



OFFERING MEMORANDUM

SINGLE TENANT NNN MOB INVESTMENT

Grandview Health | Champion Sports Medicine
5000 Cahaba River Road, Birmingham, AL



TABLE OF CONTENTS

- 3** Confidentiality & Disclaimer
- 4** Executive Summary
- 5** Tenant Overview
- 6** Site Plan
- 7** Location Overview
- 8** Key Demographics
- 9** Local Market Overview
- 10** Contact Information

Single Tenant, NNN, Medical Office Building Investment

5000 Cahaba River Road
Birmingham, Alabama 35243

Prepared by:

CASEY HOWARD

Executive Managing Director | Retail

choward@egsinc.com

205.202.0814

CONFIDENTIALITY & DISCLAIMER STATEMENT

5000 Cahaba River Road

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving the Materials from Cushman & Wakefield | EGS Commercial Real Estate (“Agent”). The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The Materials have been prepared to provide unverified summary financial, property, and market information to a prospective purchaser to enable it to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable; however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty is made regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB’s, asbestos, mold, etc.); compliance with laws and regulations (local, state, and federal); or financial condition or business prospects of any tenant (tenants’ intentions regarding continued occupancy, payment of rent, etc). A prospective purchaser must independently investigate and verify all of the information set forth in the Materials. A prospective purchaser is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

EXECUTIVE SUMMARY

PROPERTY

- 5000 Cahaba River Road, Birmingham, AL 35243
- Highway 280 submarket
- ±1.02-acre site
- ±3,842 SF retail space
- Built in 2022

TENANT

- Champion Sports Medicine

GUARANTOR

- Select Medical Corporation
NYSE:SEM

PROPERTY USE

- Tenant operates as an outpatient physical therapy and sports medicine clinic focused on injury rehabilitation, prevention, and performance training. The facility includes exam rooms and open therapy areas with rehabilitation equipment, serving patients ranging from post-surgical individuals to athletes. Operations are appointment-based during standard busy hours, generating steady daytime traffic with minimal impact, noise, or intensive medical use.

LEASE

- ±3,842 square feet
- 10-year initial lease term
- NNN structure
- Three (3) three-year options
- 2% annual increases in Base Rent
- Lease commencement: July 1, 2022

PRICE, RENT, & RETURNS

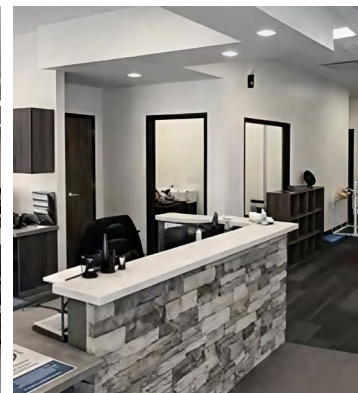
- Price - \$2,589,783
- Year 1 CAP Rate - 6%
- NOI - \$155,387.76 per year (\$40.44/SF)

TERMINATION OPTION

- At Year 7 with 3-month rent penalty and Tenant's reimbursement to Landlord of all amortized TI

RENEWAL OPTION

- Three (3) three-year renewal options. Base Rent for 1st year of each option period will increase 3%, to be confirmed/established by Tenant/Landlord appraisal confirming "Fair Market Rent"



TENANT OVERVIEW

SELECT MEDICAL CORPORATION

Select Medical Corporation is a leading U.S.-based healthcare service provider specializing in post-acute care, including critical illness recovery hospitals, inpatient rehabilitation hospital, and outpatient rehabilitation clinics. Founded in 1996 and headquartered in Mechanicsburg, Pennsylvania, the company operates a large nationwide network of 103 critical illness recovery hospitals, 41 inpatient rehabilitation hospitals, and 1,912 outpatient rehabilitation clinics across nearly 38 states and the District of Columbia. The company employs more than 45,000 healthcare professionals and generated more than \$5.45 billion in annual revenue in 2025, with approximately \$5.52 billion in trailing twelve-month revenue as of early 2026. Select Medical delivers care through three primary segments—critical illness recovery, inpatient rehabilitation, and outpatient rehabilitation—using an integrated continuum-of-care model that supports patients from intensive recovery through therapy and return to daily life.



