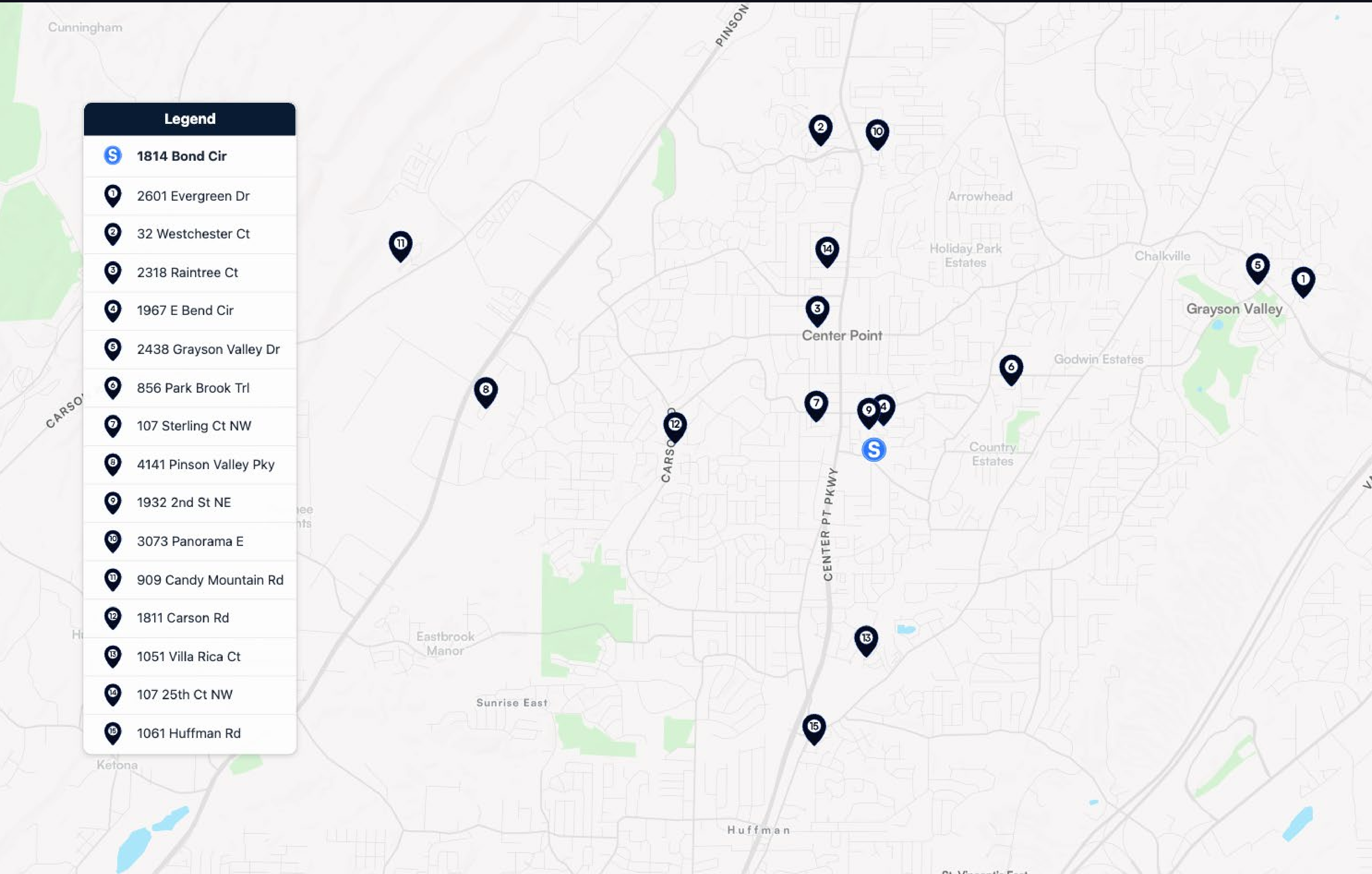
Pro Forma Annual Operating Summary

	Pro Forma Estimates		% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit	% of SGI
Real Estate Taxes		% of Purchase Price	4.08%	$109,217	$552	$102,800	$519	$105,370	$532	4.9%
Property Management Fee	3.0%	GOI	2.34%	$62,548	$316	$53,874	$272	$55,157	$279	2.6%
Insurance	$700	Per Unit	4.11%	$110,181	$556	$138,600	$700	$142,065	$718	6.6%
Payroll	$1,100	Per Unit	6.54%	$175,018	$884	$217,800	$1,100	$223,245	$1,128	10.4%
General and Administrative	$200	Per Unit	2.78%	$74,555	$377	$39,600	$200	$40,590	$205	1.9%
Contract Services	$50	Per Unit	0.50%	$13,360	$67	$9,900	$50	$10,148	$51	0.5%
Landscaping/Grounds	$100	Per Unit	0.35%	$9,402	$47	$19,800	$100	$20,295	$103	0.9%
Turnover	$250	Per Unit	4.37%	$117,126	$592	$49,500	$250	$50,738	$256	2.4%
Repairs & Maintenance	$400	Per Unit	5.37%	$143,853	$727	$79,200	$400	$81,180	$410	3.8%
Electricity	2%	% Over Actual	1.28%	$34,292	$173	$34,978	$177	$35,853	$181	1.7%
Water/Sewer	2%	% Over Actual	3.86%	$103,296	$522	$105,362	$532	$107,996	$545	5.1%
Trash Removal	2%	% Over Actual	0.95%	$25,479	$129	$25,989	$131	$26,638	$135	1.2%
Other Utilities/Fuel/Gas	2%	% Over Actual	0.17%	$4,525	$23	$4,615	$23	$4,730	$24	0.2%
Marketing/Advertising	$100	Per Unit	0.12%	$3,117	$16	$19,800	$100	$20,295	$103	0.9%
Reserves	$200	Per Unit	0.00%	$0	$0	$39,600	$200	$40,590	$205	1.9%
Total Expenses			**58.46%**	**$985,968**	**$4,980**	**$941,418**	**$4,755**	**$964,890**	**$4,873**	**45.2%**
				Current	**Per Unit**	**% of SGI**				
Non-Controllable Expenses: Taxes, Ins., Reserves				$228,799	$1,156	11.0%				
