



5755 North Point Parkway, Suite 262
 Alpharetta, GA 30022
 770.481.1960
 www.shanegroup.net

R&R PLAZA

6219 Lee Hwy, Chattanooga, TN



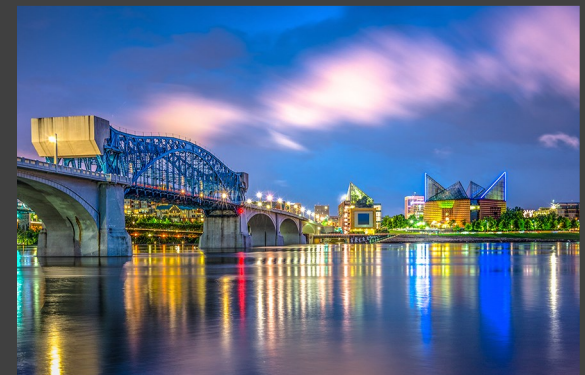
CHATTANOOGA, TENNESSEE



#1 Best Places to Live
 - Outside Magazine



#8 Affordable Places to Live
 - Forbes Magazine



Top 4 Places to Visit in U.S.
 - NYTimes

CONFIDENTIALITY STATEMENT

The Shane Investment Property Group, LLC has been engaged as the exclusive agent and representative of the Owner. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel or related entities.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither the Shane Investment Property Group, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This Investment Offering Brochure may include certain statements and estimates by the Shane Investment Property Group, LLC with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Shane Investment Property Group, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the Shane Investment Property Group, LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

INVESTMENT OVERVIEW

R&R Plaza is a 97% occupied retail center of 100,930 SF located in scenic Chattanooga, TN—voted the #1 place to live by *Outside Magazine* and one of the Top 4 places to visit in the U.S. by the *NY Times*. R&R Plaza is priced at \$67 PSF, well below replacement cost. Rents for the center are mostly gross or modified gross that average just under \$9 PSF, providing significant upside and making it the low cost provider in the area. R&R Plaza has excellent visibility, located directly adjacent to Hwy 153 (66,749 cars per day) and only about a half mile from Interstate 75 (98,933 cars per day). All 3 of the other corners adjacent to Hwy 1 have been recently redeveloped—the center across the street is anchored by Sportsman’s Warehouse; Miller Motte Technical College built a new campus on one of the other corners; and the third corner was developed into an approximately 75,000 sq.ft. T-Mobile Call Center.

HIGHLIGHTS

- ◆ 97% Occupied Center
- ◆ Low Rents averaging \$8.86 PSF
- ◆ Priced at \$67 PSF—well below replacement cost
- ◆ Highly visible location adjacent to Hwy 153 (90,000 cars per day)
- ◆ Chattanooga—#1 Place to Live (*Outside Magazine*)

PRICE: \$6,750,000

CAP: 8.50%

BLDG: 100,930 SF

LAND: 8.78 ACRES

Leveraged Cash Flow: 19% TOTAL

14% SPENDABLE

YEAR BUILT: 1986



Chattanooga (Tennessee River)

UPSIDE

NNN Rents: R&R Plaza is comprised of 25 tenants; of which approximately 85% are on Gross or Modified Gross leases. Therefore, an Investor should have considerable upside in cash flow by converting most of these tenants to NNN leases.

Low Rents: R&R Plaza has rents that average just under \$9 PSF, allowing for considerable upside through increasing rents.

Reposition/Remodel: Three of four quadrants at this intersection have been remodeled and repositioned for higher rents, and better uses. While R&R Center is highly occupied, and does very well, it would benefit by a repositioning, or remodel. In either case rents could be raised significantly to add value to the center.



Chattanooga (Lookout Mountain)

Chattanooga #1 Best Place to Live! 2015

as Voted on by readers of Outside Magazine

<http://www.outsideonline.com/2006426/americas-best-towns-2015>



INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

1. Chattanooga, Tennessee



Clockwise from top left: Hunter Museum of American Art; in flight over Chattanooga; The Farmer's Daughter; deepwater solo near downtown. Photo: Dianne Blankenbaker; Hollis Bennett; Ben Lehman; Hollis Bennett

Highlights from the Article

The city of 173,000, built in the belly of the rocky Tennessee River Gorge, always had the potential to be a great adventure town. Climbers have been sending routes on the nearby sandstone cliffs for more than 30 years. Chattanooga's outdoor cred isn't really news. The quantity and quality of adventure playgrounds—including the Tennessee River, which wraps around the city, and a bevy of Class IV–V rapids on the nearby Ocoee—helped it win our Best Towns contest four years ago. Locals tell me that the transformation started in 2010, when Chattanooga got the one-gigabit-per-second fiber-optic Internet service that's tax-payer owned and available to every home and business at affordable rates. "The Gig showed that Chattanooga was committed to developing business," says Joda Thongnopnua, communications director of Lamp Post, a venture fund that invests in local startups. He estimates that some \$50 million has been pumped into new businesses over the past five years. It might be too early to start calling it Silicon Gorge, but people are relocating to Chattanooga because it has something that many other recreation meccas don't: opportunity. Take brothers Kelsey and Conner Scott, who moved down from Nashville two years ago to climb and to grow Granola, their small backpack company. "There's a huge startup scene and a great outdoor community," Kelsey says. Add to the mix reasonably priced homes—the median price is \$138,000—and you get a uniquely diverse adventure hub where you can have a rising career and a comfortable, balanced life. "We were already driving down here every weekend to climb," says Kelsey. "Moving to Chattanooga just made sense."

CHATTANOOGA, TN

NY Times says: one of Top 45 Places to Go in World; Top 4 in U.S.

