

FOR SALE

1940 Elm Hill Pike

NASHVILLE, TN 37210

14,000 SF / 1 ACRE



PROPERTY HIGHLIGHTS

Asking price: \$1,900,000

7,000 sf office / 7,000 sf warehouse

HVAC in warehouse

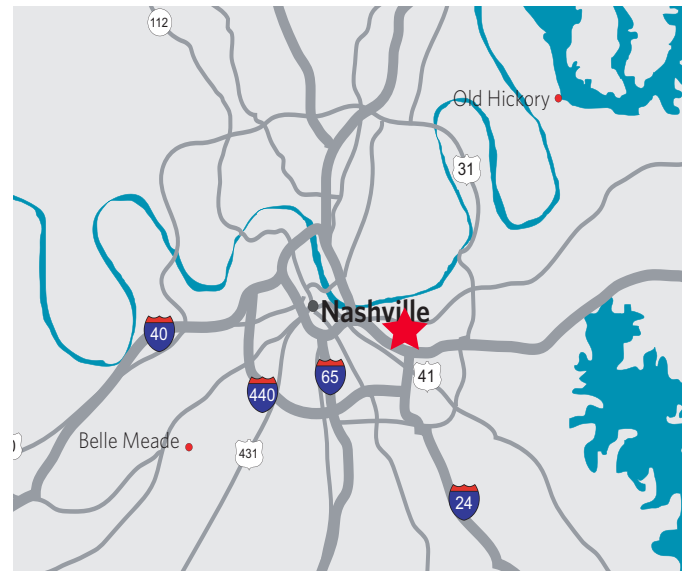
1 dock door

Ample parking

High visibility on Elm Hill Pike with a traffic count of 14,079 cars per day

New roof installed August 2020

Current tenant's lease expires 12/31/2021



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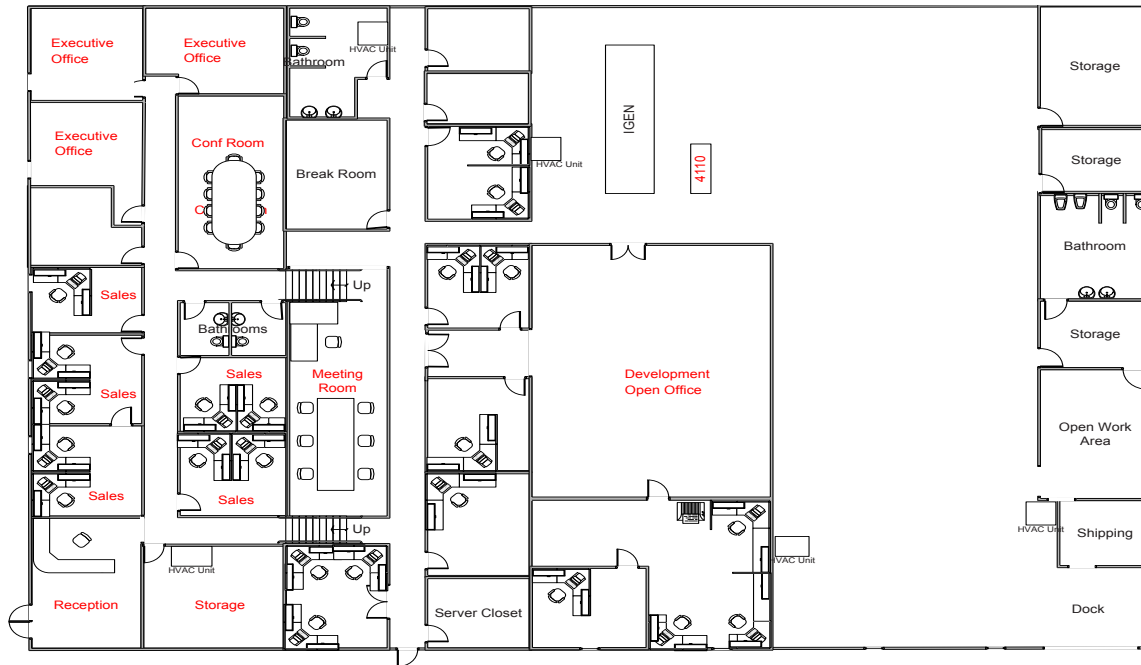
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FLOOR PLAN



Ownership Scenario

Estimated Loan Terms:

Size Unit (square feet)	14,000
Purchase Price	\$1,900,000
Loan-to-Value	85%
Interest Rate	4.5%
Amortization	25 years
Monthly Payment	\$8,976.69

Net Lease Rate per SF	
Equivalent	\$ 7.69

Location Highlights

0.8 miles to Briley Parkway

1.5 miles to I-40

3.6 miles to Nashville International Airport

Additional Income

Billboard income \$500.00/month

Ownership Benefits

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



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