

Medical Office Building

11653 Chapman Highway
Seymour, TN

NAI Koella
RM Moore



Confidential Offering Memorandum presented by:

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Executive Summary



Property Details

Sale Price	\$750,000
Cap Rate	6.8%
NOI	\$52,733
Lot Size	2.28 Acres
Building Size	9,880 SF
Building Class	B
Year Built	1990
Zoning	C-2
Market	Knoxville MSA
Sub Market	Sevierville; Seymour
Cross Streets	Chapman Highway & Smoky Crossing Way

Property Overview

NAI Koella | RM Moore is pleased to exclusively offer for sale this multi-tenant medical office building property located on busy Chapman Highway in the Seymour community of Sevier County. The property is a 2.28-acre corner tract at Chapman Highway and Smoky Crossing Way, in front of Smoky Crossing Apartments.

The main level Suites 1 & 2 contain 5,029 RSF and are leased to a medical practice. This is a typical medical space set-up. A large portion of the main level features cathedral ceilings with exposed wood beam accents. Most areas feature carpet. Exam rooms have vinyl tile floors. The lower level (daylight basement) Suites 3 & 4 contain 1,546 RSF. Vacant Suite 3 (961 RSF) was previously used as an orthodontist practice. Carpet has been removed and there is currently an exposed slab. Suite 4 has 585 RSF and is currently leased. There is also a 2,300 SF unfinished dry area that could be finished as additional storage space. It has no windows.

A costly professional mitigation of basement water leaks and mold was completed in 2016. Roof and gutter systems were replaced.

Property Highlights

- Close to medical, office, retail and apartments. Excellent highway visibility and access
- Brick exterior. Ample parking. New roof in 2016

Property Details

PROPERTY NAME:	Medical Office Building
PROPERTY ADDRESS:	11653 Chapman Highway Seymour, TN 37865
PROPERTY TYPE:	Office
APN:	057 047.00
LOT SIZE:	2.28 Acres
BUILDING CLASS:	B
ZONING:	C-2
PARKING SPACES:	55
PARKING RATIO:	8.37
BUILDING FRONTAGE:	
CROSS STREETS:	Chapman Highway & Smoky Crossing Way
YEAR BUILT:	1990
CONSTRUCTION TYPE:	
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	
FOUNDATION:	Continuous concrete perimeter footings
WALLS:	Drywall
NUMBER OF UNITS:	4
ROOF:	

Additional Photos



Additional Photos



Lobby

Additional Photos



Lab

Additional
Photos



Hallway to Exam Rooms

Additional
Photos



Elevated Ceiling & Skylights in Practice Area

Additional Photos



Exam Room

Additional Photos



Basement - Former Dental Office (Vacant)

Basement - Former Dental Office (Vacant)

