SURMOUNT

ISSENBERG BRITTI GROUP

Absolute NNN Lease | Large 1.79-Acre Corner Parcel

Northern Tool
495 Southland Drive, Hoover, AL 35226

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties (dba) SURMOUNT and Bang Realty-Alabama, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties (dba) SURMOUNT and Bang Realty-Alabama, Inc AGENT FOR MORE DETAILS.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties (dba) SURMOUNT and Bang Realty-Alabama, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties (dba) SURMOUNT and Bang Realty-Alabama, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties (dba) SURMOUNT and Bang Realty-Alabama, Inc and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Offering Memorandum

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119315

Content

Northern Tool

Investment Overview

LIST PRICE

$3,809,096

CAP RATE

6.75%

NET OPERATING INCOME

$257,114

Street	495 Southland Drive
City, State Zip	Hoover, AL 35226
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Equipment
Year Built / Remodel	1986 / 2026

Estimated Building SF	17,936 SF
Estimated Lot Size	1.79 AC
Credit Type	Corporate
Guarantor	Corporate Guarantee
Lease Term	5 Years
Lease Commencement	08/01/26

Lease Expiration	07/31/31
Lease Term Remaining	4.96 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	8.00% Every Option
Renewal Options	4, 5-Year Options

Northern Tool

Investment Overview

The Issenberg Britti Group of Surmount is pleased to present for sale the fee-simple interest in this single-tenant, net-leased Northern Tool + Equipment located at the northwest quadrant of U.S. Highway 31 and Southland Drive in Hoover, Alabama. The 17,936-square-foot building sits on approximately 1.79 acres (77,972 SF) along Montgomery Highway (U.S. 31), a primary north-south commercial corridor through Hoover with traffic counts exceeding 37,800 vehicles per day along the same corridor.

The property is subject to an absolute triple net (NNN) lease originally executed in October 2013, most recently extended via a Third Amendment establishing a new base term from August 1, 2026 through July 31, 2031 at an annual rent of $257,114 . The tenant is responsible for taxes, insurance, and all maintenance and repairs, including the roof, exterior walls and interior walls, providing true zero landlord responsibility.

The lease is held directly by Northern Tool & Equipment Company, Inc (Corporate Guarantee). Founded in 1981 and headquartered in Burnsville, Minnesota, Northern Tool + Equipment operates more than 130 retail locations across roughly 20+ states alongside a robust e-commerce platform, with estimated annual revenue of approximately $1.5—$1.6 billion. The company designs and manufactures a portfolio of proprietary brands, including NorthStar, Powerhorse, Klutch and Ironton, supporting a diversified, less commoditized retail model.

Hoover, Alabama is the largest suburb of Birmingham and a key submarket within the Birmingham-Hoover Metropolitan Statistical Area, with a 2026 population of approximately 93,000 residents and a median household income of approximately $109,000, among the highest of any city in the state. The property is minutes from Riverchase Galleria, the largest enclosed shopping mall in Alabama and home to the region's only Costco, as well as Publix-anchored Hoover Place and a wide range of established national retailers along the Montgomery Highway corridor.

Northern Tool

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 7/31/2031	$257,114	$21,426	-	6.75%
8/1/2031 - 7/31/2036	$277,683	$23,140	8.00%	7.29%
8/1/2036 - 7/31/2041	$299,897	$24,991	8.00%	7.87%
8/1/2041 - 7/31/2046	$323,889	$26,991	8.00%	8.50%
8/1/2046 - 7/31/2051	$349,800	$29,150	8.00%	9.18%

Northern Tool

Investment Highlights

Well-Located Freestanding Retail Asset
17,936 SF Northern Tool + Equipment Building on ±1.79 Acres (77,972 SF) at the NWQ of US Highway 31 & Southland Drive

Direct Corporate Guarantee
Corporate Lease Directly with Northern Tool & Equipment Company, Inc.

Strong Demographics
Average Household Income Exceeds $112,000 in a 1 Mile Radius and $119,000 in a 3 Mile Radius of the Property

True Absolute NNN Structure
Tenant Responsible for Taxes, Insurance and All Maintenance, Including Roof, Exterior Walls and Interior Walls

Recently Extended Lease Term
Recently Extended via Third Amendment; New Base Term Runs August 1, 2026 Through July 31, 2031

Long-Term Renewal Potential
Four, Five-Year Renewal Options Could Extend Occupancy Through July 2051

Built-In Rental Growth
Approximately 8% Rent Increase Built Into the Start of Each Renewal Option Period

