FranklinStreet
Offering Memorandum

METROPLEX PORTFOLIO

444 Metroplex Drive | 1221 Antioch Pike, Nashville, TN 37211

1983 Year Built

CONTACT **US**

JUSTIN STURDIVANT
Regional Managing Director
TN #333989
941.504.4222
justin.sturdivant@franklinst.com

NIC CORSO
Senior Associate
470.295.6454
nic.corso@franklinst.com

CHLOE BRAMLETT
Operations Client Services Manager
chloe.bramlett@franklinst.com

CONFIDENTIALITY **AGREEMENT**

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents oz whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

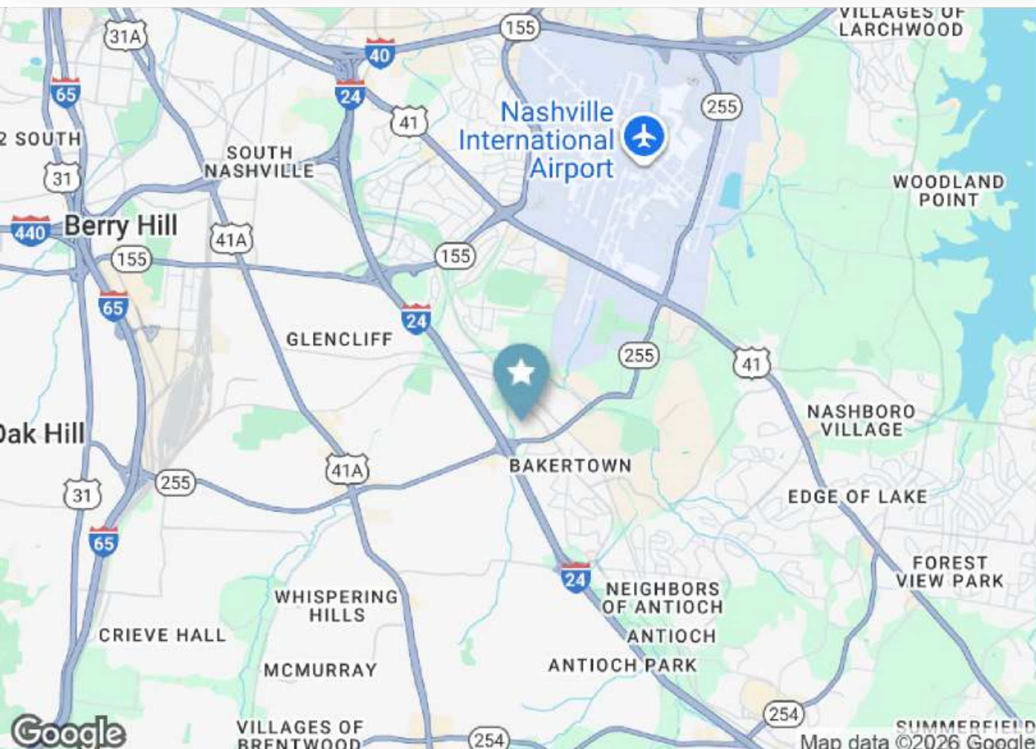


TABLE **OF CONTENTS**

1

PROPERTY **INFORMATION**

METROPLEX PORTFOLIO
444 Metroplex Drive | 1221 Antioch Pike, Nashville, TN 37211
1983 Year Built

METROPLEX PORTFOLIO

444 Metroplex Drive | 1221 Antioch Pike,
Nashville, TN 37211
1983 Year Built

Sale Price:	$4,500,000
Current NOI:	$105,809
Proforma NOI:	$369,698
Price Per SF:	$91.75

OFFER **SUMMARY**

Investment Highlights

- Two-Building Portfolio: Approximately 49,000 SF of well-maintained flex/office space across 444 Metroplex Drive (Building A) and 1221 Antioch Pike (Building B) in Nashville, TN.
- Stable Occupancy and Diverse Tenant Mix: Multiple tenants across both properties with staggered lease terms that reduce rollover risk.
- Desirable Flex Configuration: Functional layouts accommodate a wide range of uses, including office, service, light warehouse, and showroom.
- Professional Management: Consistent operations and detailed expense tracking ensure stable long-term performance.
- Value-Add Potential: Opportunity to enhance rental income through market rent adjustments, lease-up, and cosmetic upgrades.
- Established Business Park Location: Located within Metroplex Business Park, a proven commercial hub surrounded by national and regional employers.
- High Accessibility: Excellent connectivity to Interstates 24, 40, and 65, just six miles from Nashville International Airport (BNA) and minutes from downtown Nashville.

PROPERTY **DETAILS**

LOCATION INFORMATION

Building Name	Metroplex Portfolio
Street Address	444 Metroplex Drive | 1221 Antioch Pike
City, State, Zip	Nashville, TN 37211
County	Davidson

