



WARFIELD TOWERS
329 WARFIELD BLVD
CLARKSVILLE, TN 37043

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$2,700,000	
Down Payment	25.75% / \$695,250	
Loan Amount	\$2,025,000	
Loan Type	Proposed New	
Interest Rate / Amortization	5.00% / 25 Years	
Gross Leasable Area	15,600	
Price/SF	\$173.08	
Occupancy	100.0%	
Year Built	1999	
Lot Size	1.99 acre(s)	
CAP Rate	8.02%	8.02%
Net Operating Income	\$216,576	\$216,576
Net Cash Flow After Debt Service	\$74,521	\$74,521
Total Return	16.72% / \$116,274	17.03% / \$118,410



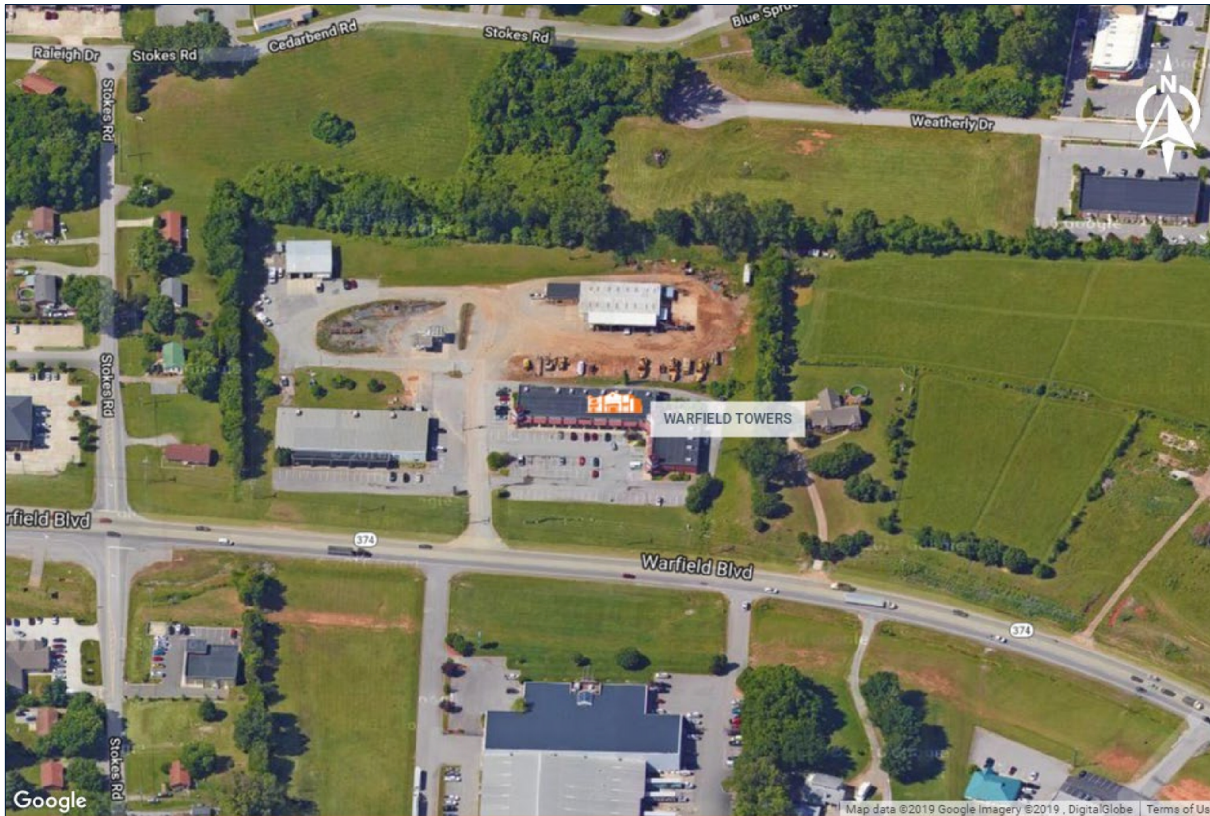
INVESTMENT HIGHLIGHTS

- Value-Add Opportunity
- Five-Lane Highway to be Completed in Front of Center Within Six Months
- Will Be a Major Arterial Highway Perfect for National Tenants
- Incredible Visibility from Warfield Boulevard
- New HVAC Units
- Potential Rent Increase for All Tenants

EXCLUSIVELY LISTED BY:

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$232,799	\$232,799
Reimbursement Income	\$56,022	\$56,022
Miscellaneous Income		
Potential Gross Revenue	\$288,821	\$288,821
General Vacancy	(\$4,824)	(\$4,824)
Effective Gross Revenue	\$283,997	\$283,997

EXPENSES		
CAM	\$27,930	\$27,930
Insurance	\$4,593	\$4,593
Real Estate Taxes	\$23,498	\$23,498
Management Fee	\$11,400	\$11,400
Miscellaneous Expenses		
Total Expenses	\$67,421	\$67,421

NET OPERATING INCOME		
Net Operating Income	\$216,576	\$216,576

MAJOR TENANTS		
Looking Glass		