Total Expense Without Taxes & Reserves				$876,752	$4,428	42.26%				

One Bed Rent Comparables

	Property Name	Property Address	Number Of Units	City	State	Year Built	One Bedroom Rent/Unit	One Bedroom Avg SF	Avg One Bedroom Rent/SF
S	**The Pointe Apartments**	**1814 Bond Cir**	**198**	**Birmingham**	**AL**	**1973**	**$696**	**711**	**$0.98**
1	Bentwood Apartments	2601 Evergreen Dr	120	Birmingham	AL	1983	$999	782	$1.28
2	Magnolia Court	32 Westchester Ct	240	Birmingham	AL	1974	$950	660	$1.44
3	Raintree Apartments	2318 Raintree Ct	90	Birmingham	AL	1973	$900	675	$1.33
4	Summer Rise Apartments	1967 E Bend Cir	96	Birmingham	AL	1971	$800	860	$0.93
5	Clay Chalkville Apartments	2438 Grayson Valley Dr	32	Birmingham	AL	1979	$795	758	$1.05
6	Clay Landings Apartments	856 Park Brook Trl	124	Birmingham	AL	1974	$754	650	$1.16
7	Center Pointe Landings	107 Sterling Ct NW	140	Center Point	AL	1972	$750	684	$1.10
8	The Woodford	4141 Pinson Valley Pky	250	Birmingham	AL	1982	$749	612	$1.22
9	Turtle Rock	1932 2nd St NE	19	Birmingham	AL	1978	$725	700	$1.04
10	The Glenwood at Pinson	3073 Panorama E	200	Birmingham	AL	1980	$700	750	$0.93
11	Candy Mountain Apartments	909 Candy Mountain Rd	75	Birmingham	AL	1976	$695	750	$0.93
12	Carson Square Apartments	1811 Carson Rd	31	Birmingham	AL	1974	$650	700	$0.93
13	Country Park	1051 Villa Rica Ct	247	Birmingham	AL	1972	$630	715	$0.88
14	Palms at Center Point	107 25th Ct NW	56	Center Point	AL	1971	$575	560	$1.03
15	Springville Landing Apartments	1061 Huffman Rd	268	Birmingham	AL	1969	$530	870	$0.61
	Average		**137**			**1975**	**$744**	**715**	**$1.05**