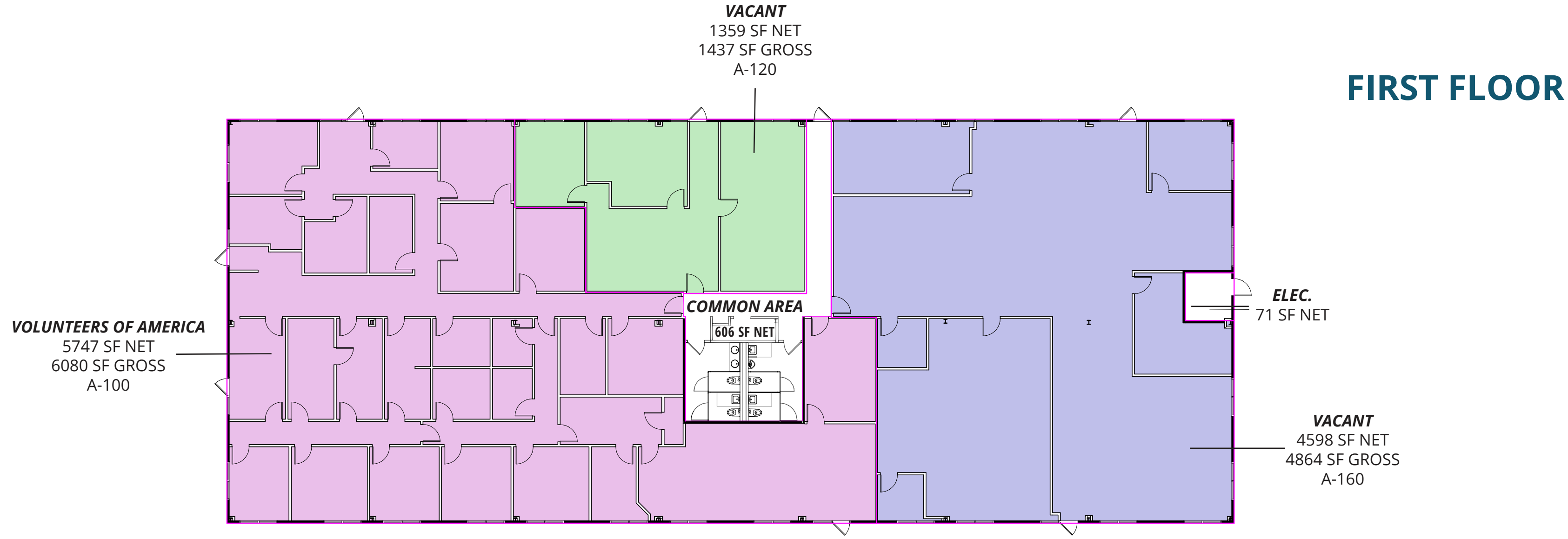
BUILDING INFORMATION

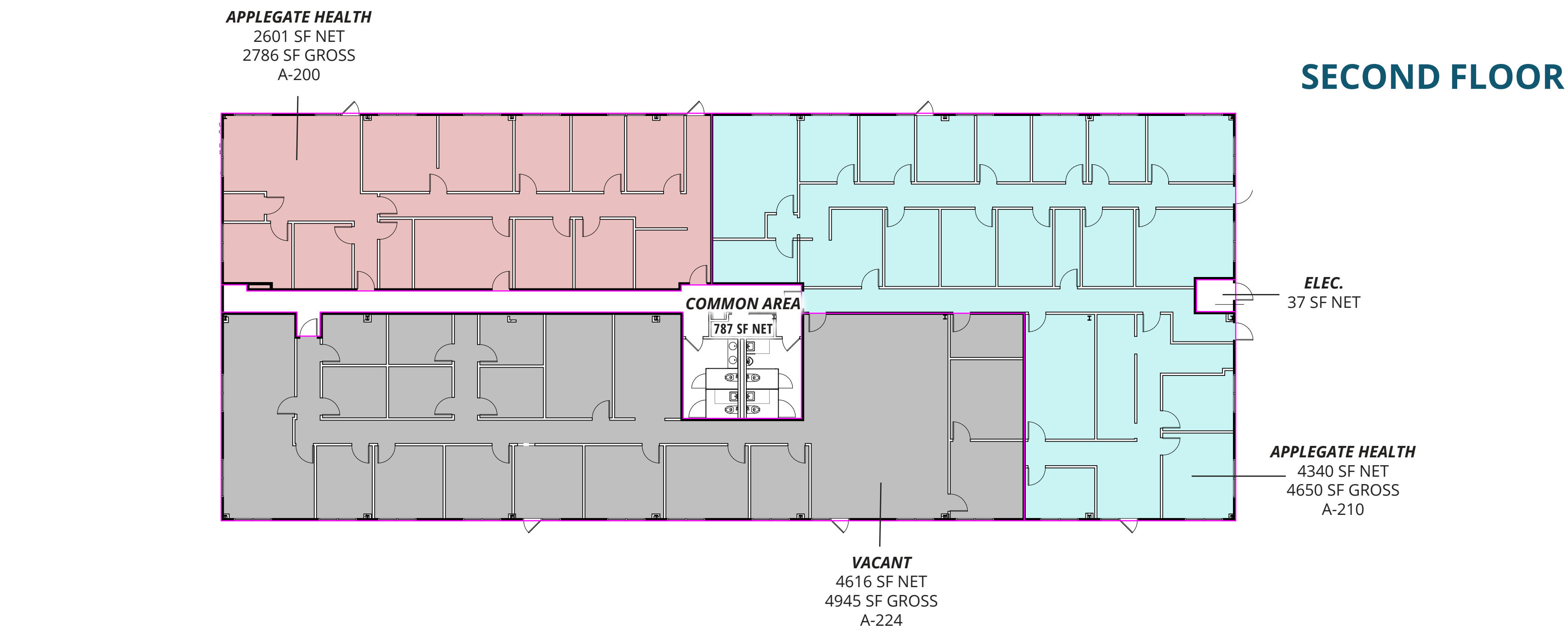
Building Size	26,464 SF
Combined NOI:	$105,809
Proforma NOI:	$369,698
Building Class	C
Occupancy %	68.22%
Tenancy	Multiple
Year Built	1983