Established National Retailer
Northern Tool + Equipment Operates More Than 130 Stores Across ~20+ States with Estimated Annual Revenue of Approximately $1.5—$1.6 Billion

High-Traffic Retail Corridor
Located Along Montgomery Highway (US 31), a Primary Hoover Corridor with Traffic Counts Exceeding 37,800 Vehicles Per Day Nearby

Affluent, Growing Suburban Market
Hoover, AL is the Largest Suburb of Birmingham with a Population of Approximately 93,000 and a Median Household Income of Approximately $109,000

Proximity to Regional Retail Draw
Minutes from Riverchase Galleria, the Largest Enclosed Shopping Mall in Alabama and Home to the Region's Only Costco

Northern Tool

Concept Overview

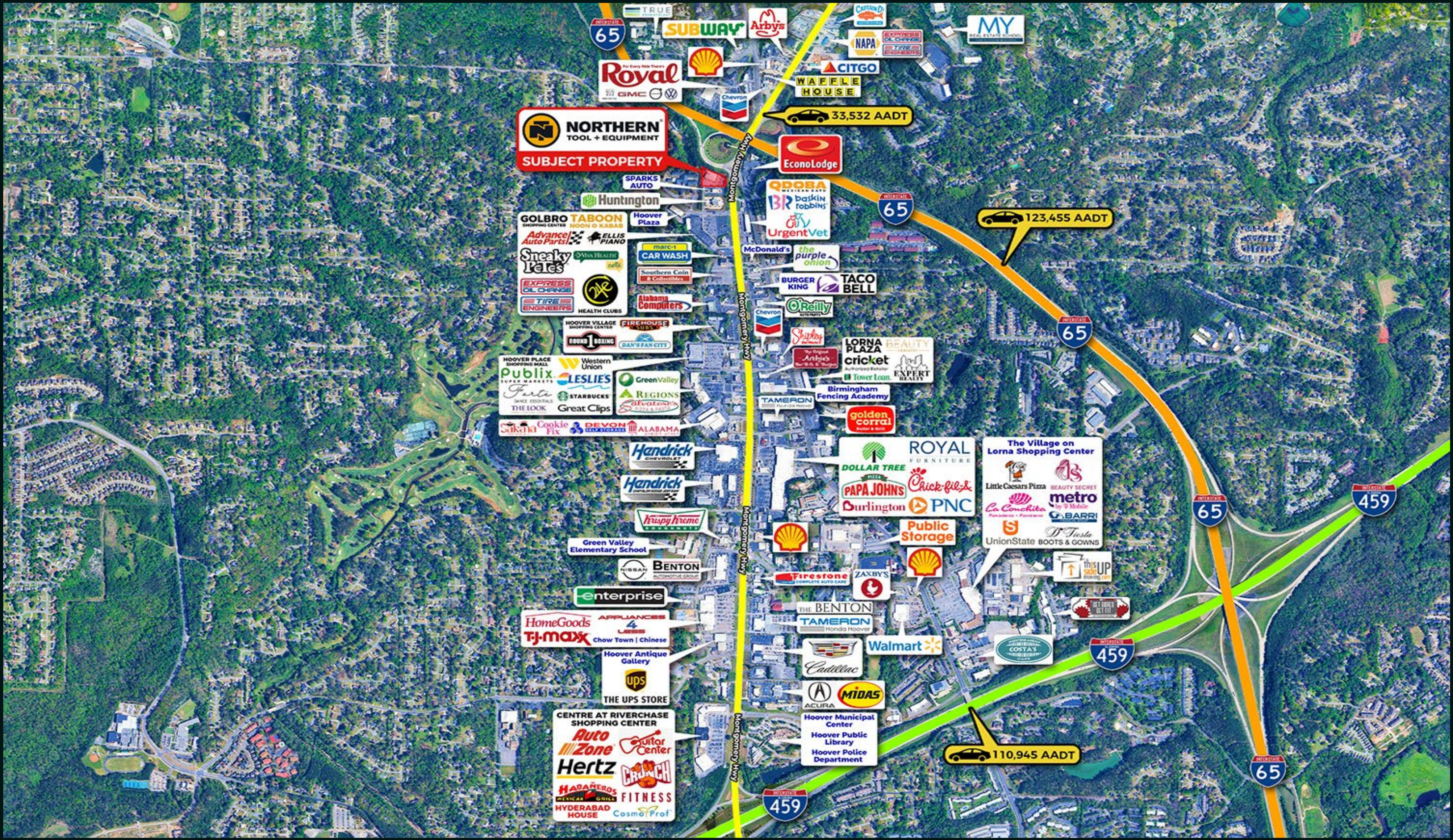
About the Tenant

Northern Tool + Equipment is a leading specialty retailer and distributor of tools, equipment, and related products serving professional contractors, tradespeople, mechanics, farmers, and do-it-yourself consumers. Founded in 1981 and headquartered in Burnsville, Minnesota, the company has grown from a single retail location into a national platform with a broad network of stores and distribution capabilities. Northern Tool + Equipment offers an extensive assortment of products including power tools, generators, pressure washers, compressors, automotive equipment, material handling products, welding equipment, outdoor power equipment, and shop supplies. The company is known for its broad product selection, competitive pricing, and focus on durable equipment designed for demanding commercial and residential applications. Its combination of physical retail locations, e-commerce capabilities, and direct distribution allows Northern Tool + Equipment to serve customers across a wide geographic footprint while maintaining a strong presence in the specialty tool and equipment market.