1.2 MILLION

patients treated annually across continuum

www.selectmedical.com



98%

of former patients recommend our care



21,000

licensed nurses and therapists nationwide



KEY HIGHLIGHTS



NATIONAL FOOTPRINT
Operates 2,000 points of care across 40+ states, providing significant geographic diversification.



SCALED LEADER IN POST-ACUTE CARE
One of the largest operators in the U.S. post-acute healthcare market, with a comprehensive platform.



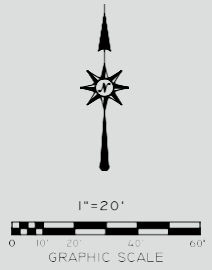
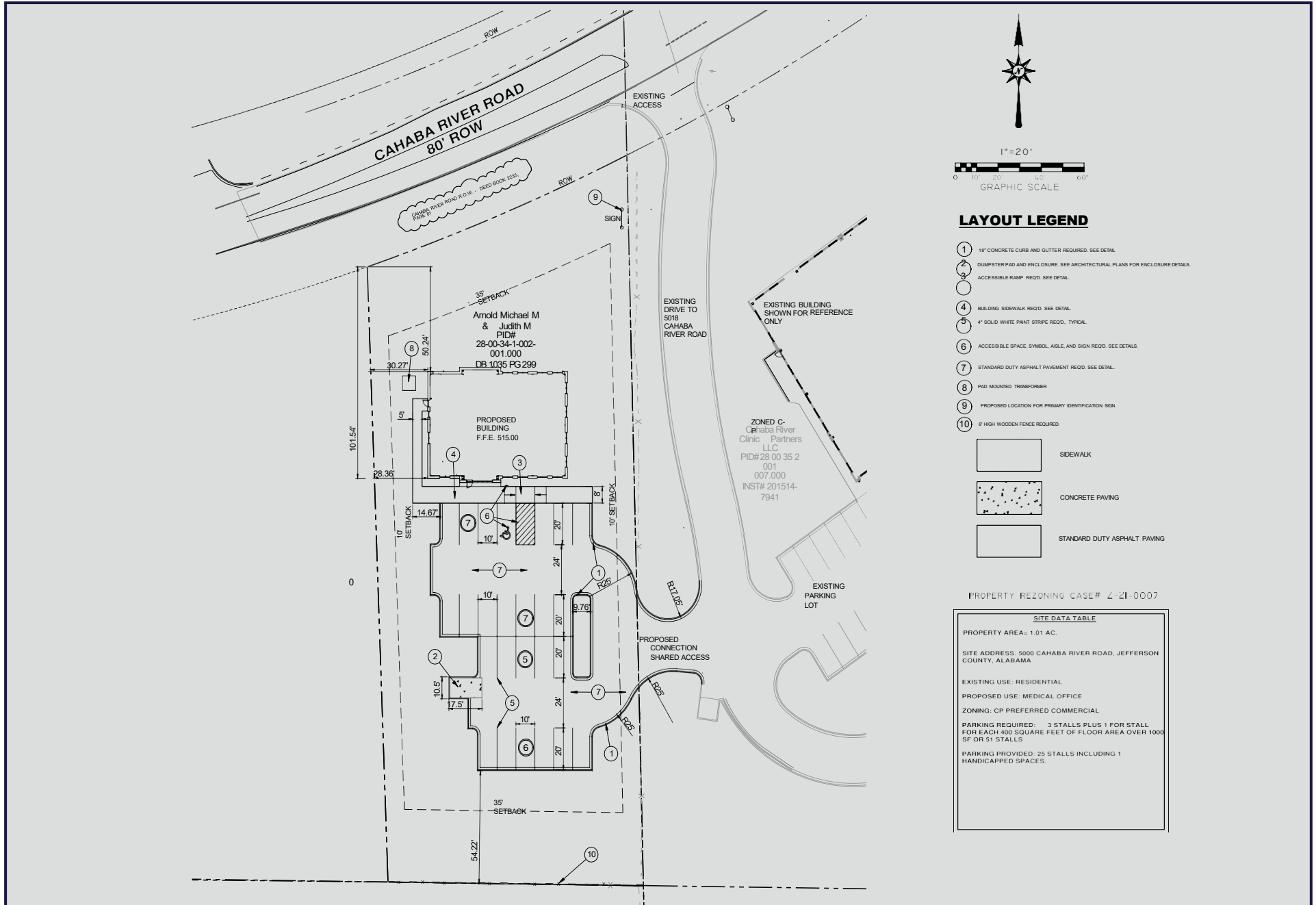
STRATEGIC HEALTH SYSTEM PARTNERSHIP
Established joint ventures with leading hospital systems nationwide, generating strong referral pipelines, enhancing occupancy, and creating high barriers to entry.