1221 **ANTIOCH PIKE PARCEL VIEW**

444 **METROPLEX DR PARCEL VIEW**

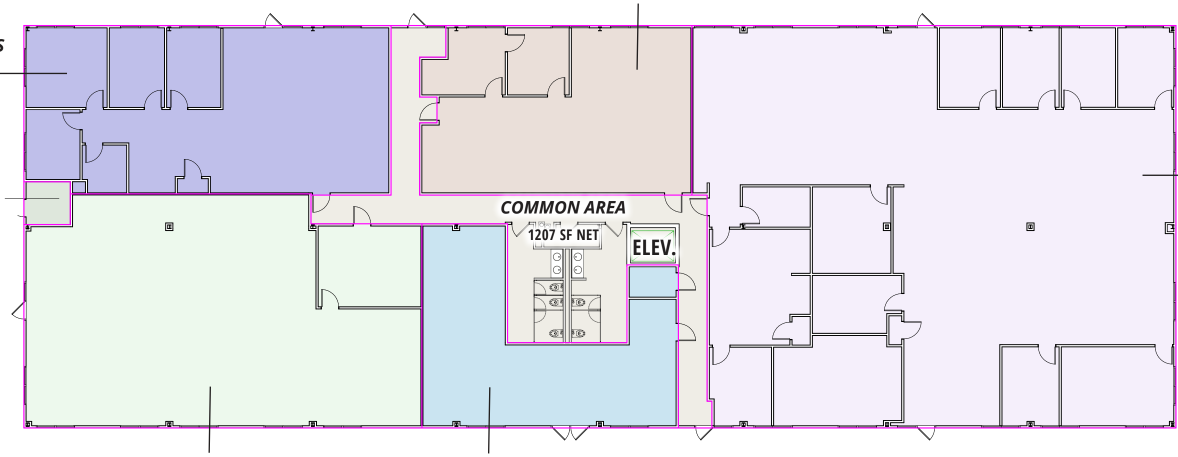
BUILDING **A FLOOR PLAN**



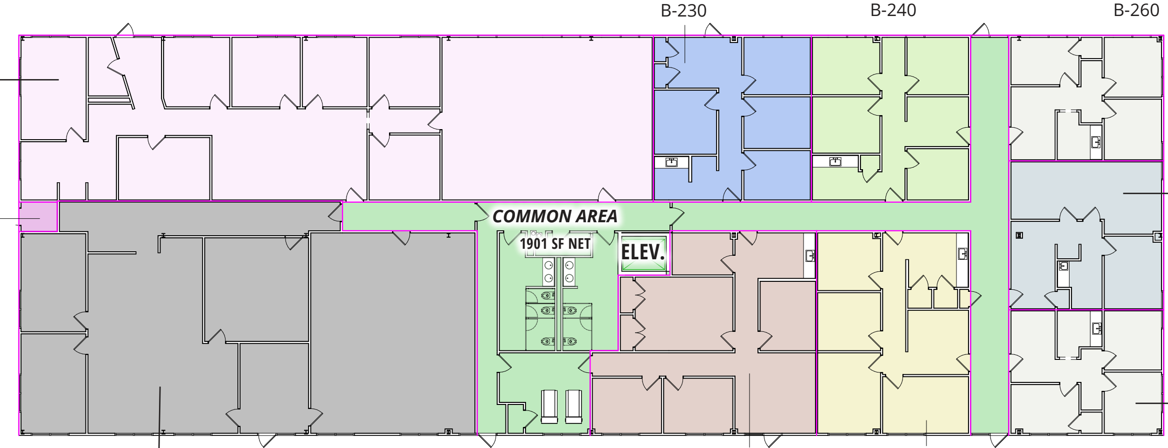


BUILDING **B FLOOR PLAN**

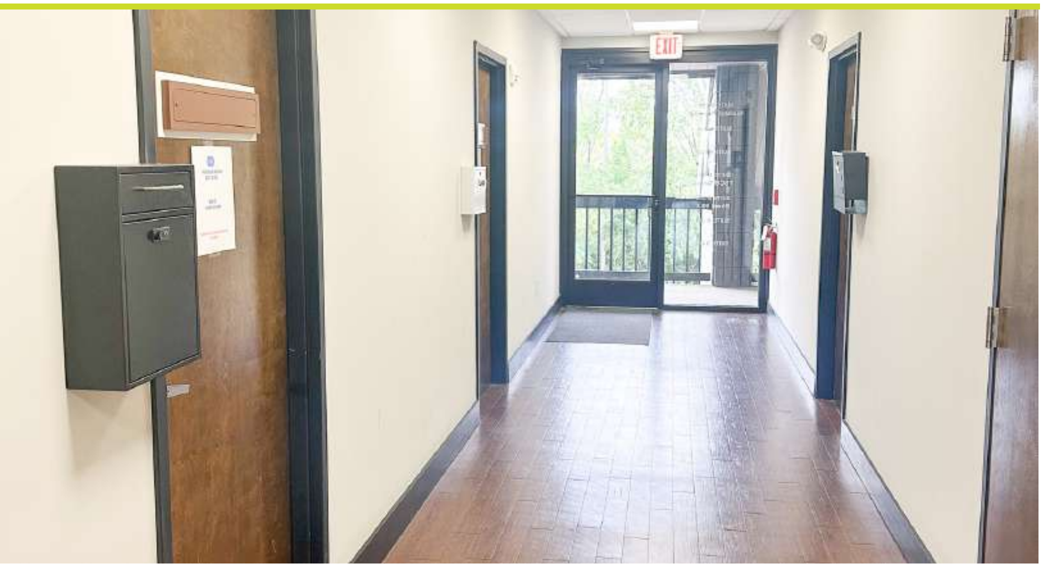
FIRST FLOOR



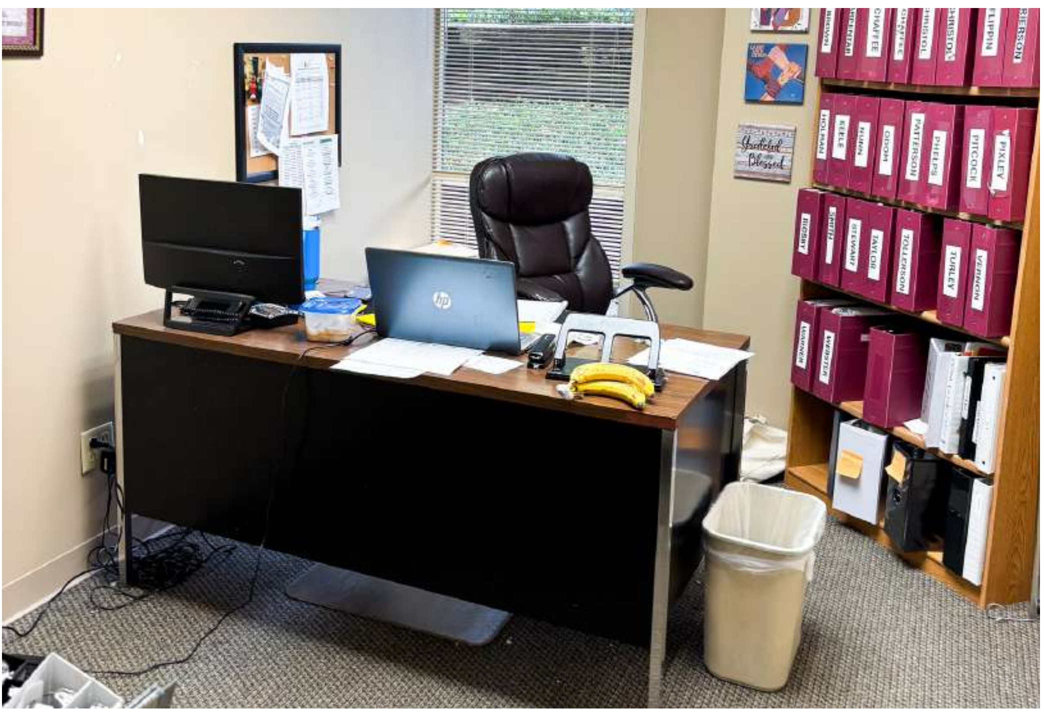
SECOND FLOOR



RENOVATED **UNITS**



OCCUPIED **UNITS**



RECENTLY **VACATED UNITS**

2

LOCATION INFORMATION

METROPLEX PORTFOLIO

444 Metroplex Drive | 1221 Antioch Pike, Nashville, TN 37211

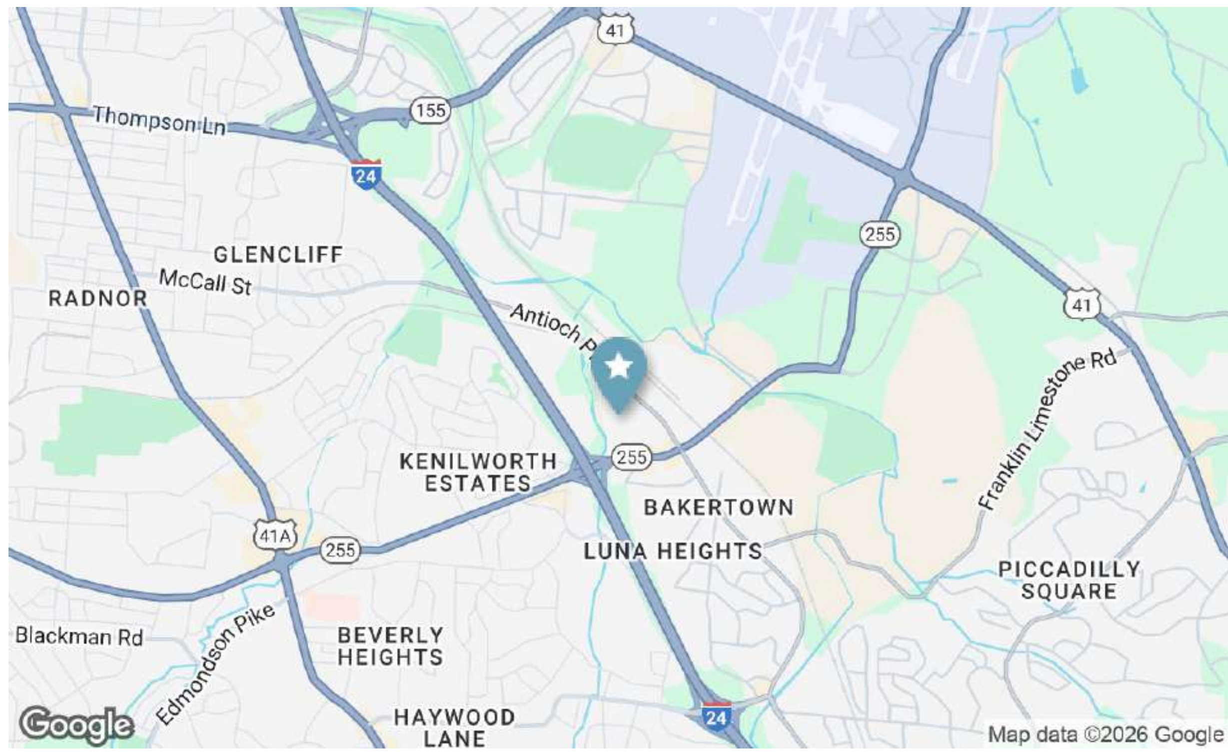
1983 Year Built

LOCATION **OVERVIEW**

ABOUT NASHVILLE

The Metroplex Portfolio is strategically positioned in Southeast Nashville, one of the city's most active commercial and industrial corridors. Situated just six miles from Nashville International Airport (BNA) and minutes from Interstates 24, 40, and 65, the properties benefit from exceptional regional connectivity and logistical convenience. This prime location allows tenants to easily access the airport, downtown Nashville, and surrounding business districts, making it ideal for companies that value both accessibility and visibility.