About the Tenant

Properties occupied by Northern Tool + Equipment benefit from tenancy in the specialty retail and equipment distribution sector, supported by ongoing demand from construction, automotive, agricultural, industrial, and home-improvement customers. Locations are generally situated along major commercial corridors, power centers, and other high-visibility retail areas with convenient vehicular access and ample parking. Stores typically require large-format floor plans, high ceilings, loading areas, and substantial inventory capacity to accommodate the company's extensive product assortment, while many locations incorporate warehouse-style merchandising and customer pickup capabilities. These physical requirements and the specialized nature of the retailer's inventory create a strong operational fit for purpose-built or adaptable commercial properties. For real-estate investors, a property leased to Northern Tool + Equipment can represent a durable, income-producing retail asset backed by an established national operator serving essential tool and equipment needs across multiple resilient end markets.


INTERSTATE 65
TRUE DERMATOLOGY
SUBWAY
Arby's
CAPTAIN D's
MY REAL ESTATE SCHOOL
NAPA
EXPRESS OIL CHANGE
TIRE ENGINEERS
For Every Ride There's Royal
GMC
CITGO
WAFFLE HOUSE
Chevron
33,532 AADT
NORTHERN TOOL + EQUIPMENT
SUBJECT PROPERTY
Montgomery Hwy
EconoLodge
SPARKS AUTO
Huntington
QDOBA MEXICAN EATS
baskin robbins
UrgentVet
INTERSTATE 65
123,455 AADT
GOLBRO SHOPPING CENTER
TABOON NOON O KABAB
Hoover Plaza
Advance Auto Parts
ELLIS PIANO
Sneaky Pete's
VIVA HEALTH
café
marc-1 CAR WASH
McDonald's
