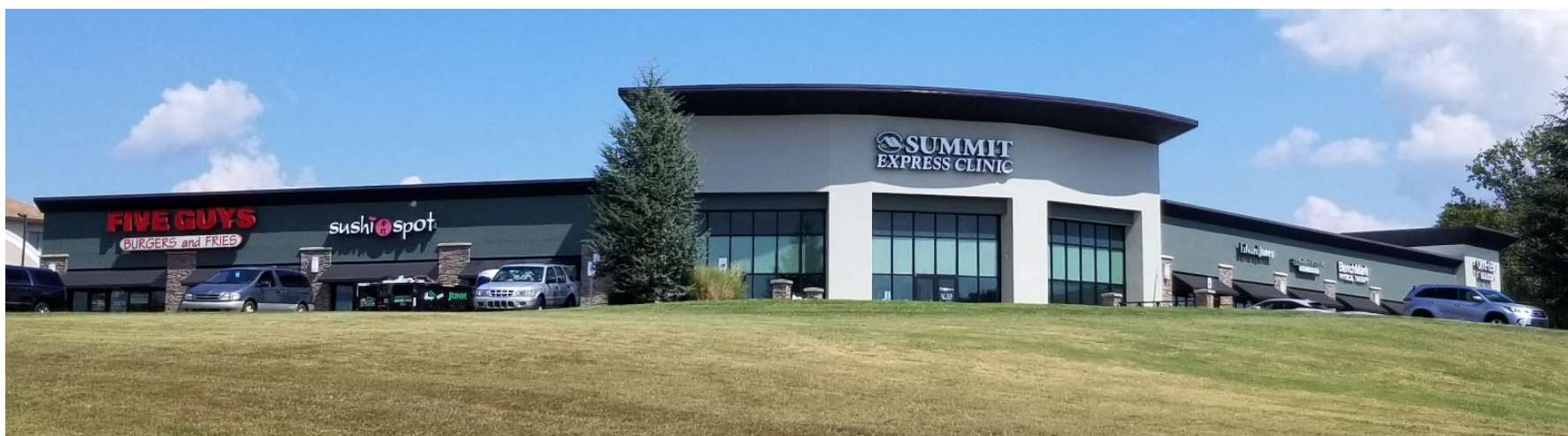


EMORY STATION Powell, TN

EXCLUSIVE LISTING



Offering Summary

Contact Info:

John G. Moore, III

Owner/Agent

234 Morrell Road, PMB#322

Knoxville, TN 37919

Cell (865) 603-4785

Investment Highlights



Well located in Powell, TN next to Tennova Hospital.

- Well maintained and recently painted.
- Majority of tenants are long term
- Great visibility from Emory Road

Emory Station, Powell, TN



Financial Summary

Asking Price.....\$5,500,000

Cap Rate	7.15%
Net Operating Income	\$392,478
Rent/Month	\$41,777
Rentable Square Feet	21,149
Land Area	2.0 Acres

Tenants:

- Five Guys
- Sushi Spot
- State Farm
- Summit Medical Group
- CBD American Shaman
- Edward Jones
- Stitches N Stuff
- Benchmark Physical Therapy
- Crye Leike Realty
- E TENN Urological & Medical Supplies
- Paws Pet Supplies & Grooming



Financial Summary

Continued

Guarantor	Corp. and Individual
Lease Type	NNN
Year Built	2007
Lease Term	Per Rent Roll
Lease Commencement	Per Rent Roll
Rent Increases	Per Rent Roll
Renewal Options	Per Rent Roll

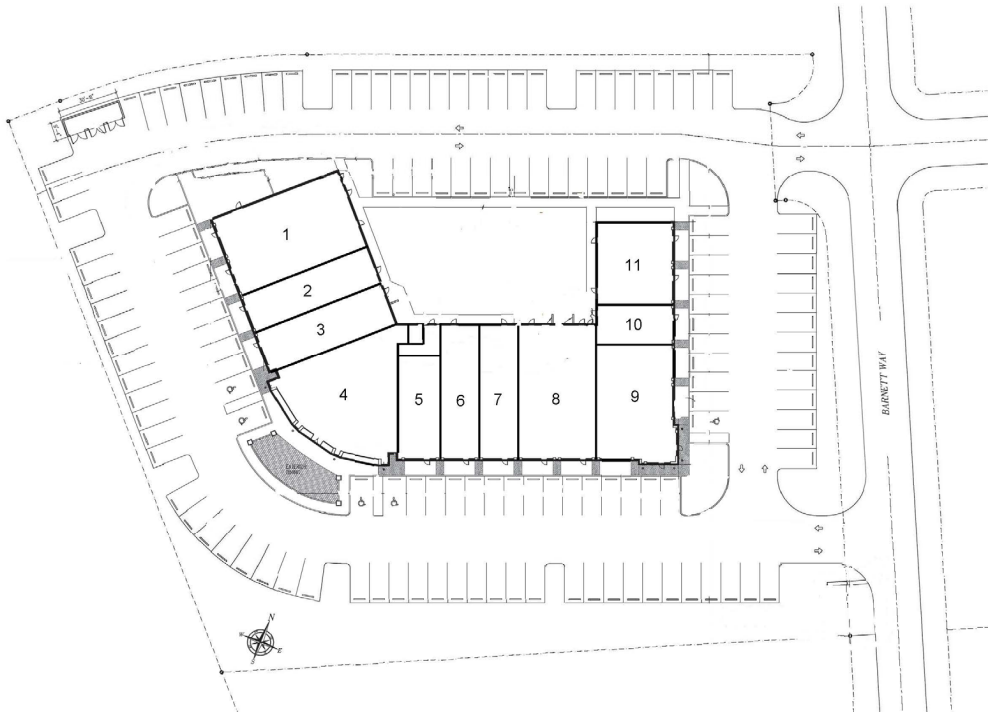
PHOTOS



PHOTOS



Lease Plan



UNIT	TENANT	SF
1	Five Guys	2,515
2	Sushi Spot	1,779
3	State Farm	1,400
4	Summit Express Clinic	3,595
5	CBD American Shaman	1,300
6	Edward Jones	1,400
7	Stitches N Stuff	1,400
8	Benchmark Physical Therapy	2,722
9	Crye-Leike Realtors	2,558
10	E TENN Urological & Med Supply	800
11	PAWS Pet Supply & Grooming	1,680

LOCATION

7531-7569 BARNETT WAY, POWELL, TN 37849

Local Business



Local Map



Demographics

Population, Households & Income

	1 Mile	5 Miles	10 Miles
POPULATION			
Total Population	2,805	85,724	328,109
Median Age	37.0	37.2	35.9
Median Age (Male)	36.6	35.3	34.7
Median Age (Female)	38.5	38.7	37.3
HOUSEHOLDS & INCOME			
Total Households	1,097	36,877	141,852
# Of Persons Per HH	2.6	2.3	2.3
Average HH Income	\$66,703	\$53,777	\$52,962
Average Home Value	\$158,592	\$149,525	\$161,365



For More Information Contact:

John G. Moore, III
Owner/Agent

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(865) 603-4785

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