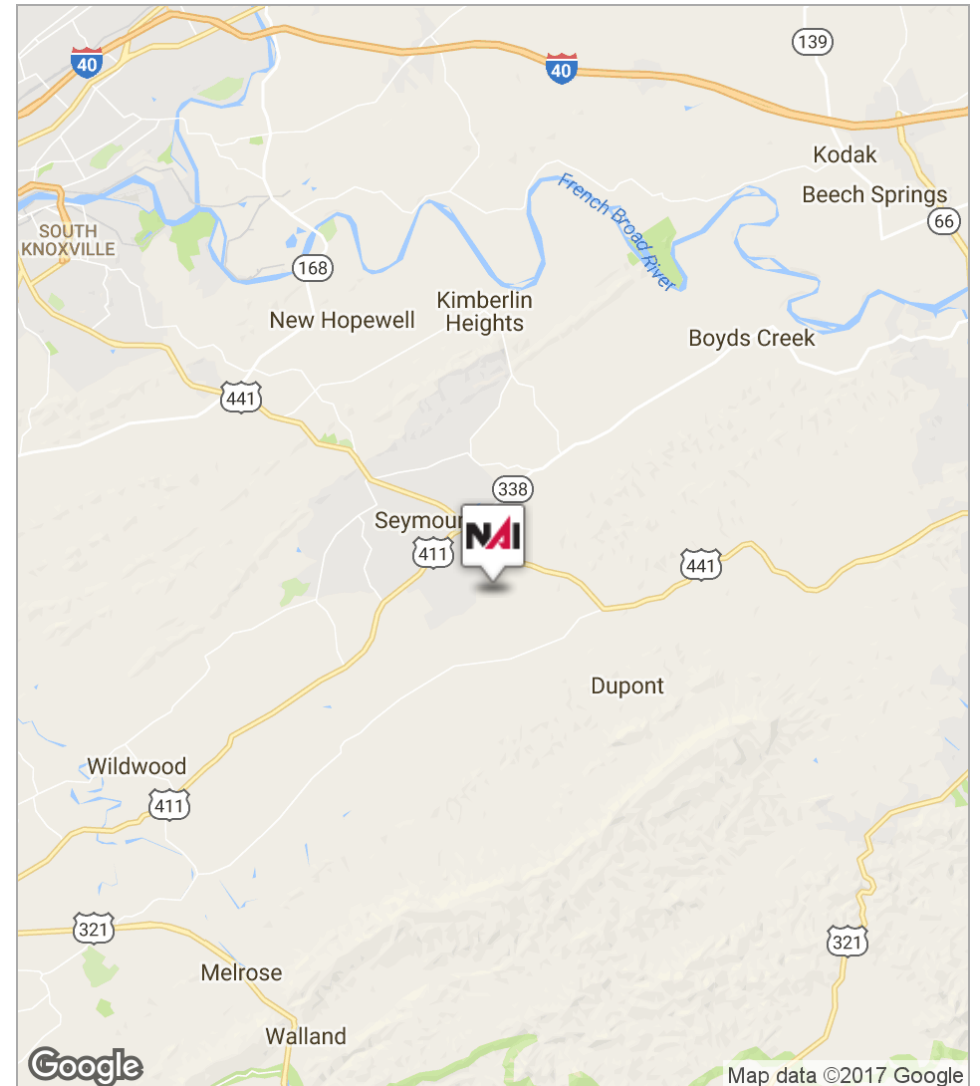
