

CGI TECHNOLOGY AND SOLUTIONS INC.

6420 WALL STREET, MOBILE, ALABAMA 36695



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EXECUTIVE SUMMARY

 **\$2,764,975**
PRICE

 **8.00%**
CAP RATE

 **NNN**
LEASE TYPE

 **2.5 Years**
REMAINING LEASE TERM

INVESTMENT OFFERING

Sage Capital Partners is pleased to present this single-tenant office property located at 6420 Wall Street, Mobile, AL 36695 (the “property”).

The property is fully leased to CGI Technologies and Solutions Inc., a wholly-owned subsidiary of CGI Inc. (NYSE: GIB). CGI’s IT consultancy model is primed to benefit from the continuing growth of the tech sector and the increased demand for remote-working solutions. Across the U.S., CGI has 13,000 professionals and 80 offices. This location serves as one of just eight CGI onshore delivery facilities located in the U.S.

The property is located within two miles of both Mobile Regional Airport and the University of South Alabama. Within a five-mile radius of the property, the population is approximately 138,911.

INVESTMENT SUMMARY

List Price:	\$2,764,975
Current NOI:	\$221,198
Initial Cap Rate:	8.00%
Land Acreage:	2.38 Acres
Year Built	1993 2013
Building Size:	14,670 SF
Lease Type:	NNN
Remaining Lease Term:	2.5 Years

INVESTMENT HIGHLIGHTS

- Strong Parent Co. - CGI, Inc. (NYSE: GIB) - \$16B Market Cap
- IT Consultancy Team - Insulated from macro-economy
- Mission Critical Facility - One of just 8 U.S. Onshore Delivery Facilities
- Full NNN Lease with 2% annual increases
- Strong office location near University of Alabama & Mobile Regional Airport
- Full Brick Building
- 131K 5 mile population - Growth area
- Dense submarket - The Mobile MSA has a 430,000+ population