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Lookout Mountain

Chattanooga, Tennessee is one of the South's top travel destinations. In fact, the New York Times named Chattanooga TN one of the "Top 45 Places to go" in the World. Only four US destinations were named and the Scenic City was the only place outside of California. And it's no wonder. Tucked between the mountains of Southeast Tennessee, along the beautiful Tennessee River, Chattanooga TN is one of America's most breathtaking cities. But that's just the beginning of what the Scenic City has to offer. There's a world of outdoor adventure, amazing restaurants, live events, art and world-class attractions waiting for you here. Attractions such as the Tennessee Aquarium, Lookout Mountain, Civil War battlefield sites, the African American Museum, and the Appalachian Trail bring thousands of people to the area every year.

R&R Plaza is located in the inner circle of the Chattanooga CBD. It's bound by the mountains and the Tennessee River which act as natural constraints to development.

AERIAL MAP

- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS
- LOCATION MAPS
- DEMOGRAPHICS



Please note: Lot Lines are Approximate

AERIAL MAP

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

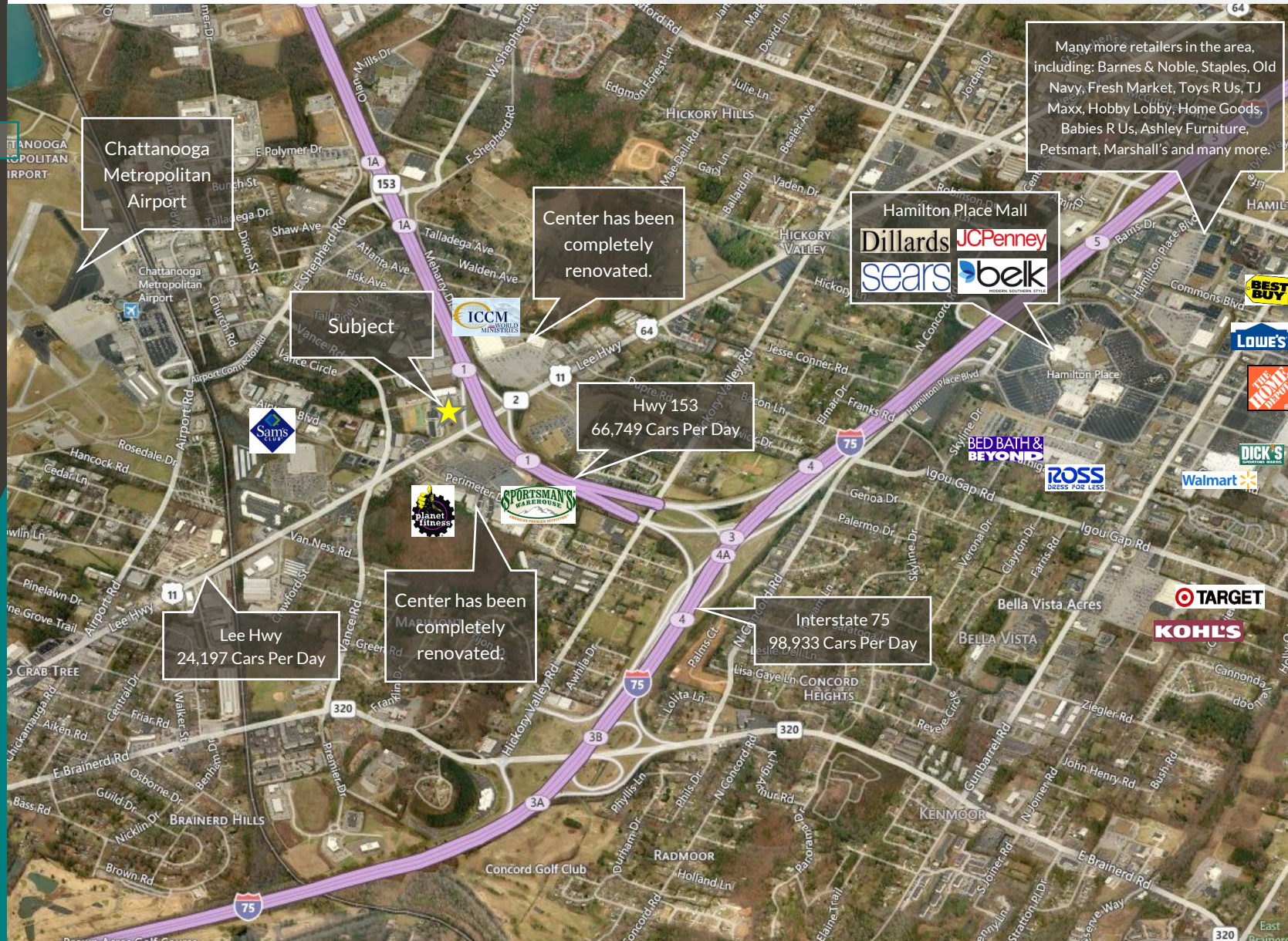
FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



CHATTANOOGA, TN

Corporate Friendly—Amazon and Volkswagen

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



Volkswagen Chattanooga—if Amazon looks big at 28 football fields; the VW campus is massive! Over 4,800 workers. Currently 1.9 million SF; VW has plans to expand which would expand capacity to manufacture over 592,000 vehicles per year.



Amazon Fulfillment Center—over the size of 28 football fields! More than 1 million square feet. Over 5,000 workers. Operates 24 hours / 7 Days per week.

