

**FOR SALE**  
**2948 Sidco Drive**

NASHVILLE, TN 37204  
OWNER OCCUPANT OPPORTUNITY



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### Property Highlights

- Well located on Sidco Drive in the 100 Oaks area
- Owner occupant opportunity
- Rooftop amenity deck with view of Nashville skyline
- One of several buildings fully renovated on Sidco Drive within the last two years
- 12,823 SF will be vacant 8/1/20
- Fully furnished

<b>Fully Renovated</b>	2017-2018
<b>Land Size</b>	0.75 Acres
<b>Building Size</b>	18,546 Gross SF

### Tenant Information

- 12,823 SF Vacant effective 8/1/20
- **Strawn Restaurant Group (2,293 SF)**  
[www.strawnrestaurantgroup.com](http://www.strawnrestaurantgroup.com)

\* Lease terms available upon request.

\* Rent roll totals 15,116 RSF

### Ownership Scenario

#### Estimated Loan Terms:

Size Unit (square feet):	18,546
Purchase Price:	\$4,550,000
Loan-to-Value:	90%
Interest Rate	4.5%
Amortization	25 years
Monthly Payment	\$22,761.34

Net Lease Rate per SF Equivalent:	\$14.73
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### Ownership Benefits

- Appreciation of real estate asset
- Principal reduction by tenant base
- Annual tax benefit - Depreciation
- Inflation hedge



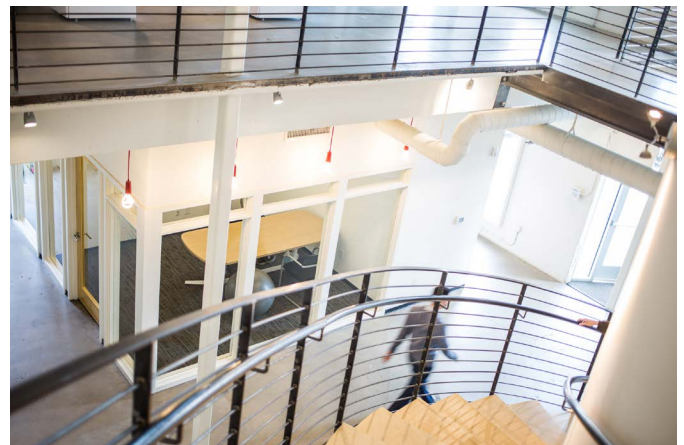
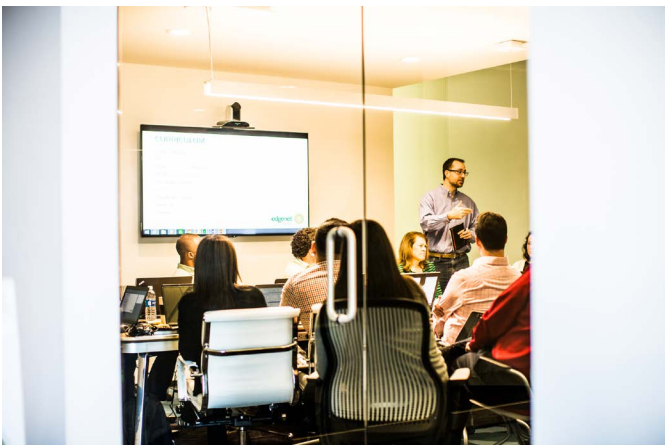
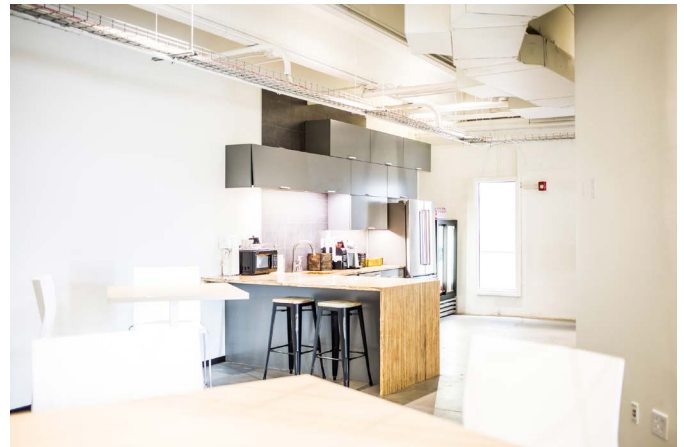
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## Building Information

