

F FIRST NATIONAL
REALTY PARTNERS



BROOK HIGHLAND PLAZA

Core Grocery-Anchored Multi Tenant Shopping Center
Birmingham, AL

EXECUTIVE SUMMARY

F FIRST NATIONAL
REALTY PARTNERS



151 Bodman Place Suite 201
Red Bank, NJ 07701

EXECUTIVE SUMMARY | BROOK HIGHLAND PLAZA



OVERVIEW

Property Address

5291 US Hwy 280
Birmingham, AL 35242



Square Feet

549,466 SF / 65.90 Acres



Effective Occupancy

98%



Year Built / Renovated

1993 / 2003



Anchor Tenants

Lowe's and Sprouts



Parking

2,822
5.14 Spaces / 1,000 SF of GLA



ESSENTIAL, DAILY-NEEDS
LOWE'S



VALUE CREATION & NOI
GROWTH



NEIGHBORHOOD
SPROUTS FARMERS
MARKET GROCER



LEASE-UP OPPORTUNITY
OF 11,650 SF



BEST IN CLASS ANCHOR
AND JR ANCHOR LINE-UP



HIGHLY SOUGHT AFTER
US-280 CORRIDOR

Population	1-Mile	3-Mile	5-Mile
2020 Estimate	6,326	40,302	79,527
2025 Projection	6,961	44,606	86,826
Average Household Income			
2020 Estimate	\$110,462	\$122,678	\$134,174
Households			
2020 Estimate	1,933	10,455	20,849
2025 Projection	2,555	14,981	28,885

BROOK HIGHLAND PLAZA



First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a grocery-anchored multi-tenant shopping center located in Birmingham, AL. Brook Highland Plaza is an institutional-quality, 549,466 square foot grocery-anchored shopping center and trophy asset that is 98% occupied and offers growing income.

The property is under contract to be purchased for \$77,000,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Brook Highland is anchored by a 126,917 square-foot Lowe's Home Improvement as well as a 23,358 square-foot Sprouts Farmers Market. Lowe's Home Improvement is on a ground lease and has been at the center since 2002. They have term through February of 2023 and six options allowing them to stay at the center until 2053. According to Placer.ai mobile data, they outpace the Home Depot down the street by over 100,000 visitors a year. Sprouts has been a tenant at the center since 2015 and has lease term through February 2025 along with three renewal options that will allow them to remain at the site until 2040. In 2020, the grocer generated sales of \$10.1 million dollars, which is \$433 per square-foot. Sprouts is a publicly traded supermarket chain that has over 340 stores across 23 states and employs over 35,000 people. In 2021, Sprouts generated over six billion dollars in revenue.

Brook Highland features an extremely high-quality tenant roster including Burlington, Best Buy, HomeGoods, Petco, Dollar Tree, Ulta, Five Below, and Ashley Furniture. The remaining 11,650 square feet of vacant space provides FNRP with the opportunity to increase foot traffic, enhance cash flow and create meaningful upside in the future.

Brook Highland is situated in a densely populated and extremely affluent retail corridor approximately 12-miles south of downtown Birmingham. The property sits at a signalized intersection along Route 280, the region's dominant east-west thoroughfare, which sees a traffic count of over 82,000 vehicles per day. The population within 5-miles of the property is over 79,000 people and expected to grow by 9.2% over the next five years. Additionally, the average household income within 5-miles is over \$134,000.

ASSET MANAGEMENT PLAN | BROOK HIGHLAND PLAZA

To realize this potential, a straightforward business plan focused on creating value has been developed by **First National Realty Partners' Asset Management Team** to maximize investor returns. The Business Plan consists of the following key criteria:

- 1 The foundation of the business plan is driven by the ability to generate consistent levels of high annual income that will increase during the holding period from a stable mix of e-commerce resistant tenants.
- 2 Multiple opportunities exist for value creation that start with leasing the remaining vacancy, extending tenant leases, and exploring the possibility of selling the Beef O' Brady's outparcel and Lowe's ground lease in the triple net market at aggressive cap rates.
- 3 Utilize our world class operating platform and full-time staff of over 100 real estate professionals, led by our industry-leading in-house leasing team, to implement our asset management plan to increase occupancy while operating the property in a more efficient manner to reduce expenses and increase net operating income during the holding period.
- 4 Leverage our existing presence and market knowledge in Birmingham to enhance operating efficiencies and drive value.
- 5 Utilize our strong institutional relationship with Lowe's and Sprouts to pursue long-term lease extensions.
- 6 Implement a cost segregation study to accelerate the depreciation of the property which will provide significant tax benefits to our partners throughout the holding period. These tax benefits have the potential for additional upside as a result of the recent passage of the CARES Act in March 2020.
- 7 The final element of the business plan is to exit with a sale estimated in Year 3. The successful execution of the components of the Business Plan will allow for the sale of the property at a lower cap rate with higher net operating income at the conclusion of our hold period.

GROCERY CO-ANCHOR | BROOK HIGHLAND PLAZA

Top Performing Sprouts Farmers Market

23,358
SQ FT

\$10,000,000+
2020 Sales



SFM
Stock Ticket (NASDAQ)

\$433
2020 Sales PSF

Neighborhood Grocery Store

Sprouts Farmers Markets, Inc. engages in the operation of healthy grocery stores. The firm specializes in fresh, natural and organic products. Its products include fresh produce, bulk foods, vitamins and supplements, grocery, meat and seafood, deli, bakery, dairy, frozen foods, body care and natural household items.



Top Performing in Alabama



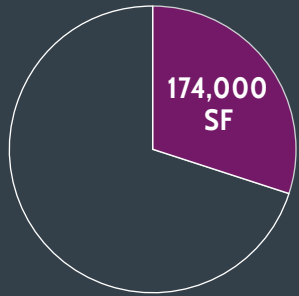
Fresh, Natural & Organic Products



BEST-IN-CLASS TENANCY | BROOK HIGHLAND PLAZA

Positive Credit Momentum

Over 174,000 SF of GLA (8 Total Anchors) have received a credit upgrade since the beginning of 2020.



**BEST
BUY.**
OfficeMax®

Burlington
PartyCity

HomeGoods®
DOLLAR TREE®

**ULTA®
BEAUTY**
petco

Diversified Income Stream

No single tenant accounts for more than 13% of the current in-place income at the Property.

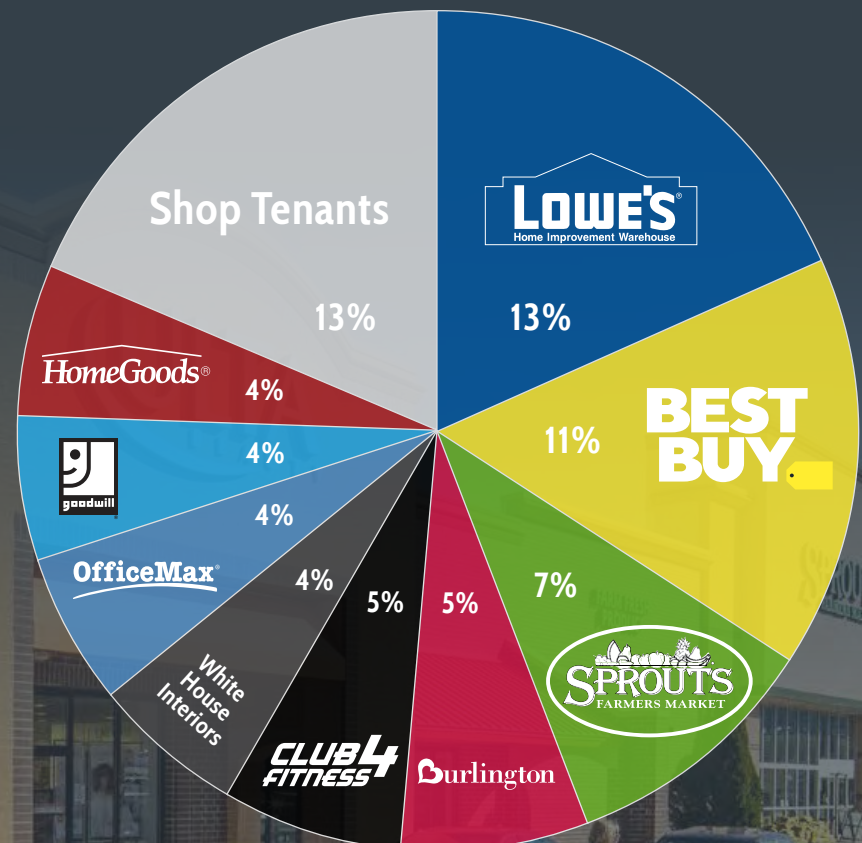
80%

Total Base Rent Represented By An Anchor Tenant
(10,000+ SF)

87%

Total GLA Represented By An Anchor Tenant
(10,000+ SF)

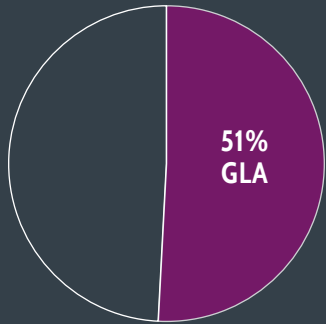
% of Income by Tenant



ROBUST LEASING MOMENTUM | BROOK HIGHLAND PLAZA

Renewal or New Lease

Over 51% of the current GLA has executed either a renewal or new lease since 2019.



