NORTHPORT MARKETPLACE

A SHOPPING CENTER INVESTMENT SALE
PRESENTED BY HARWOOD REAL ESTATE

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20 21
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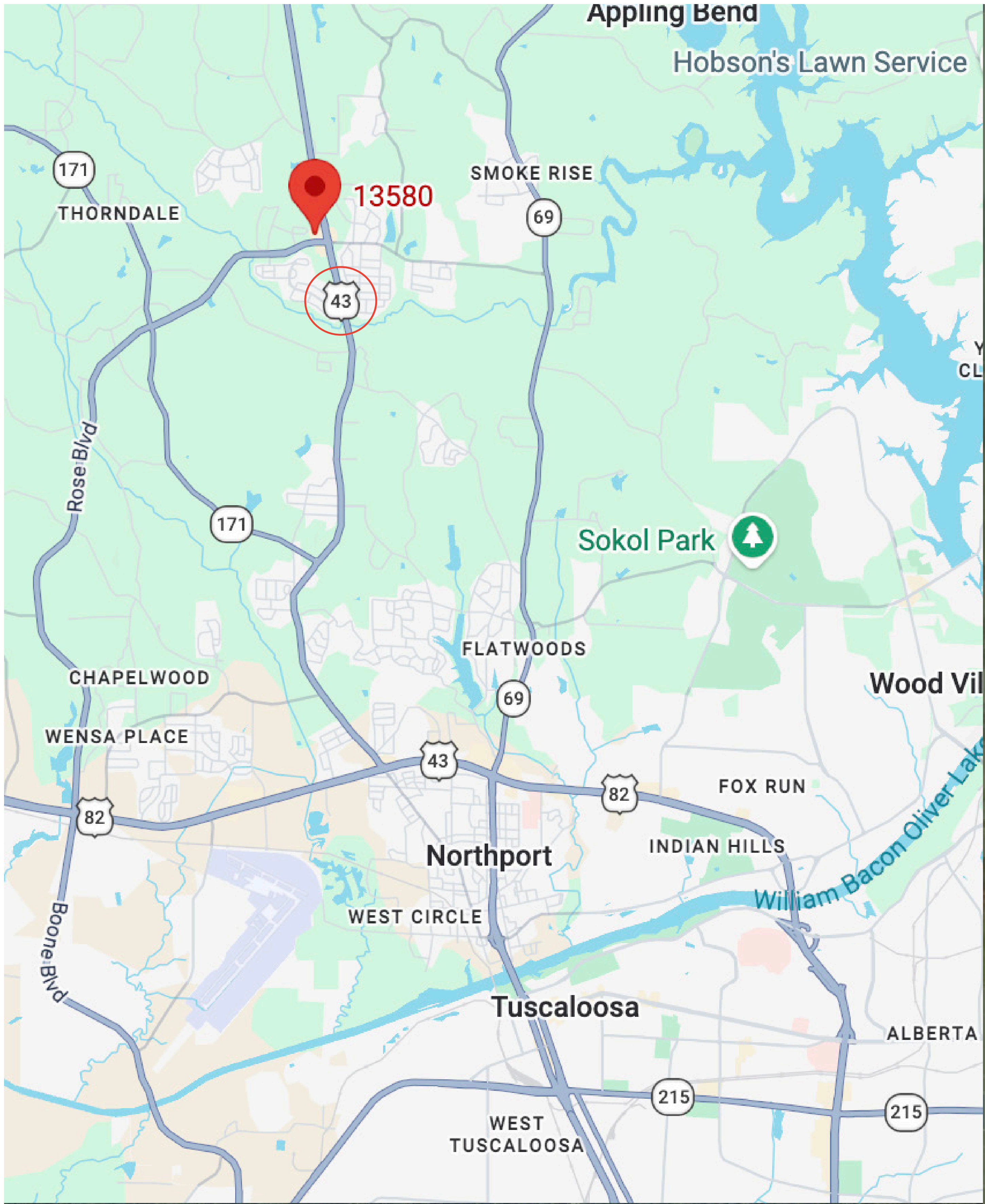
DICHIARA TEAM



NORTHPORT MARKETPLACE

13580 HWY 43
NORTHPORT, AL 35474

DIRECTIONS:

From Downtown Tuscaloosa, take Hwy 69 north to Mcfarland Blvd. Take a left on McFarland. Take a right on Al Hwy 43 N. Property will be approximately 5.5 miles on your left.

CONTACTS:

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COMMUNICATION:

All inquiries and requests relating to the property should be directed to a member of the Harwood-DiChiara marketing team above. For questions specifically relating to our data room or copies of this offering memorandum and other marketing materials, please contact Berkley Horton.

