



**CLARKSVILLE SANGO SHOPPING CENTER**  
**2421 HIGHWAY 41A**  
**CLARKSVILLE, TN 37043**

### OFFERING SUMMARY

	CURRENT	PROFORMA
Price	\$1,090,000	
Down Payment	All Cash	
Gross Leasable Area	5,000	
Price/SF	\$218.00	
Year Built	2017	
CAP Rate	7.05%	8.97%
Net Operating Income	\$76,840	\$97,772
Net Cash Flow After Debt Service	8.56% / \$23,314	10.73% / \$29,238
Total Return	15.02% / \$40,926	19.08% / \$52,000



### INVESTMENT HIGHLIGHTS

- Great Visibility
- High Traffic Counts
- Highest Growth Submarket of Clarksville
- Strong Rent Roll
- Good Term on Leases
- Brand New Construction

#### EXCLUSIVELY LISTED BY:

Alan Treadway, Jr.  
 Associate  
 Director, National Retail Group  
 Tel: (615) 997-2856  
 License: TN 00226652  
[alan.treadway@marcusmillichap.com](mailto:alan.treadway@marcusmillichap.com)  
[www.marcusmillichap.com/WilliamTreadway](http://www.marcusmillichap.com/WilliamTreadway)

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### MAJOR TENANTS

Farmers Insurance  
 McCall Contracting  
 PCI  
 W. Smith Properties

REVENUE		
	Current	Pro Forma
Income		
Base Rent		
Occupied Space	\$94,706	\$110,000
Gross Potential Rent	\$94,706	\$110,000
Gross Potential Income	\$94,706	\$110,000
Vacancy/Collection Allowance	3% / \$2,841	
Effective Gross Income	\$91,865	\$110,000
Total Expenses	\$15,025	\$12,228
Net Operating Income	\$76,840	\$97,772
Reserves / Replacements	\$500	
Net Cash Flow Before Debt Service	\$76,340	\$97,772
Debt Service	\$53,026	\$68,534
Debt Coverage Ratio	1.45	1.43
Net Cash Flow After Debt Service	8.56% / \$23,314	10.73% / \$29,238
Principal Reduction	\$17,612	\$22,762
Total Return	15.02% / \$40,926	19.08% / \$52,000

EXPENSES		
Real Estate Taxes	\$7,400	\$7,400
Insurance	\$2,500	\$2,500
Utilities	\$528	\$528
Contract Services	\$1,800	\$1,800
Management Fee	\$2,297	
Reserves / Replacements	\$500	
<b>Total Expenses</b>	<b>\$15,025</b>	<b>\$12,228</b>
<b>Expenses per SF</b>	<b>\$3.01</b>	<b>\$2.45</b>