The surrounding Metroplex Business Park has long been favored by regional offices, service companies, and logistics users due to its proximity to major highways, abundant labor force, and high-quality business infrastructure. Nashville's continued population and job growth—driven by leading industries such as healthcare, technology, and corporate services—further strengthens tenant demand for flexible, well-located office and industrial space. The Antioch Pike and Metroplex Drive corridor offers investors a proven, high-demand location positioned for long-term performance and appreciation.



NORTH **EAST AERIAL**

SOUTH **EAST AERIAL**

NORTH **AERIAL**

A PREMIER TRANSPORTATION HUB

NASHVILLE INTERNATIONAL AIRPORT

Nashville International Airport (BNA) recently completed a $1.5 billion expansion known as BNA Vision. Finished in early 2024, the project improved roadways, terminal access, and overall passenger flow. It added six new domestic gates, new dining and retail options, and an upgraded international arrivals facility with expanded ticketing, baggage claim, and security areas.

The airport also opened its first on-site hotel, the Hilton BNA. The property features 298 rooms, open-air dining, and over 26,500 square feet of flexible meeting and event space. A pedestrian bridge connects the hotel directly to the terminal, providing added convenience for travelers.

BNA is now served by 15 airlines operating more than 540 daily flights. Annual traffic has surpassed 23 million passengers, underscoring Nashville's rapid growth as a regional and international hub.

Following BNA Vision, a new six-year expansion called New Horizon is underway. The $1.5 billion initiative will further modernize facilities and is expected to be completed by late 2028.

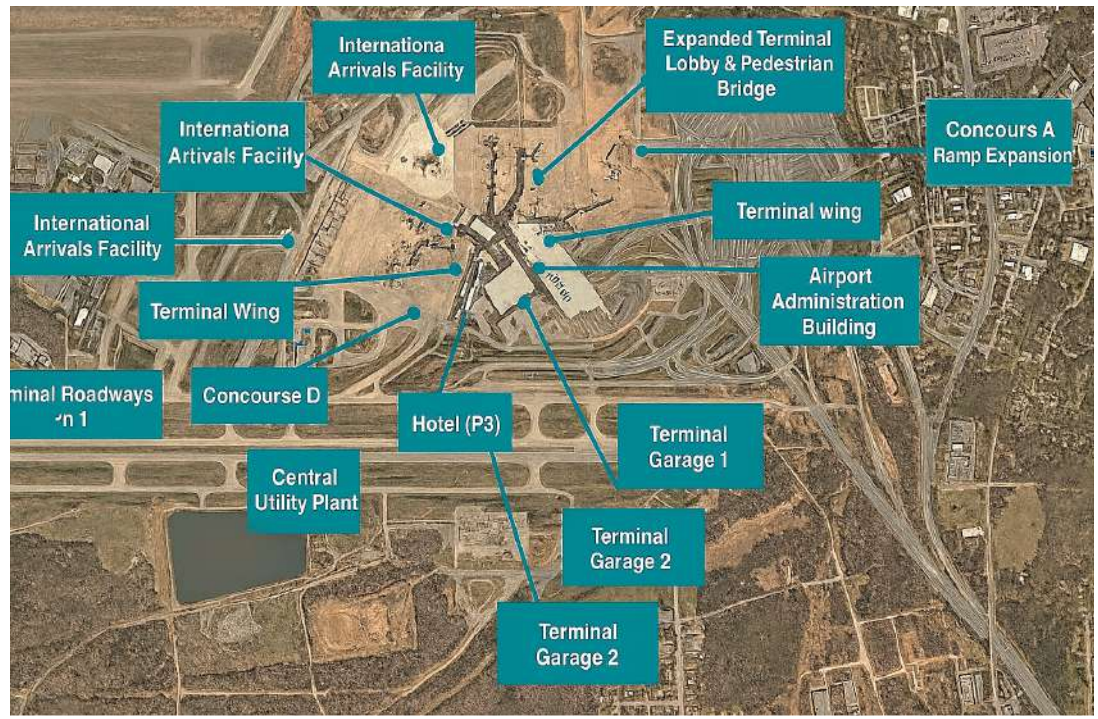
72%
Passenger Growth since FY 2020 (13.7M Passengers)

23.7M
Passengers in FY 2024 (July 23–June 24)

23M
Projected Passengers for FY 2032

"Our vision with BNA has always been to build for the future. The continued rise in passenger traffic has exceeded expectations, underscoring Nashville's momentum as a growing international gateway. It's essential that we keep expanding our infrastructure to deliver a truly world-class airport experience."