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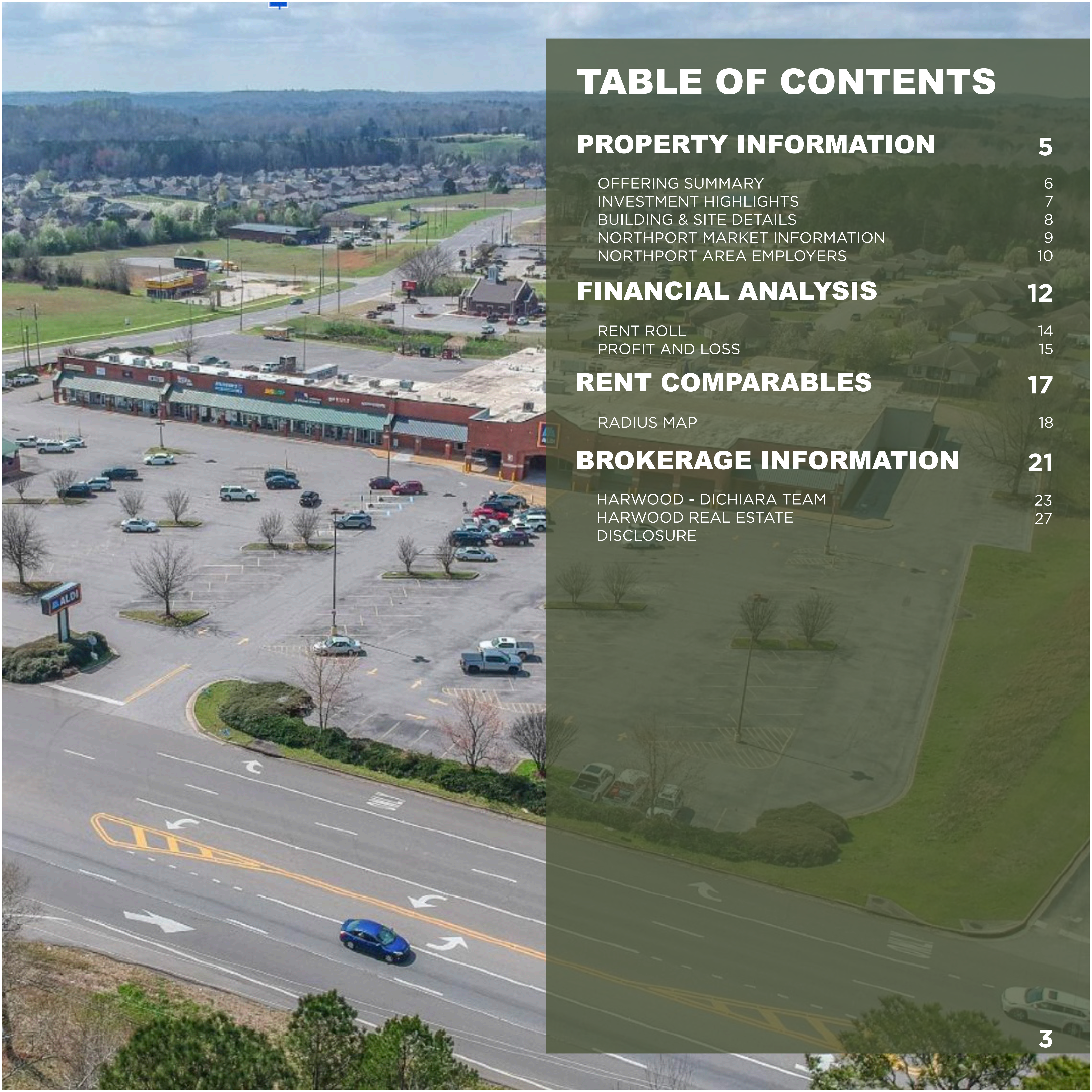

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ALDI
SUBWAY
& PHONE REPAIR
NAILS

SECTION 1
PROPERTY INFORMATION

OFFERING SUMMARY:

13580 HWY 43	
ADDRESS	13580 Hwy 43 Northport, AL 35474
BUILDING SIZE	+/- 62,057 SF
SITE SIZE	+/- 9.53 ACRES
PARCEL ID	20-04-17-0-002-002.003
ZONING	C-3
SALES PRICE	$6,900,000.00
NOI	$408, 562.64
CAP RATE	6%

PRICE (UNIT) $115/SF

INVESTMENT HIGHLIGHTS:

ALDI Strong

Privately owned and aggressively growing in the US. This value grocer brings bond-like income to the investor, a high frequency shopper to the development, and perfectly complements the remaining daily needs tenant mix.