Chattanooga Metropolitan Airport

Subject

SITE PLAN

- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN**
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS
- LOCATION MAPS
- DEMOGRAPHICS



PHOTOGRAPHS—BUILDING ONE

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



PHOTOGRAPHS—BUILDING TWO

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



PHOTOGRAPHS—BUILDING THREE

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



RENT ROLL

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

SUITE	TENANT	SQUARE FOOTAGE	% OF CENTER	LEASE TERM		ANNUAL BASE RENT	ANNUAL RENT/SQ. FT.	ESTIMATED RECAPTURE	ESCALATIONS	OPTIONS
				START	EXPIRATION					
<u>Building One</u>										
6219-1,2	Cricket Telecom	4,100	4.06%	Feb-98	Mar-18	\$59,450	\$14.50	Gross	In Option	1 x 3
6219-3,4,5	US Army	4,000	3.96%	Apr-08	Mar-18	\$78,000	\$19.50	Gross	None	None
6219-6	National Guard	1,300	1.29%	Apr-08	Mar-17	\$24,960	\$19.20	Gross	None	None
6219-7,8	Tosceno Italian Grill	2,400	2.38%	May-14	Apr-19	\$33,000	\$13.75	Gross	In Option	1 x 5
6219-9	Foil Salon	1,200	1.19%	Jul-14	Jun-19	\$18,420	\$15.35	Gross	None	None
6219-10	Desktop Solutions	1,200	1.19%	Dec-13	Dec-16	\$14,400	\$12.00	Gross	None	None
6219-11	Credit Central	1,200	1.19%	Jul-14	Jun-19	\$15,600	\$13.00	Gross	In Option	1 x 5
<u>Building Two</u>										
6227-A	Integrity Staffing	5,950	5.90%	Sep-11	Aug-17	\$73,855	\$12.41	\$10,413	3% on 9/1/16	None
6227-B	Shelter Insurance	1,200	1.19%	Mar-13	Feb-18	\$16,800	\$14.00	Gross	None	None
6227-C	Title Services	1,500	1.49%	Nov-15	Nov-18	\$21,000	\$14.00	Gross	None	None
6223-F	Keys Carpet	3,000	2.97%	Mar-15	Mar-18	\$27,600	\$9.20	Gross	None	None
6227-G	Angelic Vapes	1,200	1.19%	Feb-16	Feb-19	\$17,400	\$14.50	Gross	None	None
6227-119	Goodfellas Barber Shop	750	0.74%	Apr-16	Mar-19	\$13,125	\$17.50	Gross	In Option	1 x 2
6227-J	Chicken-W-Bones	1,750	1.73%	Jul-16	Jul-23	\$27,606	\$15.77	Gross	Yes, see Abstract	None
6227-123	Alternative Visions	3,600	3.57%	May-01	Feb-19	\$37,800	\$10.50	\$6,264	None	None
6227-J	Personnel Staffing	1,200	1.19%	Nov-15	Oct-18	\$15,600	\$13.00	Gross	None	None
6227-L	Geico	2,400	2.38%	Jun-14	Jun-19	\$30,600	\$12.75	Gross	None	None
<u>Building Three</u>										
6223-250	Siano Appliance	5,000	4.95%	May-14	Apr-19	\$49,800	\$9.96	Gross	In Option	1 x 5
6223-210	Siano Appliance	2,000	1.98%	Oct-15	Apr-19	\$22,680	\$11.34	Gross	In Option	1 x 5
6223-215	Heights Finance	2,000	1.98%	Jul-11	Jun-17	\$19,200	\$9.60	\$3,480	In Option	1 x 3
6223-220	Audibel	2,500	2.48%	Jun-16	Jun-21	\$20,400	\$8.16	Gross	In Option	1 x 5
6231-225B	Vacant	3,500	3.47%			\$35,000	\$10.00	Gross	N/A	N/A
6231-225A	1st Heritage	2,500	2.48%	Jun-13	Aug-18	\$25,000	\$10.00	\$4,375	None	1 x 5
6223-230	Lighting Gallery	20,000	19.82%	Mar-06	Aug-18	\$105,000	\$5.25	Gross	None	None
6223-235	Siano Appliance	5,000	4.95%	May-15	Apr-20	\$21,000	\$4.20	Gross	In Option	1 x 5
6211	Kioto Brazilian Jiu Jitsu	4,500	4.46%	Jan-13	Dec-18	\$18,000	\$4.00	Gross	20% on 1/1/17	1 x 3
6217-240	Mainframe Services	15,000	14.86%	Apr-09	Mar-19	\$52,500	\$3.50	Gross	None	None
		100,930				\$893,796		\$24,532		
Occupied 97%		97,430		96.08%		\$858,796	\$8.81	\$24,532		
Vacant 3%		3,500		3.92%		\$35,000	\$10.00			

FINANCIAL SUMMARY

Financial

Price:		\$6,750,000
Down Payment:	25.00%	\$1,687,500
Current CAP:		8.50%

Cost per Gross Square Foot:	\$66.94
Annual Rent per Square Foot:	\$8.86

Loan Information

First Loan Amount:	\$5,062,500
■ Interest Rate:	4.50%
■ Amortization:	25
■ Term:	5
Monthly Payment:	\$28,139.02

**Loan above is proposed for Cash Flow Purposes only. Property can be delivered free and clear*

Return

	Current Rents	
Scheduled Gross Income	\$ 893,796	
Plus Overage	-	
Plus Recapture*	24,532	
Total Income	\$ 918,327	
Less Vacancy	45,916	5.0%
Gross Operating Income	\$ 872,411	
Less Expenses	298,700	
Net Operating Income	\$ 573,711	
Loan Payments	337,668	
Pre Tax Cash Flow	\$ 236,043	14.0%
Plus Principal Reduction	112,150	
Total Return Before Taxes	\$ 348,193	20.6%

**A few tenants pay limited recapture amounts. These are included in their total Annual Base Rent on the Rent Roll. See the Lease Abstracts for more details.*

Building

Year Built:	1986
Building Square Feet:	100,830
Land Parcel (Acres):	8.78

Tenants

- Cricket Wireless
- Siano Appliance
- US Army
- Geico
- See Rent Roll for Others

Expenses

Taxes	\$125,744
Insurance	17,765
Janitorial	14,030
Utilities	24,353
Management	4.0%
Landscaping/Sweeping	36,483
Maintenance/Repairs	12,650
Reserves (\$0.20 PSF)	47,489
	20,186

Total Expenses	\$298,700
Per Rentable Square Foot:	\$2.96

TENANT INFORMATION

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS



Subsidiary of AT&T
3,000 Locations Nationwide



United States Government Credit!



