

MULTI-TENANT OFFERING

HUNTER'S CROSSING

Alcoa (Knoxville MSA), TN



Representative Photo

Thomas T. Ladt
+1 760 930 7931
thomas.ladt@colliers.com
CA License No. 01803956



Amenities Aerial



RESIDENTIAL COMMUNITIES
71,441
Residents in Trade Area

MCGHEE
TYSON AIRPORT

ALOCA HIGH SCHOOL
606 STUDENTS

SPRINGBROOK FARM
MASTER PLANNED PROJECT WITH RETAIL,
APARTMENTS, MEDICAL, SINGLE FAMILY,
AND ASSISTED LIVING

Walmart
LOWE'S
T-Mobile
CAFO
HOOTERS
ZAXBY'S
Chick-fil-A



**SUBJECT
PROPERTY**

41,548 CPD

Rural King

Aaron's
DOLLAR TREE

THE HOME DEPOT
IHOP
Valvoline
Pizza Hut
McDonald's
SUBWAY
POPEYES
Arby's
KFC

verizon
jiffy lube
Krystal

NEW MIDLAND PLAZA
Goodwill
BURKE'S Outlet
Tuesday Morning
Target
HomeGoods
five BELOW
KIRKLAND'S
SHONEY'S
Starbucks
McDonald's
UPS



FIREHOUSE
SUBS

BLOUNT MEMORIAL
HOSPITAL

22,690 CPD

MARYVILLE
COLLEGE
1,181 STUDENTS

MARYVILLE
HIGHSCHOOL
1,558 STUDENTS

SAM HOUSTON
ELEMENTARY
474 STUDENTS

MARYVILLE JUNIOR
HIGH SCHOOL
852 STUDENTS

FOOTHILLS MALL
JCPenney
sears
Burger King
TJ-maxx
AMC THEATRES
belk

FOOTHILLS MALL
Kroger
HOBBY LOBBY
Firestone
SONIC
Walgreens
PET SUPPLIES PLUS
HARBOR FREIGHT TOOLS
United States Postal Service

CVS
pharmacy
Little
Country Store

Sprint
DQ

FOOD CITY

HAMILTON CROSSING
PETSMART
OLD NAVY
SHOE CARNIVAL
DISCOUNT CIBD
Cheddar's
casual cafe
FIVE GUYS
BURGER KING
at&t
Panera
Papa Murphy's
MICHAEL'S
ROSS
DICK'S
Sport Clips
U.S. Cellular
AspenDental
Massage Envy
DentalWorks
WHICH WICH

DOLLAR GENERAL

FOOD CITY
Walgreens

BIG LOTS!
Kroger
AutoZone
CVS pharmacy
Advance Auto Parts
Burger King

Hardee's
Firestone
Pizza Hut
O'Reilly AUTO PARTS
DOLLAR GENERAL

TRACTOR
SUPPLY CO.
HARLEY-DAVIDSON
ESTATES

W LAMAR ALEXANDER PKWY

W BROADWAY AVE

Hunters Crossing



South Facing



East Facing



Offering Summary



PRICE
\$2,383,000



CAP RATE
8.55%



NOI
\$203,828



YEAR BUILT
2004



GROSS LEASABLE AREA
18,037 SF



LOT SIZE
2.05 Acres



ADDRESS
**1115 Hunters Crossing
Alcoa, TN 33701**

INCOME/EXPENSES

INCOME		ITEMIZED EXPENSES	
BASE RENT	\$218,624.00	REAL ESTATE TAXES	\$36,277.15
EXPENSE REIMBURSEMENTS	\$74,110.00	INSURANCE	\$3,128.00
GROSS POTENTIAL INCOME	\$292,734.00	SWEETING/LANDSCAPING	\$4,530.00
VACANCY ALLOWANCE (3% of GPI)	(\$8,782.00)	FIRE ALARM	\$690.00
EFFECTIVE GROSS INCOME	\$283,952.00	UTILITIES	\$2,798.00
TOTAL EXPENSES	(\$77,418.15)	REPAIRS & MAINTENANCE	\$2,483.00
CAPITAL RESERVES (\$0.15/SF)	(\$2,706.00)	TRASH	\$2,367.00
NET OPERATING INCOME	\$203,828	OFFICE CLEANING (1)	\$8,400.00
		OFFICE UTILITIES (1)	\$8,000.00
		MANAGEMENT FEE (4% of EGR)	\$8,745.00
		TOTAL	\$77,418.15
		(1) Only for Armed Services space*	