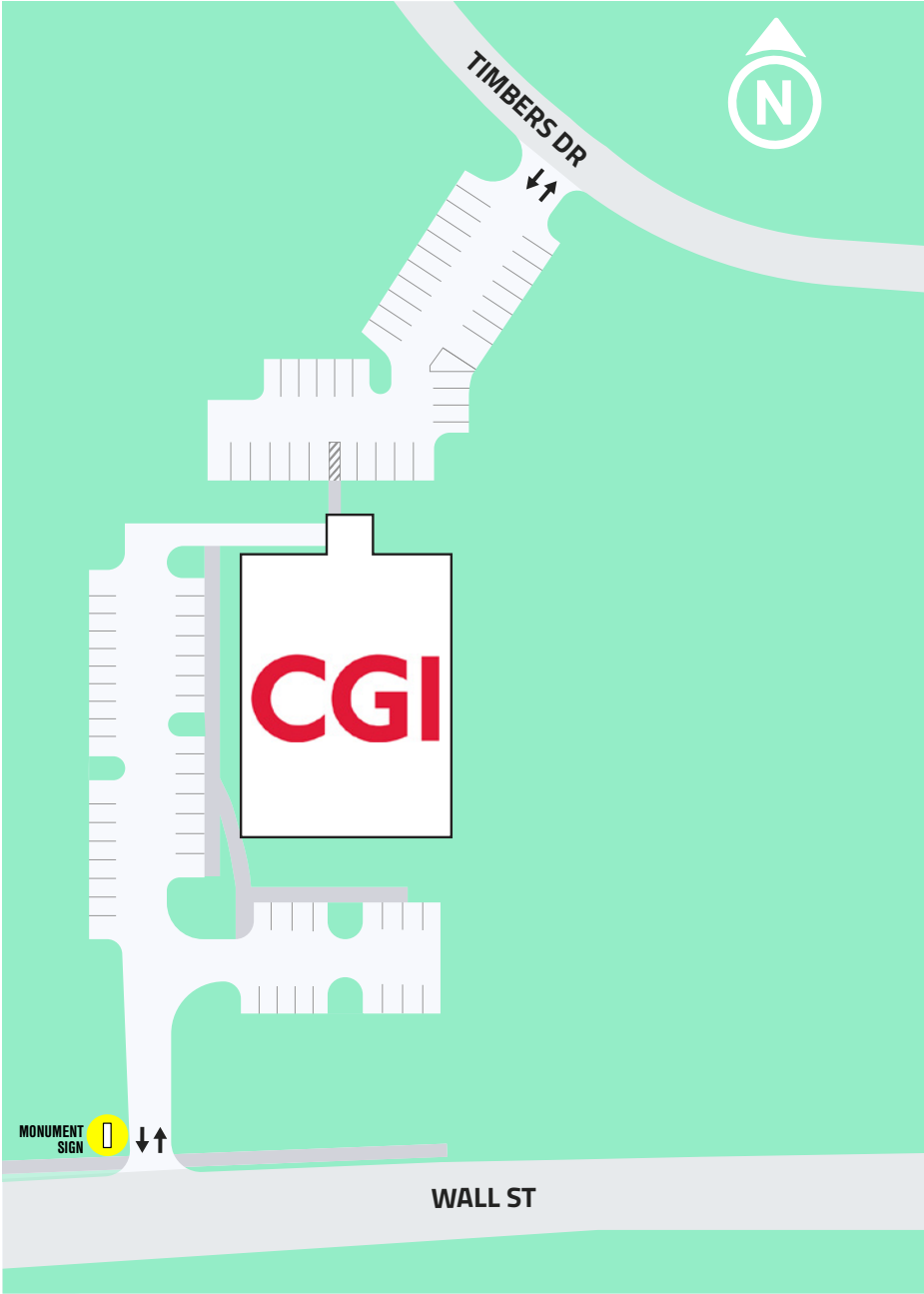
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