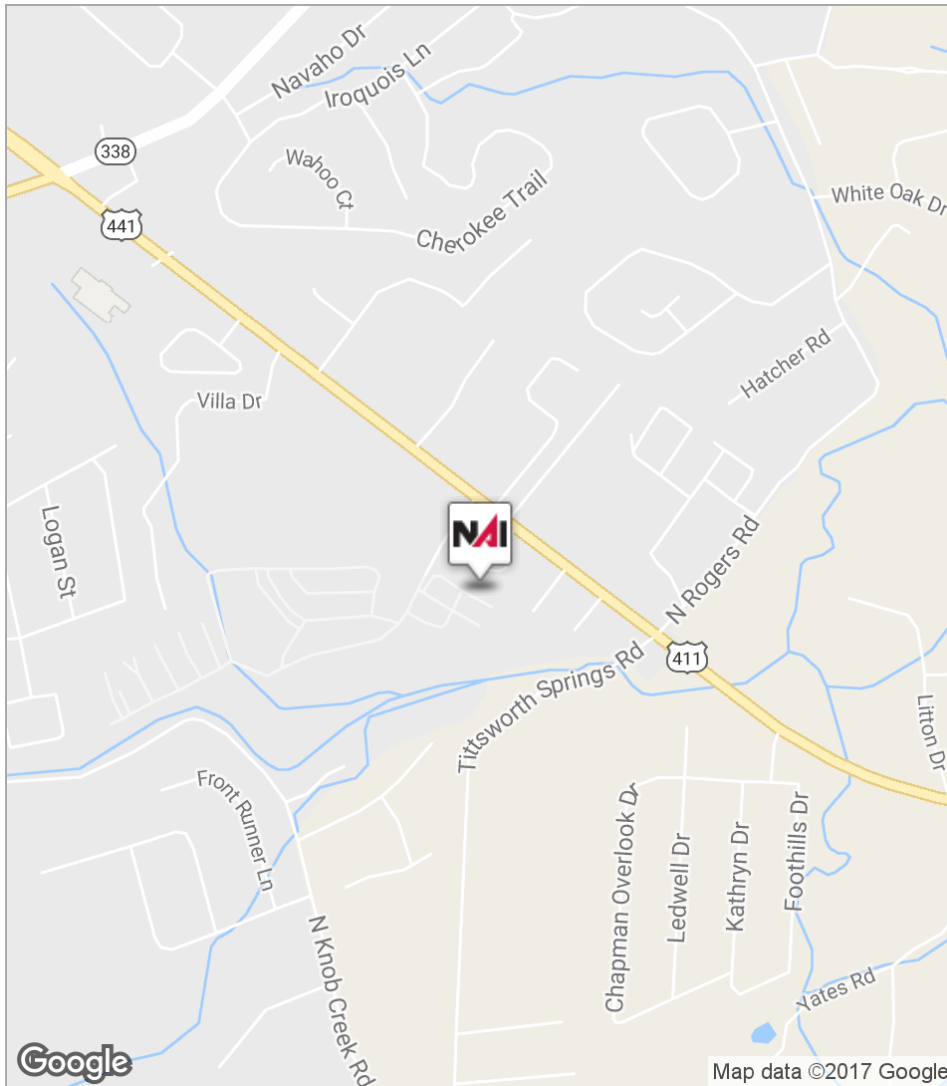
LOCATION INFORMATION