MISSION CRITICAL HEALTHCARE FACILITY
The asset serves a vital role in the tenant's network, with significant capital investment and regulatory barriers reinforcing long-term tenancy and operational dependence.

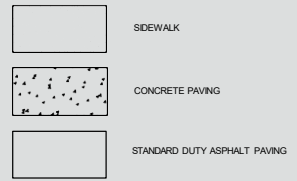


SITE PLAN



LAYOUT LEGEND

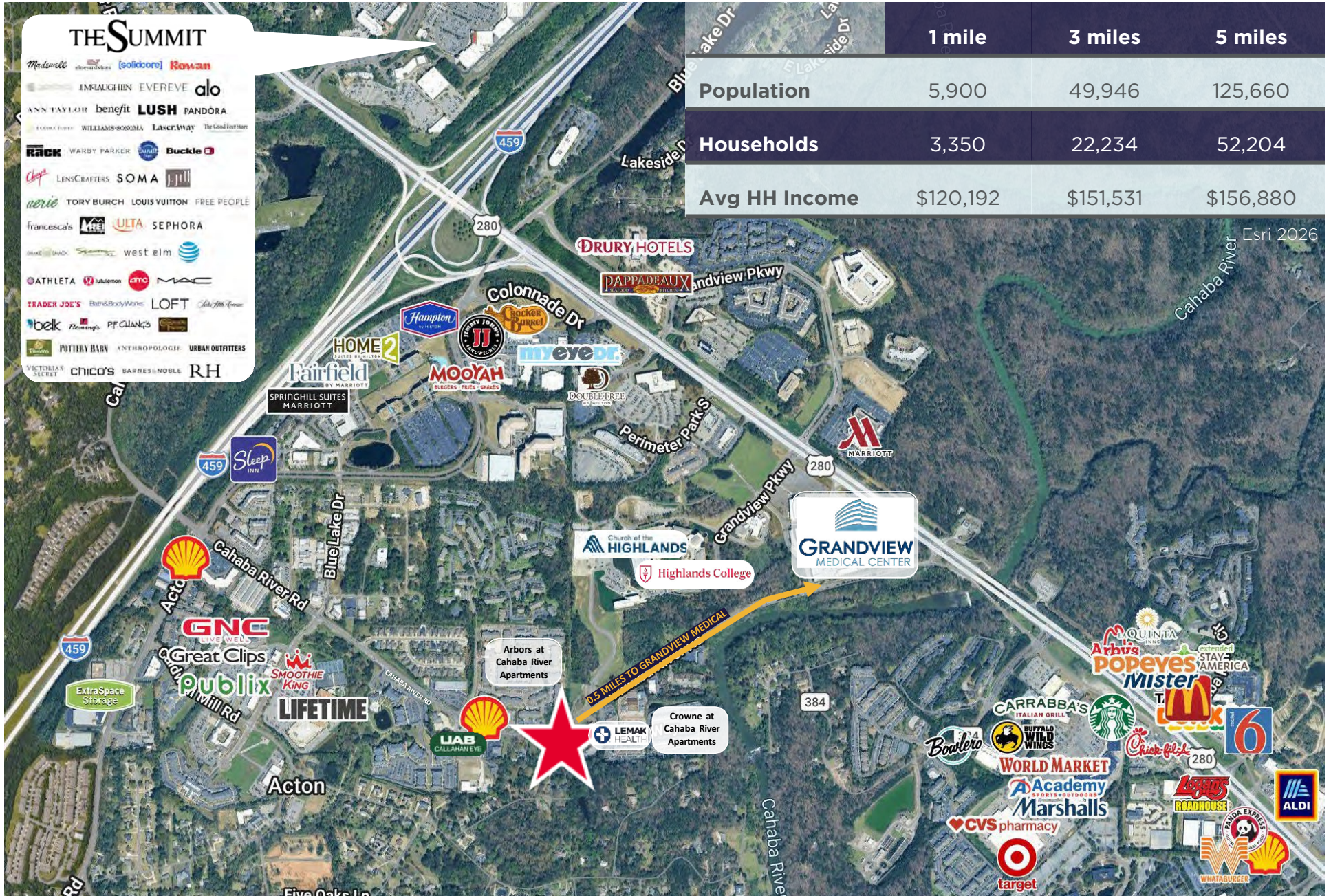
- 1 18" CONCRETE CURB AND GUTTER REQUIRED. SEE DETAIL.
- 2 DUMPSTER PAD AND ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
- 3 ACCESSIBLE RAMP. REOD. SEE DETAIL.
- 4 BUILDING SIDEWALK REOD. SEE DETAIL.
- 5 4" SOLID WHITE PAINT STRIPE REOD. TYPICAL.
- 6 ACCESSIBLE SPACE, SYMBOL, AISLE, AND SIGN REOD. SEE DETAILS.
- 7 STANDARD DUTY ASPHALT PAVEMENT REOD. SEE DETAIL.
- 8 PAD MOUNTED TRANSFORMER.
- 9 PROPOSED LOCATION FOR PRIMARY IDENTIFICATION SIGN.
- 10 6' HIGH WOODEN FENCE REQUIRED.