Offering Summary



TENANT	GLA	% of GLA	Annual Rent	Rent/SF	Rent Commencement	Lease Expiration	Options	Changes On	Changes To
Aaron's Rents	8,000	44.35%	\$80,000	\$10.00	10-01-2004	6-30-2022	One, 5-Year	12-01-2019	\$82,000
Mattress Direct	5,000	27.72%	\$64,800	\$12.96	10-01-2004	2-01-2022		2-01-2020	\$66,050
Armed Services	3,727	20.66%	\$52,864	\$13.65	3-23-2007	12/31/2021			
Lendmark Financial	1,310	7.26%	\$20,960	\$16.00	3-01-2007	2-28-2021			
Total	18,037	100%	\$218,624						

Investment Highlights



SECURE INCOME

- 100% Leased to National and Regional Tenants
- Long-Term Occupancy, Each Tenant Has Been in Place for 12+ Years
- Aaron's (NYSE: AAN) and Mattress Direct Are Original Tenants From Opening in 2004
- Below Market Rents Averaging \$12/SF, Minimal Renewal Options Remaining Providing Upside Potential

ATTRACTIVE MARKET FUNDAMENTALS

- Regional Retail Corridor with Approx. 6.4M SF of Space, 1.7% Vacancy Rate within Submarket
- Adjacent to Lowe's, Walmart, Dick's Sporting Goods, Ross and Aldi Anchored Centers
- 71,441 Residents in Primary Trade Area
- Just Off Highway 129 with 42,733 Cars/Day, Direct Access to Knoxville
- Directly Behind Recently Approved 192-Unit Apartment Complex, Bungalow Lofts
- 1.5 Miles to Springbrook Farm, a Master Planned Project with Retail, Apartments, Medical, Single-Family and Assisted Living

DIVERSIFIED CONSUMER BASE

- Close Proximity to DENSO Manufacturing with 3,500 Employees
- Across from Newly Developed 353-Unit Upscale Apartment Complex
- 3 Miles to Blount Memorial Hospital, a 275 Bed Facility with 2,250 Employees
- 15 Miles South of Downtown Knoxville, 3rd Largest City in Tennessee
- Minutes to University of Tennessee with 28,321 Students and Over 8,000 Employees
- 3 Miles to McGhee Tyson Airport with 2,700 Employees and Nearly 2M Passengers Served
- 20 Miles to Great Smokey Mtns. National Park with Over 11 Million Visitors in 2017



Tenant Overview



Aaron Rents, Inc. was founded by R. Charles Loudermilk, Sr. in 1955. Aaron's, Inc. is a lease-to-own retailer. The company focuses on leases and retail sales of furniture, electronics, appliances, and computers. In 2014, Aaron's completed the acquisition of Progressive Finance, increasing their market share in both the traditional rent-to-own (RTO) industry and the emerging virtual rent-to-own (RTO) space [no citation]. The acquisition supports the Company's strategy to address credit-challenged customers' changing needs for acquiring home furniture, electronics and appliances as the consumer population leans more toward a multi-channel acquisition of goods and services.