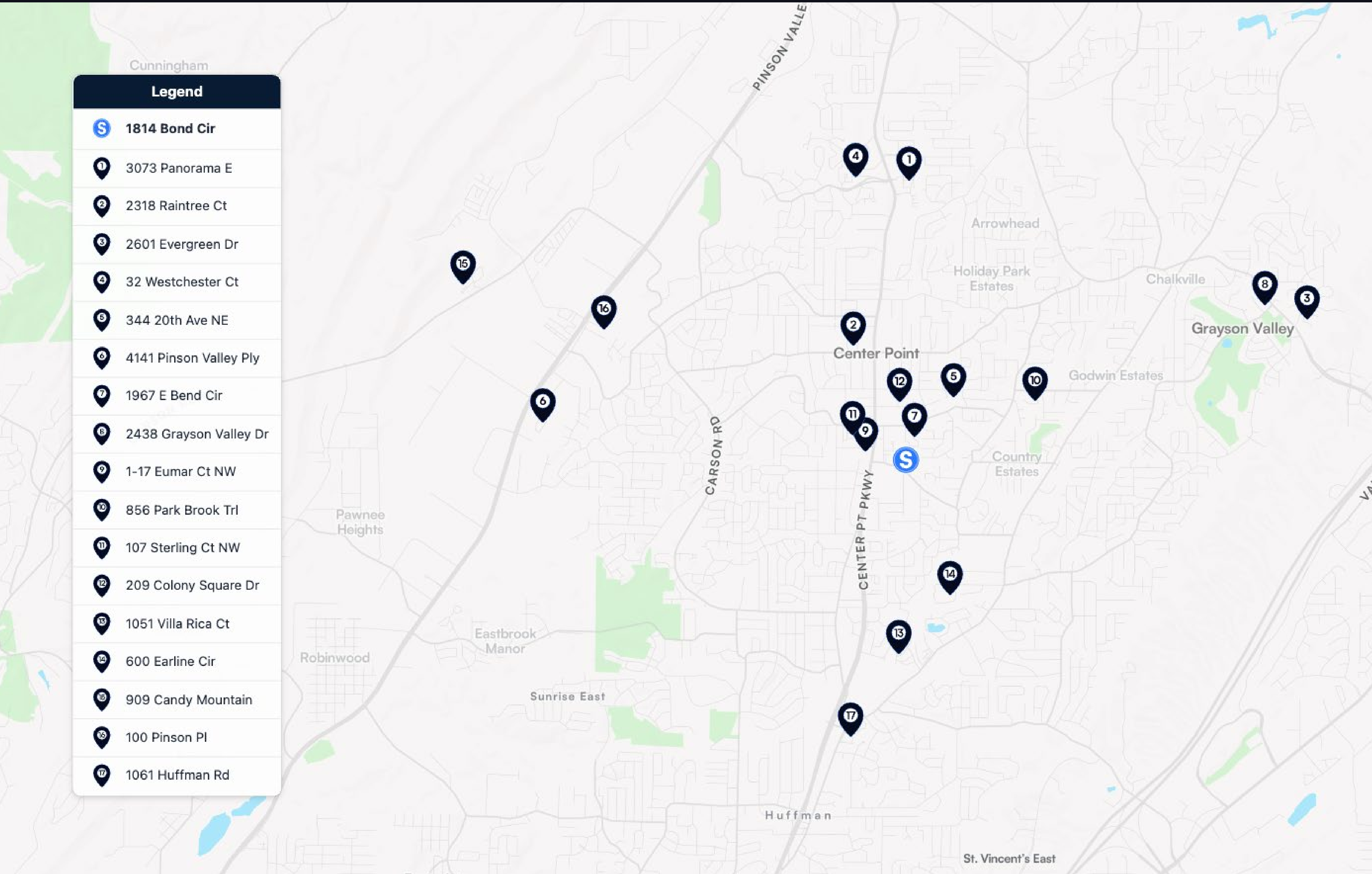
One Bed Rent Comparables Map



Two Bed Rent Comparables

	Property Name	Property Address	Number Of Units	City	State	Year Built	Two Bedroom Rent/Unit	Two Bedroom Avg SF	Avg Two Bedroom Rent/SF
S	**The Pointe Apartments**	**1814 Bond Cir**	**198**	**Birmingham**	**AL**	**1973**	**$853**	**1,058**	**$0.81**
1	The Glenwood at Pinson	3073 Panorama E	200	Birmingham	AL	1980	$1,100	1,000	$1.10
2	Raintree Apartments	2318 Raintree Ct	90	Birmingham	AL	1973	$1,100	975	$1.13
3	Bentwood Apartments	2601 Evergreen Dr	120	Birmingham	AL	1983	$1,089	923	$1.18
4	Magnolia Court	32 Westchester Ct	240	Birmingham	AL	1974	$1,075	864	$1.24
5	Highland Park Townhomes	344 20th Ave NE	56	Birmingham	AL	1973	$975	990	$0.98
6	The Woodford	4141 Pinson Valley Pky	250	Birmingham	AL	1982	$949	960	$0.99
7	Summer Rise Apartments	1967 E Bend Cir	96	Birmingham	AL	1971	$900	980	$0.92
8	Clay Chalkville Apartments	2438 Grayson Valley Dr	32	Birmingham	AL	1979	$895	1,046	$0.86
9	-	1-17 Eumar Ct NW	24	Center Point	AL	1971	$849	850	$1.00
10	Clay Landings Apartments	856 Park Brook Trl	124	Birmingham	AL	1974	$849	897	$0.95
11	Center Pointe Landings	107 Sterling Ct NW	140	Center Point	AL	1972	$777	784	$0.99
12	Colony Square Apartments	209 Colony Square Dr	20	Center Point	AL	1974	$775	830	$0.93
13	Country Park	1051 Villa Rica Ct	247	Birmingham	AL	1972	$775	984	$0.79
14	Spring Lake Cove	600 Earline Cir	225	Birmingham	AL	1972	$755	890	$0.85
15	Candy Mountain Apartments	909 Candy Mountain Rd	75	Birmingham	AL	1976	$735	900	$0.82
16	Hillcrest Apartments	100 Pinson Pl	44	Birmingham	AL	1977	$725	733	$0.99
17	Springville Landing Apartments	1061 Huffman Rd	268	Birmingham	AL	1969	$600	960	$0.63
	Average		**136**			**1975**	**$876**	**924**	**$0.95**