PROPERTY REZONING CASE# Z-21-0007

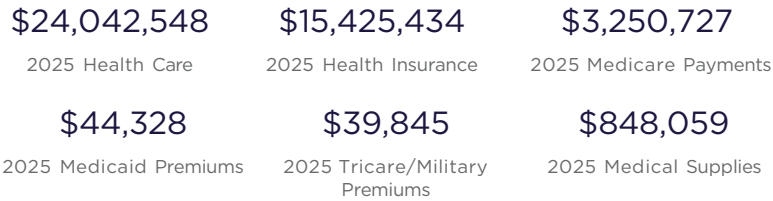
SITE DATA TABLE	
PROPERTY AREA:	1.01 AC.
SITE ADDRESS:	5000 CAHABA RIVER ROAD, JEFFERSON COUNTY, ALABAMA
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MEDICAL OFFICE
ZONING:	CP PREFERRED COMMERCIAL
PARKING REQUIRED:	3 STALLS PLUS 1 FOR STALL FOR EACH 400 SQUARE FEET OF FLOOR AREA OVER 1000 SF OR 51 STALLS
PARKING PROVIDED:	25 STALLS INCLUDING 1 HANDICAPPED SPACES.

LOCATION OVERVIEW & DEMOGRAPHICS



KEY DEMOGRAPHICS - 1 MILE

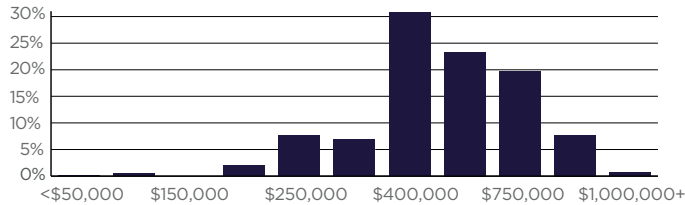
Household Medical Spending



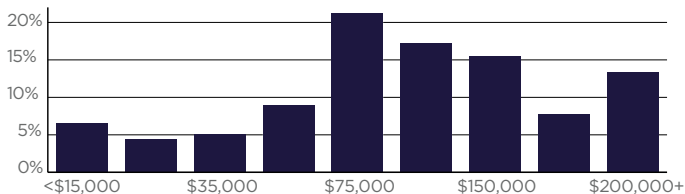
Medical Expenditure



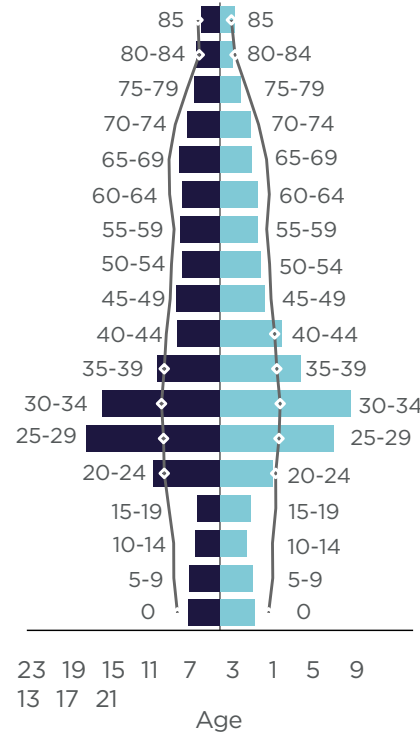
Home Value



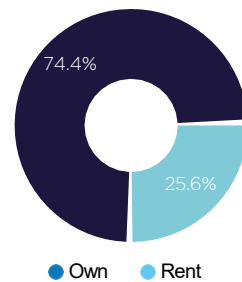
Household Income



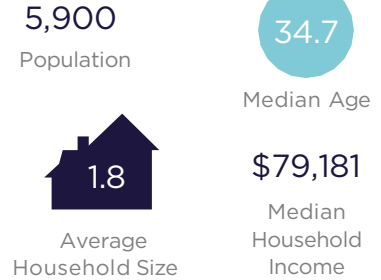
Age Profile: 5 Year Increments



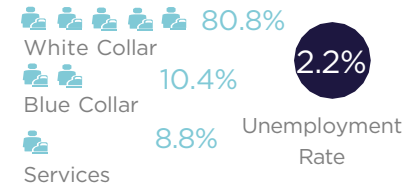
Home Ownership