Local Agent in business over 11 years; GEICO has over 30,000 agents



7 Locations in 3 States



Over 81 Locations In 19 States



In business since 1992; over 24 Years!
Over 100 offices in 6 states



In business since 1996; over 20 years!



Over 150 Locations in 5 States



Local Agent; company in business since 1981 with 12 locations in 4 states



Local Lighting Store in business over 10 Years



In business since 1992; over 24 Years!
Local Agent of First American Title



Independent Agent Largest Hearing Aid Company in the U.S.



Local Agent; company has 1,300 Agents in 17 States



In business since 1988; over 28 Years!



Founded in 1995; Over 73 Branches In 4 States



Operate 2 Locations Teaching over 20 Years

LEASE ABSTRACTS

<p>Tenant Cricket Communications, Inc.</p> <p>Use Retail sale and service of cellular phone and broadband devices and services</p> <p>Website http://www.cricketwireless.com/</p> <p>About Subsidiary of AT&T with 3,000 Locations Nationwide</p> <p>Building / Suite 4,100 SF / 6219 Lee Hwy, Suites 1 and 2</p> <p>Lease Term February 1, 1998 to March 31, 2018</p> <p>Cancellation None</p> <p>Options One 3 Year Option with 90 Days Prior Notice</p> <p>Rent Type Gross</p> <p>Current Rent \$4,954.16 per month / \$59,449.92 per year / \$14.50 PSF</p> <p>Increases Option rent increases to \$5,251.41 per month / \$15.37 PSF</p> <p>Taxes Paid by Landlord</p> <p>Insurance Tenant pays Liability Insurance; Landlord pays for Casualty Insurance</p> <p>CAM Paid by Landlord</p> <p>Maintenance Exterior paid by Landlord; Tenant responsible for Interior</p> <p>Utilities Paid by Tenant</p> <p>Security Deposit None</p> <p>Estoppel Not defined in Lease</p>	<p>Tenant United States of America</p> <p>Use U.S. Army Recruiting Center</p> <p>Website http://www.goarmy.com</p> <p>About United States of America</p> <p>Building / Suite 4,000 SF / 6219 Lee Hwy, Suites 3, 4 and 5</p> <p>Lease Term April 1, 2008 to March 31, 2018</p> <p>Cancellation Tenant has the option to cancel with 30 days notice</p> <p>Options None</p> <p>Rent Type Gross</p> <p>Current Rent \$6,500 per month / \$78,000 per year / \$19.50 PSF</p> <p>Increases None</p> <p>Taxes Paid by Landlord (\$3,000 per year paid as part of Annual Rent)</p> <p>Insurance Paid by Landlord</p> <p>CAM Paid by Landlord (\$10,000 per year paid for Janitorial as part of Annual Rent)</p> <p>Maintenance Paid by Landlord (Army and National Guard are only tenants that have Janitorial)</p> <p>Utilities Paid by Landlord (\$8,400 for Electricity & \$1,600 for Water paid as part of Annual Rent)</p> <p>Security Deposit None</p> <p>Estoppel Not defined in Lease</p>
--	--



- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS
- LOCATION MAPS
- DEMOGRAPHICS

LEASE ABSTRACTS

<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>United States of America</p> <p>National Guard Office</p> <p>http://state.nationalguard.com/tennessee</p> <p>Tennessee Army Guard</p> <p>1,300 SF / 6219 Lee Hwy, Suite 6</p> <p>April 1, 2008 to March 31, 2017</p> <p>Tenant has the option to cancel with 60 days notice</p> <p>None</p> <p>Gross; Tenant pays for Utilities, Janitorial, Taxes</p> <p>\$2,080 per month / \$24,960 per year / \$19.20 PSF</p> <p>None</p> <p>Tenant pays \$0.75 PSF for Taxes as part of the total Gross Rent above.</p> <p>Paid by Landlord</p> <p>Tenant pays \$2.50 PSF for Janitorial as part of the total Gross Rent above.</p> <p>Paid by Landlord (Army and National Guard are only tenants that have Janitorial)</p> <p>Tenant pays \$2.50 PSF for Utilities as part of the total Gross Rent above.</p> <p>None</p> <p>Not covered in Lease</p>
<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Tarek Omar Ismaiel & Mohamed Elbardissy d/b/a Toscano, Inc.</p> <p>Full Services Restaurant and catering business and related services</p> <p>http://toscanositaliangrilltn.com/</p> <p>Local Italian Restaurant</p> <p>2,400 SF / 6219 Lee Hwy, Suites 7 and 8</p> <p>May 1, 2014 to April 30, 2019</p> <p>None</p> <p>One 5 Year Option with 6 Months Notification</p> <p>Gross</p> <p>\$2,750 per month / \$33,000 per year / \$13.75 PSF</p> <p>Option Years 6-8: \$3,000 per month and Years 9-10: \$3,250 per month</p> <p>Paid by Landlord</p> <p>Tenant pays Liability Insurance; Landlord pays for Casualty Insurance</p> <p>Paid by Landlord</p> <p>Exterior paid by Landlord; Tenant responsible for Interior & first \$1,000 per year for HVAC maintenance</p> <p>Paid by Tenant</p> <p>\$2,500</p> <p>20 Days to Return</p>



LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Tenant Use	Ms. Sunin Cox d/b/a Foil Salon Professional Salon with related sales and services	Foil Salon
Website	Not Known	
About	Local Salon	
Building / Suite	1,200 SF / 6219 Lee Hwy, Suite 9	
Lease Term	July 1, 2014 to June 30, 2019	
Cancellation	None	
Options	None	
Rent Type	Modified Gross	
Current Rent	\$1,535 per month / \$18,420 per year / \$15.35 PSF	
Increases	None	
Taxes	Tenant pays pro-rata share of Tax Increases	
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance	
CAM	Paid by Landlord	
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance	
Utilities	Paid by Tenant	
Security Deposit	\$1,535	
Estoppel	20 Days to Return	
Tenant Use	Roger Bisson d/b/a Desktop Solutions Sale of Computer Products and related services	
Website	http://www.desktop-solutions.net/	
About	In business since 1988; Chattanooga's leading Mac and PC Repair company.	
Building / Suite	1,200 SF / 6219 Lee Hwy, Suite 10	
Lease Term	December 1, 2013 to November 30, 2016	
Cancellation	None	
Options	None	
Rent Type	Gross	
Current Rent	\$1,200 per month / \$14,400 per year / \$12.00 PSF	
Increases	None	
Taxes	Paid by Landlord	
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance	
CAM	Paid by Landlord	
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & HVAC maintenance	
Utilities	Paid by Tenant	
Security Deposit	\$1,200	
Estoppel	20 Days to Return	

LEASE ABSTRACTS

<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Credit Central of TN, LLC Consumer Loans and Seasonal Tax Preparation business and related services http://www.creditcentralllc.com/ Started in July 2002; grown to 150 Locations in 5 States 1,200 SF / 6219 Lee Hwy, Suite 11 July 1, 2014 to June 30, 2019 90 Days Notice if Federal/State Laws affect Tenant's ability to make a profit One 5 Year at Current Market Rate Modified Gross \$1,300 per month / \$15,600 per year / \$13.00 PSF None Tenant pays pro-rata share of Tax Increases Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance Paid by Tenant \$1,300 20 Days to Return</p>
<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Integrity Staffing Solutions, LLC Personnel Staffing Business http://integritystaffing.com/ Founded in 1997; grown to 81 Location in 19 States 5,950 SF / 6227 Lee Hwy, Suite A September 1, 2011 to August 31, 2017 None None Modified Gross Tenant pays \$73,854.55 per year for Base Rent plus NNN charges of \$10,412.50 Increases to \$76,070.18 per year on September 1, 2016 Tenant pays increases over Base Year Taxes of \$110,321 Tenant pays Liability Insurance and increases over 2011 Casualty Insurance Tenant pays its pro-rata share of common area maintenance Exterior paid by Landlord; Tenant responsible for Interior & HVAC maintenance Paid by Tenant \$5,454.17 10 Days to Return</p>



- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS
- LOCATION MAPS
- DEMOGRAPHICS

LEASE ABSTRACTS

<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Shelter Mutual Insurance Company Insurance and Finance Office http://www.shelterinsurance.com/ Operated by Local Agent; company has 1,300 agents in 17 states 1,200 SF / 6227 Lee Hwy, Suite B March 1, 2013 to February 28, 2018 None None Modified Gross \$1,400 per month / \$16,800 per year / \$14.00 PSF None Landlord pays for Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance Paid by Tenant None Not mentioned in Lease</p>	
<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Mr. Michael M. Allison d/b/a Title Services of Tennessee Office and Storage http://www.titlevcstn.com/ In business since 1992; local Title & Escrow Agent of First American Title 1,500 SF / 6227 Lee Hwy, Suite C November 20, 2015 to November 30, 2018 Option to cancel after 2 years with 90 days notice None Gross \$1,750 per month / \$21,000 per year / \$14.00 PSF None Landlord pays for Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance Paid by Tenant \$1,750 20 Days to Return</p>	

LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL



FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Tenant Use	Mr. Harold L. Key d/b/a Keys Carpet Center Flooring Store with related sales and services	
Website	Not Known	
About	Local flooring and carpet store	
Building / Suite	3,000 SF / 6227 Lee Hwy, Suite F	
Lease Term	March 11, 2015 to March 31, 2018	
Cancellation	None	
Options	None	
Rent Type	Gross	
Current Rent	\$2,300 per month / \$27,600 per year / \$9.20 PSF	
Increases	None	
Taxes	Landlord pays for Taxes	
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance	
CAM	Paid by Landlord	
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance	
Utilities	Paid by Tenant	
Security Deposit	\$2,300	
Estoppel	20 Days to Return	
Tenant Use	Mr. Terry Schweiger d/b/a Angelic Solutions Vapes & Galleria Vapor / eCigarette Store and Art Galleria only with related sales and services	
Website	http://www.angelicsolutionsvapes.com/	
About	Local eCigarette Store and Art Gallery	
Building / Suite	1,200 SF / 6227 Lee Hwy, Suite G	
Lease Term	February 1, 2016 to January 31, 2019	
Cancellation	None	
Options	None	
Rent Type	Gross	
Current Rent	\$1,450 per month / \$17,400 per year / \$14.50 PSF	
Increases	None	
Taxes	Landlord pays for Taxes	
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance	
CAM	Paid by Landlord	
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance	
Utilities	Paid by Tenant	
Security Deposit	\$1,450	
Estoppel	20 Days to Return	

- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS**
- LOCATION MAPS
- DEMOGRAPHICS