Durable Cash Flow with Competitive Rent Rates and Terms

The center is 100% occupied with rents at or below market rates in some cases. The right national tenant relationships could unlock revenue oppurtunities.

Thoughtful Low Maintenance Building Design

Brick construction and a recent roof replacement limit potential exposure to large maintenance issues.

Prestigious Intrinsic Value Location

Located on the corner of one of Northport’s busiest intersections, this property has proximity to rooftops, restaurants, and Tuscaloosa County High School. It is a proven shopping center property.

Strong Demographic Profile

This shopping center is supported by a high-income, owner-occupied trade area with median household incomes exceeding $100K and strong home values ($300K+), coupled with steady population and household growth across all radii—indicative of stable, affluent suburban demand.

BUILDING & SITE DETAILS:

The Northport Marketplace, situated at the signal-controlled corner of Hwy 43 and Rose Blvd, is a +/- 62,057 sf ALDI anchored shopping center located on +/- 9.70 acres in Northport, AL. The center was built in 1998 and is 100% occupied with a strong tenant mix of both local and national tenants. Well known national tenants like Subway and local favorites such as Davis Dental, enjoy the center's corner location, two means of ingress/egress, and ample surface parking. Originally developed as a Winn-Dixie Marketplace, this location was part of the acquisition of Winn-Dixie by ALDI. Aldi infused new capital into the shopping center by building out a brand new store. The center features low maintenance masonry construction, mature landscaping, and a rear detention pond area. The roof over the shops is in excellent shape and is approximately 2 years old.

NORTHPORT, AL MARKET:

Northport, Alabama, located on the north bank of the Black Warrior River across from Tuscaloosa, is a growing city of just over 31,000 residents. The community benefits from its close connection to the Tuscaloosa metro area while offering its own identity and quality of life. The real estate market in Northport is competitive, with homes moving quickly and the median sale price around $310,000. Population growth, strong housing demand, and ongoing development have helped position the city as one of West Alabama's most attractive places to live and invest.

A key driver of recent momentum is River Run Park, a $28 million multi-field sports complex nearing completion on the banks of the Black Warrior River. The park will feature nine high-quality turf fields for baseball and softball, with several fields overlooking the water. Corporate partnerships, including Buffalo Rock Company for beverage rights, and management by Capacity Sports Group, will support the facility. Once operational, River Run Park is expected to host tournaments and events that will draw visitors from across the region, boosting tourism, retail, and hospitality opportunities in Northport.

The city's natural amenities also play a major role in its growth and appeal. Lake Tuscaloosa, located just north of the city, spans nearly 6,000 acres and serves as both the primary water supply for the area and a premier recreational destination. With more than 170 miles of shoreline, the lake is popular for boating, fishing, and waterfront living. Many of the area's most desirable residential communities are situated along or near Lake Tuscaloosa, where residents enjoy scenic views, private docks, and easy access to outdoor activities. The lake has become a key driver of lifestyle-oriented development, drawing new homeowners and supporting Northport's reputation as a city with both urban convenience and abundant natural beauty.

The city's economy is supported by both local employers and major regional anchors. Northport Medical Center, part of the DCH Health System, provides a healthcare hub, while the Tuscaloosa County and City School Systems are among the largest public employers. Just across the river, the University of Alabama employs thousands, adding significant economic and cultural influence. The broader area also benefits from a strong industrial base, anchored by Mercedes-Benz U.S. International in Vance and supported by suppliers such as Michelin/BF Goodrich and other automotive and logistics firms. Together, these institutions provide stability and growth for the region.

With its combination of strong housing demand, proximity to Tuscaloosa, access to Lake Tuscaloosa, a diversified employment base, and transformative projects like River Run Park, Northport is positioned for continued growth. The city offers opportunities for residential, retail, and recreational development while facing the challenge of keeping infrastructure and housing affordability aligned with its rapid pace of progress.

