



**1839 MADISON ST
CLARKSVILLE, TN 37043**

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$2,160,000	
Down Payment	25% / \$540,000	
Loan Amount	\$1,620,000	
Loan Type	Proposed New	
Interest Rate / Amortization	5.50% / 25 Years	
Gross Leasable Area	8,100	
Price/SF	\$266.67	
Occupancy	100.0%	
Year Built	2014	
Lot Size	0.95 acre(s)	
CAP Rate	6.70%	6.70%
Net Operating Income	\$144,790	\$144,790
Net Cash Flow After Debt Service	\$25,411	\$25,411
Total Return	10.46% / \$56,465	10.78% / \$58,216



INVESTMENT HIGHLIGHTS

- Located in the 19th Fastest Growing City in the United States
- Tennessee's Top Growth Market
- Multiple Nationally Accredited Tenants
- Extremely High Traffic Counts
- New Construction with High-End Design
- Tremendous Retail Visibility

EXCLUSIVELY LISTED BY:

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$150,756	\$150,756
Reimbursement Income	\$31,307	\$31,307
Miscellaneous Income		
Potential Gross Revenue	\$182,063	\$182,063
General Vacancy	(\$2,417)	(\$2,417)
Effective Gross Revenue	\$179,646	\$179,646

EXPENSES		
CAM	\$14,654	\$14,654
Insurance	\$3,424	\$3,424
Real Estate Taxes	\$13,228	\$13,228
Management Fee	\$3,550	\$3,550
Miscellaneous Expenses		
Total Expenses	\$34,856	\$34,856

NET OPERATING INCOME		
Net Operating Income	\$144,790	\$144,790

MAJOR TENANTS		
Firehouse Subs		
Cold Stone Creamery		