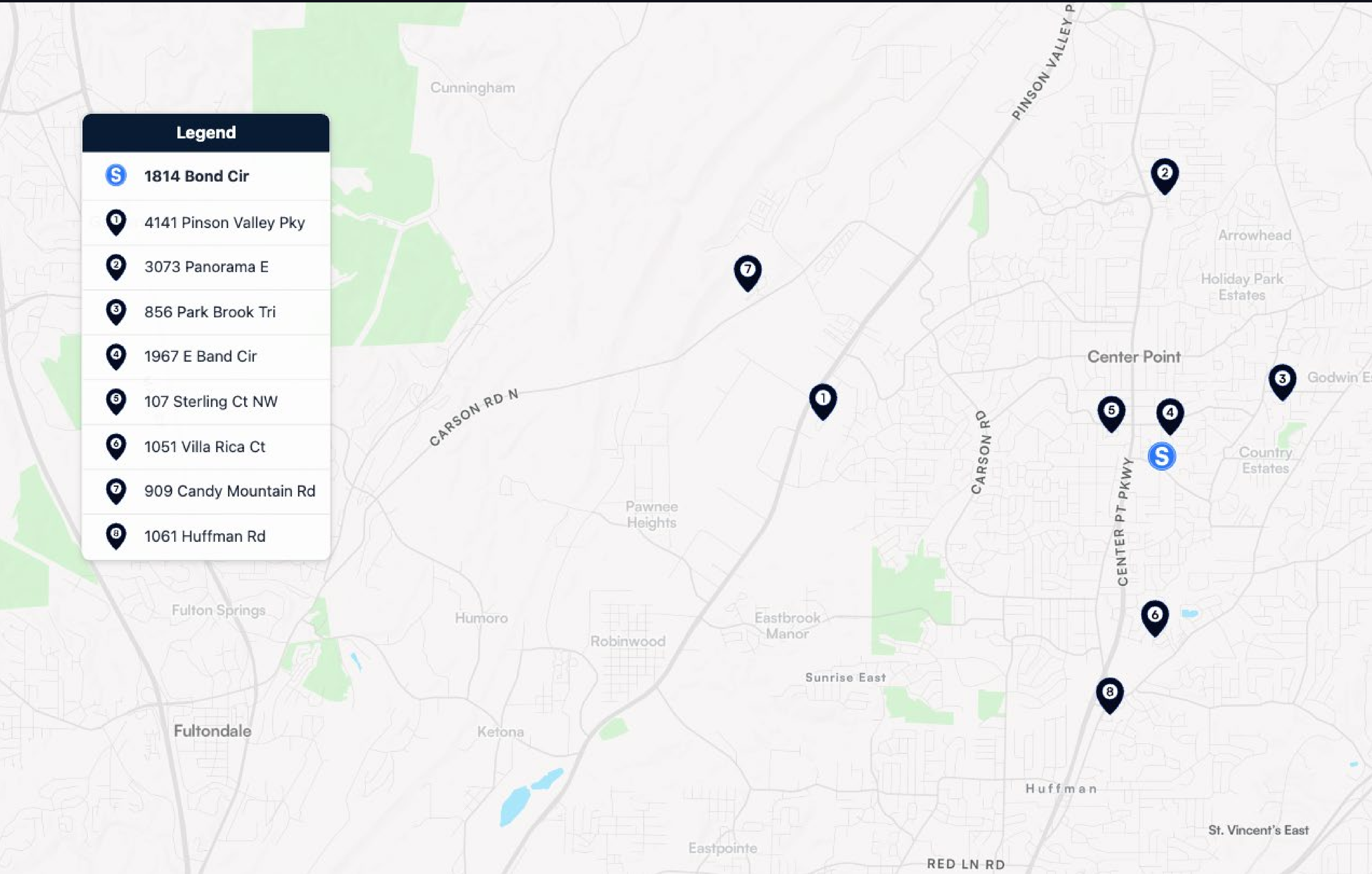
Two Bed Rent Comparables Map



Three Bed Rent Comparables

	Property Name	Property Address	Number Of Units	City	State	Year Built	Three Bedroom Rent/Unit	Three Bedroom Avg SF	Avg Three Bedroom Rent/SF
S	**The Pointe Apartments**	**1814 Bond Cir**	**198**	**Birmingham**	**AL**	**1973**	**$1,299**	**1,124**	**$1.16**
1	The Woodford	4141 Pinson Valley Pky	250	Birmingham	AL	1982	$1,299	1,124	$1.16
2	The Glenwood at Pinson	3073 Panorama E	200	Birmingham	AL	1980	$1,275	1,200	$1.06
3	Clay Landings Apartments	856 Park Brook Trl	124	Birmingham	AL	1974	$1,140	1,200	$0.95
4	Summer Rise Apartments	1967 E Band Cir	96	Birmingham	AL	1971	$1,100	1,195	$0.92
5	Center Pointe Landings	107 Sterling Ct NW	140	Center Point	AL	1972	$1,099	1,216	$0.90
6	Country Park	1051 Villa Rica Ct	247	Birmingham	AL	1972	$885	1,140	$0.78
7	Candy Mountain Apartments	909 Candy Mountain Rd	75	Birmingham	AL	1976	$755	1,050	$0.72
8	Springville Landing Apartments	1061 Huffman Rd	268	Birmingham	AL	1969	$665	1,020	$0.65
	Average		**178**			**1974**	**$1,028**	**1,185**	**$0.87**