**BEST
BUY.**

**Burlington
petco**

HomeGoods®
**ULTA
BEAUTY**

goodwill

**Ashley
HOMESTORE**
**CLUB 4
FITNESS**



**11,650 SF
AVAILABLE
TO BE LEASED**

BROOK HIGHLAND PLAZA

98%
OCCUPANCY

Recent Credit Upgrade

Premier Home Improvement Retailer
Lowe's received over 766K total visits over the past 12 months (Placer.AI), over 100K more than The Home Depot located down the street.

280
82,000 VPD



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Schedule A Call

Reserve Your Position

BIRMINGHAM, AL | BROOK HIGHLAND PLAZA

HIGHLY SOUGHT AFTER ANCHOR LINE-UP | BROOK HIGHLAND PLAZA

Proven Track Record

Brook Highland Plaza boasts a proven track record of quickly backfilling Anchor vacancies, as evidenced below.



(Walmart)

Burlington

(Stein Mart)



(Bargain Hunt)



(Circuit City)



(BAM! Books-A-Million)

10.8 Years

Wtd. Avg Tenure

89%

of the Income represents
a National or Regional Brand

4.6 Years

Wtd. Avg Term
Remaining



INVESTMENT HIGHLIGHTS | BROOK HIGHLAND PLAZA

Nationally and Regionally Dominant Retail Center

Brook Highland Plaza is one of the most dominant retail centers in Birmingham and benefits from a trade area that expands over 30 Miles to the East and over 10 Miles to the West into downtown Birmingham.

Value Enhancement

Brook Highland Plaza features a unique value-add opportunity as the shopping center is currently 98% leased, allowing FNRP to lease 3 available units totaling 11,650 square feet.



LEASE-UP OPPORTUNITY OF 11,650 SF



FNRP 360™

National Tenant Network.

Highly-Talented In-House Leasing Team.

A World-Class Operating Platform.

[LEARN MORE](#)

Brook Highland Plaza

3.19M

Annual Visitors

#2

Most Visited Shopping Center Along The US-280 Corridor

63 Minutes

Average Length of Stay Per Visit

91ST Percentile

Most Visited Shopping Center in the US

62%

of Customers Live Within a 10-Mile Radius of Brook Highland Plaza

National Tenant Line-Up

.....



FIRST NATIONAL REALTY PARTNERS

[Schedule A Call](#)

[Reserve Your Position](#)

BIRMINGHAM, AL | BROOK HIGHLAND PLAZA

HIGHLY PERFORMING ANCHOR LINE-UP | BROOK HIGHLAND PLAZA

Investment Grade Credit Rating

Nearly 62% of the Anchor Line Up boasts either an Investment Grade Credit Rating or are in Significant Growth Mode.



Moody's: A3
Upgraded in February 2021



Moody's: A2
Upgraded in May 2021



S&P: BB+
Upgraded in June 2021



Moody's: A2
Upgraded in June 2021



S&P: BBB
Upgraded in February 2021



Moody's: A2
Upgraded in February 2021



Moody's: A3
Upgraded in February 2021



Plans to Open an Additional
170 Stores this Year

TENANT PERFORMANCE | BROOK HIGHLAND PLAZA

High Performing Tenant Line-Up

Brook Highland Plaza is occupied by a high-performing Tenant Line-Up with many retailers performing in the top half of their district. Please see below for some notable anecdotal feedback that was recently gathered from the store managers of several of the anchors at the Property.



Ranked in the Top Half of the 17 Stores in the District

- Per the store manager, 2021 Sales were roughly \$42M
- Lowe's Average Gross Sales are \$42.5M (CreditIntell)



Ranked #2 Store out of 8 Total Stores in the District

- Strong holiday sales
- Sales so far in 2022 are up YOY



Ranked #4 Store in the District

- District comprises of all Alabama locations along with several in Mississippi and Georgia
- Opened April 2021 / ~10 Years Term Remaining



2021 Sales were up 19%-20% YOY

- Per store manager, the store is currently seeing "record sales levels" never before seen in her 5 years at this location



Ranked #1 Store out of 15 Total Stores in District

- This location is still the #1 Ranked Store in the District despite the Dollar Tree located down the street (River Ridge)



This store outperformed the competing location in Hoover

- The Party City at Brook Highland Plaza outperforms the competing location in Hoover, AL



Ranked #2 Store out of 11 Total Stores in the District

- 2021 Sales surpassed 2019 Sales
- Sales so far in 2022 are up YOY
- Renewed December 2021 / 7+ Years Term Remaining



"Likely already the top performing store in Birmingham"

- The store's sales during the first month of operation are already in line and are likely to surpass the other established store in Birmingham.
- Opened January 2022 / ~15 Years Term Remaining



Store is currently experiencing "Record Sales"

- Store sales sky rocketed during COVID
- Ownership is currently looking to expand at this location and potentially open up 2-3 more locations around Birmingham



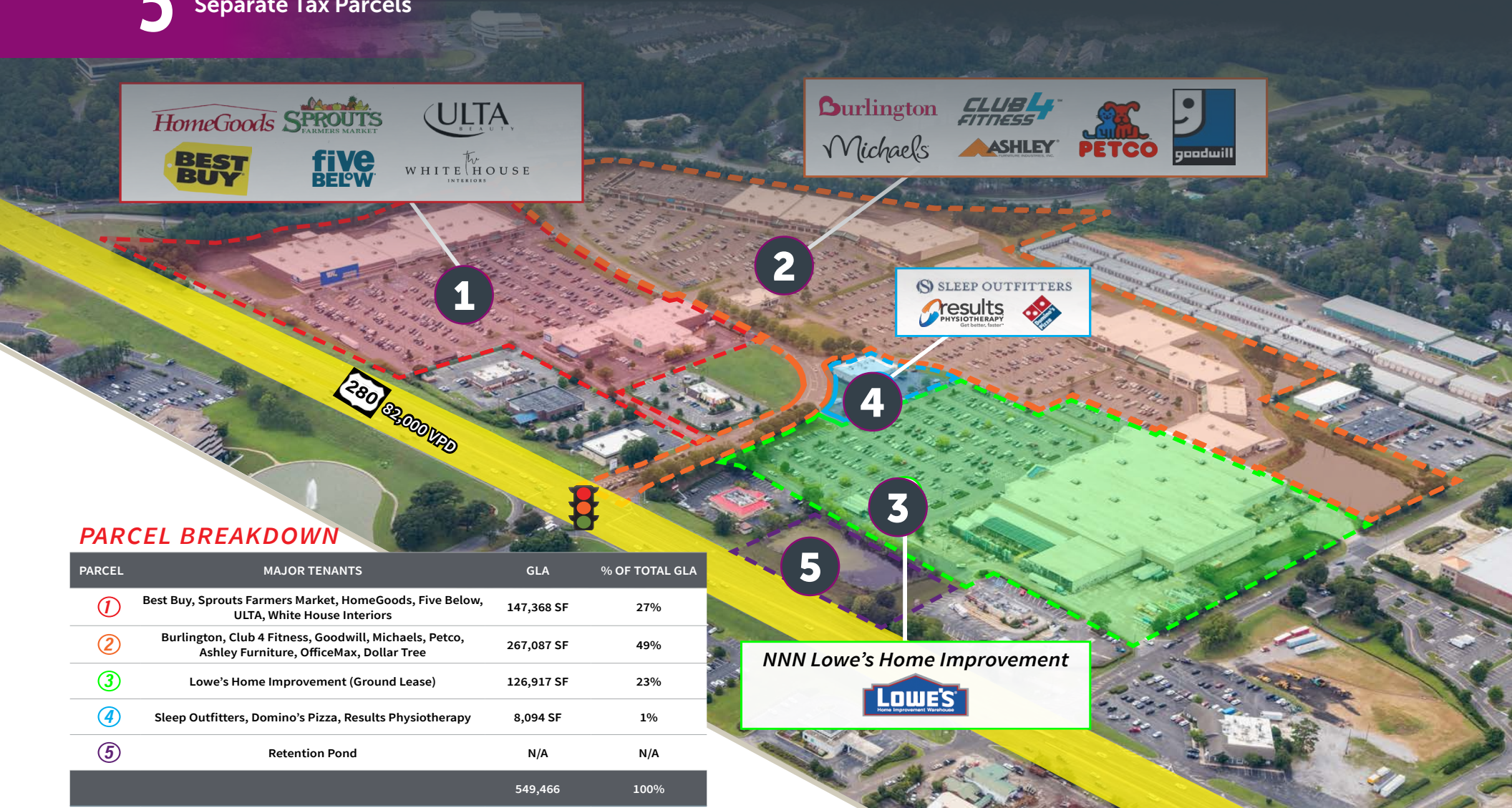
#1 Location in Birmingham "By Far"

- Per store manager, this location boasts largest membership of the 4 location in Birmingham and is a top third store in entire chain
- Opened April 2021 / ~10 Years Term Remaining

PARCEL BREAKDOWN | BROOK HIGHLAND PLAZA

Brook Highland Plaza currently operates on 5 separate tax parcels, providing disposition optionality for FNRP.