NORTHPORT AREA EMPLOYERS:

THE UNIVERSITY OF ALABAMA
11,403 Employees

WARRIOR MET COAL
1,387 Employees

MERCEDES BENZ U.S. INTL.
3,900 Employees

MICHELIN/BFGOODRICH
1,348 Employees

DCH REGIONAL MEDICAL CENTER
3,315 Employees

CITY OF TUSCALOOSA
1,289 Employees

COUNTY BOARD OF EDUCATION
2,277 Employees

VETERANS ADMINSTRATION HOSPITAL
1,277Employees

CITY BOARD OF EDUCATION
1,446 Employees

PHIFER INCORPORATED
1,204 Employees


Athena's
Bakery & Boutique
THE TEA HOUSE
MILLIGAN'S

SECTION 2
FINANCIAL ANALYSIS


MILLIGAN'S
HOME IMPROVEMENT
SUBWAY
VAPE IT UP TOBACCO
& PHONE REPAIR
Pretty NAILS
NORTH 43 DEN
OPEN
MANI & PEDI

RENT ROLL

Northport Marketplace
Projected 2026 Financial Performance

Unit #	Name	SF	Base Lease amount (Monthly)	CAM	Total Monthly Rate	Annual Lease Rate	Total Rent	Original Lease Date	Current Lease Term	Extensions
1	Athena's Bakery	1200	$1,250.00	$150.00	$1,400.00	$14.00	$16,800.00	11/1/2024	11/1/2024-11/1/2029	(1) 3 year
2	Simply Charm	2400	$1,650.00	$150.00	$1,800.00	$18.00	$21,600.00	4/4/2025	4/25/2025-5/25/2028	(1) 3 year
3	Powerhouse Realty	1200	$1,650.00	$150.00	$1,800.00	$18.00	$21,600.00	8/1/2025	8/1/2025-8/1/2030	(1) 5 year
4	The Tea House	1200	$1,650.00	$150.00	$1,800.00	$18.00	$21,600.00	4/1/2024	4/1/2024-4/1/2027	(1) 3 year
5	Martin Pizzeria	1200	$1,650.00	$150.00	$1,800.00	$18.00	$21,600.00	5/11/2026	5/11/2026-5/11/2031	(1) 3 year
6	Milligan's Home Improvement	2400	$3,300.00	$300.00	$3,600.00	$18.00	$43,200.00	5/15/2025	5/15/2025-5/15/2028	(1) 3 year
7	Subway	1200	$1,300.00	$150.00	$1,450.00	$14.50	$17,400.00	9/21/2010	10/1/2025-9/31/2030	
8	Smoker's Land Tobacco	1200	$1,600.00	$150.00	$1,750.00	$17.50	$21,000.00	7/1/2020	7/1/2020-7/1/2023	(1) 3 year
9	Pretty Nails	1200	$1,400.00	$150.00	$1,550.00	$15.50	$18,600.00	1/1/2017	1/1/2017-1/1/2022	(1) 5 year
10	Davis Dental	1200	$1,550.00	$150.00	$1,700.00	$17.00	$20,400.00	1/1/2015	1/1/2025-1/1/2030	(1) 3 year
11	Aldi/Winn Dixie	47657	$31,166.67	$1,283.33	$32,450.00	$8.17	$389,400.00	6/24/1998	7/1/1997-6/1/2017	(5) 5 years
	Total SF	62057								
Outparcel	Shine LLC	4800	$2,250.00	$0.00	$2,250.00	$5.63	$27,000.00	2/20/2004	2/20/2004-6/3/2022	(4) 10 year
							$640,200.00			