Lot Size	0.75 Acres	
Gross Bldg SF	18,546 SF	Per tax records
Rent Roll SF	15,116 SF	Does not include roof top amenity dek, which per new BOMA 2017 standards can be calculated into common area RSF

## 2020 - 2021 Income

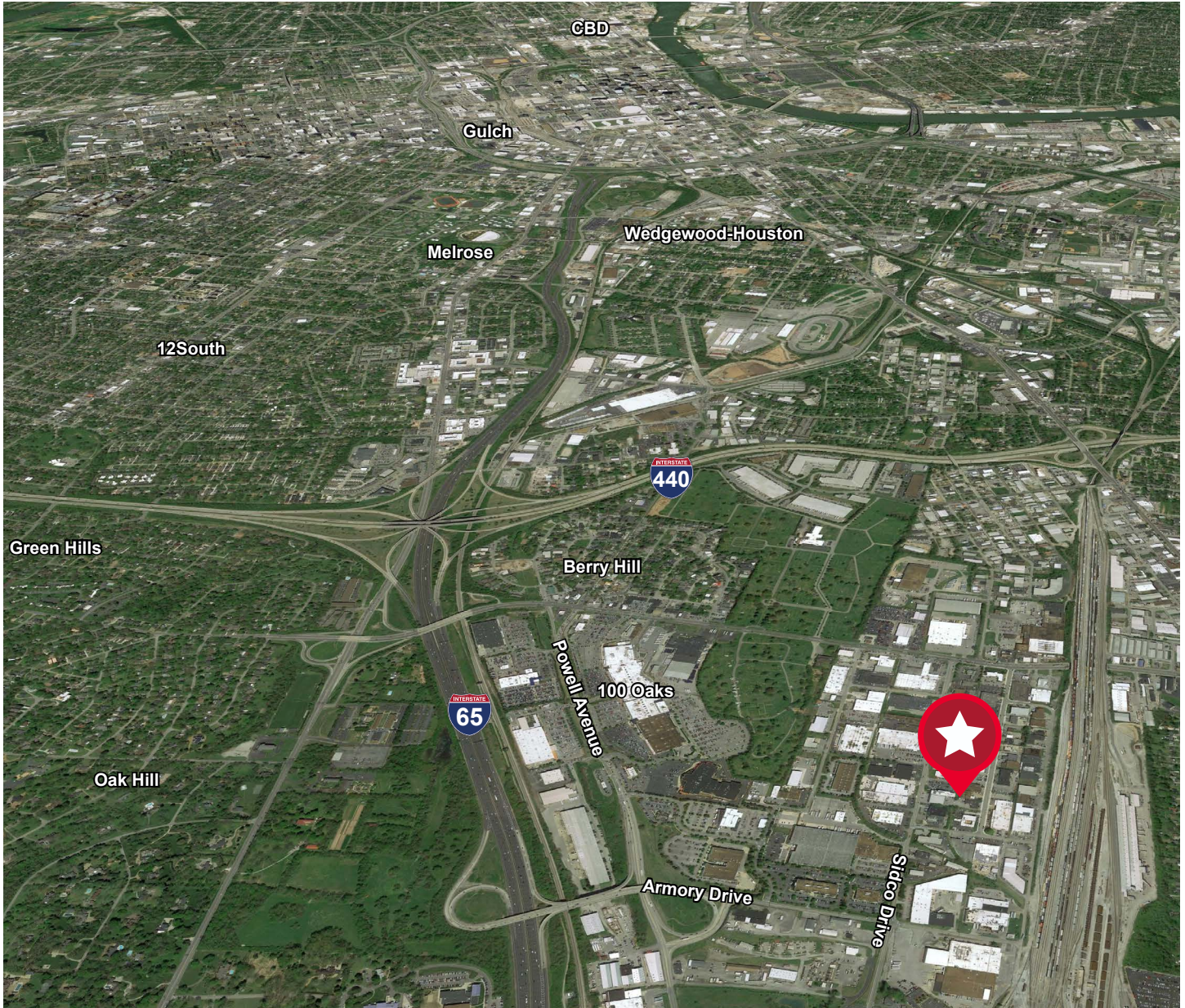
Tenant	SF	NNN Rent	Monthly Rent	NNN Annual Rent	Notes
Strawn Restaurant Group (kitchen space only)	2,293	\$18.00	\$3,439.50	\$41,274.00	Expires March 2024, \$0.75 annual increases Year 3
Upcoming Vacancy	12,823				Vacant effective 8/1/20
	15,116		NNN Income:	\$41,274.00	





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Aerial



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