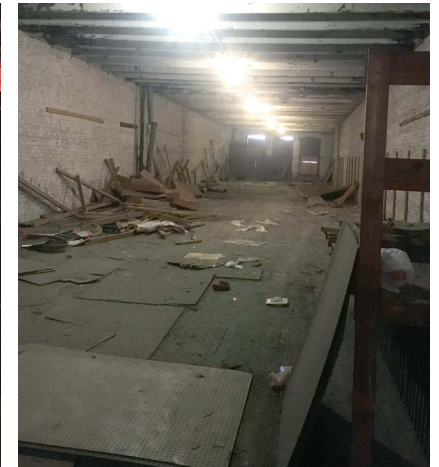
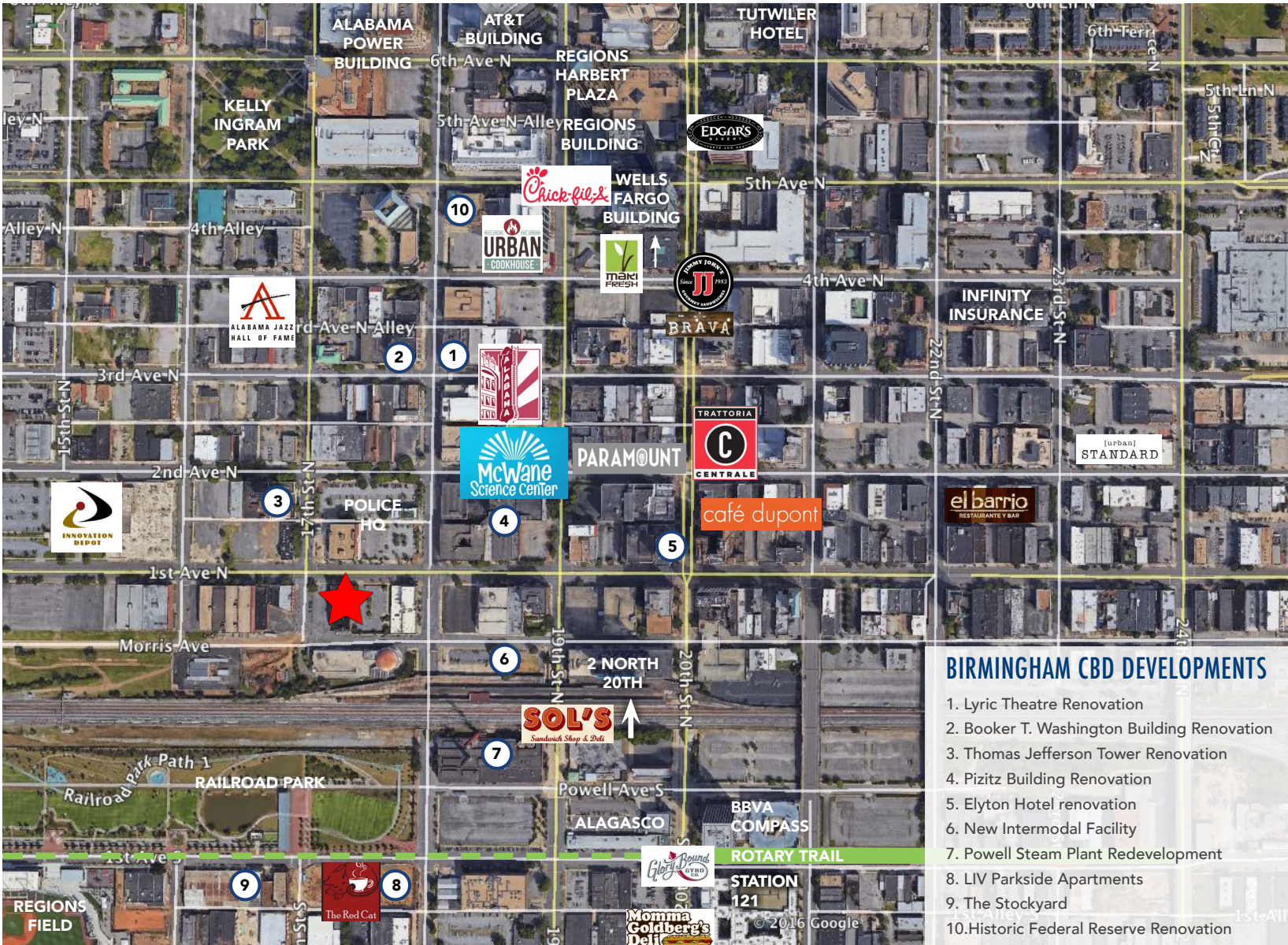


FOR SALE - \$3.5 Million (51.94/SF) 3-Property Portfolio - In Opportunity Zone 1 Block From Innovation Depot

- Two 3-Story Buildings and Additional Parking Lot
- Bldg 1711 +/- 17,662 sf
- Bldg 1709 +/- 36,075 sf
- Surface Lot 1705 +/-13,650 sf
- Contributing structures to the Birmingham Retail and Theatre Historic District and thus, likely candidates for federal/state historic rehabilitation tax credits
- Buildings may also qualify for a 50% property tax reduction
- Prime location on corner of 1st Ave N & 17th St N with great exposure - 1 block from Innovation Depot
- Located in high growth CBD
- Walking distance to Pizitz, Thomas Jefferson Tower (Roots and Revelry), McWane Center, Railroad Park, Barons Stadium
- Zoned B4
- Portfolio is located in the Opportunity Zone





BIRMINGHAM CBD DEVELOPMENTS

- 1. Lyric Theatre Renovation
- 2. Booker T. Washington Building Renovation
- 3. Thomas Jefferson Tower Renovation
- 4. Pizitz Building Renovation
- 5. Elyton Hotel renovation
- 6. New Intermodal Facility
- 7. Powell Steam Plant Redevelopment
- 8. LIV Parkside Apartments
- 9. The Stockyard
- 10. Historic Federal Reserve Renovation