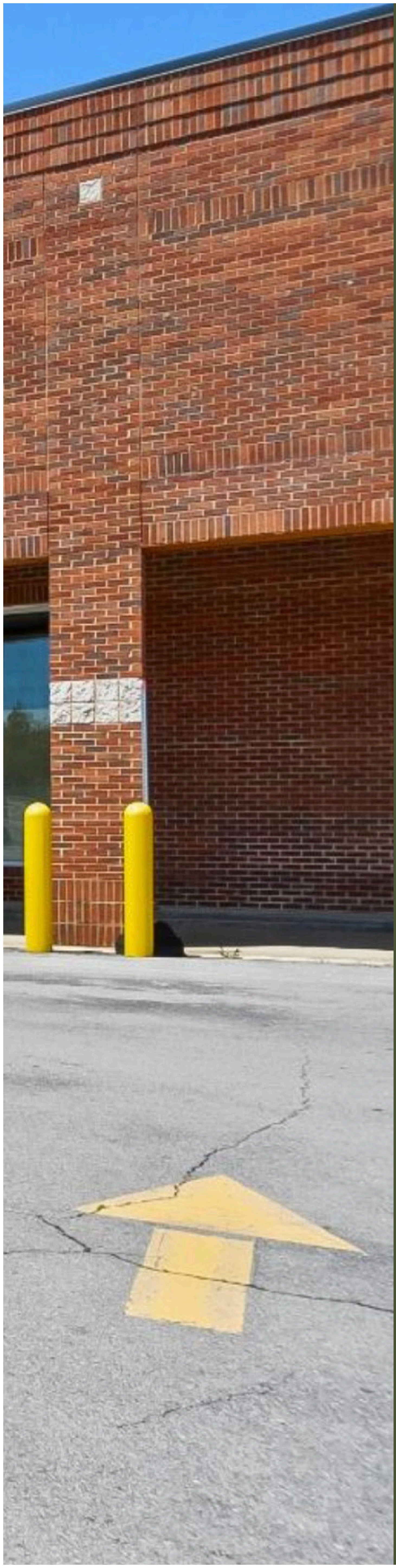
CAPITAL PROPERTIES ASSOCIATES LLC

PROFIT AND LOSS

	JAN-DEC 2025
ORDINARY INCOME/EXPENSE	
INCOME	
REIMBURSEMENT	-35.78
RENTAL	
ALDI	259,600.00
OUTPARCEL - SHINE LLC	27,000.00
UNIT 1 - ATHENA'S	16,800.00
UNIT 10 - DAVIS DENTAL	20,400.00
UNIT 2 - SIMPLY CHARM, LLC	11,700.00
UNIT 3 - 1ST CLASS REAL EST	7,750.00
UNIT 3 - POWERHOUSE REALTY LLC	9,000.00
UNIT 4 - THE TEA HOUSE	21,600.00
UNIT 5 - CHICAGO PIZZA	21,600.00
UNIT 6 & 7 - MILLIGAN'S HOME IMPR	19,300.00
UNIT 7 - SUBWAY	17,400.00
UNIT 8 - SMOKER'S LAND TOBACCO	21,600.00
UNIT 9 - PRETTY NAILS	18,600.00
WINN DIXIE	129,800.00
TOTAL RENTAL	**602,150.00**
TOTAL INCOME	**602,114.22**
EXPENSE	
BANK SERVICE CHARGES	36.00
DUES AND SUBSCRIPTIONS	10,692.00
GRASS CUTTING	16,000.00
INSURANCE	24,678.85
LAND LEASE	108,924.96
LICENSES AND PERMITS	5,498.68
PARKING LOT SWEEPING	14,600.04
REPAIRS	
BUILDING REPAIRS	32,586.32
TOTAL REPAIRS	**32,586.32**
TAXES	4,625.05
UTILITIES	
PARKING LOT LIGHTS	609.62
WATER AND SEWER	20,516.65
UTILITIES - OTHER	7,502.23
TOTAL UTILITIES	**28,628.50**
TOTAL EXPENSE	**246,270.40**
NET ORDINARY INCOME	**355,843.82**
NET INCOME	**355,843.82**

Proforma NOI Calculation	
Revenue	
Projected Annual Rent	$640,200.00
2025 Expenses	
Bank Charges	$36.00
Dues/Subscriptions	$10,692.00
Lawncare	$16,000.00
Insurance	$24,678.85
Land Ground Lease	$108,924.96
Parking lot Sweeping	$5,495.68
Building Repairs	$32,586.32
Taxes	$4,625.05
Parking Lot Lights	$609.62
Water/Sewer	$20,516.65
Utilities Other	$7,502.23
Total	**$231,667.36**
NOI	$408,532.64
Offering Price	$6,900,000.00
Offering Cap rate	6%