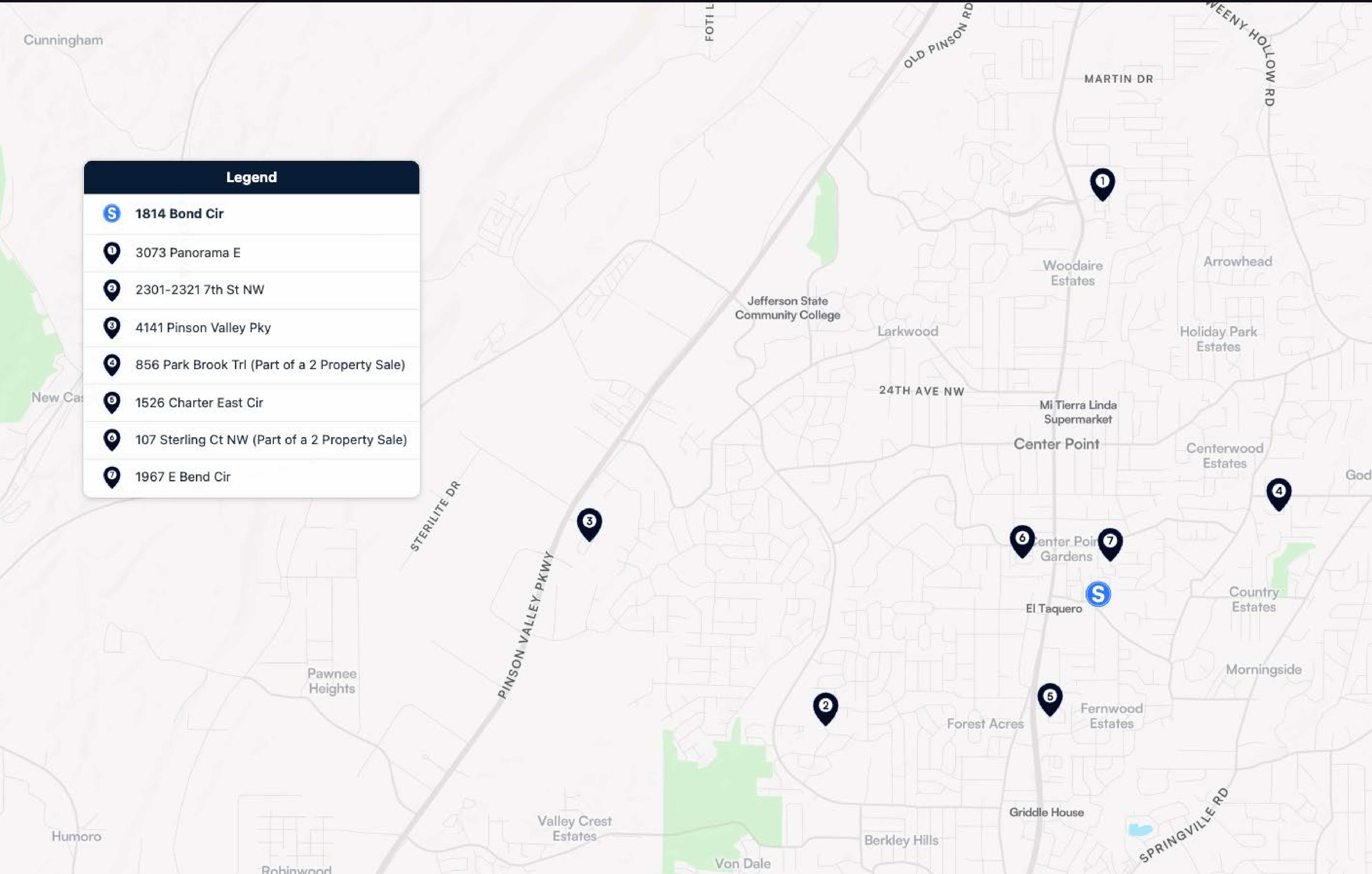
Three Bed Rent Comparables Map

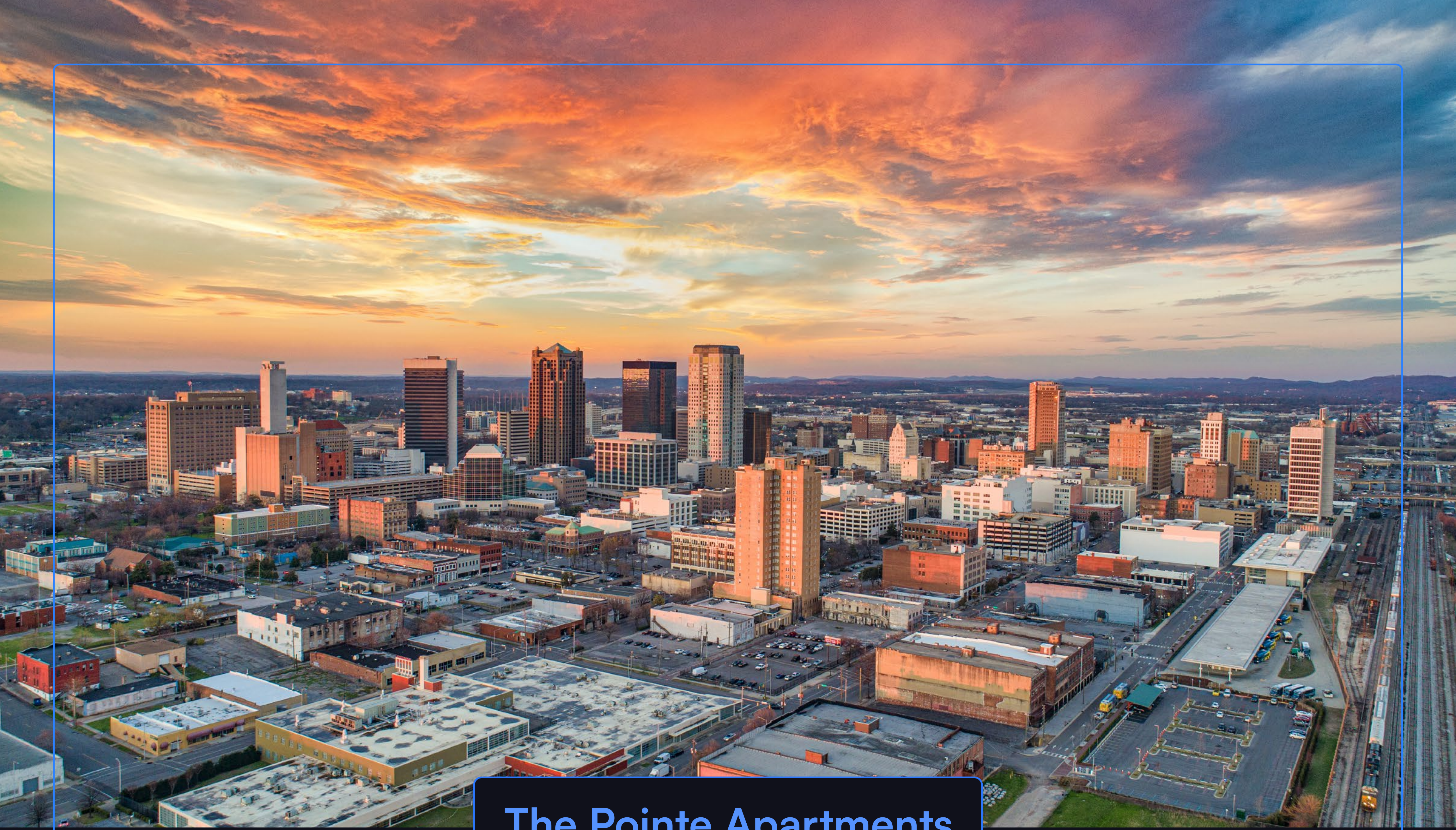


Sales Comparables

#	Property Name	Property Address	Year Built	Number Of Units	Property City	Property State	Submarket Name	Sale Price	Price Per Unit	Sale Date
1	The Glenwood at Pinson	3073 Panorama E	1980	200	Birmingham	AL	Apple Valley	$16,100,000	$80,500.00	5/23/24
2	Pearl at Sun Valley	2301-2321 7th St NW	1987	48	Center Point	AL	Sun Valley	$3,375,000	$70,313.00	3/25/25
3	The Woodford	4141 Pinson Valley Pky	1982	250	Birmingham	AL	Echo Highlands	$13,400,000.00	$53,600.00	6/30/25
4	Clay Landings Apartments	856 Park Brook Trl (Part of a 2 Property Sale)	1974	124	Birmingham	AL	Outer Center Point	$5,400,000	$43,548.00	9/15/25
5	Pineview Pointe Apartments	1526 Charter East Cir	1968	140	Birmingham	AL	Outer Center Point	$5,600,000	$40,000.00	12/22/25