In April 2016 Aaron's, Inc. set the Guinness World Record for the largest "game" of tumbling mattress dominoes. This game was set up using over 1,000 people and mattresses.

www.aarons.com

LOCATIONS
1,864+
48 STATES

FOUNDED
1955

STOCK SYMBOL
AAN
NASDAQ

HEADQUARTERS
ATLANTA
GEORGIA

SALES VOLUME 2016
\$3.21
BILLION

TENANT RESPONSIBILITY

Maintenance & Repairs	Tenant will maintain and repair all non-structural components of the premises including windows, doors, interior electrical fixtures and wiring. In addition tenant shall pay for the first \$1,000/year of any expenses to maintain, repair or replace the HVAC system. Tenant shall pay it's pro rata share of CAM, including a 10% admin fee. Annual increases in CAM shall not exceed 5%
Insurance	Tenant, at tenant's expense will maintain fire and comprehensive general liability insurance of no less than \$2,000,000. Tenant shall reimburse landlord for it's pro rata share of Landlord's insurance policy.
Taxes	Tenant shall reimburse Landlord monthly for Tenant's pro rata share of the Premium.
Assignment & Subletting	Tenant may assign or sublet the lease but shall not be relieved of any obligations under the lease and shall remain primary liable.
Estoppel	Landlord and Tenant, upon request by the other, but not more often than twice during the Calendar Year, execute and deliver to the other an estoppel certificate.

LANDLORD RESPONSIBILITY

Maintenance & Repairs	Landlord will maintain and repair, the roof, foundations, exterior walls, interior walls, utilities, exterior lighting, sprinkler systems, driveways, sidewalks, parking and other paved areas and HVAC system over the first \$1,000 per year.
Taxes	Landlord will pay all real property taxes
Insurance	Landlord Insurance: Landlord shall carry and maintain fire and extended coverage property insurance which is not less than the full replacement cost of the Center.

Tenant Overview



As a factory direct showroom for the Serta, iComfort, Simmons Beautyrest, King Koil and iDirect. Mattress Direct offers the same products as a regular mattress store, at a factory direct price. Our partnership with mattress manufacturers and their suppliers allows us to bring these brands' entire mattress catalogs to the public at a price significantly less than retail stores. By placing an order direct with the factory, our customers save money and get a product made uniquely for them.

We have taken the uncertainty out of shopping for a mattress by featuring only the highest rated bedding brands in the country. From mattresses to pillows and power bases, Mattress Direct has handpicked the most reliable and high performing products on the market to ensure that our customers can find what they need to sleep better. If a product doesn't have a proven ability to improve sleep, you won't find it at our stores.

www.mattressdirectadvantage.com

LOCATIONS

2

FOUNDED

1992

2nd LOCATION

Sevierville

TENNESSEE

TENANT RESPONSIBILITY

- | | |
|------------------------------------|--|
| Maintenance & Repairs | Tenant shall maintain the interior, non-structural portions of the premises in good condition and repair, including management costs not to exceed 5% of rents collected. In addition tenant shall pay for the first \$2,000/year of any expenses to maintain, repair or replace the HVAC system. Tenant shall reimburse Landlord for common area maintenance expenses incurred by the Landlord in connection with the operation of the Shopping Center. |
| Insurance | Tenant shall carry commercial general liability insurance and general liability with general aggregate amount and per occurrence limit covering the Premises. Tenant shall reimburse to Landlord insurance premiums incurred by Landlord in connection with the operation of the Shopping Center. This shall mean fire, extended coverage, and rent insurance. |
| Taxes | Tenant shall reimburse to Landlord its pro rata share of real estate taxes. |
| Assignment & Subletting | Tenant may not assign or sublet the lease without Landlord's consent. |

LANDLORD RESPONSIBILITY

- | | |
|----------------------------------|---|
| Maintenance & Repairs | Landlord will maintain and repair, the roof, foundations, exterior walls, utilities, exterior lighting, sprinkler systems, driveways, sidewalks, parking and other paved areas and HVAC system over the first \$2,000 per year. |
| Insurance | Landlord Insurance: Landlord shall carry and maintain fire and extended coverage property insurance which is not less than the full replacement cost of the Center. |