ALDI
NORTH 45 DENTAL



SECTION 3
RENT COMPARABLES

Publix Supermarket at Bristol Park

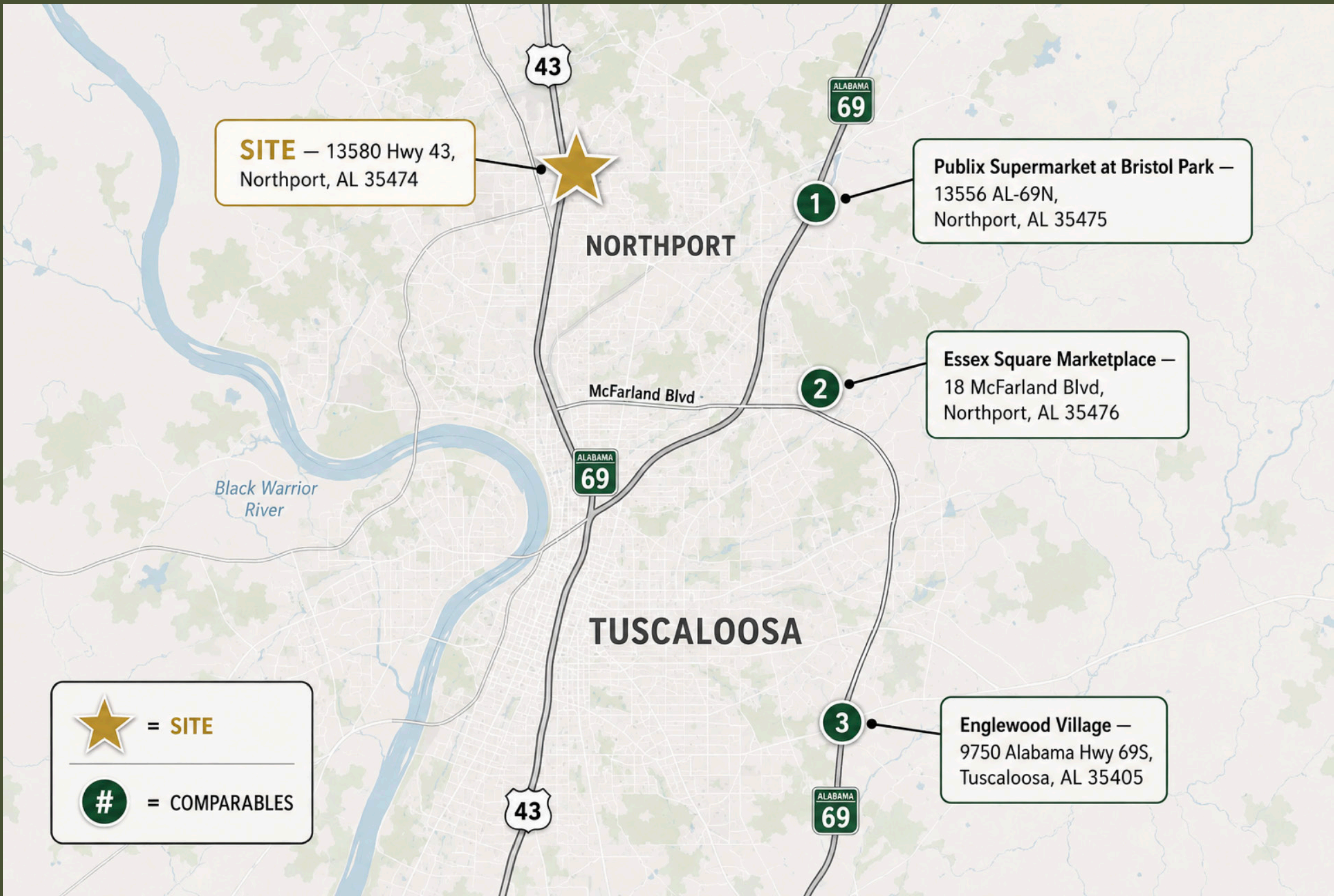
$22/sf
13556 AL-69
Northport, AL 35475

Essex Square Marketplace
18 McFarland Blvd Northport

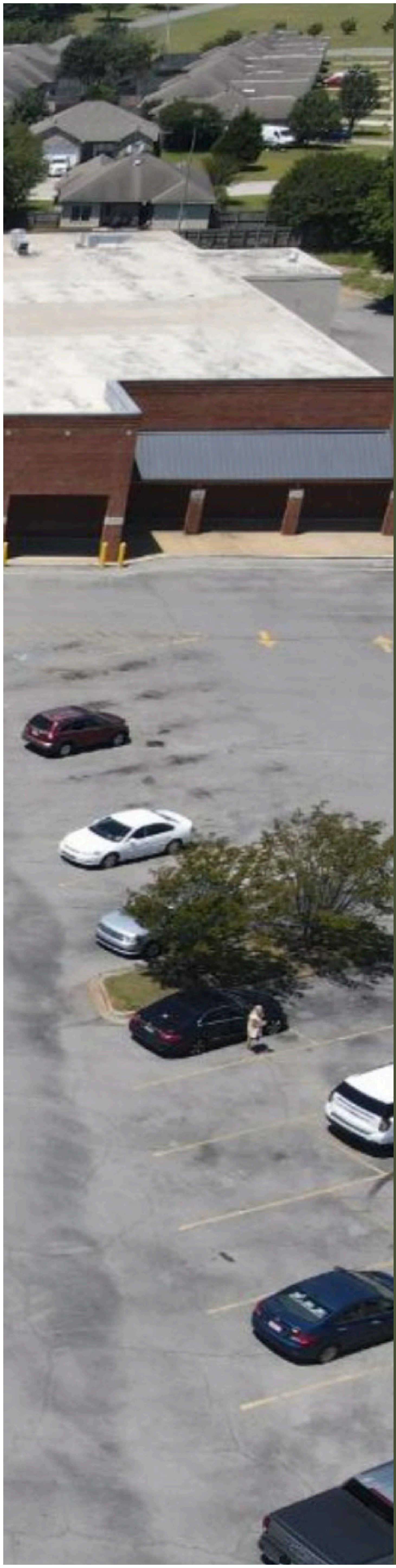
1200 SF
$20.00/SF
$2.70 CAM

Englewood Village

$17.50/SF
9750 Alabama Hwy 69 S
Tuscaloosa, AL 35405


43
ALABAMA 69
SITE — 13580 Hwy 43,
Northport, AL 35474
Publix Supermarket at Bristol Park —
13556 AL-69N,
Northport, AL 35475
NORTHPORT
Essex Square Marketplace —
18 McFarland Blvd,
Northport, AL 35476
McFarland Blvd
Black Warrior River
TUSCALOOSA
Englewood Village —
9750 Alabama Hwy 69S,
Tuscaloosa, AL 35405
1
2
3
= SITE
= COMPARABLES


MILLIGAN'S
& PHONE REPAIR
ALDI



SECTION 4
BROKERAGE INFO

RICHARD HARWOOD (LEFT)

Richard Harwood was born and raised in Tuscaloosa, Alabama. He worked in the trucking and transportation industry for 25 years, and served on the Board of Directors for Alabama Trucking Association and Birmingham Traffic and Transportation. Richard's father, grandfather, and great grandfather have all been lawyers, judges, and in politics. Growing up in this environment shaped Richard to be the hardworking, people-person he is today. Richard does not meet a stranger, and it is not uncommon for someone to come up to him and say, "Hey, I know you!" wherever he goes.

The decision to become a Realtor was not planned or expected. During the pandemic, Richard's son was in a terrible accident. Because of the pandemic, they had trouble finding people willing to work in home-health, so he and his wife, Kim, had to take the role of caregiving themselves. After 6 months of Richard and Kim working together every minute of every day caregiving and changing wound dressings twice a day for their son, the idea of them working together in real estate came up. Kim said, "Your gifts are not being used working behind a desk, your gifts need to be put to use working with people." Leaving an industry of 25 years was a big change to consider, so Richard decided to look to his friends and family for their opinions. After receiving so much encouragement and positive feedback, including a lot of "You should've done this 20 years ago!", he decided to sign up for the real estate class and get his license.

HARWOOD 20 HD 21 DICHIARA TEAM

NEAL DICHIARA, CCIM (RIGHT)