LEASE ABSTRACTS

<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>GoodFellas, PLLC Men's Barber Shop only with related sales of merchandise and services http://goodfellasbarbershoppe.com/ Local Men's Barber Shop 750 SF / 6227 Lee Hwy, Suite 119 April 1, 2016 to March 31, 2019 None One 2 Year Option Modified Gross \$1,093.75 per month / \$13,125 per year / \$17.50 PSF Rent increases to \$1,193.75 per month in Option Tenant pays pro rata share of increases in Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Tenant pays pro rata share of increases in CAM Exterior paid by Landlord; Tenant responsible for Interior & first \$300 per year for HVAC maintenance Paid by Tenant \$1,093.75 20 Days to Return</p>
<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>Ms. Melinda Bone d/b/a Chicken-w-Bones with a Personal Guaranty Restaurant and Catering Business http://chicken-w-bones.com/ Local chicken restaurant in business since 2011 1,750 SF / 6227 Lee Hwy, Suite J July 16, 2016 to July 31, 2023 None None Modified Gross \$2,300.50 per month / \$27,606 per year / \$15.77 PSF \$2500.50 (8/1/17) then \$2,567.17 (8/1/18) then \$2,632.80 (8/1/19) then \$2,702.39 (8/1/21) Tenant pays pro rata share of increases in Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$400 per year for HVAC maintenance Paid by Tenant \$2,300.50 20 Days to Return</p>



LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Tenant
Use
Website
About

Howard Charles Guhne III individually, d/b/a Alternative Visions Hair Academy
Cosmetology School with retail sales of related products
<http://www.alternativevisionshairacademy.com/>

Building / Suite
Lease Term
Cancellation
Options
Rent Type
Current Rent
Increases
Taxes
Insurance
CAM
Maintenance
Utilities
Security Deposit
Estoppel

Established in 1996; largest enrolled private Cosmetology School in the area
Rolling attendance of 90+ students per month plus tremendous walk-in crowd
3,600 SF / 6227 Lee Hwy, Suite 123
March 1, 2011 to February 28, 2019
None
None
NNN
\$3,672 per month / \$44,064 per year / \$12.24 PSF
None
Tenant pays pro-rata share (included in Rent above)
Tenant pays pro-rata share (included in Rent above)
Tenant pays pro-rata share (included in Rent above)
Landlord pays for Roof & Structure
Paid by Tenant
None
30 Days to Return

Tenant
Use
Website
About

Building / Suite
Lease Term
Cancellation
Options
Rent Type
Current Rent
Increases
Taxes
Insurance
CAM
Maintenance
Utilities
Security Deposit
Estoppel

Brigitte Vezertzis d/b/a Personnel Staffing, Inc.
Staffing and Recruitment business
<http://www.personnelstaffing.com/>
Local franchisee; company in business since 1981 with 12 Locations in 4 States

1,200 SF / 6227 Lee Hwy, Suite J
November 1, 2015 to October 30, 2018
None
None
Modified Gross
\$1,300 per month / \$15,600 per year / \$13.00 PSF
None
Tenant pays pro rata share of increases in Taxes
Tenant pays Liability Insurance; Landlord pays for Casualty Insurance
Paid by Landlord
Exterior paid by Landlord; Tenant responsible for Interior & first \$400 per year for HVAC maintenance
Paid by Tenant
\$1,300
20 Days to Return



LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Tenant	GVG Insurance, LLC d/b/a GEICO Insurance
Use	Office and storage
Website	http://www.geico.com/insurance-agents/tennessee/chattanooga/greta-vaughan/
About	Local GEICO Agent in business since 2005
Building / Suite	2,400 SF / 6227 Lee Hwy, Suite L
Lease Term	June 1, 2014 to May 31, 2019
Cancellation	After 3 Years with 6 months advance notice and \$3,000 Termination Penalty
Options	None
Rent Type	Modified Gross
Current Rent	\$2,550 per month / \$30,600 per year / \$12.75 PSF
Increases	None
Taxes	Tenant pays pro rata share of increases in Taxes
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance
CAM	Paid by Landlord
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$400 per year for HVAC maintenance
Utilities	Paid by Tenant
Security Deposit	\$2,550
Estoppel	20 Days to Return
Tenant	Siano Appliance Distributors, Inc. (Lease #1)
Use	Operating a commercial and residential appliance business and related services
Website	http://www.siano-appliance.com/
About	Wholesale Distributor of over 20 major brands of appliances; 7 Locations in 3 States
Building / Suite	5,000 SF / 6223 Lee Hwy, Suite 250
Lease Term	May 1, 2014 to April 30, 2019
Cancellation	None
Options	One 5 Year Option with 6 months Notice
Rent Type	Modified Gross
Current Rent	\$4,150 per month / \$49,800 per year / \$9.96 PSF
Increases	Option rent increases to \$4,599.53 per month
Taxes	Tenant pays pro rata share of increases in Taxes
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance
CAM	Paid by Landlord
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$1,000 per year for HVAC maintenance
Utilities	Paid by Tenant
Security Deposit	\$4,150
Estoppel	20 Days to Return



LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>Siano Appliance Distributors, Inc. (Lease #2) Operating a commercial and residential appliance business and related services http://www.siano-appliance.com/ Wholesale Distributor of over 20 major brands of appliances; 7 Locations in 3 States 2,000 SF / 6223 Lee Hwy, Suite 210 October 1, 2015 to April 30, 2019 None One 5 Year Option with 6 months Notice Modified Gross \$1,890 per month / \$22,680 per year / \$11.34 PSF Option rent increases to \$2,098 per month Tenant pays pro rata share of increases in Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$1,000 per year for HVAC maintenance Paid by Tenant \$1,890 20 Days to Return</p>	
<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>Siano Appliance Distributors, Inc. (Lease #3 - Warehouse Space) Operating a commercial and residential appliance business and related services http://www.siano-appliance.com/ Wholesale Distributor of over 20 major brands of appliances; 7 Locations in 3 States 5,000 SF / 6223 Lee Hwy, Suite 235 May 1, 2015 to April 30, 2020 None One 5 Year Option with 6 months Notice Modified Gross \$1,750 per month / \$21,000 per year / \$4.20 PSF Option rent increases to \$2,025 per month Tenant pays pro rata share of increases in Taxes Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & first \$1,000 per year for HVAC maintenance Paid by Tenant \$1,750 20 Days to Return</p>	