the purple onion
Southern Coin & Collectibles
EXPRESS OIL CHANGE
TIRE ENGINEERS
HEALTH CLUBS
BURGER KING
TACO BELL
Alabama Computers
O'Reilly AUTO PARTS
Chevron
INTERSTATE 65
HOOVER VILLAGE SHOPPING CENTER
FIREHOUSE SUBS
ROUND 1 BOXING
DAN'S FAN CITY
Shipley Do-Nuts
The Original Archie's Bar-B-Q & Burgers
LORNA PLAZA
BEAUTY KEMISTRY
cricket Authorized Retailer
Tower Loan.
EXPERT REALTY
Montgomery Hwy
HOOVER PLACE SHOPPING MALL
Western Union
Publix SUPER MARKETS
LESLIE'S
GreenValley
Forte DANCE ESSENTIALS
STARBUCKS
REGIONS
THE LOOK
Great Clips
Salvatore's PIZZA & PASTA
Birmingham Fencing Academy
TAMERON Hyundai Hoover
golden corral Buffet & Grill
Sakana
Cookie Fix
DEVON SELF STORAGE
ALABAMA credit union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SUBWAY
Arby's
NAPA
MY
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cricket
Tower Loan
EXPERT
HOOVER PLACE SHOPPING MALL
Western Union
Publix
LESLIE'S
Green Valley
REGIONS
STARBUCKS
Great Clips
Birmingham Fencing Academy
TAMERON
golden corral
Cookie Fix
DEVON
ALABAMA
Hendrick
ROYAL FURNITURE
DOLLAR TREE
PAPA JOHNS
Chick-fil-A
Burlington
PNC
The Village on Lorna Shopping Center
Little Caesars Pizza
metro
UnionState
BOOTS & GOWNS
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Public Storage
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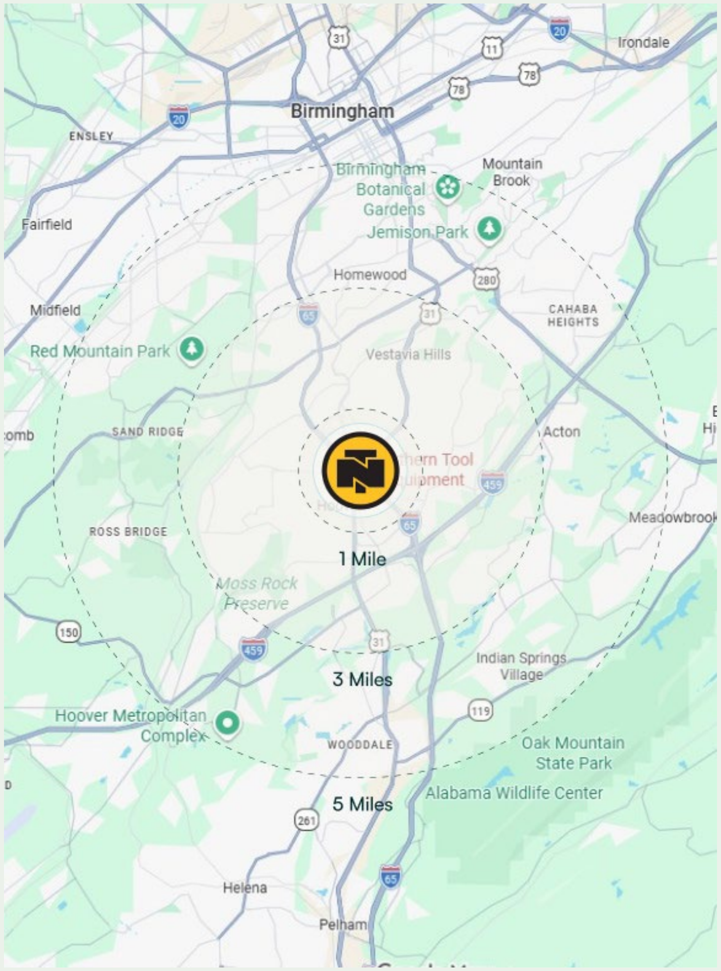
NISSAN
BENTON
Firestone
ZAXBY'S
enterprise
THE BENTON
TAMERON
HomeGoods
TJ.maxx
APPLIANCES
Chow Town | Chinese
Walmart
Hoover Antique Gallery
ups
THE UPS STORE
Cadillac
ACURA
MIDAS
CENTRE AT RIVERCHASE SHOPPING CENTER
AutoZone
Guitar Center
Hertz
CRUNCH FITNESS
HABANEROS
HYDERABAD HOUSE
CosmoProf
Hoover Municipal Center
Hoover Public Library
Hoover Police Department
110,945 AADT