5 Separate Tax Parcels



HIGHLY SOUGHT AFTER BIRMINGHAM SUBMARKET | BROOK HIGHLAND PLAZA

Brook Highland Plaza is located in the affluent Meadowbrook submarket along the US-280 corridor - one of the most heavily traveled arteries in Birmingham and the gateway to the most affluent neighborhoods in the MSA.

Luxurious Residential Market

Top Tier School System

Super-Regional Access

25
Home Sales over
\$1,000,000 over the Past
36 Months
(5-Mile Radius)

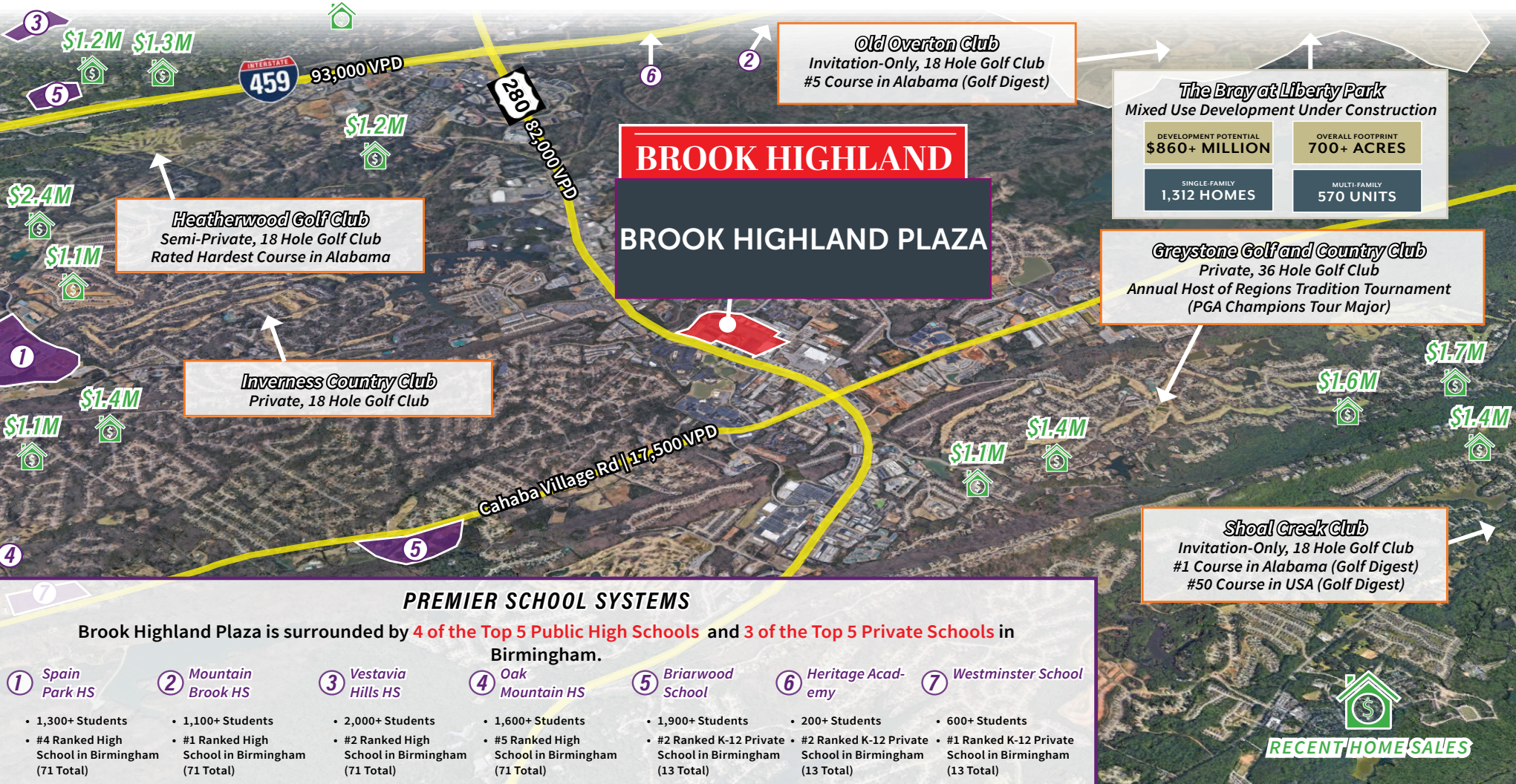
\$570K+
Average Sold Price of All
Homes over the Past 36
Months

4 OF THE TOP 5
PUBLIC HIGH SCHOOLS IN
BIRMINGHAM
(5 MILE RADIUS)

3 OF THE TOP 5
PRIVATE K-12 SCHOOLS IN
BIRMINGHAM
(5 MILE RADIUS)

459 93,000 VPD
280 82,000 VPD

Brook Highland Plaza has direct access from US-280 and is located within 3.5 miles of I-459, providing **DIRECT ACCESS TO BIRMINGHAM AND SURROUNDING SUBMARKETS.**



FINANCIAL OVERVIEW



FINANCIAL MODEL

BROOK HIGHLAND PLAZA

BROOK HIGHLAND PLAZA	12/31/22	12/31/23	12/31/24
Potential Base Rent	6,034,950	6,187,919	6,344,922
Other Revenue	6,000	6,000	6,000
Absorption & Turnover Vacancy	(287,308)	(422,210)	(284,044)
Scheduled Base Rent	5,753,642	5,771,709	6,066,878
+ Expense Reimbursement Revenue	1,403,717	1,421,878	1,519,597
Potential Gross Income	7,157,359	7,193,587	7,586,475
- General Vacancy Loss	0	0	0
Effective Gross Revenue	7,157,359	7,193,587	7,586,475
Operating Expenses			
- CAM	466,899	480,907	495,333
- Insurance	157,697	165,582	173,861
- Property Taxes	714,948	750,695	788,230
- Property Management Fee	357,868	359,679	379,324
Total Operating Expenses	1,697,412	1,756,863	1,836,748
Net Operating Income	5,459,947	5,436,724	5,749,727
Below NOI Costs			
- Tenant Improvements	57,165	691,461	28,684
- Leasing Commissions	105,607	194,333	130,183
- CapEx	1,464,594	0	0
+ Release of Reserves	(1,627,365)	(885,794)	(158,867)
- Lender Required Capital Reserves	109,893	113,190	116,586
- Admin	109,893	109,893	109,893
- Asset Management Fee	554,722	541,446	601,938
Total Leasing, Capital & Asset Mgt Costs	774,509	764,530	828,417
Cash Flow Before Debt Service	4,685,438	4,672,194	4,921,310
Debt Service	2,466,548	2,506,409	2,513,558
Net Distributable Cash Flow	2,218,889	2,165,786	2,407,752
Net-Net to the Partner	6.9%	6.8%	7.5%
Average Net-Net to the Partner	6.9%	6.8%	7.1%

SAMPLE INVESTMENT

BROOK HIGHLAND PLAZA

SAMPLE INVESTMENT

Year 0

Year 1

Year 2

Year 3

Sample Investment Based on a 3-Year Hold

(1,000,000)

Return of Capital

1,000,000

Annual Cash Distributions

69,203

67,547

75,093

Plus Upside

214,573

Total Cash Flows

(1,000,000)

69,203

67,547

1,289,666

Annualized Rate of Return

13.3%

Equity Multiple

1.4x

SENSITIVITY ANALYSIS

BROOK HIGHLAND PLAZA

EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	IRR	Net	Equity Multiple
				Profit	
5.71%	6,006,043	107,958,158	18.6%	18,183,157	1.6x
5.96%	6,006,043	103,634,293	16.0%	15,156,451	1.5x
6.21%	6,006,043	99,658,565	13.4%	12,373,442	1.4x
6.46%	6,006,043	95,990,556	10.9%	9,805,836	1.3x
6.71%	6,006,043	92,595,871	8.4%	7,429,556	1.3x

NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	IRR	Net	Equity Multiple
				Profit	
90.00%	5,405,439	90,180,429	6.1%	5,258,264	1.2x
95.00%	5,705,741	94,919,497	9.9%	8,815,853	1.3x
100.00%	6,006,043	99,658,565	13.4%	12,373,442	1.4x
105.00%	6,306,345	104,397,632	16.7%	15,931,031	1.6x
110.00%	6,606,647	109,136,700	19.8%	19,488,620	1.7x