LEASE ABSTRACTS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

Tenant Use	Heights Finance Corporation Consumer finance, loan origination, sub prime lending and/or related financial services
Website	http://www.heightsfinance.com/
About	Financial Services Company; in business since 1992; over 100 branch offices in 6 States
Building / Suite	2,000 SF / 6223 Lee Hwy, Suite 215
Lease Term	August 1, 2011 to June 30, 2017
Cancellation	None
Options	One Three Year Option
Rent Type	NNN - Tenant pays pro-rata share of expenses
Current Rent	\$1,890 per month / \$22,680 per year / \$11.34 PSF
Increases	Base Rent increases to \$1,650 per month for the Option plus NNN charges
Taxes	Tenant pays pro-rata share (included in Rent above)
Insurance	Tenant pays pro-rata share (included in Rent above)
CAM	Tenant pays pro-rata share (included in Rent above)
Maintenance	Landlord pays for Roof & Structure; Tenant responsible for \$250 per year for HVAC
Utilities	Paid by Tenant
Security Deposit	None
Estoppel	Timeframe not detailed in Lease



Tenant Use	Northland Hearing Center, Inc d/b/a Audibel Selling or dispensing hearing aids, providing diagnostic evaluation, aural rehabilitation
Website	http://www.audibel.com/
About	Independing Agent of Audibel; the largest hearing aid company in the U.S.
Building / Suite	2,500 SF / 6223 Lee Hwy, Suite 220
Lease Term	June 1, 2016 to May 31, 2021
Cancellation	None
Options	One 5 Year Option with 90 Days Prior Notice
Rent Type	Modified Gross
Current Rent	\$1,700 per month / \$20,400 per year / \$8.16 PSF
Increases	Increases to \$1,750 per month June 1, 2019
Taxes	Tenant pays pro rata share of increases in Taxes
Insurance	Tenant pays Liability Insurance; Landlord pays for Casualty Insurance
CAM	Paid by Landlord
Maintenance	Exterior paid by Landlord; Tenant responsible for Interior & first \$500 per year for HVAC maintenance
Utilities	Paid by Tenant
Security Deposit	\$1,700
Estoppel	20 Days to Return



LEASE ABSTRACTS

<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>Mainframe Services, Inc. Mainframe computer services and administration offices None Found Local computer repair 15,000 SF / 6217 Lee Hwy, Suite 240 April 1, 2009 to March 31, 2019 Tenant has option to cancel with 30 days notice and penalty of \$5,000 None Modified Gross \$4,375 per month / \$52,500 per year / \$3.50 PSF None Tenant pays increases over Base Year 2009 Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior & HVAC Paid by Tenant None 30 Days to Return</p>
<p>Tenant Use</p> <p>Website</p> <p>About</p> <p>Building / Suite</p> <p>Lease Term</p> <p>Cancellation</p> <p>Options</p> <p>Rent Type</p> <p>Current Rent</p> <p>Increases</p> <p>Taxes</p> <p>Insurance</p> <p>CAM</p> <p>Maintenance</p> <p>Utilities</p> <p>Security Deposit</p> <p>Estoppel</p>	<p>First Heritage Credit of Tennessee, LLC Consumer Finance Company http://www.1stheritagecredit.com/ Founded in 1995; now with over 73 branches in 4 states 2,500 SF / 6231 Lee Hwy, Suite 225A June 1, 2013 to August 31, 2018 None One 5 Year with 6 months notice NNN - Tenant pays it's pro-rata share of expenses \$2,447.92 per month / \$29,375 per year / \$11.75 PSF None Tenant pays pro-rata share (included in Rent above) Tenant pays pro-rata share (included in Rent above) Tenant pays pro-rata share (included in Rent above) Landlord pays Roof & Structure Paid by Tenant \$2,239.58 Timeframe not detailed in Lease</p>

Mainframe Services



- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS**
- LOCATION MAPS
- DEMOGRAPHICS