Doug Kreulen
President and CEO of BNA



DIRECT INTERNATIONAL SERVICE

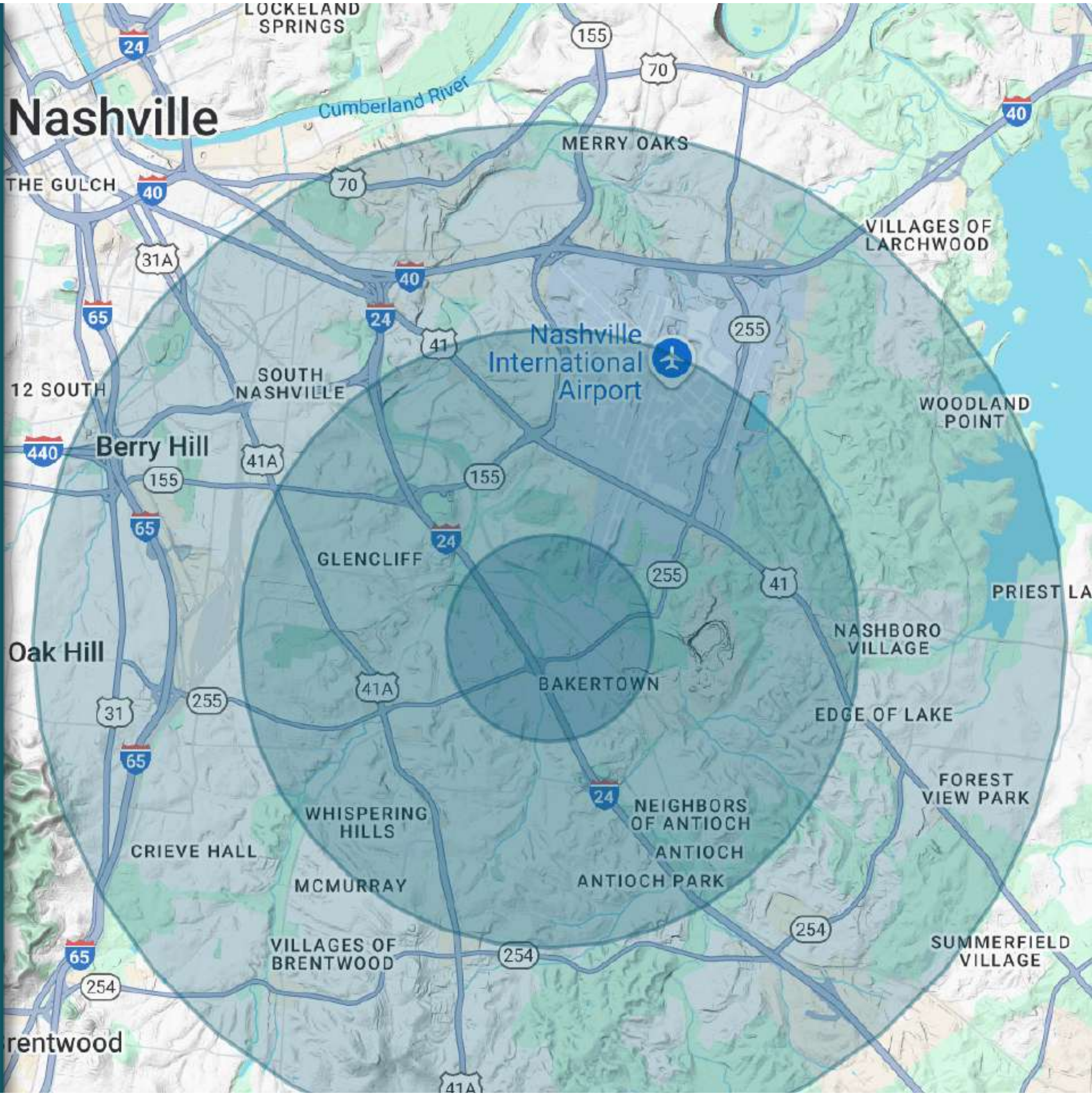
Cabo San Lucas, Cancún | Calgary, Edmonton, Montreal, Toronto, Vancouver, Winnipeg | Dominican Republic | Iceland | Ireland | London | Puerto Rico | Tokyo (service expected by 2028)

AREA **OVERVIEW**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	8,712	86,541	207,791
Median age	34	35	36
Median age (Male)	34	34	35
Median age (Female)	34	36	36
HOUSEHOLDS & INCOME			
Total households	2,880	31,963	82,519
# of persons per HH	3	2.7	2.5
Average HH income	$106,124	$81,330	$91,154
Average house value	$345,857	$339,969	$415,342

** Demographic data derived from 2020 ACS - US Census*



3

FINANCIAL **ANALYSIS**

METROPLEX PORTFOLIO

444 Metroplex Drive | 1221 Antioch Pike, Nashville, TN 37211

1983 Year Built

METROPLEX PORTFOLIO

444 Metroplex Drive | 1221 Antioch Pike, Nashville, TN 37211

OFFERING SUMMARY

Sale Price:	$4,500,000
Current NOI:	$105,809
Proforma NOI:	$369,698
Building Size:	49,044 SF
Price PSF:	$91.75
Building Leasable Area:	49,044 RSF
Year Built:	1983
Lot Size:	4.77 Acres
Parking Spaces:	299
Parking Ratio:	6.0
Occupancy:	68.22%
Tenancy:	Multiple
Parcel Number:	134-00-0-235, 134-00-0-258