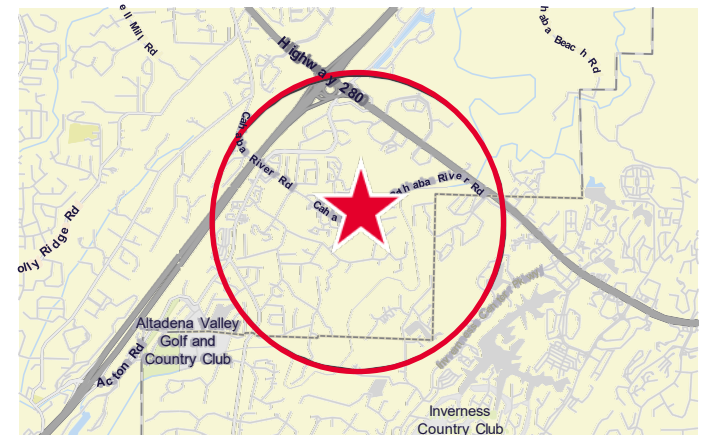
KEY FACTS



EMPLOYMENT



INCOME



MARKET OVERVIEW

WHY BIRMINGHAM MSA?

Birmingham is the largest city in the state of Alabama with an MSA population of approximately 1.18 – 1.20 million people, making it one of the top 50 most populated metropolitan areas in the United States and accounting for roughly one-quarter of Alabama’s total population. The region is a major transportation hub, intersected by five interstate highways (I-20, I-22, I-59, I-65, and I-459), providing efficient access to much of the eastern and central United States within a two-day drive. Since 2010, more than \$2.5 billion has been invested in downtown Birmingham, driving significant revitalization efforts. The Birmingham metro also benefits from a cost of living approximately 13% below the national average, ranking among the most affordable metropolitan areas in the Southeast.