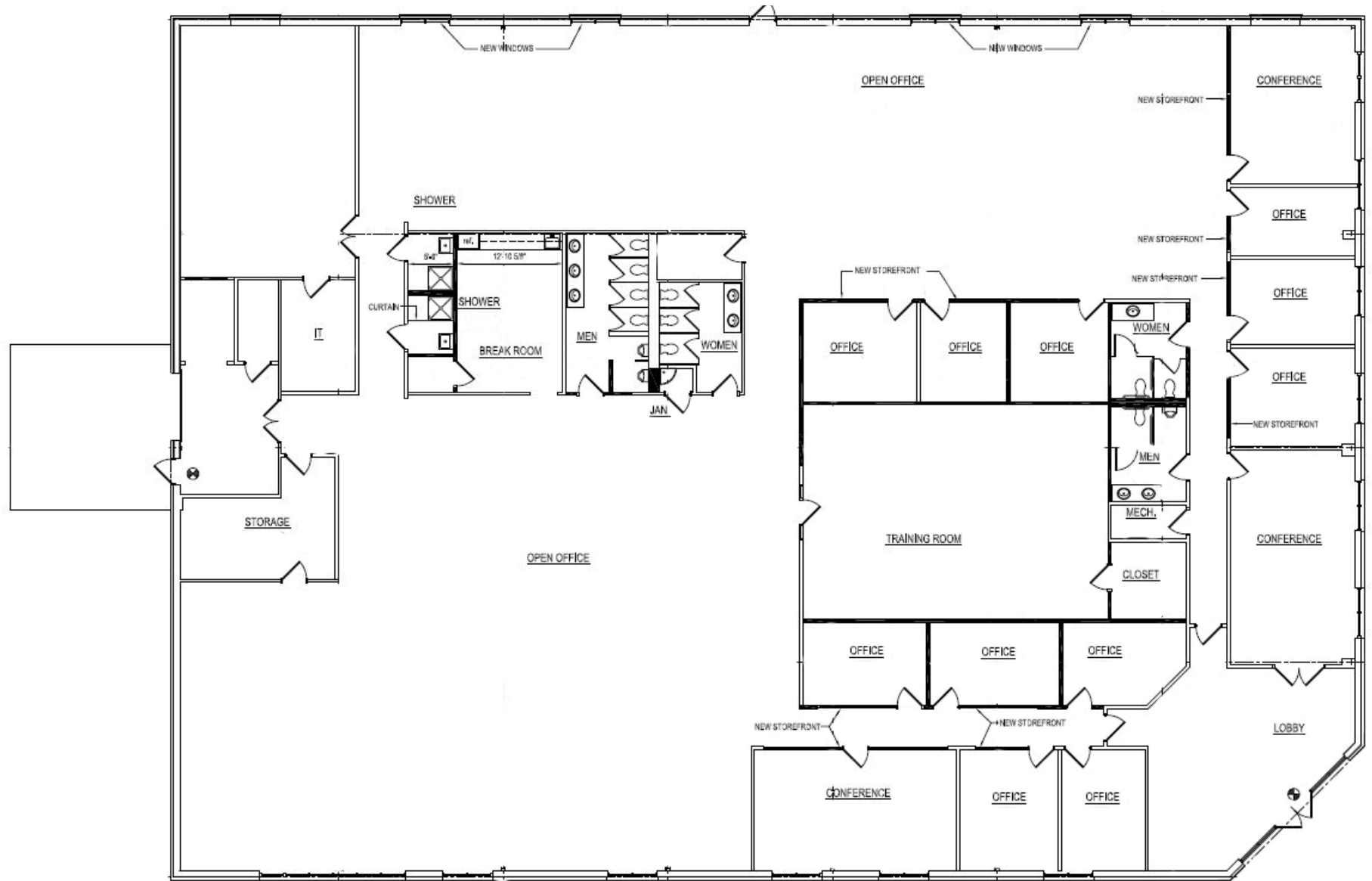
MARKET AERIAL