6	Center Pointe Landings	107 Sterling Ct NW (Part of a 2 Property Sale)	1972	140	Center Point	AL	Outer Center Point	$5,400,000	$38,571.00	9/15/25
7	Summer Rise Apartments	1967 E Bend Cir	1971	96	Birmingham	AL	Outer Center Point	$2,460,000	$25,625.00	12/30/25
	Average		**1975**	**140**				**$6,848,333**	**$47,538.67**	

Sales Comparables Map





The Pointe Apartments

MARKET OVERVIEW

1814 BOND CIRCLE | BIRMINGHAM, AL 35215

Birmingham, AL

Birmingham remains one of the Southeast's most stable multifamily markets, supported by a diversified economy anchored by healthcare, higher education, manufacturing, logistics, and financial services. The Pointe Apartments benefits from its location in East Birmingham, providing convenient access to Downtown Birmingham, UAB, Birmingham-Shuttlesworth International Airport, and major employment corridors via I-20, I-59, and I-459. The surrounding area is characterized by established residential neighborhoods, neighborhood-serving retail, and nearby employment centers, while continued investment in East Birmingham and the broader metro supports long-term housing demand. Proximity to Jefferson State Community College, major healthcare institutions, and regional transportation infrastructure further enhances the property's appeal to students, workforce residents, and commuters seeking affordable housing with excellent regional connectivity.

Top Employers

University of Alabama at Birmingham (UAB) — 35,000+ Employees

Children's of Alabama — 5,600+ Employees

UAB St. Vincent's Health System — 4,800+ Employees

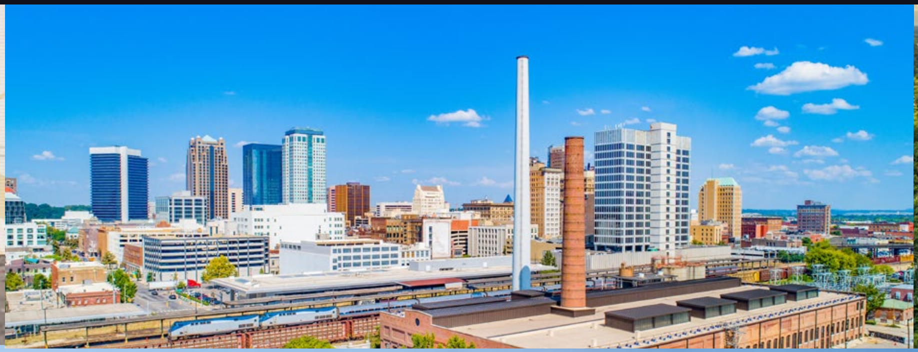
Grandview Medical Center — 3,500+ Employees