Tenant Overview



Armed Forces Career Center goal is to prepare all eligible members of the Military Services for a transition to civilian life, including preparing them to meet Career Readiness Standards (CRS). The center provides information and training to ensure Service members leaving Active Duty and eligible Reserve Component Service members being released from active duty are prepared for their next step in life whether pursuing additional education, finding a job in the public or private sector, starting their own business or other form of self-employment, or returning to school or an existing job. Service members receive training to meet CRS through the Transition GPS (Goals, Plans, Success) curricula, including a core curricula and individual tracks focused on Accessing Higher Education, Career Technical Training, and Entrepreneurship.

www.armedforcescareercenter.com

LOCATIONS

61+

FOUNDED

1970

MILITARY SERVED

1,051,000

ACTIVE DUTY & RETIREE'S

TAX STATUS

NONPROFIT

501 (C) 3 ORGANIZATION

HEADQUARTERS

ST. PAUL

MINNESOTA

TENANT RESPONSIBILITY

- | | |
|------------------------------------|--|
| Maintenance & Repairs | At the end of any calendar year of the lease, the Government shall pay to the Lessor in a lump sum by supplemental agreement the Government's pro rata share of any increase in the costs for utilities, services, common area maintenance over the amount of such costs paid as part of the monthly rental. |
| Insurance | At the end of any calendar year of the lease, the Government shall pay to the Lessor in a lump sum by supplemental agreement the Government's pro rata share of any increase in the costs for hazard and liability insurance over the amount of such costs paid as part of the monthly rental. |
| Taxes | At the end of any calendar year of the lease, the Government shall pay to the Lessor in a lump sum by supplemental agreement the Government's pro rata share of any increase in the costs for hazard and liability insurance over the amount of such costs paid as part of the monthly rental. |
| Assignment & Subletting | Tenant may sublet any portion of the premises but shall not be relieved from obligations of lease. Tenant may assign the lease and be relived from all obligations upon prior written consent of landlord. |
| Termination | The Government may terminate this lease in whole or in part at any time by giving at least 30 days' notice in writing to Lessor. |

LANDLORD RESPONSIBILITY

- | | |
|----------------------------------|---|
| Maintenance & Repairs | Landlord shall furnish to the government electricity, gas, water, sanitary sewer, phone service, trash removal, |
|----------------------------------|---|

Tenant Overview



Since its inception in 1996, Lendmark has experienced significant growth by following its original mission of meeting the personal lending needs of clients who cannot be served by traditional banks and their respective products. Today, with 319 branches in 19 states from coast to coast, Lendmark continues to expand as the financial services organization of choice for its customers and retail business partners by providing superior, consistent, and reliable services with every transaction.

The success of Lendmark Financial Services is specifically attributable to the quality of their personnel commitment to their customers. Their motto since day one has been, "Success is the only option."

