EXCLUSIVE RETAIL OFFERING

Marcus & Millichap

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

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