

CBRE



AT&T

2795 E ANDREW JOHNSON HWY | GREENEVILLE, TN 37745

EXCLUSIVE MARKETING ADVISORS

JARED AUBREY

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

MICHAEL AUSTRY

First Vice President

+1 214 252 1115

michael.austry@cbre.com

STEVE PRESTON

Broker of Record

License #239916

A close-up photograph of a person's hands holding a dark-colored smartphone. The person is wearing a blue button-down shirt. The background is blurred, showing what appears to be an office setting with other people in blue shirts.

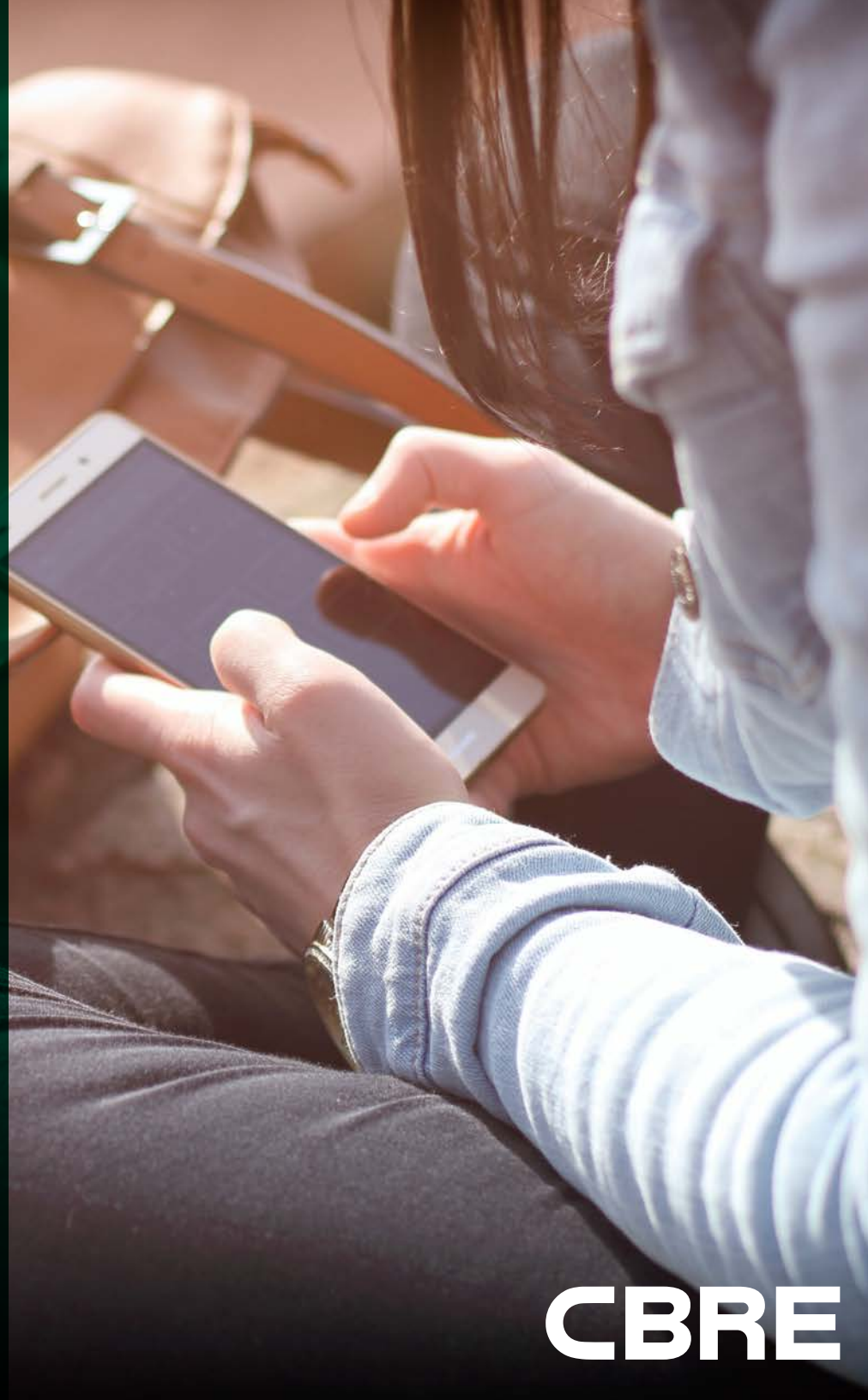
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OFFERING SUMMARY

PRICE: \$1,112,000

CAP RATE: 7.50%

NET OPERATING INCOME	\$83,400
YEAR BUILT	2016
GROSS LEASEABLE AREA	2,743 SF
LOT SIZE	0.54 ACRES
LEASE TERM	7 YEARS
LEASE COMMENCEMENT	AUGUST 2016
LEASE EXPIRATION	JULY 2023
REMAINING TERM	3+
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
RENT INCREASES	YES
OPTIONS	YES
OPTIONS TO PURCHASE	NO
GUARANTOR	PRIME COMMUNICATIONS