- › Regional Map
- › Location Maps
- › Aerial Map

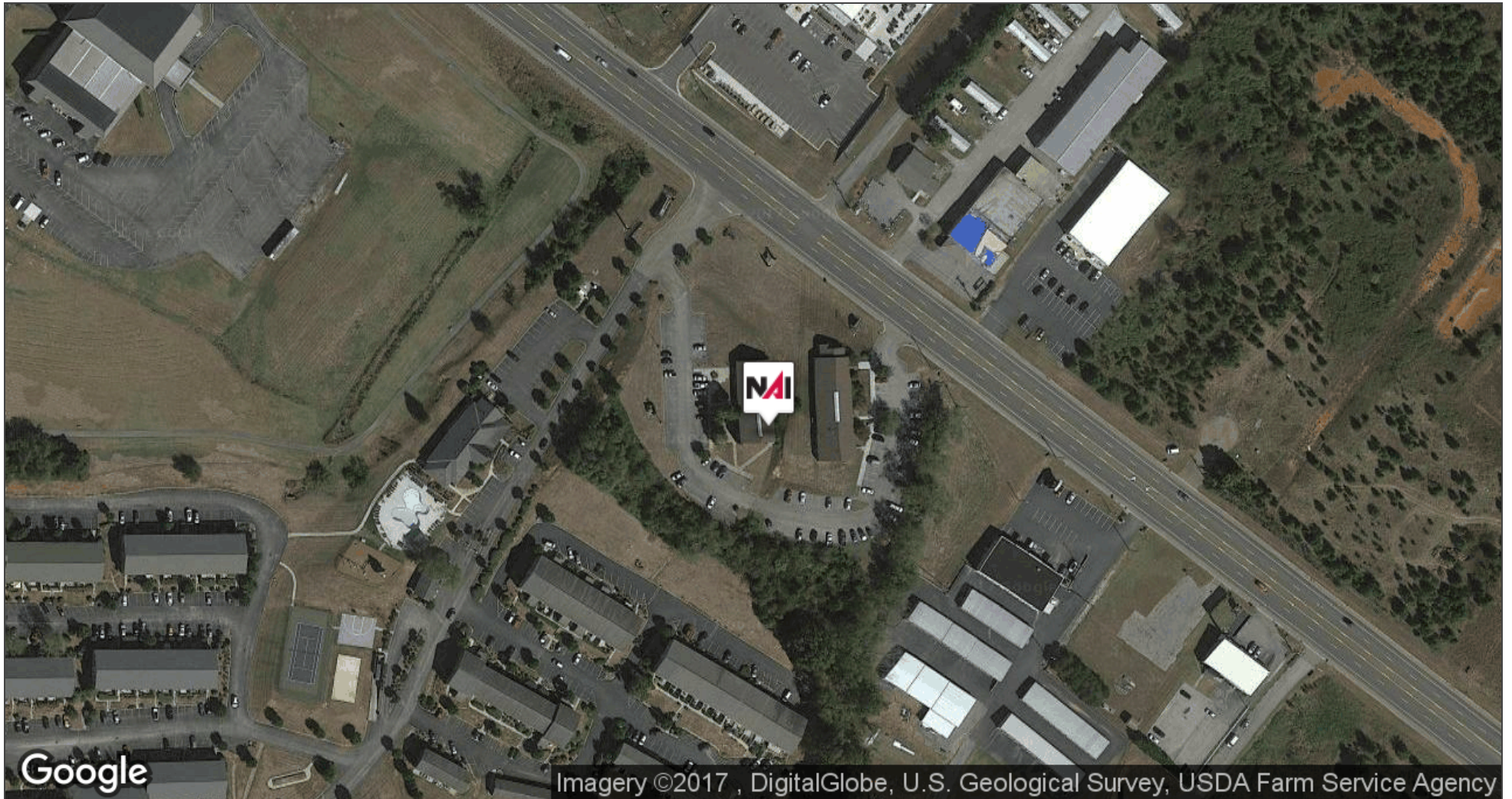
Regional Map



Location Maps



Aerial Map



FINANCIAL ANALYSIS

- › Financial Summary
- › Income & Expenses
- › Rent Roll

Financial Summary

Investment Overview

Price	\$750,000
Price per SF	\$75.91
CAP Rate	6.8%
Cash-on-Cash Return (yr 1)	4.71 %
Total Return (yr 1)	\$25,976
Debt Coverage Ratio	1.23

Operating Data

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$60,348
Operating Expenses	\$10,501
Net Operating Income	\$52,733
Pre-Tax Cash Flow	\$9,770

Financing Data

Down Payment	\$207,500
Loan Amount	\$542,500
Debt Service	\$42,963
Debt Service Monthly	\$3,580
Principal Reduction (yr 1)	\$16,206

Income & Expenses

Income Summary

Per SF

TVP Management, LLC	\$60,348	\$6.11
GROSS INCOME	\$60,348	\$6.11

Expense Summary

Per SF

Property Tax	\$4,501	\$0.46
Insurance (broker's rough guess)	\$4,000	\$0.40
Repairs & Maintenance (broker's rough guess)	\$2,000	\$0.20
GROSS EXPENSES	\$10,501	\$1.06
NET OPERATING INCOME	\$52,733	\$5.34

Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% Of Building	Price Per SF/YR
TVP Management, LLC	1	3,900	7/1/2015	6/30/2018	\$48,000	39.47	\$12.31
TVP Management, LLC	2	1,129	7/1/2015	6/30/2018	\$13,222	11.43	\$11.71
Lower level (vacant)	4	585				5.92	
Totals/Averages		5,614			\$61,222		\$10.91