82,835
\# of Households

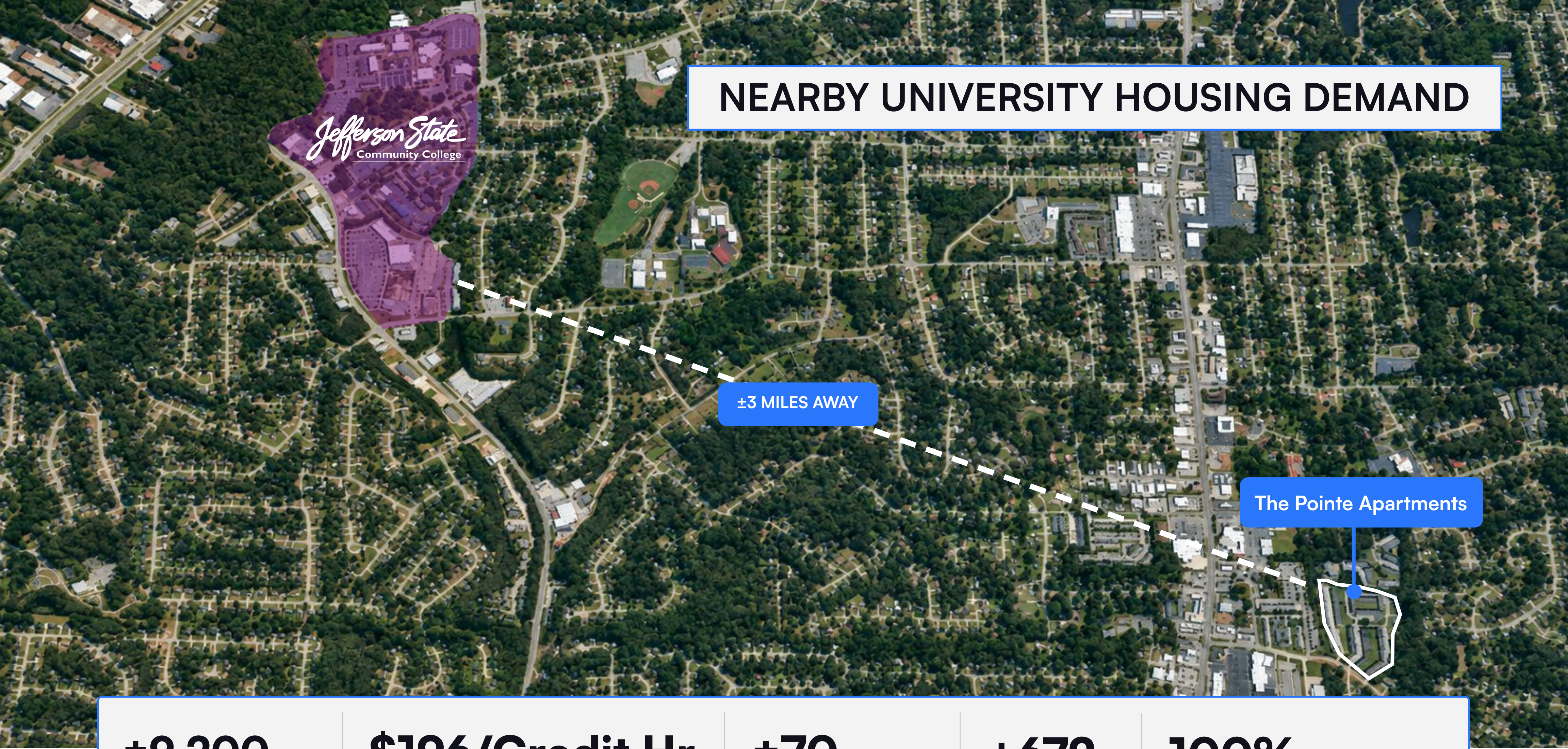
198,440
Total Population

±454
Multifamily Units Absorbed

$55,687
Median HH Income



NEARBY UNIVERSITY HOUSING DEMAND



±9,200	$196/Credit Hr	±70	±672	100%
Student Enrollment	In-State Tuition	Degrees Offered	Employees	Students Living Off-Campus

Jefferson State Community College is one of Alabama's largest public community colleges, serving more than 9,000 students annually across multiple campuses, with its main Jefferson Campus located just minutes from the subject property. The college offers affordable workforce training, university transfer pathways, and career-focused programs in healthcare, business, advanced manufacturing, information technology, and skilled trades, making it an important educational and employment anchor for the Birmingham metro.

The institution maintains strong partnerships with the University of Alabama at Birmingham (UAB), Jacksonville State University, and other four-year institutions, supporting a steady flow of students, faculty, and staff throughout the year. Its close proximity to the subject property contributes to consistent housing demand while reinforcing the area's long-term workforce development and economic growth.

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1814 Bond Cir, Birmingham, AL 35215** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

Exclusively Listed By

Braxton Wetzler
Associate

(205) 267-4508
braxton.wetzler@matthews.com
License No. 000168731-0 (AL)

Caleb Frizzell
Senior Vice President

(205) 922-6597
caleb.frizzell@matthews.com
License No. 000114503-0 (AL)

Hutt Cooke | Broker of Record | Broker Lic. No. 000168807 - 0 (AL) | Firm Lic. No. 000110253 - 0 (AL)