Neal DiChiara is a licensed real estate salesperson through the Alabama Real Estate Commission. He earned a degree in Civil Engineering before pursuing his MBA from The University of Alabama. Neal began his career in design and project management for significant regional developers including Jim Wilson & Associates and McClinton & Company, where he worked on projects for national clients such as Wal-Mart, Lowe's, Ross Dress for Less, Chick-fil-A, Verizon, and others. His management experience includes serving The University of Alabama in Facilities and Grounds, where his leadership contributed to both University service awards and national recognition for innovative operational practices. While at UA, Neal also worked alongside University Lands on property acquisition efforts and tenant coordination in and around the Strip district.

Neal's resume also includes time with LIV Development, a national multifamily development firm, where he helped execute luxury apartment transactions across several states totaling more than $220 million in value and over 1,000 multifamily units.

In 2021, Neal transitioned into commercial real estate brokerage with Team Harwood-DiChiara, where he quickly established himself as one of West Alabama's most active commercial brokers. Since entering brokerage, Neal and his team have participated in 101 commercial real estate transactions totaling more than 35 million square feet, including the sale of 94 buildings and transaction volume exceeding $100 million. His work spans office, industrial, retail, multifamily, development land, and investment properties throughout Alabama and the Southeast.

Neal earned the prestigious CCIM designation in 2022 and was awarded the John N. Lauriello Endowed Scholarship by the Alabama CCIM Chapter. He is recognized for combining development knowledge, engineering training, and investment analysis with detailed market expertise to help clients sell buildings at market leading prices.

Neal is a member of St. Francis Church and serves on the Tuscaloosa Young Life Committee. He is also an active board member of The Downtown Tuscaloosa Merchants Association chairing The Membership and the Downtown Public Arts Committee. Neal is married to Curri (Wagner), and they have three daughters: Martie Will, Maggie, and Mary Jewell. Outside of work, Neal enjoys attending his daughters' sporting events, Lake Tuscaloosa, and duck hunting.