www.lendmarkfinancial.com

EMPLOYEES
5,000+

FOUNDED
1996

OWNERSHIP
PRIVATE

HEADQUARTERS
LAWRENCEVILLE
GEORGIA

PARTNERED LENDERS
100+

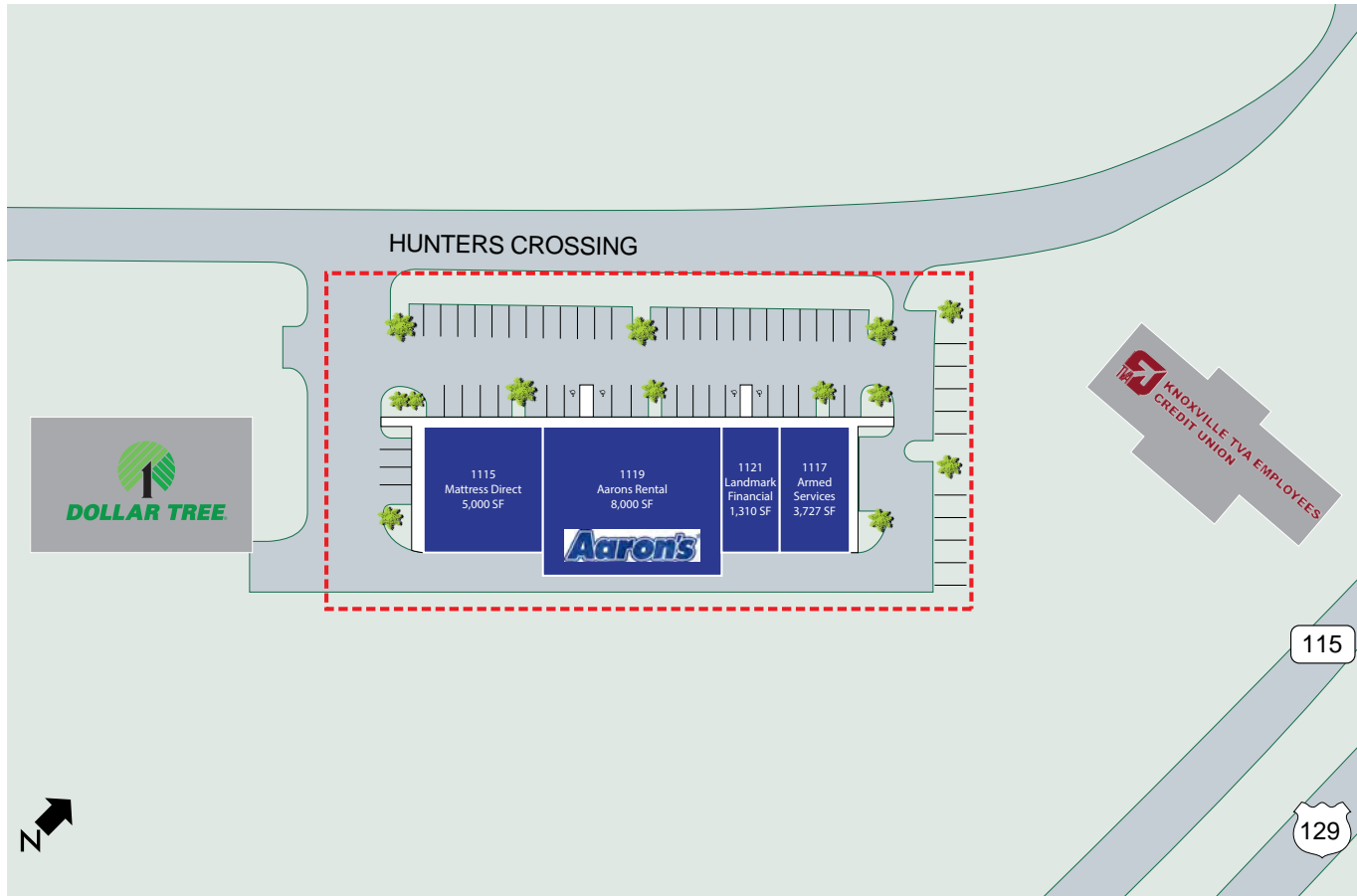
TENANT RESPONSIBILITY

- | | |
|------------------------------------|--|
| Maintenance & Repairs | Tenant shall maintain the interior, non-structural portions of the premises in good condition and repair, including management costs not to exceed 5% of rents collected. In addition tenant shall pay for the first \$1,000/year of any expenses to maintain, repair or replace the HVAC system. Tenant shall reimburse Landlord for common area maintenance expenses incurred by the Landlord in connection with the operation of the Shopping Center. |
| Insurance | Tenant shall maintain commercial general liability insurance, property damage insurance, worker's compensation insurance, and umbrella liability coverage. Tenant shall also reimburse landlord for the cost of Landlord's commercial general liability insurance and property insurance. |
| Taxes | Tenant shall reimburse Landlord Tenant's pro rata Share of taxes and Tenant shall pay sales, excise, and gross taxes accrued during Tenant's occupancy. |
| Assignment & Subletting | Tenant may not assign or sublet the lease without Landlord's consent. |

LANDLORD RESPONSIBILITY

- | | |
|----------------------------------|--|
| Maintenance & Repairs | Landlord shall remain in good condition and repair (including any replacements thereof) the roof, gutters, drainage facilities, down spouts, exterior utility lines and pipes to the point of entry, store front frames, floor slab, exterior walls, foundation, footings and all structural portions of the Demised Premises. |
| Insurance | Landlord shall carry and maintain commercial general liability insurance. |