The regional economy is centered on automotive manufacturing, healthcare, education, technology, financial services, and industrial operations. While legacy industries remain significant, Birmingham has diversified and now supports a growing base of technology and professional services firms.

Accolades

- *#1 Hiring Hot Spot For New College Grads* WALL STREET JOURNAL 2026
- *UAB is One of America’s Best Large Employers* FORBES 2026
- *4th Best U.S. City For First-Time Homebuyers* REALTORS.COM 2026
- *UAB Hospital Ranked Best In Alabama* NEWSWEEK 2026
- *#6 Best Place To Live In The United States* LIVABILITY 2026
- *6 Birmingham chefs recognized as James Beard semifinalists and finalists* GREATER BIRMINGHAM CONVENTION & VISITORS BUREAU 2026

Access To Birmingham’s Top Employers



Mercedes-Benz



MARKET OVERVIEW

Low Cost Of Living

Life in the Greater Birmingham area delivers a true “more for less” experience. The region ranks as having the **third lowest cost of living among major metropolitan areas in the Southeast**, making everyday expenses like housing, utilities, groceries, and distinctive Southern amenities comfortably affordable. It is not just about spending less, it is about getting outstanding value for your money.



Vibrant Economy

Birmingham's story is rooted in its industrial strength, with iron and steel shaping its early growth. Guided by a spirit of determination and entrepreneurship, the region has evolved into a vibrant hub of varied industries and communities. Today, global manufacturers producing advanced vehicles stand alongside emerging companies creating cutting-edge technologies, reflecting a broad and forward-thinking innovation landscape. Since 2011, the area has generated **more than 19,400 jobs and attracted \$3.9 billion in new capital investment.**



FIVE INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE



#1 BUSINESS CLIMATE

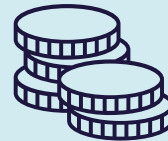
IN THE NATION

According to *Business Facilities*



20,000

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM REGIONS 26 COLLEGS/UNIVERSITIES



\$2.5 BILLION

INVESTED IN DOWNTOWN REVITALIZATION SINCE 2010



100+ FLIGHTS

FROM BHM TO 21 AIRPORTS AND 18 CITIES



LOWEST PROPERTY TAXES

IN THE NATION



COST OF LIVING IS 91%

OF THE NATIONAL AVERAGE, ONE OF THE LOWEST AMONG THE SOUTHEAST METROS

MARKET OVERVIEW

Healthcare Epicenter

Centered around UAB, the Birmingham metro area's healthcare sector serves as a major economic engine, employing more than 59,000 individuals. The region leads all top 50 metropolitan areas in the nation in its concentration of healthcare and technical professionals. From pioneering research at the University of Alabama at Birmingham and Southern Research to the Lakeshore Foundation's work advancing innovative solutions for individuals with chronic conditions and physical disabilities, Birmingham demonstrates a deep and ongoing commitment to medical progress. The area is home to Alabama's largest concentration of healthcare resources, supported by a world-class research environment, a highly skilled workforce, and growing expertise in emerging specialties such as gene editing and gamma delta T-cell immunotherapy.



Grandview Medical Center

\$280M, 372 bed facility completed in the fall of 2015



UAB St. Vincent's

5,100 employees. 409 beds. \$266M in community benefit and care of persons living in poverty in 2016



Children's of Alabama®

Children's of Alabama

5,000 employees, \$400M, 760K SF facility. Third largest pediatric facility in the country

BAPTIST HEALTH | Brookwood Hospital

Baptist Health Systems

Largest healthcare network in Alabama. 77 outpatient offices. 1,300 doctors. 5,000 employees.



1,600+

ACTIVE CLINICAL RESEARCH TRIALS



75+

HEALTH CARE COMPANIES



59,000

HEALTH CARE WORKERS EMPLOYED IN BIRMINGHAM

SUBMARKET OVERVIEW

Birmingham | Highway 280

Positioned along Cahaba River Road near the U.S. Highway 280 corridor, the Property benefits from a strategic setting within one of Birmingham's most active retail and employment hubs. The surrounding area is characterized by strong demographics, with access to a well-educated workforce and some of the region's highest-income households. U.S. Highway 280 serves as a vital thoroughfare for both daily commuters and consumers, linking the site to a wide variety of retail, dining, and service-oriented destinations.