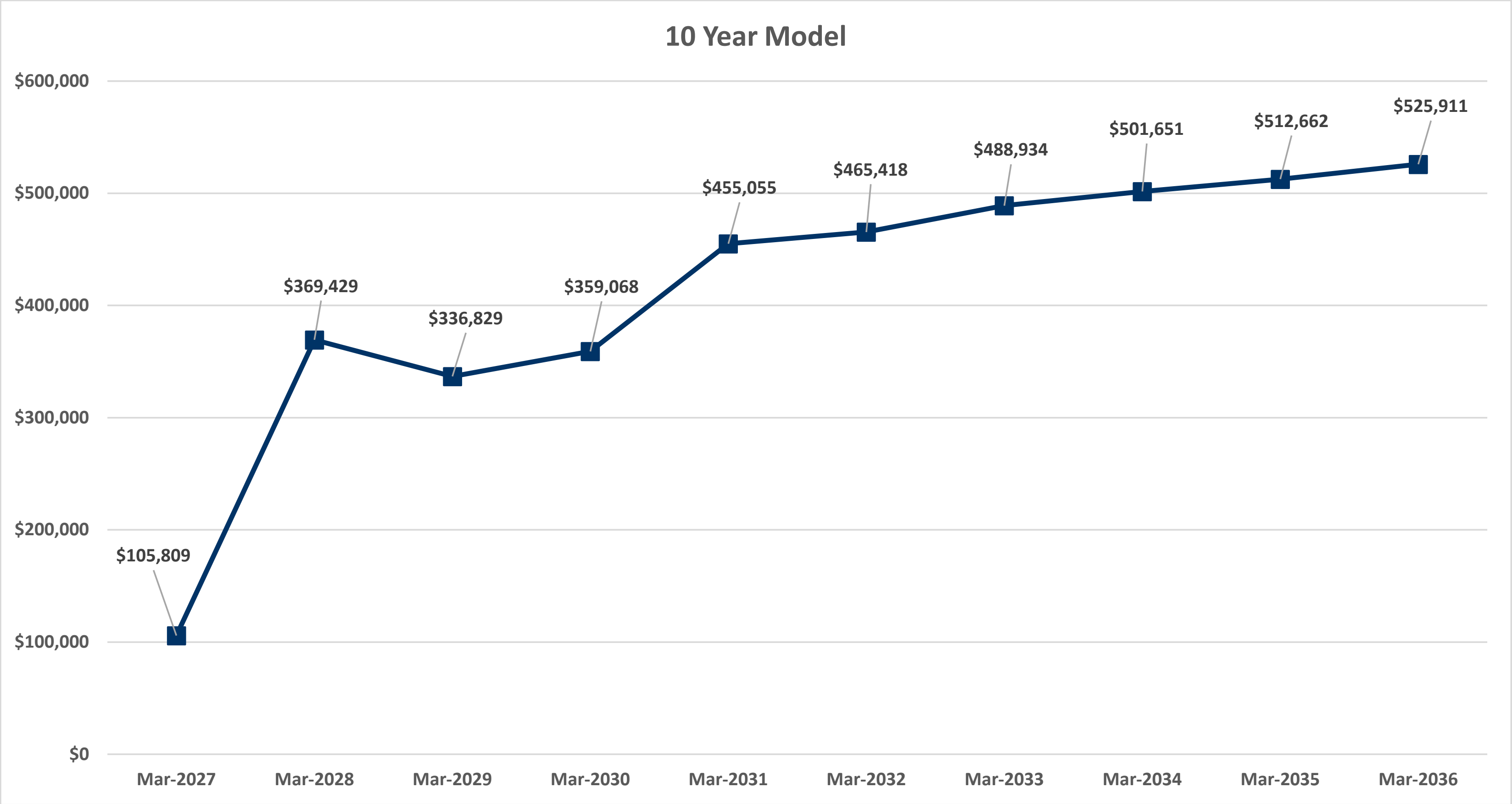
RENT **ROLL**

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE
A-200	AppleGate Health Serv	2,742	5.59%	12/01/12	03/31/26	$16.50	$45,243	Gross
A-210	AppleGate Health Serv	4,638	9.46%	08/01/22	03/31/26	$14.04	$65,118	Gross
B-130	Dunamis Bible Believers	2,045	4.17%	11/01/24	10/31/26	$18.78	$38,405	Gross
B-120	Extended Exposure, Inc	2,944	6.00%	12/01/24	11/30/27	$14.67	$43,188	Gross
B-200	Independent Opportunities	2,917	5.95%	09/01/16	08/31/27	$16.50	$48,131	Gross
B-140	Independent Opportunities	1,446	2.95%	10/01/24	08/31/27	$11.62	$16,803	Gross
A-160	Vacant	4,864	9.92%	-	-	$0.00	$0	Gross
A-224	Vacant	4,140	8.44%	-	-	$0.00	$0	Gross
B-100	Psychological Services	1,128	2.30%	02/01/17	01/31/27	$15.00	$16,920	Gross
B-260	STREITT 99.3	680	1.39%	09/01/21	09/30/26	$17.65	$12,002	Gross
B-264	TNT Group	680	1.39%	10/01/19	12/31/25	$17.65	$12,002	Gross
B-150	TNT Group	6,230	12.70%	02/07/25	MTM	$0.39	$2,430	Gross
B-250	TSCM	1,123	2.29%	06/01/21	05/31/26	$14.96	$16,800	Gross
A-100	Volunteers of America	6,080	12.40%	01/01/16	MTM	$14.35	$87,248	Gross
B-201	Vacant	1,937	3.95%	-	-	$0.00	$0	-
B-220	Vacant	1,111	2.27%	-	-	$0.00	$0	-
B-240	Vacant	929	1.89%	-	-	$0.00	$0	-
B-225	Vacant	1,684	3.43%	-	-	$0.00	$0	-
B-230	Vacant	920	1.88%	-	-	$0.00	$0	-
B-262	Alex Okoro	709	1.45%	11/01/25	10/31/26	$23.19	$16,440	-
	VACANT TOTALS/AVGS	**15,585**	**31.78%**			**$0.00**	**$0**	
	OCCUPIED TOTALS/AVGS	**33,362**	**68.22%**			**$12.61**	**$420,730**	
	TOTALS/AVGS	**48,947**	**100%**			**$8.60**	**$420,730**	