SITE PLAN | BROOK HIGHLAND PLAZA



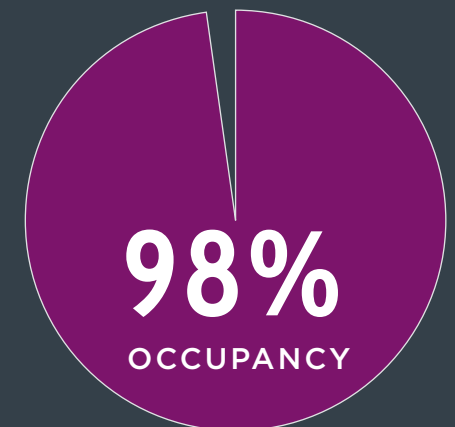
TENANT LINE-UP | BROOK HIGHLAND PLAZA

Unit	Tenant	SF
00001	Best Buy	44,000
00010	White House Interiors	18,000
0002C	White House Interiors (Storage)	6,280
0002A	HomeGoods	25,000
0002B	Tuesday Morning	10,720
00016	REM Cleaners	1,000
00140	ULTA	10,019
00130	Sprouts Farmers Market	23,358
00108	Sharkey's Cuts for Kids	1,161
00110	Five Below	7,830
00124	Firehouse Subs	1,600
00121	Petco	13,770
00120	Club 4 Fitness	30,187
00008	Michaels	24,052
00007	OfficeMax	23,532
00111	Nail Bar	5,360
00115	Alabama ABC	5,938
00006	Burlington	31,788
00001	Static Space	212
00062	Party City	14,167
00063	Las Trojas Mexican Cantina	8,000
00068	Ashley Homestore	20,400
00070	America's Best Contacts & Vision	4,000









Unit	Tenant	SF
00072	Rack Room Shoes	5,000
00003	Goodwill	30,351
00074	AVAILABLE	6,650
00076	The Mercantile	10,000
00078	GNC	1,400
0080	PerfArch	1,400
00082	Space Cadets	2,100
00084	Capelli Salon	1,400
00086	Sally Beauty	1,400
00088	Exclusives Barber Shop	1,400
00090	Dollar Tree	12,000
00091	AVAILABLE	3,000
00092	AVAILABLE	2,000
000A1	Beef O'Brady's	5,980
GL-04	Lowe's Home Improvements	126,917
P1-1	Sleep Outfitters	3,246
P1-2	Domino's Pizza	1,602
P1-3	Results Physiotherapy	3,246
00068	Ashley Homestore	20,400
00070	America's Best Contacts & Vision	4,000
Total SF		549,466

10.8 Years
Wtd. Avg Tenure







89%
of the Income represents
a National or Regional
Brand






RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00001	Best Buy 	44,000	Feb-22	Mar-32	\$14.50	\$638,000	Apr-27	\$15.50	Five, 5-Year	Apr-27: \$15.50 Apr-32: \$16.50 Apr-37: \$17.50 Apr-42: \$18.50 Apr-47: \$19.50
00010	White House Interiors	18,000	Oct-19	Sep-24	\$14.00	\$252,000	Flat	Flat	One, 5-Year	Oct-24: \$14.70
0002c	White House Interiors (Storage)	6,280	Dec-19	Sep-24	\$3.82	\$24,000	Flat	Flat	One, 5-Year	Oct-24: \$3.82
0002A	HomeGoods 	25,000	Apr-06	Apr-27	\$9.50	\$237,500	Flat	Flat	Three, 5-Year	May-27: \$10.00 May-32: \$10.50 May-37: \$11.00
0002B	Tuesday Morning 	10,720	Jan-12	Jan-27	\$7.82	\$83,830	Flat	Flat	One, 5-Year	Feb-27: \$8.82
00016	REM Cleaners	1,000	Dec-94	Dec-21	\$13.66	\$13,660	Flat	Flat	N/A	N/A
00140	ULTA Salon 	10,019	Nov-08	May-29	\$18.25	\$182,847	Flat	Flat	Two, 5-Year	Jun-29: \$20.08 Jun-34: \$22.08
00130	Sprouts Farmers Market 	23,358	Feb-15	Feb-25	\$16.50	\$385,407	Flat	Flat	Three, 5-Year	Mar-25: \$18.00 Mar-30: \$19.50 Mar-35: \$21.00
00108	Sharkey's Cuts for Kids	1,161	Feb-20	Mar-30	\$26.00	\$30,186	Feb-25	\$28.00	Two, 5-Year	Apr-30: \$30.80 Apr-35: \$33.88
00110	Five Below 	7,830	Jun-15	May-25	\$14.50	\$113,535	Flat	Flat	Two, 5-Year	Jun-25: \$20.57 Jun-30: \$22.63
00124	Firehouse Subs	1,600	Nov-09	Oct-23	\$26.68	\$42,688	Flat	Flat	N/A	N/A
00121	Petco 	13,770	Jun-03	Jan-24	\$15.45	\$212,747	Flat	Flat	One, 5-Year	Feb-24: \$16.69
00120	Club 4 Fitness 	30,187	Dec-19	Dec-29	\$9.00	\$271,683	Jan-25	\$9.50	Two, 5-Year	Jan-30: \$10.45 Jan-35: \$11.50


RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00008	Michaels 	24,052	Jul-99	Feb-24	\$7.25	\$174,377	Flat	Flat	Two, 5-Year	Mar-24: \$8.25 Mar-29: \$10.75
00007	OfficeMax 	23,532	Dec-96	Dec-22	\$9.99	\$235,000	Flat	Flat	N/A	N/A
00111	The Nail Bar	5,360	Dec-20	Dec-25	\$13.65	\$73,151	Jan-23 Jan-24	\$14.06 3.0% Ann. Inc.	One, 5-Year	Jan-26: \$15.66 Jan-27: 3.0% Ann. Inc.
00115	Alabama ABC	5,938	Feb-20	Feb-30	\$21.00	\$124,700	Mar-25	\$23.10	N/A	N/A
00006	Burlington 	31,788	Jan-22	Feb-32	\$9.00	\$286,092	Mar-27	\$9.50	Four, 5-Year	Mar-32: \$10.00 Mar-37: \$10.50 Mar-42: \$11.00 Mar-47: \$11.50
S	Static Space (Behind Burlington)	212	Jan-22	Feb-52	\$0.00	\$0.00	Flat	Flat	N/A	N/A
00062	Party City 	14,167	Aug-14	Aug-24	\$14.00	\$198,338	Flat	Flat	Four, 5-Year	Sep-24: \$15.00 Sep-29: \$15.50 Sep-34: \$16.00 Sep-39: \$16.50
00063	Las Trojas Mexican Cantina	8,000	Jul-16	Jul-26	\$17.64	\$141,132	Aug-22 Aug-23	\$18.35 4.0% Ann. Inc.	N/A	N/A
00068	Ashley Homestore 	20,400	Jul-22	Aug-29	\$10.50	\$214,200	Flat	Flat	One, 5-Year	Sep-29: \$11.24
00070	America's Best Contacts & Vision	4,000	Apr-22	May-32	\$20.00	\$80,000	Jun-27	\$21.10	Two, 5-Year	Jun-32: \$23.21 Jun-37: \$25.53
00072	Rack Room Shoes	5,000	Apr-95	Jan-23	\$13.93	\$69,645	Flat	Flat	N/A	N/A
00003	Goodwill 	30,351	Jan-22	Jan-37	\$7.10	\$215,492	Feb-27 Feb-32	\$7.60 \$8.10	N/A	N/A
00074	To Be Leased	6,650	Jun-23	May-28	\$0.00	\$0.00	Jun-23 Jun-24	\$20.60 3.0% Ann. Inc.	N/A	N/A

