

# ROBERTROSEDR

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

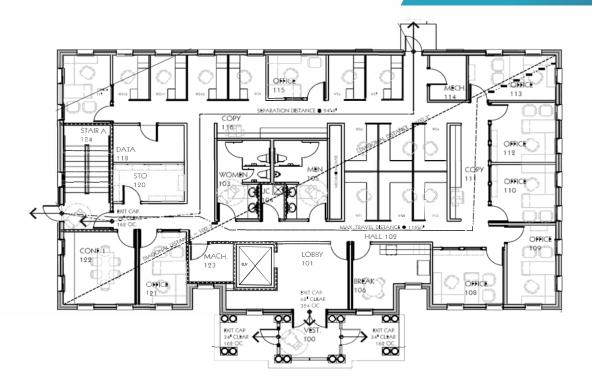
Average Household Income: \$92,272



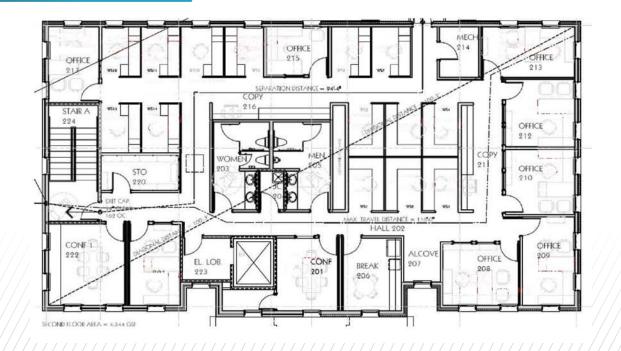




# **1ST FLOOR**



# 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

ROBBY DAVIS, CCIM Managing Director +1 615 301 2920 robby.davis@cushwake.com



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