



**FOR SALE**

**304**  
**ROBERT ROSE DR.**

Murfreesboro, TN



## PROPERTY HIGHLIGHTS

8,984 SF

Located on 1.35 acres

Built in 2013

Tenant vacating 10/1/2020

## Features

Backup generator in place

Outdoor patio

Furniture available

## Accessible

Easy access to I-24,  
downtown Murfreesboro  
and Medical Center  
Parkway

## Murfreesboro Highlights

8th fastest growing midsize city in the U.S.

11th best real estate market in the U.S.

Largest suburb in Nashville MSA

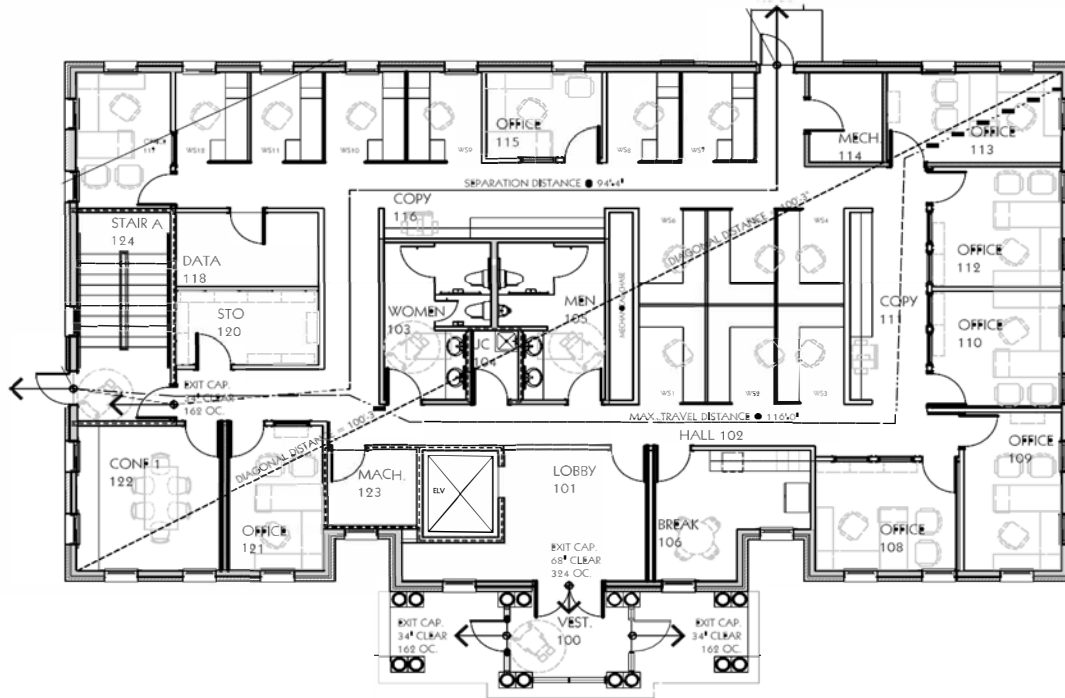
2020 Rutherford County Demographics:

Population: 337,508

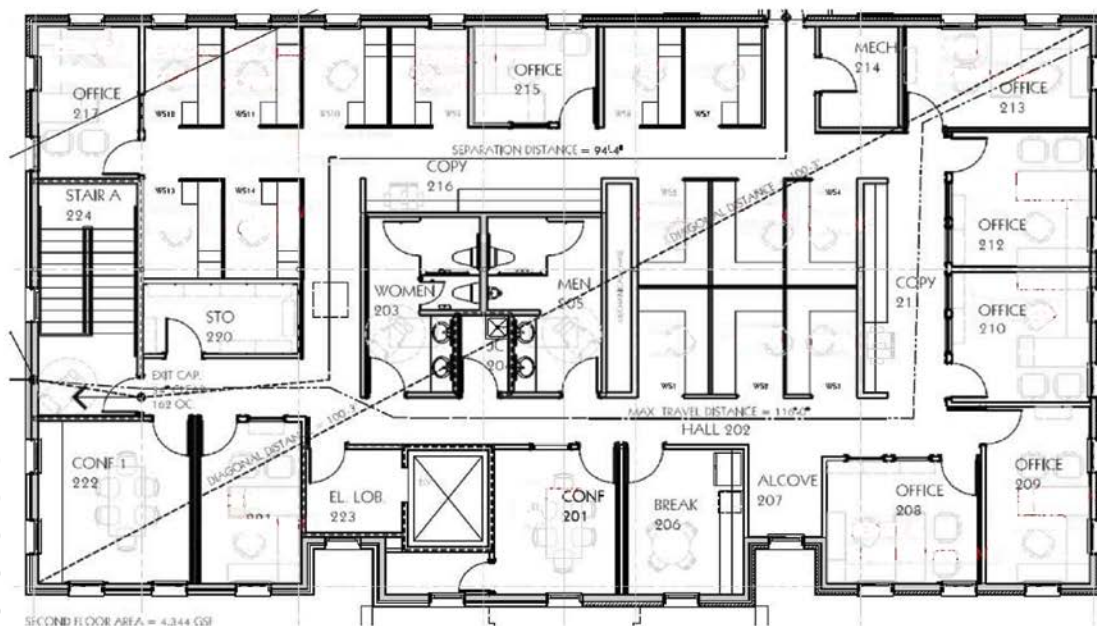
Average Household Income: \$92,272



# 1ST FLOOR



# 2ND FLOOR





## Ownership Structure

Estimated Loan Terms:

Size unit (square feet)	8,984
Purchase price	\$2,495,000
Loan-to-value	85%
Interest rate	4.5%
Amortization	25 years
Monthly payment	\$11,787.82
Net Lease rate per sf equivalent	\$15.75

## Ownership Benefits

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

## CONTACT

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