RENT ROLL | BROOK HIGHLAND PLAZA

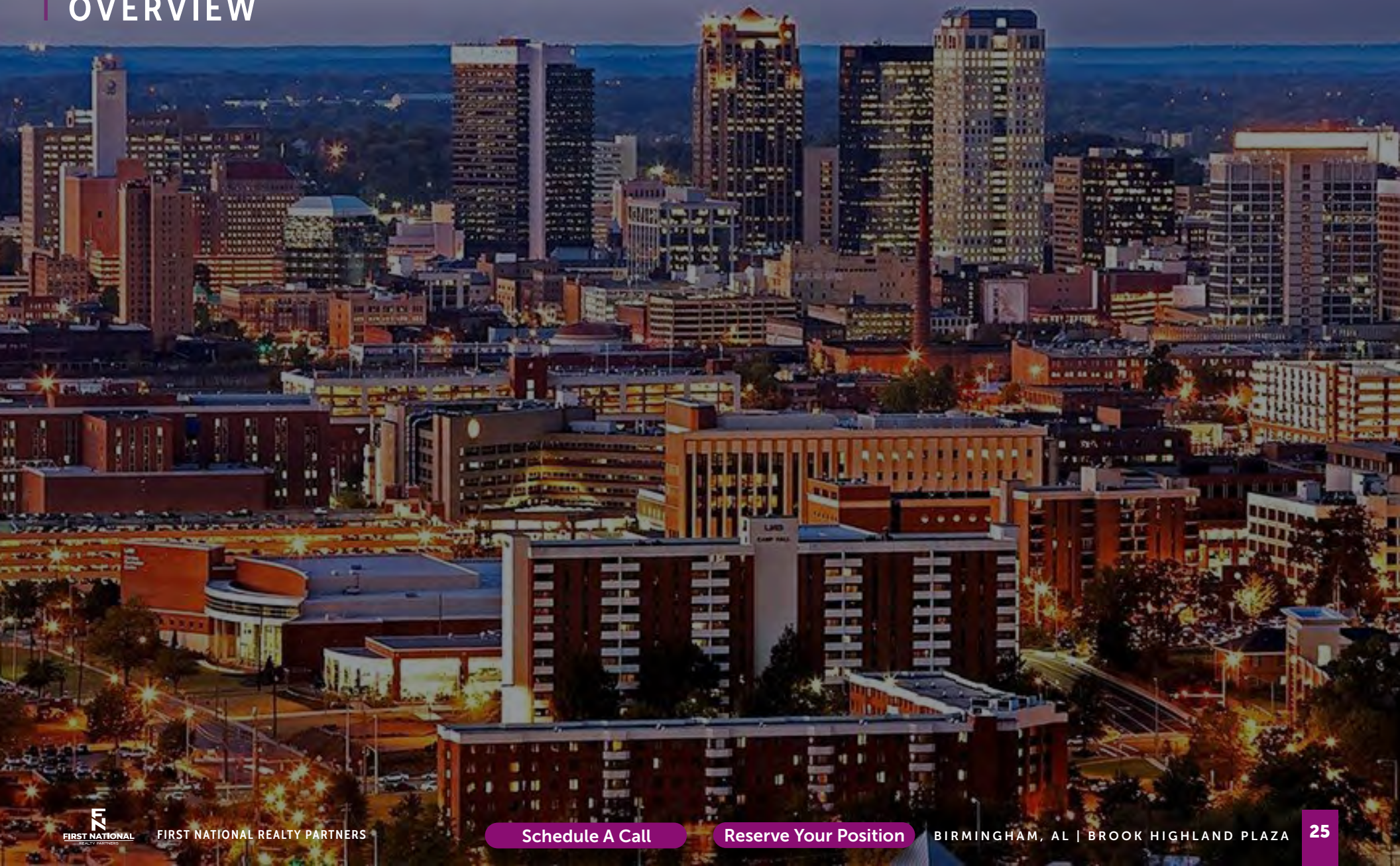
Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00076	The Mercantile	10,000	Jan-18	Jan-24	\$11.58	\$115,800	Feb-23	\$12.46	N/A	N/A
00078	GNC	1,400	Dec-94	Dec-24	\$22.00	\$30,800	Flat	Flat	N/A	N/A
										
0080	PerfArch	1,400	Oct-16	Oct-26	\$18.85	\$26,390	Nov-22 Nov-23	\$19.42 3.0% Ann. Inc.	N/A	N/A
00082	Space Cadets	2,100	Jan-20	Dec-24	\$13.00	\$27,300	Jan-24	\$15.00	N/A	N/A
00084	Capelli Salon	1,400	Oct-15	Mar-26	\$18.54	\$29,956	Apr-23 Apr-24	\$19.10 3.0% Ann. Inc.	One, 5-Year	Apr-26: \$20.87 Apr-27: 3.0% Ann. Inc.
00086	Sally Beauty	1,400	Jun-94	May-25	\$21.00	\$29,400	Jun-23 Jun-24	\$21.63 \$22.28	N/A	N/A
00088	Exclusives Barber Shop	1,400	Apr-15	Mar-25	\$17.22	\$24,108	Apr-23 Apr-24	\$17.74 \$18.27	N/A	N/A
00090	Dollar Tree	12,000	Feb-01	Jan-26	\$11.00	\$132,000	Flat	Flat	N/A	N/A
										
00091	To Be Leased	3,000	Jan-24	Dec-28	\$0.00	\$0.00	Jan-24 Jan-25	\$20.60 3.0% Ann. Inc.	N/A	N/A
00092	To Be Leased	2,000	Jun-24	May-29	\$0.00	\$0.00	Jun-24 Jun-25	\$21.22 3.0% Ann. Inc.	N/A	N/A
000A1	Beef O' Brady's	5,980	Mar-16	Mar-26	\$17.21	\$102,906	Apr-23 Apr-24	\$17.90 4.0% Ann. Inc.	Two, 5-Year	Apr-26: \$20.13 Apr-27: 4.0% Ann. Inc. Apr-31: \$24.49 Apr-32: 4.0% Ann. Inc.
GL-04	Lowe's Home Improvements (Ground Lease)	126,917	Aug-02	Feb-23	\$5.71	\$725,000	Flat	Flat	Six, 5-Year	Feb-23: \$6.28 Feb-28: \$6.28 Feb-33: \$6.91 Feb-38: \$6.91 Feb-43: \$7.60 Feb-48: \$7.60
										

RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
P1-1	Sleep Outfitters	3,246	Feb-20	Feb-25	\$25.00	\$81,150	Flat	Flat	Three, 5-Year	Mar-25: \$27.50 Mar-30: \$30.25 Mar-35: \$33.28
P1-2	Domino's Pizza  Domino's	1,602	Jul-16	Jul-26	\$25.91	\$41,502	Aug-22 Aug-23	\$26.68 3.0% Ann. Inc.	N/A	N/A
P1-3	Results Physiotherapy	3,246	Nov-15	Oct-25	\$26.27	\$85,270	Nov-22 Nov-23	\$27.06 3.0% Ann. Inc.	One, 5-Year	Nov-25: \$29.57 Nov-26: 3.0% Ann. Inc.
PK1	Atlantic Window Repair	-	Dec-05	MTM	-	\$6,000	Flat	Flat	N/A	N/A

Occupied	537,064	98%
Vacant	11,650	2%
Total SF	549,466	100%

MARKET OVERVIEW



MARKET OVERVIEW | BROOK HIGHLAND PLAZA

Birmingham MSA Fast Facts

TOP 50 METRO IN U.S

A Top 50 Metro in the U.S with a population of approximately 1.2 million and a growth rate of over 10% since 2000.

HIGHER EDUCATION

A Top 50 Metro in the U.S with a population of approximately 1.2 million and a growth rate of over 10% since 2000.

20 HOSPITALS

Healthcare hub with over 20 hospitals - 4 of which are top employers in the area.

5 MAJOR HIGHWAYS

Five major interstate highways passing through Downtown: I-20, I-65, I-59, I-22, and I-459.

LOW COST OF LIVING

One of the lowest costs of living in the top 50 U.S. Metros - contributing to Birmingham's employment growth.

INTERNATIONAL AIRPORT

Birmingham – Shuttlesworth International Airport has over 300 aircraft operations daily, over 130 flights daily to 43 airports in 40 cities.





#1 Affordable City
(Forbes)



Top 10 Housing Market
(Owners.com)



Top 5 Tech Hubs
Up & Coming Tech Hotspots



#1 Place to Retire
Cheapest Place to Retire
(CNBC)

BIRMINGHAM, ALABAMA | BROOK HIGHLAND PLAZA

Location Advantage

The Birmingham-Hoover MSA is centrally located in Alabama, and can be conveniently accessed throughout the southeast by one of five interstates (I-20, I-65, I-59, I-22, and I-459). The MSA has a population close to 1.2 Million people and has grown nearly 10% since 2000. Additionally, the MSA benefits from proximity to the Southeast's most major markets: Atlanta, GA – 153 mi, Nashville, TN – 198 mi, Memphis, TN – 244 mi, Mobile, AL – 250 mi, New Orleans, LA – 344 mi.

Economy

Birmingham has seen a rise in new opportunities in the area, with over 3,000 new jobs being created within the past year as well as the announcement of more than \$370 Million in infrastructure improvements to spur new growth. Much of the city's growth is attributed to the existing strength of the diverse set of economic drivers, the low cost of doing business in the area and the city's sophisticated transportation infrastructure. Given the COVID-19 Virus, Birmingham's unemployment rate is currently 3.8% (Nov-20), which is significantly lower than the national average of 6.7%. Birmingham's economic strength and growth is reflected in the following sample of businesses/industries that have announced recent expansions/investments to the area: Kamtec (\$530 Million investment/354 new jobs), Birmingham Children's Hospital (\$570 Million expansion/760,000 SF).

Manufacturing

Birmingham's manufacturing industry employs nearly 8,000 people and contains two of the area's top ten employers. Birmingham is a key player in metals manufacturing especially with the increasing demand for Birmingham steel. This industry is experiencing high growth, and Birmingham has benefited directly as seen by US Steel Corp's new \$230 Million electric arc furnace, which was installed in 2016.

Centrally Located

conveniently accessed throughout the southeast by one of five interstates I-20, I-65, I-59, I-22, and I-459.