Site Plan



ADT
41,548

Cars Per Day

LOT SIZE
2.05

Acres

PARKING
72

2.67/1,000 SF

Knoxville, TN



THE COUNTRY MUSIC STATE

Alcoa is a part of the Knoxville Metropolitan Area of Tennessee, located in Blount County, in the eastern portion of Tennessee lying in the shadows of the Great Smokey Mountains and Cumberland Mountains. The Knoxville Metropolitan Statistical Area (MSA) has a population of 874,799 and covers 2,518 square miles through Anderson, Blount, Loudon, Knox, Sevier and Union counties. The third largest metropolitan area in Tennessee, Knoxville is perhaps one of the most scenic cities in the country and provides endless opportunities for recreation and lifestyle offering hundreds of acres of quality parks and greenways just minutes from downtown. Forbes recently voted Knoxville the #2 most affordable city in the U.S. taking into account the fact that the state of Tennessee does not collect income tax and Knoxville's cost of living index is 11% lower than the U.S. average.



EDUCATION

The main campus of the University of Tennessee adds to the allure of this area, with nationally ranked sporting events, and the energy of 27,845 students to the community. The University of Tennessee is a 580-acre campus and offers over 300 degree programs including agriculture, business administration, communications, education, engineering, law, veterinary medicine, social work and liberal arts.



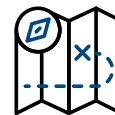
ECONOMIC DRIVERS

Oak Ridge National Laboratory is a multi-program science and technology lab managed for the United States Department of Energy. ORNL employs about 13,000 full-time staff members including 2,600 scientists and engineers. The University of Tennessee Medical Center is an academic medical center overseen by The University of Tennessee Graduate School of Medicine. UTMC currently employs over 3,225 people and has 581 beds.