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INVESTMENT HIGHLIGHTS

New 2016 Construction

Small Price-Point Asset, Significantly Less Than Most On-Market AT&T Offerings – Allows investor to purchase an asset with strong real estate fundamentals that isn't artificially inflated due to a lease with tenant improvements

Strong Guarantor – The Franchisee operates over 2,000 AT&T mobility stores across the US. Prime Communications is the largest privately held AT&T Authorized retailer in the US

Rare 15% Rental Increase in Option – Strong Hedge Against Inflation

High Visibility, Easy Ingress/Egress & Strong Traffic Counts – Over 35,500 vehicles per day on E Andrew Johnson Highway

Main Retail Corridor – Surrounding retailers include McDonald's, PetSense, Wal-Mart, Applebee's, Verizon, Great Clips, Lowe's, Publix, Ryan's, Waffle House, Taco Bell, Dunkin' Donuts, and more



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TENANT OVERVIEW

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TYPE:	Retail
NO. OF LOCATIONS:	2,000+
YEARS IN BUSINESS:	20
HEADQUARTERS:	Sugarland, TX
WEBSITE:	www.primecomms.com

Prime Communications has more than 2,000 locations coast-to-coast in 28 states. Prime is the largest privately held AT&T Authorized Retailer in the US. Established in 1999 and takes great pride in being one of AT&T's premier partners. Prime Communications create simple, easy-to-understand solutions for customers who are eager to connect with AT&T's latest technologies for personal and business communication, home entertainment and home automation. Whether it's the latest smartphone or tablet, DirecTV, or home Internet, the company enjoys its role as product experts in a wide array of categories. Its customer-centric style and sales process produces consistently strong sales volumes and guest satisfaction scores, and has earned repeated recognition from AT&T as a leading performer among its collective partners.



PRIME COMMUNICATIONS

Salt Lake City - Spring Mobile, an authorized AT&T wireless retailer, announced that it has been successfully acquired by Prime Communications, L.P. for \$700 million, excluding transaction fees and customary working capital and indebtedness adjustments. Spring Mobile owns and operates 1,284 AT&T wireless stores and has operated as a division of GameStop Corp. (NYSE: GME) since 2013. With the acquisition today, Spring and Prime will collectively operate nearly 2,000 AT&T Wireless stores.

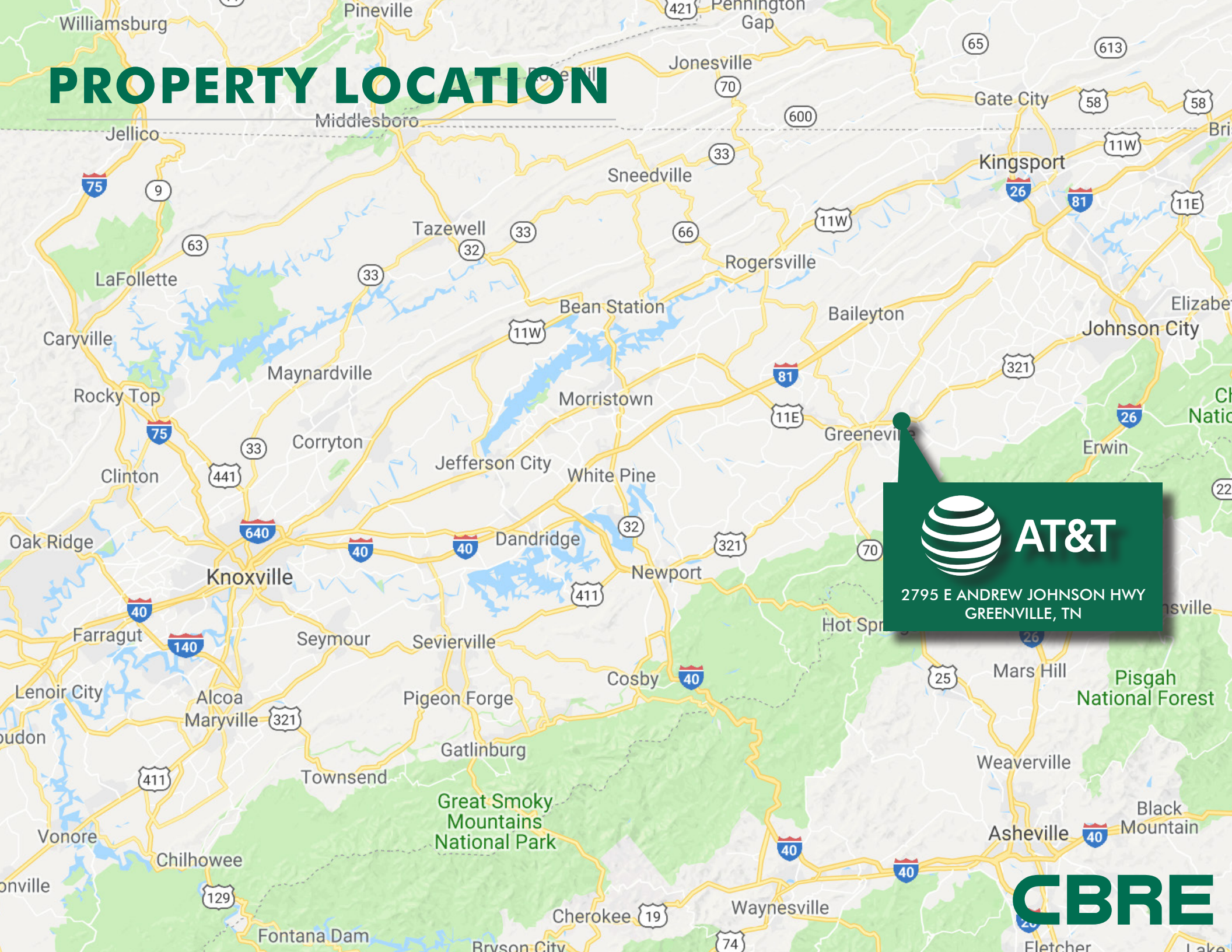
Prime Communications is based in Sugarland, Texas and will continue to operate offices in Salt Lake City.