Nearby, the U.S. Highway 280 and Interstate 459 interchange draws significant regional traffic and is anchored by The Summit, an open-air destination with roughly one million square feet of upscale retail, dining, and entertainment options. The corridor also features a substantial healthcare presence led by Grandview Medical Center, a 434-bed full-service hospital located less than a mile from the Property. As a major employer in the area, Grandview contributes to consistent daytime population and plays an important role in supporting ongoing economic activity nearby.

Grandview Medical Center



The Summit - Birmingham



BIRMINGHAM'S PREMIER TRANSPORTATION ACCESS

The property offers direct access to U.S. Highway 280, with seamless connectivity to both Interstate 459 and Interstate 65 via Valleydale Road. A strong network of local roads further enhances accessibility, supporting efficient travel throughout the surrounding area. Situated within an established and highly recognizable office and medical corridor, the location benefits from consistent traffic, visibility, and long-term stability.

PROXIMITY TO AFFLUENT RESIDENTIAL COMMUNITIES

Conveniently located with easy access to Mountain Brook, Vestavia Hills, Homewood, and Hoover, the property is surrounded by several nearby master-planned and established communities, including Greystone, Meadowbrook, Lake Heather, and Riverchase. Hoover continues to be recognized as one of the region's most desirable places to live and work, supported by strong household income levels and home values that contribute to sustained long-term growth in the area.

THE SUMMIT - BIRMINGHAM'S PREMIER LIFESTYLE DESTINATION

The nearby destination features approximately one million square feet of upscale dining, shopping, and entertainment offerings, anchored by a mix of national and luxury brands such as Apple, Saks Fifth Avenue, Lululemon, Tory Burch, Orvis, and Anthropologie. The environment is further enhanced by a modern cinema and a variety of experiential concepts that drive consistent foot traffic, all located just three miles from the property.

GRANDVIEW MEDICAL CENTER

The 372-bed, full-service acute care hospital serves the greater Birmingham MSA and acts as a major healthcare anchor along the U.S. 280 corridor. This prominent medical facility supports a substantial employment base while contributing to ongoing economic growth and stability throughout the immediate surrounding area.

CONTACT INFORMATION



CASEY HOWARD

Executive Managing Director | Retail
205.202.0814
choward@egsinc.com

EDUCATION

Business Management and
Marketing Degrees from Cedarville
University

MBA from Georgia Southern
University

Casey Howard serves as Executive Managing Director – Retail at Cushman & Wakefield / EGS Commercial Real Estate, where she is focused on expanding the firm’s retail platform across the Southeast. With more than 18 years of commercial real estate experience, Casey specializes in retail and mixed-use investment sales and leasing, representing landlords, tenants, developers, and investors throughout the region.

Her background spans brokerage, asset management, operations, marketing, and development – giving her a well-rounded perspective on how deals get done and how value gets created. She has worked with retail clients, hotel developers, multifamily investment groups, and asset management companies nationwide, and has overseen multi-million-dollar real estate portfolios across multiple asset classes.

Casey has been recognized as CPE’s CRE Star to Watch, BBJ’s Women to Watch and Who’s Who in Commercial Real Estate, and has earned CoStar Power Broker and Crexi Platinum honors for nine consecutive years.

Outside of work, she serves as Legacy Board Chair for Birmingham CREW and stays involved with the Women’s Fund of Birmingham, Habitat for Humanity, Bundles of Hope, and Lighthouse Ministries.

She holds a PMP® designation from the Project Management Institute, a double major in Business Management and Marketing from Cedarville University, and an MBA from Georgia Southern University.

When she’s not working, Casey enjoys spending time with her husband, Robert, and their three children – twins Eva and Preston, and their youngest, Ella.