3,000 New Jobs

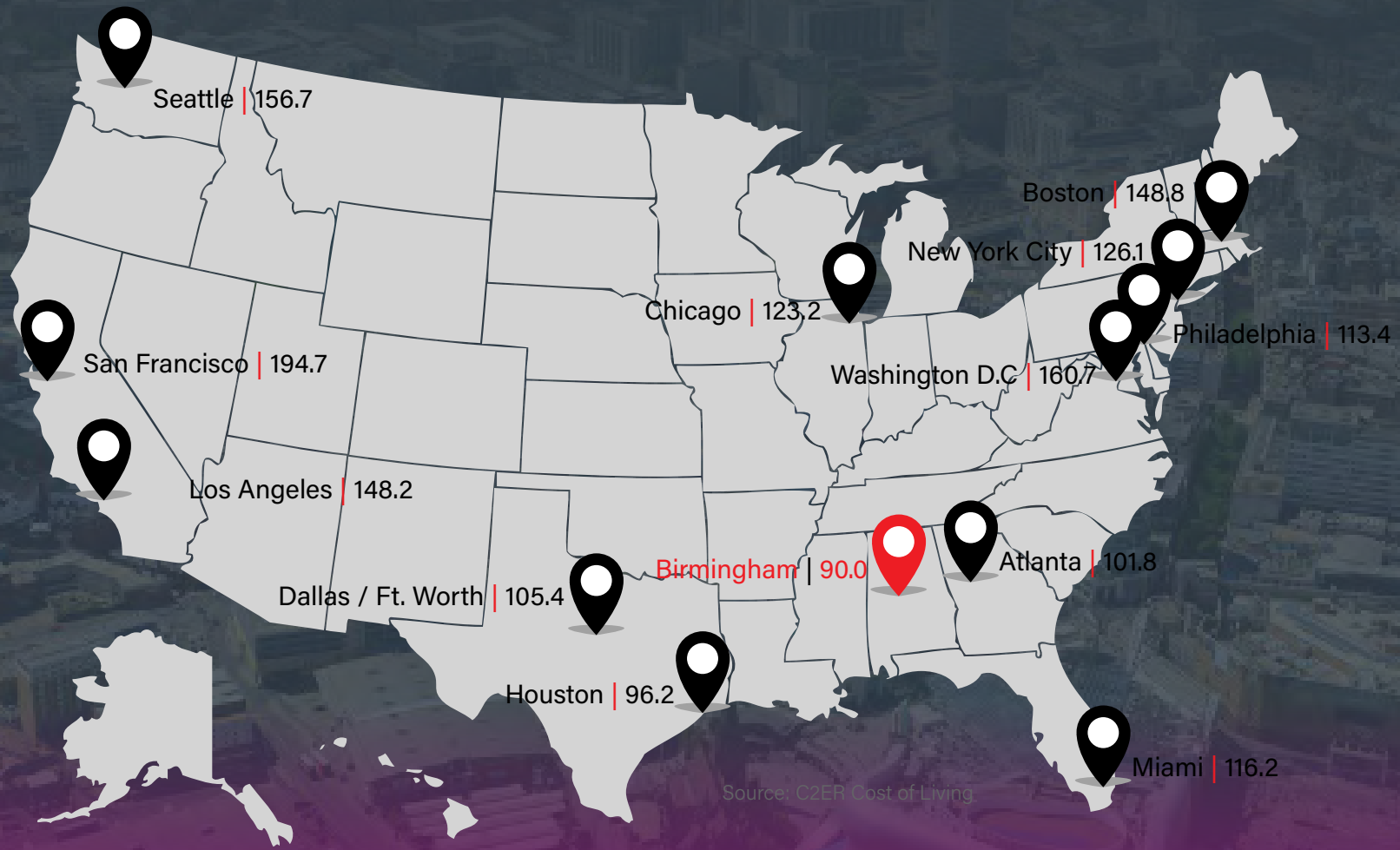
Within the past year

Diversified & Balanced Economy

HIGHLY SUSTAINABLE COST OF LIVING | BROOK HIGHLAND PLAZA

Most Affordable City

Birmingham is one of the most affordable cities in the nation, with the cost of living well below the national average. Companies and employees will continue to move and reside in Birmingham as the cost of doing business is significantly less than other major metros around the country.



MAJOR EMPLOYMENT HUB | BROOK HIGHLAND PLAZA

Healthcare

Birmingham acts as a healthcare hub for central Alabama, houses over 20 hospitals, and contains four of the top ten employers in the area. Birmingham's healthcare offerings are expanding with the addition of Medical West Hospital, a 200-bed facility and affiliate of the UAB Health System. University of Alabama at Birmingham, home to the third largest public hospital in the United States (UAB Hospital), plays a vital healthcare role due to research and funding from the National Institute of Health and receives over \$600M a year for research. Additionally, Southern Research Institute, headquartered in Birmingham, is also a major player and has seven FDA approved drugs on the market as well as eighteen more compounds currently being developed and going through clinical trials.

Jefferson County - Top Employers

Employer	Total Employees
The University of Alabama at Birmingham	23,000
Regions Financial	9,000
St. Vincent's Health System	5,100
Children's Health System	5,000
AT&T	4,517
Honda Manufacturing of Alabama, LLC	4,500
Baptist Health Systems	4,459
Jefferson County Board of Education	4,400
City of Birmingham	4,200
Mercedes Benz U.S. International, Inc.	3,600
Blue Cross-Blue Shield Alabama	3,100
Alabama Power Company	3,092



EDUCATION | BROOK HIGHLAND PLAZA

Education

Higher education employs nearly 25,000 in the metropolitan area. Seven universities and colleges, seven community/junior colleges, five degree-granting technical schools, three law schools, and the UAB medical, dental, and other specialized schools offer multiple educational opportunities to the area's work force. As the area's largest employer, the University of Alabama at Birmingham contributes to the economic impact of higher education with its 23,000+ employees, total annual budget of \$957.5 million and 22,000 students. It offers 140 programs within 12 academic divisions. The University of Alabama at Birmingham's annual economic impact has grown to \$7.15 billion a year. UAB now directly employs more than 23,000 and supports more than 64,000 jobs — one of every 31 in Alabama. Samford University, was founded in 1841 and is the 87th-oldest institution of higher learning in the United States. The private university offers 32 graduate and undergraduate degrees with 97% of students employed or enrolled in graduate schools within six months of graduation. Samford currently enrolls approximately 6,000 students with the campus expanding over 200 acres in a suburban community right outside downtown Birmingham. The Wall Street Journal named Samford as the top-ranked university in Alabama.

