




SECTION 01

Executive Summary

First National Realty Partners, a leading sponsor of commercial real estate partnerships, is proud to offer an investment in Country Club Centre, a grocery-anchored retail center located in the Sunbelt market of Montgomery, Alabama. We believe the asset represents an excellent value-add opportunity with strong upside potential under the management of an experienced operator of grocery-anchored retail centers. Over the holding period, a repositioning effort is expected to provide investors with income growth, further bolstered by NOI increases brought on by the lease-up of vacant space along with contractual rent increases during the holding period.



PROPERTY SUMMARY

Country Club Centre is 85% occupied, and the advantageous location of the asset is expected to provide a tailwind to the lease-up efforts that will be prioritized early in the holding period. We believe the property is well-positioned to benefit from the execution of a business plan focused on cash flow growth in the years following acquisition.

The center is anchored by a 35,922-square foot Winn-Dixie, an affiliate of ALDI Grocery Stores, which has a lease term through 2032. Winn-Dixie represents over 30% of the total current revenue at the center and boasts strong sales and a profitable health ratio. Further, Winn-Dixie is planning an extensive store remodel in the next 1-2 years that is anticipated to drive additional foot traffic to the shopping center.



1702 CARTER HILL ROAD
MONTGOMERY, AL 36106

LOCATION



GROCERY-ANCHORED RETAIL

PROPERTY TYPE



85.0%

OCCUPANCY



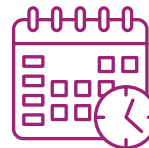
67,662 SF

SQUARE FOOTAGE



WINN-DIXIE

ANCHOR TENANT



1991

YEAR BUILT

DEAL SUMMARY

For the acquisition of Country Club Centre, FNRP is seeking a total investment of \$4.5M with a minimum commitment of \$50,000 per investor.

THIS OFFERING IS 1031 EXCHANGE ELIGIBLE

Please consult with your tax professional concerning 1031 exchange eligibility

[FOR MORE INFORMATION, CLICK HERE TO VISIT THE DEAL ROOM](#)

[CLICK HERE TO SCHEDULE A MEETING WITH AN FNRP REPRESENTATIVE](#)

NOTE: *Please consult the Definitions (see page 41) on the penultimate page of this Offering Memorandum for an explanation of these terms.

\$5,750,000

PURCHASE PRICE

\$4,502,115

TARGET EQUITY RAISE AMOUNT

6.25% - 6.75%

TARGETED STABILIZED CoC RETURN*

5.0% - 5.5%

TARGETED AVERAGE CoC RETURN*

12% - 14%

TARGETED NET IRR*

1.6x - 1.8x

TARGETED NET EQUITY MULTIPLE*

4 - 5 YEARS

EXPECTED HOLDING PERIOD

OFFERING HIGHLIGHTS

STRUCTURE

Syndication

SPONSOR

First National Realty Partners

MINIMUM COMMITMENT

\$50,000

DISTRIBUTIONS

Investors have the potential to receive quarterly cash distributions, a return of all contributed capital upon refinancing or sale, and participate in upside from the sale of the asset. Distributions are not guaranteed.

SUITABILITY STANDARDS

This offering is only available to accredited investors. For an investor or an investor's entity to qualify as an accredited investor, they must meet the financial or professional criteria outlined by the SEC. Investors bear the burden of proving their accreditation upon investment.

TAX REPORTING

Schedule K-1. Please note that tax reporting will differ for 1031 investors.

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Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisers in order to make an independent determination of the risks, suitability and potential consequences of an investment.

An investment in commercial real estate is speculative and subject to risk, including the risk that all of your investment may be lost. Any representations concerning investing in commercial real estate, including, without limitation, representations as to stability, safety, diversification, security, resistance to inflation and any other representations as to the merits of investing in commercial real estate reflect our belief concerning the representations and may or may not come to be realized. Securities are only available to verified accredited investors who can bear the risk of losing their investment. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment. Cash distributions and any specific returns are not guaranteed.

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