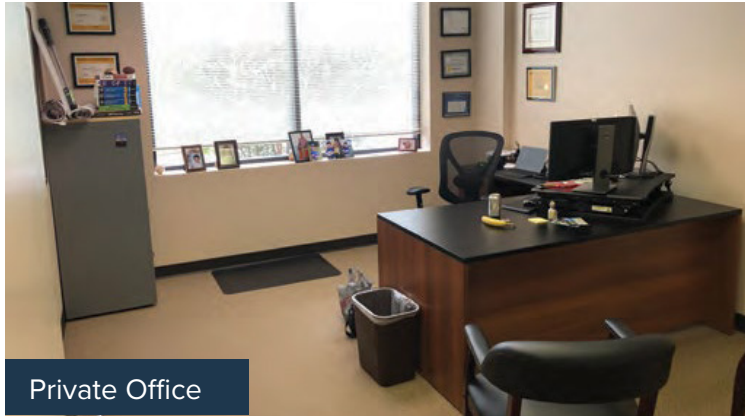
SITE PLAN



FLOOR PLAN



INTERIOR PHOTOS



Private Office



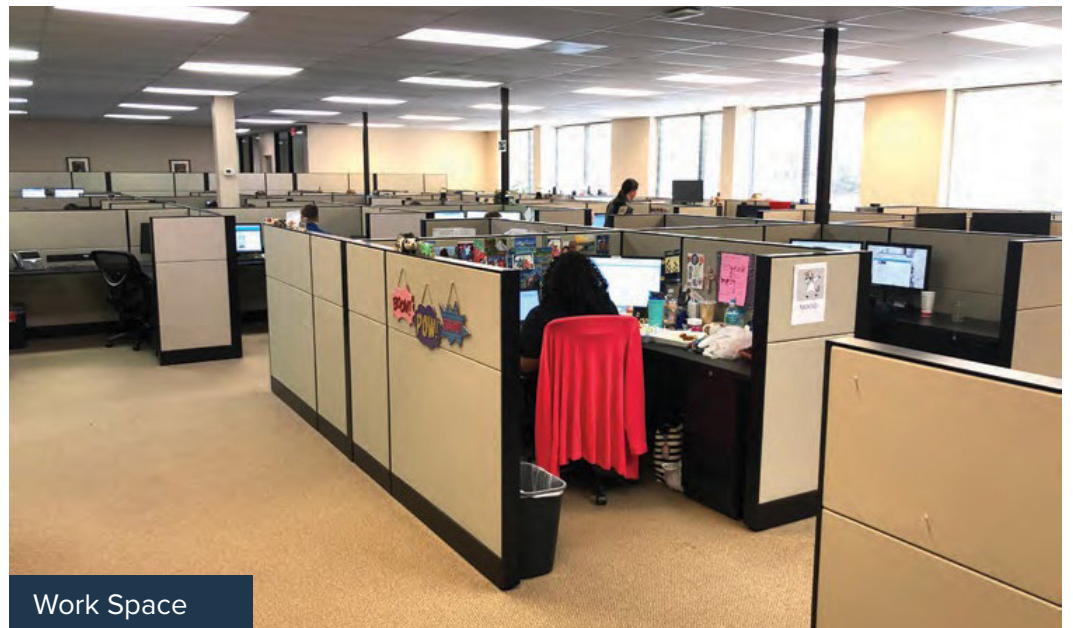
Conference Room



Lobby



Breakroom



Work Space

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FINANCIAL SUMMARY

 **\$221,198**
ANNUAL RENT

 **400+**
OFFICE LOCATIONS

 **CGI, Inc.**
WHOLLY OWNED SUBSIDIARY



LEASE SUMMARY

Tenant and Guarantor:	CGI Technologies and Solutions, Inc., wholly owned subsidiary of CGI, Inc.
Remaining Primary Lease Term:	2.5 Years
Annual Rent:	\$221,198
Primary Term Expiration:	1/31/2024
Rent Increases:	2.0% Annually, 3% Annually during Option Period
Renewal Options:	One 5 Year
Renewal Option Rent:	Greater of FMV or 3% greater than previous year's rent
Roof and Building Structure:	Tenant Responsibility
Parking Lot:	Tenant Responsibility
Repairs & Maintenance:	Tenant Responsible
HVAC:	Tenant Responsibility
CAM & Landscaping:	Tenant Responsibility
Utilities:	Paid Directly by Tenant
Taxes:	Paid Directly by Tenant
Landlord Insurance:	General Liability & Property Insurance (Reimbursed by Tenant)
Tenant Insurance:	General Liability

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PROPERTY OVERVIEW



14,670 SF
GLA



2.38 Acres
LOT SIZE



1993 | 2013
YEAR BUILT

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT INCREASE
2/1/21 - 1/31/22	\$221,198	\$14.88	-
2/1/22 - 1/31/23	\$225,622	\$15.18	2.00%
2/1/23 - 1/31/24	\$230,135	\$15.48	2.00%
2/1/23 - 1/31/24 (Option 1)	Greater of FMV or 3% greater than previous year's rent		

PROPERTY SUMMARY	
Year Built:	1993 2013
Lot Size:	2.38 Acres
Building Size:	14,670 SF
Roof Type:	Standing Seam Metal
Construction Style:	Full Brick
Parking Lot:	Asphalt
HVAC	Ground Mounted



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TENANT OVERVIEW

CGI's U.S. onshore IT services delivery center in Mobile, Alabama, is one of eight CGI onshore delivery centers providing high-quality delivery of their full suite of services to enterprise clients, while creating great jobs in the region. Their highly skilled specialists are experienced in implementing application lifecycle improvements, as well as management, technology consulting, solution development, quality assurance, business intelligence, portal solutions, nuclear IT and managed services.

CGI's U.S. onshore IT services delivery centers help both government and commercial organizations diversify their IT sourcing models to reduce cost and risk with affordable managed services that are "made in America." This innovative model has created more than 1,700 quality jobs, generated hundreds of millions dollars in local economic activity and represents strong partnerships with communities, educational institutions and government at all levels. Across the U.S., CGI has 13,000 professionals and 80 offices. CGI operates eight U.S. onshore delivery centers within 1-2 time zones from any contiguous U.S. location, effectively supporting projects that require tight collaboration, immediate communication and sensitive timelines. These centers provide high-quality IT services at costs significantly below the average for large metropolitan U.S. cities, saving clients 20% to 30% in the first year and beyond while improving service quality, efficiency and business impact.

CGI Technologies and Solutions Ins. is a wholly-owned subsidiary of CGI Inc., a Quebec City-based IT & business consulting conglomerate with over 77,500 employees across 400 worldwide locations. CGI is traded on the NYSE under ticket symbol GIB and boasts a current market capitalization of over \$21 billion.



TENANT SUMMARY	
Company:	CGI, Inc
Founded:	1976
Locations:	400+
Headquarters:	Quebec City, Canada
Website:	www.cgi.com/en
Ticker Symbol:	NYSE: GIB
Employees:	77,500+
Annual Revenue:	\$21 Billion