Jason Ellis, CEO, and co-founder of Spring Mobile said, "We are excited to announce this acquisition and to begin 2019 with exciting new ownership. Over the years, we have worked closely with the Prime team and share a deep respect for one another. In coming together, we are now able to leverage our competitive position as AT&T's largest authorized retailer to bring the nation's best wireless products to more customers than ever before."

Source: Utah Business

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PROPERTY LOCATION



AT&T
2795 E ANDREW JOHNSON HWY
GREENVILLE, TN



PROPERTY AERIAL

1 MILE



DEMOGRAPHICS

POPULATION (2019)

1 MILE	3,064
3 MILES	15,126
5 MILES	26,699
7 MILES	38,853

HOUSEHOLDS (2019)

1 MILE	1,208
3 MILES	6,118
5 MILES	10,779
7 MILES	15,463

AVG HH INCOME (2019)

1 MILE	\$46,372
3 MILES	\$59,015
5 MILES	\$54,308
7 MILES	\$53,470

ANNUAL POPULATION GROWTH RATE (3 MILES)

2010-2019	0.34%
2019-2024	0.37%

TRAFFIC COUNTS (VPD)

E ANDREW JOHNSON HWY	35,850
ERWIN HWY	9,170



WHY GREENEVILLE?

Nestled at the foot of the Appalachian Mountains, Greeneville's rich heritage as the home of the 17th U.S. President features the Andrew Johnson National Historic Site and National Cemetery.

In 1983 Greeneville became one of the five pilot towns in Tennessee to become a Main Street community. Today Greeneville's program is recognized statewide and nationally, with a common goal of preserving history and economic viability of our town.

Immediate plans for growth include connecting with both public and private sectors dedicated to the revitalization of the Main Street District, the preservation of our historic structures and promotion of heritage tourism. Creating a downtown that sustains and celebrates our heritage for the present and our future is possible.

Today, this unique town's rich heritage is preserved in its homes, churches, war monuments, museums and downtown. Named for General Nathanael Greene, a hero of the Revolutionary War, Greeneville was a key player during the Civil War when the town changed hands in excess of forty times. It celebrates the fact that Andrew Johnson, 17th President of the United States lived, worked and is buried there. Among other famous people associated with Greeneville are: frontiersman and congressman Davy Crockett, military and political

leader John Sevier and Confederate General John Hunt Morgan. Civil War history and many other local artifacts are preserved in the Greeneville-Greene County History Museum, located downtown at the corner of West McKee and South Main streets.

Visitors can tour the Dickson-Williams Mansion while in Greeneville. This mansion, built between 1815 and 1821, hosted many notables: Marquis de Lafayette, Henry Clay, and Presidents Jackson and Polk.

During the war it served as headquarters for both Union and Confederate officers while they were in Greeneville. It was in this house that Gen. John Hunt Morgan, the "Rebel Raider," spent his last night before he was killed in the garden on September 4, 1864. The room where General Morgan slept contains the original furniture that was there when he occupied the room.

Greeneville lies in northeast Tennessee adjacent to the Appalachian Trail and is often referred to "as a jewel in the shadow of the Smoky Mountains."

DISCLAIMERS

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

AT&T

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