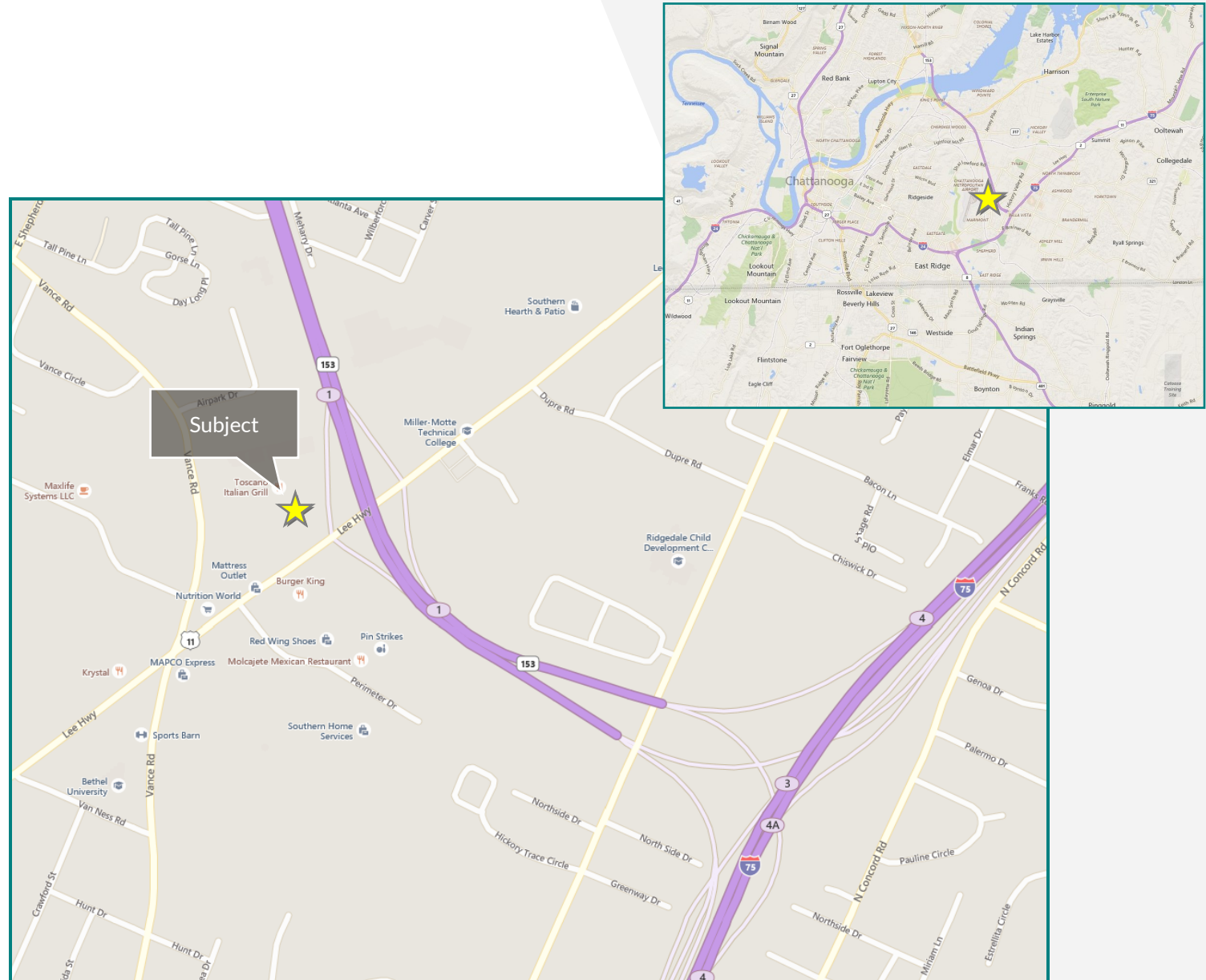
LEASE ABSTRACTS

<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>Quality Lighting Company, Inc. Lighting Gallery and Sales http://tlgstore.com/ Local Lighting Store in business for over 10 Years 20,000 SF / 6223 Lee Hwy, Suite 230 April 1, 2006 to August 31, 2018 None None Modified Gross \$8,750 per month / \$105,000 per year / \$5.25 PSF None Tenant pays increases over Base Year 2005 which was \$111,814.64 Tenant pays increases over Base year 2005 which was \$7,700.00 Paid by Landlord Exterior paid by Landlord; Tenant responsible for Interior Paid by Tenant None Timeframe not detailed in Lease</p>
<p>Tenant Use Website About Building / Suite Lease Term Cancellation Options Rent Type Current Rent Increases Taxes Insurance CAM Maintenance Utilities Security Deposit Estoppel</p>	<p>Alliance Kioto Brazillian Jiu Jitsu, LLC Operating a Fitness Club and related services and selling fitness apparel http://www.kiotobjjchattanooga.com/ One of two locations; operating here since 2013; teaching in the US over 20 years 4,500 SF / 6211 Lee Hwy, Suite 235 January 1, 2014 to December 31, 2018 None One option of 3 Years with 6 months prior notice Gross \$1,500 per month / \$18,000 per year / \$4.00 PSF Increases to \$1,800 per month January 1, 2017 Paid by Landlord Tenant pays Liability Insurance; Landlord pays for Casualty Insurance Paid by Landlord Paid by Landlord Paid by Tenant \$1,500 20 Days to Return</p>



LOCATION MAPS

- INVESTMENT SUMMARY
- CHATTANOOGA OVERVIEW
- AERIAL MAPS
- SITE PLAN
- PHOTOGRAPHS
- RENT ROLL
- FINANCIAL SUMMARY
- TENANT INFORMATION
- LEASE ABSTRACTS
- LOCATION MAPS**
- DEMOGRAPHICS



Any map description can be entered in here!

DEMOGRAPHICS

INVESTMENT SUMMARY

CHATTANOOGA OVERVIEW

AERIAL MAPS

SITE PLAN

PHOTOGRAPHS

RENT ROLL

FINANCIAL SUMMARY

TENANT INFORMATION

LEASE ABSTRACTS

LOCATION MAPS

DEMOGRAPHICS

	<u>One Mile</u>	<u>Three Miles</u>	<u>Five Miles</u>
Population			
2014 Population	5,243	41,132	126,538
2000 Population	4,938	39,218	121,478
5 Year Projected	5,573	43,295	132,230
Growth Over the Past 10 Years	6.18%	4.88%	4.17%
Projected Growth Over the Next 5 Years	6.29%	5.26%	4.50%
Households			
2014 Households	2,354	19,077	53,385
% Owner Occupied	44.10%	51.90%	58.20%
% Renter Occupied	55.90%	48.10%	41.80%
2000 Households	2,215	18,101	51,073
5 Year Projected	2,502	20,111	55,901
Growth Over the Past 10 Years	6.28%	5.39%	4.53%
Projected Growth Over the Next 5 Years	6.29%	5.42%	4.71%
Income			
2014 Average Household Income	\$45,869	\$54,224	\$56,044
5 Year Projected	\$51,645	\$61,126	\$63,357
Projected Growth Over the Next 5 Years	12.59%	12.73%	13.05%
Employment & Establishments			
2014 Employees/Daytime Population	5,803	46,631	83,730
2014 Total Establishments	521	4,056	6,965
Race			
White	57.40%	57.40%	59.00%
Black	26.10%	32.90%	33.40%
American Indian/Eskimo	0.30%	0.30%	0.30%
Asian/Pacific Islander	2.30%	3.80%	2.80%
Other Race	11.30%	3.30%	2.30%
Hispanic Ethnicity	20.20%	7.10%	5.10%

Notes

*Over 126,000 People
within 5 Miles*

*Average HH Income
over \$56,000 within
5 Miles*

*Over 46,000
Daytime Population
within 3 Miles*