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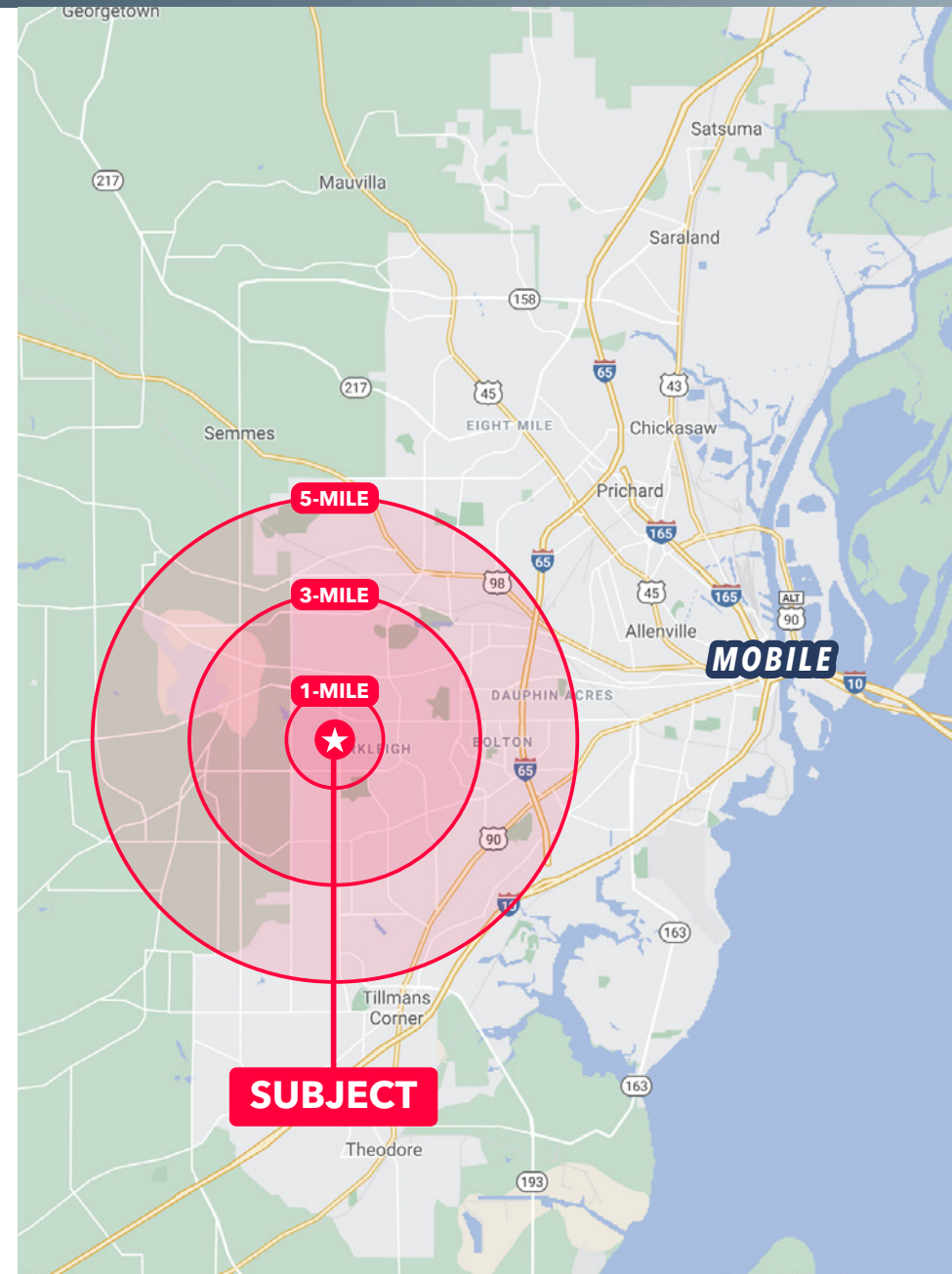
MARKET OVERVIEW

Mobile is the county seat of Mobile County, Alabama. The population within the city limits was 192,085 residents as of the 2019 estimate census, making it the third most populous city in Alabama, the most populous in Mobile County, and the largest municipality on the Gulf Coast. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of the Mobile Bay and the north-central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city; it is currently the 12th-largest port in the United States. Mobile is the principal municipality of the Mobile metropolitan area. This region of 413,757 residents is composed solely of Mobile County; is the third-largest metropolitan statistical area in the state. Mobile is the largest city in the Mobile-Daphne-Fairhope CSA, with a total population of 631,779, the second largest in the state.

Aerospace, steel, ship building, retail, services, construction, medicine, and manufacturing are Mobile's major industries. Current companies that were formerly based in the city include Checkers, Minolta-QMS, Morrison's, and the Waterman Steamship Corporation. The city's port greatly affects the economy. Mobile's Alabama State Docks underwent the largest expansion in its history in the early 21st century.

Mobile is a city rich with history and culture. Mobile is a port city on Alabama's Gulf Coast. The WWII-era USS Alabama battleship is anchored in Battleship Memorial Park. Floats, costumes and photos at the Mobile Carnival Museum illuminate the city's centuries-old Mardi Gras tradition. The 1850 Cathedral Basilica of the Immaculate Conception features intricate German stained glass. International fine and decorative art is displayed at the Mobile Museum of Art. The city is also home to Fort Conde which is a fort with large cannons that face soaring skyscrapers. The interstate goes right under the fort. Visitors can walk through the fort and take in the rooms, all set up in their original way.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	9,577	66,024	131,781
Population Growth 2020-2025	0.26%	0.90%	1.30%
Households	4,719	28,333	54,508
Avg. HH Income	\$74,415	\$73,914	\$73,941



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