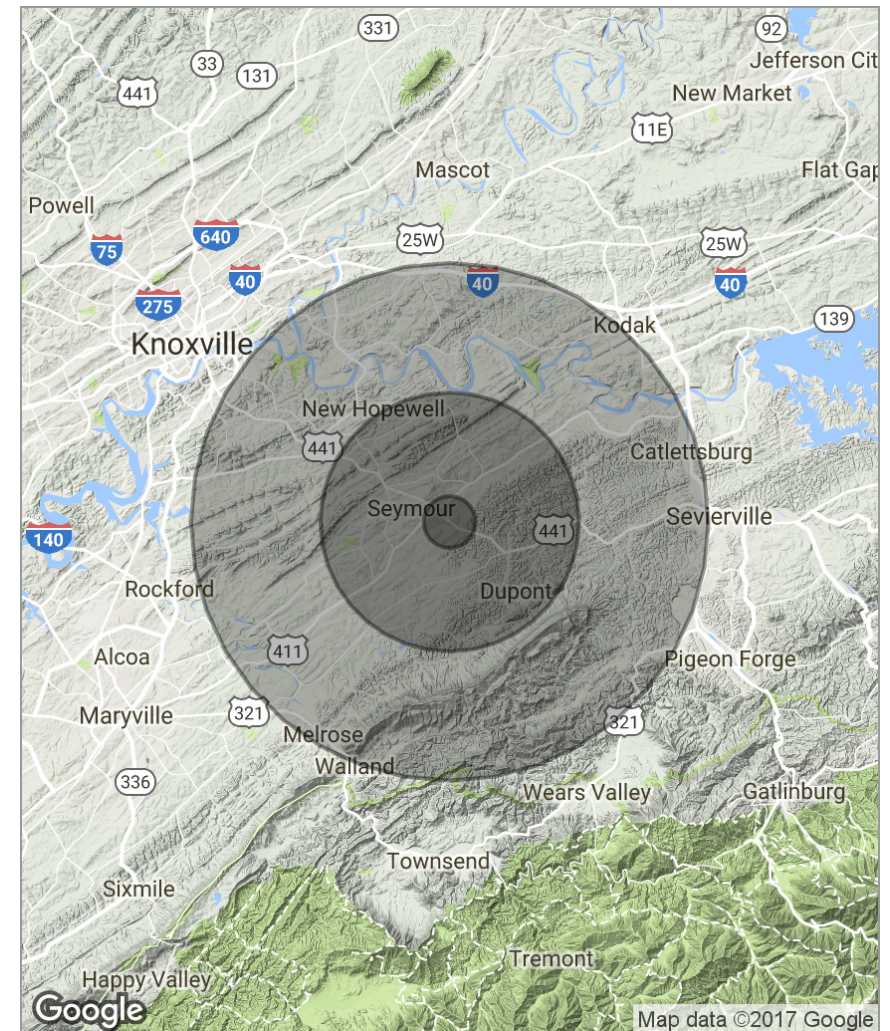
DEMOGRAPHICS

› Demographics Map

Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,652	25,069	72,640
MEDIAN AGE	37.3	38.8	40.5
MEDIAN AGE (MALE)	34.3	36.9	38.9
MEDIAN AGE (FEMALE)	40.6	40.8	41.8

Housholds & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	716	9,979	29,288
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$55,818	\$56,710	\$55,395
AVERAGE HOUSE VALUE	\$174,523	\$177,636	\$177,494



ABOUT THE COMPANY

- › [About NAI Koella | RM Moore](#)
- › [Agent Profile 1](#)

About NAI Koella | RM Moore

NAI Koella | RM Moore is an organization of professionally trained brokers with international reach and local expertise in commercial real estate. NAI Koella | RM Moore has been providing full-service commercial real estate brokerage support to middle and East Tennessee since 1983.

Our business is enhanced by access to world-renown data investment analysis, creative financial counseling, property management expertise and ties to international, regional and local organizations that allow us to reach a wide range of markets.

Using knowledge gained from years of commercial real estate work, the brokers of NAI Koella | RM Moore have developed in-depth experience in the following areas of commercial real estate: industrial, office, retail, investment, multi-family, hospitality, and land. Our consulting and property management services provide additional benefits to our clients.

Our advisors strive for excellence in service and reputation. Through affiliations with national and international groups such as New America International (NAI), Certified Commercial Investment Members (CCIM), Society of Industrial and Office Realtors (SIOR), the Royal Institution of Chartered Surveyors (RICS), and The Counselors of Real Estate (CRE), we are able to offer extensive information about the region and provide the latest industry information.

Agent Profile



David Gothard, CCIM

Principal Broker
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Professional Background

David L. Gothard, CCIM, serves as senior advisor for NAI Koella | RM Moore and as the principal broker for its Sevierville, Tennessee office.

David is a market area specialist who has amassed extensive transactional experience in the sale and leasing of many types of commercial and investment properties throughout Tennessee's Smoky Mountains region, specifically in Sevier County, Sevierville, Pigeon Forge, and Gatlinburg. The area's economic base of tourism and its 15 million annual visitors have afforded him wonderful opportunities to sub-specialize in the hospitality, restaurant and commercial land sectors.

David has been designated as a Certified Commercial Investment Member (CCIM) since 2004. Only a small percentage of commercial practitioners nationwide hold this highly coveted and respected designation.

David graduated in 1975 from the United States Naval Academy, Annapolis, Maryland, earning a Bachelor of Science degree with a major in International Security Affairs. He served as a Surface Warfare Officer aboard guided missile destroyers and cruisers, and completed his naval career in 1995 at the rank of Commander.

David and his wife Kathy reside in Sevierville with their two Shelties, Cassie and Cody and their cat, Izzie.

BS - International Security Affairs
 United States Naval Academy, Annapolis, MD

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