TRANSPORTATION

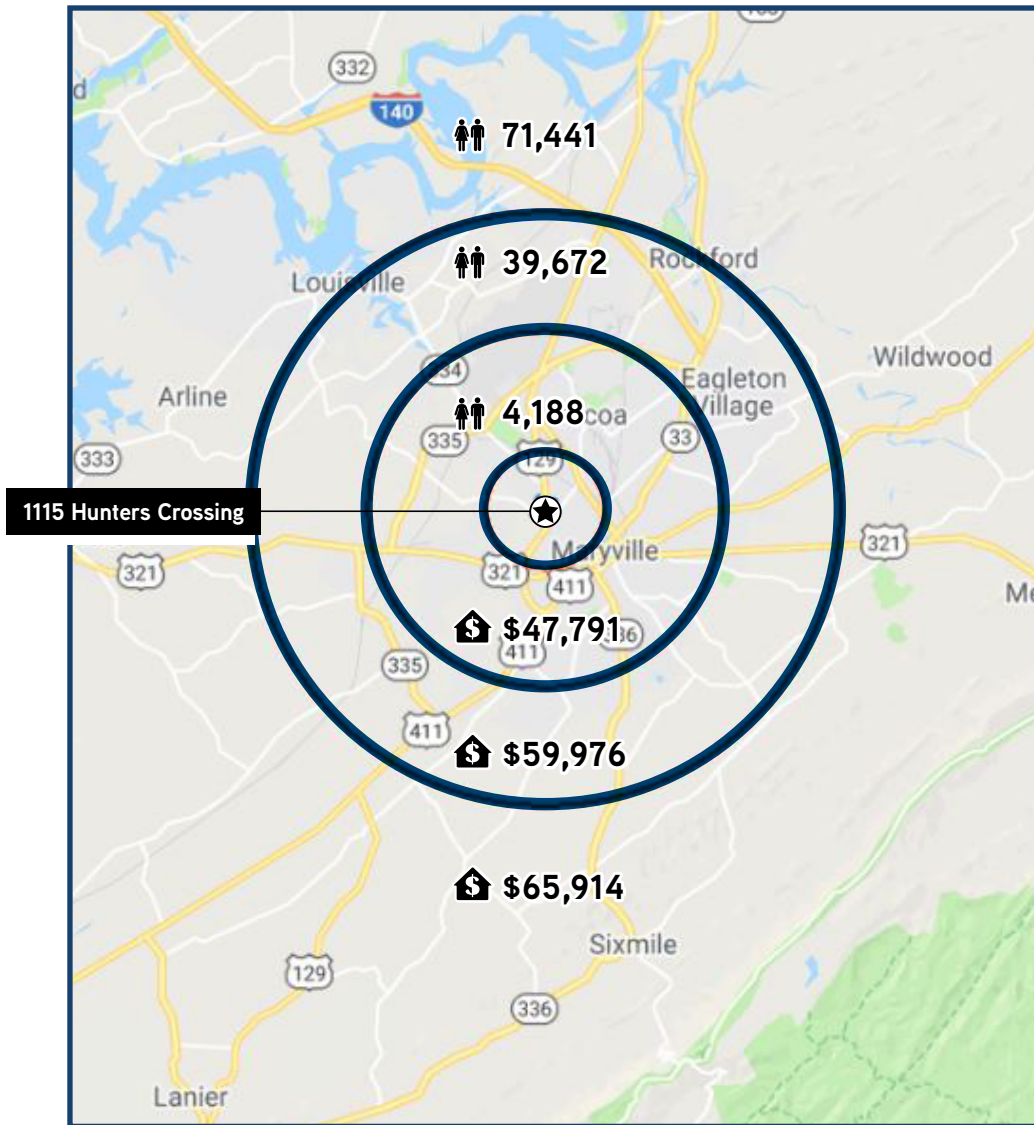
The area is the hub for three major interstate systems including Interstate 40, Interstate 75 and Interstate 81, and is within one day's drive of half of the nation's population. The McGhee Tyson Airport, a regional passenger and freight airport, handles over 100 commercial flights daily for the region. The airport is located approximately 12 miles from downtown Knoxville and offers service through 12 commercial airlines.



ATTRACTIONS

Knoxville is rich with cultural attractions: a symphony orchestra, an opera company, a city ballet, a professional theater company and multiple museums boasting national exhibits, as well as excellent parks and a thriving downtown. Combine the area's picturesque beauty with the low cost of living and it's easy to see how people quickly fall in love with this region.

Demographics



Alcoa, TN

POPULATION	1 MI	3 MI	5 MI
2010 Estimate	3,803	36,861	66,841
2018 Estimate	4,188	39,672	71,441
2023 Estimate	4,443	41,405	74,249
2018 OCCUPATION	1 MI	3 MI	5 MI
White Collar	57.4%	58.4%	59.6%
Blue Collar	42.6%	41.6%	40.4%
INCOME	1 MI	3 MI	5 MI
Per Capita	\$21,772	\$25,533	\$27,259
2018 Median Income	\$26,423	\$43,868	\$49,327
2018 Average Income	\$47,791	\$59,976	\$65,914
Historical Growth: 2000-2018	5.5%	29.0%	32.2%
Projected Growth: 2018-2023	25.2%	16.2%	17.9%
AGE/HOME VALUE	1 MI	3 MI	5 MI
2018 Est. Median Age	40.8	39.7	41.5
19 and Under	24.7%	25.3%	24.4%
2018 Est. Median Home Value	\$122,127	\$146,108	\$161,283
2018 Est. Average Home Value	\$169,220	\$181,691	\$200,548
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	25.7%	32.7%	33.3%



Population (2018)



Average Household Income (2018)

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



Thomas T. Ladit
+1 760 930 7931
thomas.ladit@colliers.com
CA License No. 01803956

Broker of Record
Richard Fulton
TN License No. 00002833

Colliers International
5901 Priestly Dr, Suite 100
Carlsbad, CA 92008
+1 760 930 8950