Economic Impact Among Universities



\$7.1B

University of Alabama Birmingham



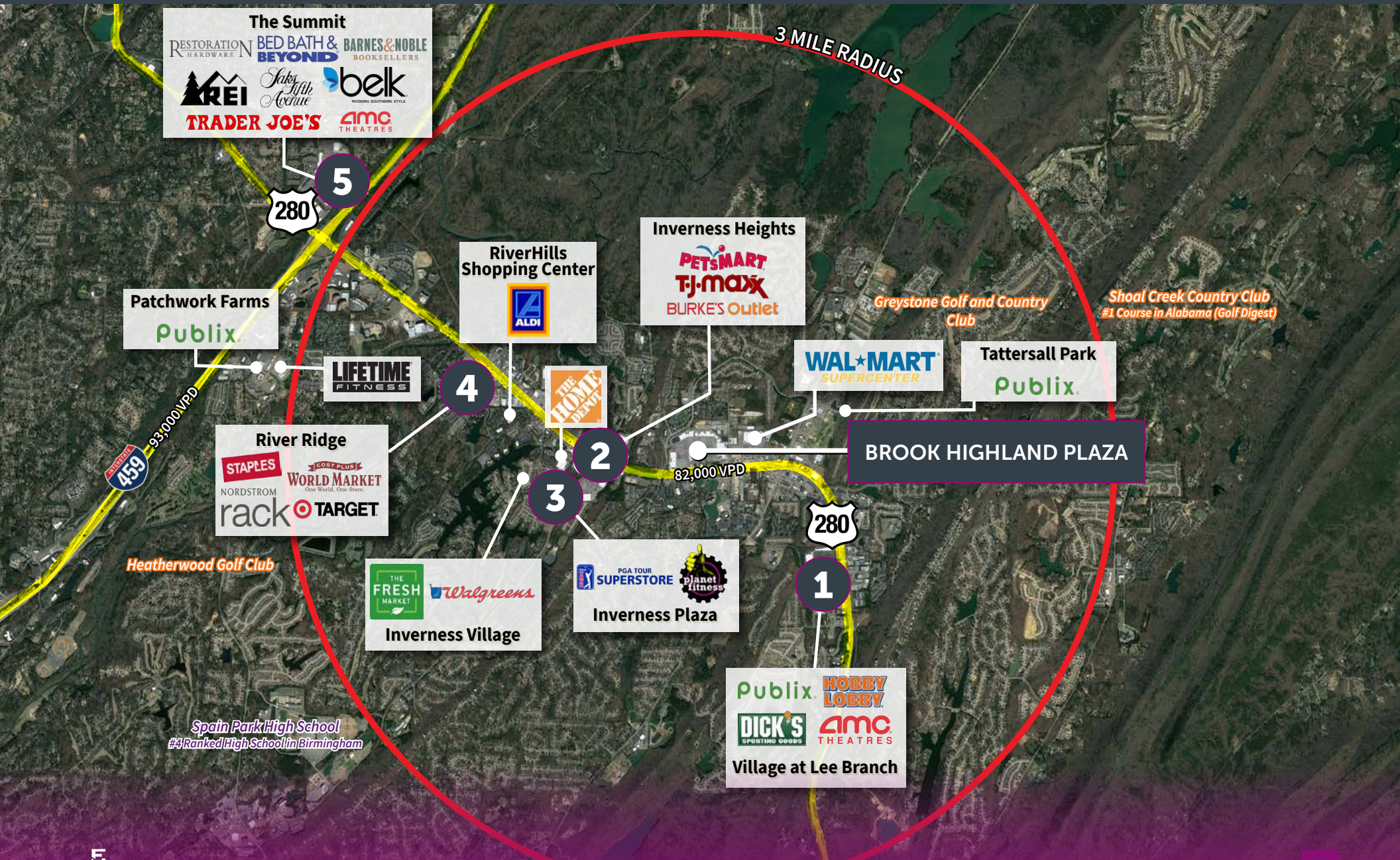
\$425M

University of Alabama Birmingham

US-280 RETAIL CORRIDOR OVERVIEW | BROOK HIGHLAND PLAZA

#	SHOPPING CENTER NAME	YEAR BUILT / RENOVATED	CENTER SIZE (SF)	TOTAL OCCUPANCY	NOTABLE TENANTS	QUOTED NNN SHOP RENT / SF
Subject	BROOK HIGHLAND PLAZA	1993 / 2003	594,466	98%	Lowe's, Best Buy, Sprouts, Burlington, Ashley HomeStore, HomeGoods, Petco, Goodwill, Club 4 Fitness, ULTA	-
1	VILLAGE AT LEE BRANCH I	2003	181,692	94%	Dick's Sporting Goods, Publix, AMC (Shadow), Hobby Lobby (Shadow)	\$25.00 - \$30.00
2	INVERNESS HEIGHTS	2004	127,748	100%	PetSmart, TJ Maxx, Burke's Outlet	\$21.00 - \$25.00
3	INVERNESS PLAZA	1985	74,818	99%	PGA Superstore, Planet Fitness	\$23.00 - \$26.00
4	RIVER RIDGE	2001	172,234	70%	Staples, Cost Plus World Market, Nordstrom Rack, Target (Shadow)	\$26.00-\$28.00
5	THE SUMMIT	1997 / 2009	876,479	100%	Trader Joe's, AMC, Belk, REI, Restoration Hardware, Bed Bath & Beyond, Barnes & Noble	\$35.00 - \$45.00

US-280 RETAIL CORRIDOR OVERVIEW | BROOK HIGHLAND PLAZA



TENANT OVERVIEW



TENANT OVERVIEW | MAPLE PARK PLACE



AREA: 126,917 SF
DATE OCCUPIED: Aug-2002
LEASE END: Feb-2023

Lowe's (NYSE: LOW) is an American retail company specializing in home improvement. Headquartered in Mooresville, North Carolina, the company operates a chain of retail stores in the United States and Canada. As of February 2021, Lowe's and its related businesses operate 2,197 home improvement and hardware stores in North America.

Party City

AREA: 14,167 SF
DATE OCCUPIED: Aug-2014
LEASE END: Aug-2024

Party City (NYSE: PRTY) Party City Holdco Inc. is a party goods retailer and supplier of decorated party goods. The Company operates through two segments: Retail and Wholesale. The Wholesale segment designs, manufactures, contracts for manufacture and distributes party goods, including paper and plastic tableware, metallic and latex balloons, Halloween and other costumes, accessories, novelties, gifts and stationery throughout the world. The Retail segment operates specialty retail party supply stores in the United States and Canada, principally under the names Party City and Halloween City, and it operates e-commerce Websites, principally through the domain name PartyCity.com. The Retail segment also franchises both individual stores and franchise areas throughout the United States, Mexico, and Puerto Rico, principally under the name Party City. Its Party City network consists of over 800 company-owned and franchise stores throughout North America. Founded in 1947, Party City is headquartered in Rockaway, New Jersey.



LOCATIONS	2,197
FOUNDED	1921
EMPLOYEES	300,000+
REVENUE	\$72.148 Billion
STOCK TICKER	LOW (NYSE)
SUBSIDIARIES	Central Wholesalers
HEADQUARTERS	Mooresville, NC
WEBSITE	lowes.com



LOCATIONS	800+
FOUNDED	1947
EMPLOYEES	16,500
REVENUE	\$2.1 Billion
STOCK TICKER	PRTY (NYSE)
HEADQUARTERS	Elmsford, NY
WEBSITE	partycity.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 23,358 SF
DATE OCCUPIED: Feb-2015
LEASE END: Feb-2025

Sprouts (NASDAQ: SFM) is a supermarket chain headquartered in Phoenix, Arizona, US. The grocer offers a wide selection of natural and organic foods, including fresh produce, bulk foods, vitamins and supplements, packaged groceries, meat and seafood, deli, baked goods, dairy products, frozen foods, natural body care and household items. Sprouts employs more than 35,000 workers and operates more than 340 stores in 23 states. A typical store is around 30,000 square feet.



AREA: 44,000 SF
DATE OCCUPIED: Apr-2021
LEASE END: Mar-2032

Best Buy Co. Inc. (NYSE: BBY) is a provider of consumer technology products and services. The Company offers a range of merchandise and services to its customers, including computing and mobile phones, consumer electronics, appliances, entertainment and other products. Its services include consultation, delivery, design, health-related services, installation, memberships, repair, set-up, technical support, and warranty-related services. The Company's business segments are Domestic and International. Best Buy Co., Inc. was founded in 1966 and is headquartered in Richfield, Minnesota.



LOCATIONS	340
FOUNDED	2002
EMPLOYEES	35,000
REVENUE	\$6 Billion
STOCK TICKER	SFM (NASDAQ)
SUBSIDIARIES	Trader Joe's
HEADQUARTERS	Phoenix, AZ
WEBSITE	sprouts.com



LOCATIONS	1,159
FOUNDED	1966
EMPLOYEES	102,000
REVENUE	\$47.262 Billion
STOCK TICKER	BBY (NYSE)
SUBSIDIARIES	Geek Squad
HEADQUARTERS	Richfield, Minnesota
WEBSITE	bestbuy.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 31,788 SF
DATE OCCUPIED: Jan-2022
LEASE END: Feb-2032

Burlington Stores, Inc. (NYSE: BURL) operates as a retailer of branded apparel products in the United States. The company offers fashion-focused merchandise, including women's ready-to-wear apparel, menswear, youth apparel, baby products, footwear, accessories, home décor and gifts, and coats. The company operates 750 stores throughout the United States. Burlington Stores, Inc. was founded in 1972 and is based in Burlington, New Jersey.



LOCATIONS	750
FOUNDED	1972
EMPLOYEES	40,000+
REVENUE	\$6.11 Billion
STOCK TICKER	BURL (NYSE)
SUBSIDIARIES	Burlington Coat Factory Of Texas Inc,
HEADQUARTERS	Burlington, NJ
WEBSITE	burlington.com



AREA: 12,000 SF
DATE OCCUPIED: Feb-2001
LEASE END: Jan-2026

Dollar Tree Stores, Inc. (NASDAQ: DLTR) owns and operates discount variety stores offering merchandise at fixed prices. It operates through the Dollar Tree and Family Dollar segments. The Dollar Tree segment includes operations under Dollar Tree and Dollar Tree Canada brands, with its distribution centers in the United States and Canada. The Family Dollar segment consists of a chain of general merchandise retail discount stores providing consumers with a selection of competitively priced merchandise in convenient neighborhood stores. The company was founded by J. Douglas Perry and Macon F. Brock, Jr. in 1953 and is headquartered in Chesapeake, VA. The listed name for DLTR is Dollar Tree Inc. Common Stock.



LOCATIONS	1,000+
FOUNDED	1986
EMPLOYEES	210,565
REVENUE	\$25.51 Billion
STOCK TICKER	DLTR (NASDAQ)
SUBSIDIARIES	Family Dollar
HEADQUARTERS	Chesapeake, VA
WEBSITE	dollartree.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 25,000 SF
DATE OCCUPIED: Apr-2006
LEASE END: Apr-2027

HomeGoods (NYSE: BURL) is a chain of home furnishing stores headquartered in Framingham, Massachusetts. It was founded as a small chain in 1992, and grew to include hundreds of locations throughout the United States. HomeGoods sells furniture, linens, cooking products, art and other home accessories.