Northern Tool

Location Overview

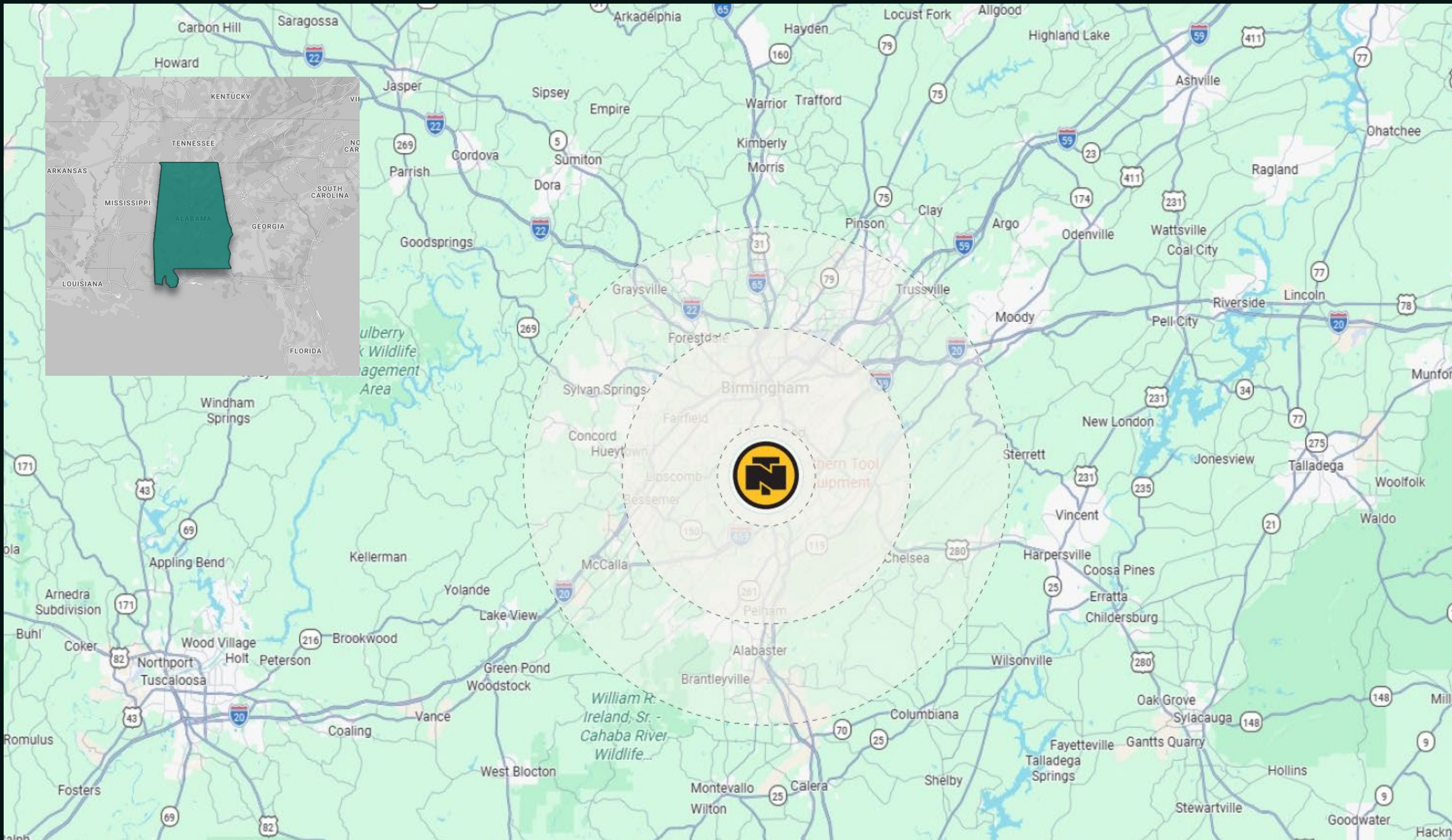
The subject property is located at 495 Southland Drive in Hoover, Alabama, one of Birmingham's most affluent and fastest-growing suburban submarkets. The site fronts Montgomery Highway (US Highway 31), a heavily trafficked north-south retail corridor that carries traffic counts exceeding 33,500 vehicles per day directly past the property, with Interstate 65 running parallel just to the east and carrying more than 123,000 vehicles per day, providing the site with excellent visibility and regional accessibility. The property sits within a dense, mature retail corridor surrounded by national and regional tenants including Publix, Walmart, TJ Maxx, HomeGoods, Chick-fil-A, Firestone, Krispy Kreme, and numerous auto dealerships and service users, reflecting the trade area's deep commercial infrastructure and consistent consumer traffic.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	9,585	69,548	150,859
2025 Population	8,871	60,587	138,839
2030 Population	8,666	58,272	136,154
Household Trends			
2020 Households	4,158	29,440	63,217
2025 Households	3,810	25,435	57,703
2030 Households	3,716	24,427	56,498
Household Income			
Average Household Income	$112,324	$119,983	$122,951
Median Household Income	$76,816	$90,689	$91,447




NORTHERN
TOOL + EQUIPMENT
PARTS + SERVICE


NORTHERN
TOOL + EQUIPMENT
495
PARTS + SERVICE


Birmingham
Carbon Hill
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Empire
Arkadelphia
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Locust Fork
Allgood
Highland Lake
Warrior
Trafford
Kimberly
Morris
Ashville
Ohatchee
Ragland
Cordova
Sumiton
Parrish
Dora
Pinson
Clay
Argo
Odenville
Wattsville
Coal City
Goodsprings
Graysville
Trussville
Moody
Riverside
Lincoln
Pell City
Forestdale
Munford
Windham Springs
Sylvan Springs
New London
Concord
Hueytown
Sterrett
Jonesview
Talladega
Woolfolk
Fairfield
Lipscomb
Bessemer
Vincent
Waldo
Kellerman
Appling Bend
McCalla
Chelsea
Harpersville
Coosa Pines
Arnedra Subdivision
Yolande
Lake View
Erratta
Childersburg
Buhl
Coker
Wood Village
Holt
Brookwood
Pelham
Alabaster
Northport
Tuscaloosa
Peterson
Green Pond
Woodstock
Brantleyville
Wilsonville
Oak Grove
Sylacauga
Vance
William R. Ireland, Sr. - Cahaba River Wildlife...
Columbiana
Romulus
Coaling
Fayetteville
Gantts Quarry
Talladega Springs
Hollins
Fosters
West Blocton
Montevallo
Calera
Shelby
Wilton
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