HARWOOD REAL ESTATE

(L-R) Sam Harwood, Stinson Cooper, Alissa Striegel, Keeshan Crow, Berkley Horton, Bernard Harwood, Richard Harwood, Neal DiChiara, Kim Harwood, Ben Miller, Bonnie Trindade, Brittney Marcum, Thunder Patel, Betsy LaPish Wiggins

OUR PURPOSE

"REAL ESTATE SOLUTIONS IMPROVING THE QUALITY OF YOUR LIFE"

OUR VALUES

- RELENTLESS
- SYSTEMATIC
- CREATIVE
- KNOWLEDGEABLE
- SERVANT'S HEART
- HIGHEST STANDARD

Harwood Real Estate is made up of partners Bernard Harwood, Kim Harwood, Richard Harwood, and Neal DiChiara. The four real estate professionals bring a collective 11 decades of business experience and real estate success together under one roof.

Bernard Harwood entered real estate in 1986 and has extensive single family property development experience. He specializes in real estate investing and property and association management. Bernard has been recognized as Tuscaloosa Homebuilder of the year in 2004.

After various successful entrepreneurial endeavors, Kim Harwood has been in real estate for the last 7 years. She has earned many "top realtor honors", including most recently the Tuscaloosa Association of Realtors' Realtor of the year for 2021. Kim specializes in residential real estate with an emphasis on luxury properties. She holds the record for the largest single home sale in Tuscaloosa History.

Neal DiChiara holds a civil engineering degree and MBA from The University of Alabama and has a background in all sectors of commercial real estate. He has worked as a developer on retail shopping centers as well as luxury multifamily projects across the Southeastern U.S. Neal, a CCIM designee, now specializes in the Tuscaloosa and West Alabama Commercial Real Estate Market with added emphasis on investment sales.

Richard Harwood recently retired from a successful trucking business with over 30 years of sales experience and has joined with Neal DiChiara to specialize in commercial real estate. Richard's extensive network of contacts enables him distinct access to buyers and sellers for every property type. Richard's work ethic and his amazing ability to sell property insures success for the client.

THE HARWOOD WAY

HARWOOD REAL ESTATE

CLIENT

RELATIONSHIP

SOLUTION

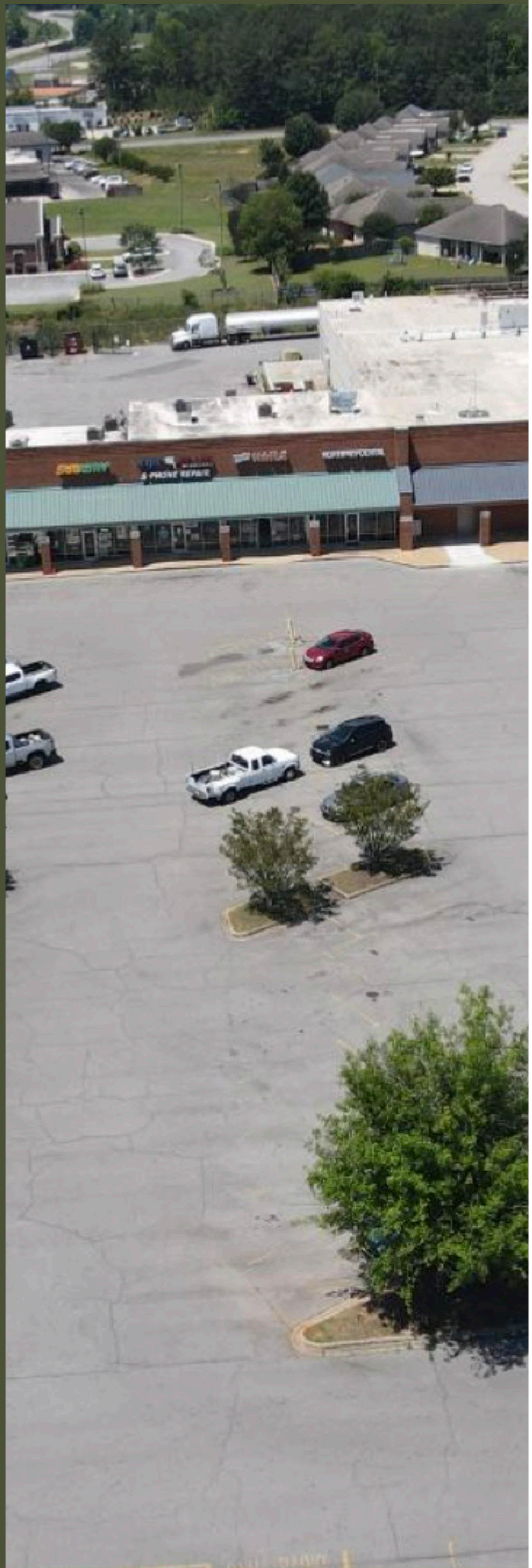
CONTRACT

TRANSACTION CONTROL

INSURE THE WIN

CLOSING DAY

FINISH STRONGER



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