HomeGoods is owned by TJX Companies (NYSE: TJX), and is a sister company to T.J. Maxx, Sierra Trading Post, and Marshalls. The size of each store varies by location. There are locations in the United States that combine both the HomeGoods and the T.J. Maxx or Marshalls store brands in one building.



AREA: 10,720 SF
DATE OCCUPIED: Jan-2012
LEASE END: Jan-2027

Tuesday Morning Corporation (OTCQX: TUEM) is one of the original American discount closeout retailers specializing in name-brand merchandise for the home priced below department and specialty stores. Tuesday Morning is a standardized, centrally driven, multi-channel, low expense national retail chain specializing in both domestic and international closeouts of medium to high-end name brand gifts, soft home, home furnishings, housewares, luggage, toys, seasonal items, gourmet food and fashion accessories for men, women and children. The company is headquartered in Dallas, Texas



LOCATIONS	814
FOUNDED	1992
EMPLOYEES	1,500+
REVENUE	\$1.98 Billion
STOCK TICKER	TJX (NYSE)
PARENT	TJX Companies
HEADQUARTERS	Framingham, MA
WEBSITE	homegoods.com



LOCATIONS	490
FOUNDED	1974
EMPLOYEES	7,500
REVENUE	\$874.89 Million
STOCK TICKER	TUEM (OTCQX)
HEADQUARTERS	Dallas, TX
WEBSITE	tuesdaymorning.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 7,830 SF
DATE OCCUPIED: Jun-2015
LEASE END: May-2025


Five Below (NASDAQ: FIVE) stylized as fiVe BEL°W, is an American chain of specialty discount stores that sells products that cost up to \$5, plus a small assortment of products from \$6 to \$25. Founded by Tom Vellios and David Schlessinger and headquartered in Philadelphia, Pennsylvania, the chain is aimed at tweens and teens. There are over 1,100 stores located across the United States.

	
LOCATIONS	1,100+
FOUNDED	2002
EMPLOYEES	14,000+
REVENUE	\$2.848 Billion
STOCK TICKER	FIVE (NASDAQ)
HEADQUARTERS	Philadelphia, PA
WEBSITE	fivebelow.com



AREA: 10,019 SF
DATE OCCUPIED: Nov-2008
LEASE END: Mar-2029

Ulta Beauty, Inc. (NASDAQ: ULTA) formerly known as Ulta Salon, Cosmetics & Fragrance Inc. and before 2000 as Ulta3, is an American chain of beauty stores headquartered in Bolingbrook, Illinois.[3] Ulta Beauty carries cosmetics, fragrances, nail products, bath and body products, beauty tools and haircare products. Each store also has a beauty salon.

	
LOCATIONS	1,308
FOUNDED	1990
EMPLOYEES	37,000
REVENUE	\$4.855 Billion
STOCK TICKER	ULTA (NASDAQ)
HEADQUARTERS	Bolingbrook, IL
WEBSITE	ulta.com


TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 1,600 SF
DATE OCCUPIED: Nov-2009
LEASE END: Oct-2023

Firehouse Subs is an American restaurant chain based in Jacksonville, Florida. It was founded in 1994 by former firefighter brothers Chris Sorensen and Robin Sorensen. Firehouse Subs has over 1,200 restaurants in 45 states, Puerto Rico, and Canada.

On November 15, 2021, Restaurant Brands International (NYSE: QSR) announced that it would acquire Firehouse Subs for \$1 billion. The acquisition was completed on December 15, 2021.

	
LOCATIONS	1,200+
FOUNDED	1994
EMPLOYEES	2,000+
REVENUE	\$695 Million
PARENT	Restaurant Brands International
STOCK TICKER	QSR (NYSE)
HEADQUARTERS	Jacksonville, FL
WEBSITE	firehousesubs.com



AREA: 13,770 SF
DATE OCCUPIED: Jun-2003
LEASE END: Jan-2024

Petco Health and Wellness Company, Inc. (NASDAQ: WOOF) is an American pet retailer with corporate offices in San Diego and San Antonio. Petco sells pet food, products, and services, as well as certain types of live small animals. Petco operates more than 1,500 locations across the U.S., Mexico and Puerto Rico, including a growing network of more than 100 in-store veterinary hospitals, and offer a complete online resource for pet health and wellness at petco.com and on the Petco app.

	
LOCATIONS	1,500
FOUNDED	1965
EMPLOYEES	27,000
REVENUE	\$4.434 Billion
STOCK TICKER	WOOF (NASDAQ)
HEADQUARTERS	San Diego, CA
WEBSITE	petco.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 24,052 SF
DATE OCCUPIED: Jul-1999
LEASE END: Feb-2024

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Michaels Stores Inc. is a privately held chain of 1,252 American and Canadian arts and crafts stores, as of January 2021. It is one of North America's largest provider of arts, crafts, framing, floral and wall décor, and merchandise for makers and do-it-yourself home decorators. The company was founded in 1973 by Michael J. Dupey in Dallas, Texas. The company is part of The Michaels Companies, founded in 2014 and headquartered in Irving, Texas. In addition to Michaels stores, The Michaels Companies operates Aaron Brothers Custom Framing store-within-a-store, and Artistree, a manufacturer of custom and specialty framing merchandise. The company also develops over a dozen private brands sold in Michaels stores, including Recollections, Studio Décor, Bead Landing, Creatology and Ashland. In March 2021, Michaels parent The Michaels Companies agreed to be acquired by private equity company Apollo Global Management, and the acquisition was completed in April 2021.



AREA: 23,532 SF
DATE OCCUPIED: Dec-1996
LEASE END: Dec-2022

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OfficeMax is an American office supplies retailer founded in 1988. It is now a subsidiary of The ODP Corporation, which is headquartered in Boca Raton, Florida. As of December 2012, OfficeMax operated 941 stores in 47 states, Puerto Rico, the U.S. Virgin Islands and Mexico.

On February 20, 2013, an all-stock merger between Office Depot and OfficeMax was announced. The merger was completed on November 5, creating the largest U.S. office-supplies chain. The OfficeMax name continues to serve as a brand of The ODP Corporation.



LOCATIONS	1,252
FOUNDED	1973
EMPLOYEES	45,000
REVENUE	\$5.13 Billion
OWNER	Apollo Global Management
HEADQUARTERS	Irving, TX
WEBSITE	micahels.com



LOCATIONS	941
FOUNDED	1988
EMPLOYEES	27,000
REVENUE	\$4.434 Billion
PARENT	The ODP Corporation
HEADQUARTERS	Boca Raton, FL
WEBSITE	officedepot.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 1,602 SF
DATE OCCUPIED: Jul-2016
LEASE END: Jul-2026

Domino's Pizza (NYSE: DPZ) is an American multinational pizza restaurant chain founded in 1960 and led by CEO Richard Allison. The corporation is Delaware domiciled and headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan. As of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,500 in India, and 1,249 in the U.K. Today, Domino's has more than 18,300 stores in over 90 international markets across the globe.



AREA: 1,400 SF
DATE OCCUPIED: Dec-1994
LEASE END: Dec-2024

GNC Holdings, Inc. is a company based in Pittsburgh, Pennsylvania, United States. It specializes in health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products. GNC's diversified, multi-channel business model generates revenue from product sales through company-owned retail stores, domestic and international franchise activities, third-party contract manufacturing, e-commerce and corporate partnerships.



LOCATIONS	18,300
FOUNDED	1960
EMPLOYEES	290,000
REVENUE	\$4.117 Billion
STOCK TICKER	DPZ (NYSE)
HEADQUARTERS	Ann Arbor, MI
WEBSITE	dominos.com



LOCATIONS	4,800
FOUNDED	1935
EMPLOYEES	16,800
REVENUE	\$2.54 Billion
PARENT	Harbin Pharmaceutical Group
HEADQUARTERS	Pittsburgh, PA
WEBSITE	gnc.com

TENANT OVERVIEW | BROOK HIGHLAND PLAZA



AREA: 20,400 SF
DATE OCCUPIED: Aug-2022
LEASE END: Aug-2029


Ashley Homestore is an American furniture store chain that sells Ashley Furniture products. Opened in 1997, the chain comprises over 2000 locations worldwide. The chain has both corporate and independently licensed and operated furniture stores. Ashley Furniture is known for their moderately priced furniture and their wide variety of products.

	
LOCATIONS	2,000
FOUNDED	1997
EMPLOYEES	4,000
REVENUE	\$5 Billion
STOCK TICKER	Ashley Furniture Industries
HEADQUARTERS	Brandon, FL
WEBSITE	ashleyfurniture.com



AREA: 5,980 SF
DATE OCCUPIED: Mar-2016
LEASE END: Mar-2026

Beef O'Brady's is a restaurant franchise in the United States, established in 1985 by Jim Mellody in Brandon, Florida, and headquartered in Tampa. Beef 'O' Brady's is one of the most enduring "family sports pub" concepts ever created with a loyal following.

	
LOCATIONS	151
FOUNDED	1985
EMPLOYEES	16,800
HEADQUARTERS	Tampa, FL
WEBSITE	beefobradys.com

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