10 YEAR CASH FLOW

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
For the Years Ending		Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Total
	$/SF 2026											
Rental Revenue												
Potential Base Rent	$13.62	$667,745	$698,979	$723,181	$758,065	$873,432	$896,234	$933,861	$959,206	$983,666	$1,010,783	$8,505,154
Absorption & Turnover Vacancy	$(5.04)	$(246,937)	$(11,943)	$0	$0	$0	$(17,621)	$(40,723)	$0	$(8,785)	$0	$(326,008)
Total Rental Revenue	$8.58	$420,808	$687,036	$723,181	$758,065	$873,432	$878,613	$893,138	$959,206	$974,882	$1,010,783	$8,179,145
Other Tenant Revenue												
Total Expense Recoveries	$0.23	$11,121	$18,297	$19,004	$19,575	$20,162	$20,594	$20,855	$22,031	$22,618	$23,373	$197,630
Potential Gross Revenue	$8.81	$431,930	$705,334	$742,186	$777,640	$893,594	$899,206	$913,993	$981,238	$997,500	$1,034,156	$8,376,775
Vacancy & Credit Loss												
Vacancy Allowance	$0.00	$0	$0	$(59,375)	$(62,211)	$(71,487)	$(55,725)	$(35,654)	$(78,499)	$(71,718)	$(82,733)	$(517,403)
Effective Gross Revenue	$8.81	$431,930	$705,334	$682,811	$715,429	$822,106	$843,481	$878,339	$902,739	$925,782	$951,424	$7,859,372
Operating Expenses												
RE Taxes	$1.03	$50,281	$51,789	$53,343	$54,943	$56,591	$58,289	$60,038	$61,839	$63,694	$65,605	$576,412
Insurance Property and Liability	$0.37	$18,225	$18,772	$19,335	$19,915	$20,512	$21,128	$21,762	$22,414	$23,087	$23,779	$208,929
Utilities	$1.58	$77,719	$80,051	$82,453	$84,926	$87,474	$90,098	$92,801	$95,585	$98,453	$101,406	$890,966
Electricity	$1.12	$54,965	$56,614	$58,312	$60,062	$61,864	$63,719	$65,631	$67,600	$69,628	$71,717	$630,112
Water/ Sewer	$0.46	$22,754	$23,437	$24,140	$24,864	$25,610	$26,379	$27,170	$27,985	$28,825	$29,689	$260,853
Operating and Maintenance	$3.20	$157,123	$161,836	$166,691	$171,692	$176,843	$182,148	$187,613	$193,241	$199,038	$205,009	$1,801,234
Janitorial Cleaning Contract	$0.76	$37,120	$38,234	$39,381	$40,562	$41,779	$43,032	$44,323	$45,653	$47,023	$48,433	$425,540
Pest Control	$0.01	$300	$309	$318	$328	$338	$348	$358	$369	$380	$391	$3,439
Trash Contract	$0.32	$15,549	$16,015	$16,496	$16,991	$17,500	$18,025	$18,566	$19,123	$19,697	$20,288	$178,250
Landscape Contract	$0.21	$10,200	$10,506	$10,821	$11,146	$11,480	$11,825	$12,179	$12,545	$12,921	$13,309	$116,932
Landscape Additional	$0.04	$1,850	$1,906	$1,963	$2,022	$2,082	$2,145	$2,209	$2,275	$2,344	$2,414	$21,210
Alarm Monitoring	$0.02	$985	$1,015	$1,045	$1,076	$1,109	$1,142	$1,176	$1,211	$1,248	$1,285	$11,292
Elevator Maintenance	$0.01	$442	$456	$469	$483	$498	$513	$528	$544	$560	$577	$5,070
Elevator Contract	$0.05	$2,648	$2,727	$2,809	$2,893	$2,980	$3,069	$3,162	$3,256	$3,354	$3,455	$30,353
General Maintenance & Repairs	$1.18	$57,953	$59,692	$61,483	$63,327	$65,227	$67,184	$69,199	$71,275	$73,414	$75,616	$664,370
Hvac Maintenance And Repairs	$0.11	$5,587	$5,754	$5,927	$6,105	$6,288	$6,476	$6,671	$6,871	$7,077	$7,289	$64,045
Gutter Cleaning/Repairs	$0.06	$2,788	$2,872	$2,958	$3,047	$3,138	$3,232	$3,329	$3,429	$3,532	$3,638	$31,963
Snow Removal	$0.01	$665	$685	$705	$727	$748	$771	$794	$818	$842	$868	$7,623
Water Sub-Meter Expense	$0.01	$710	$731	$753	$776	$799	$823	$848	$873	$899	$926	$8,138
Plumbing Maintenance/Repairs	$0.06	$3,109	$3,202	$3,299	$3,397	$3,499	$3,604	$3,712	$3,824	$3,939	$4,057	$35,642
Signs & Sign Maintenance	$0.00	$152	$156	$161	$166	$171	$176	$181	$186	$192	$198	$1,739
Market Ready Turn of Unit	$0.35	$17,065	$17,577	$18,104	$18,647	$19,207	$19,783	$20,376	$20,988	$21,617	$22,266	$195,630
Management Fees	$0.46	$22,773	$23,456	$24,160	$24,884	$25,631	$26,400	$27,192	$28,008	$28,848	$29,713	$261,065
Total Operating Expenses	$6.65	$326,121	$335,904	$345,981	$356,361	$367,052	$378,063	$389,405	$401,087	$413,120	$425,513	$3,738,607
Net Operating Income	$2.16	$105,809	$369,429	$336,829	$359,068	$455,055	$465,418	$488,934	$501,651	$512,662	$525,911	$4,120,766
Leasing Costs												
Tenant Improvements	$0.04	$2,015	$183,920	$0	$0	$0	$21,735	$85,300	$0	$15,575	$0	$308,545
Leasing Commissions	$0.10	$4,986	$94,963	$0	$0	$0	$12,398	$52,039	$0	$10,578	$0	$174,964
Total Leasing & Capital Costs	$0.14	$7,001	$278,883	$0	$0	$0	$34,133	$137,339	$0	$26,153	$0	$483,509
Cash Flow Before Debt Service	$2.01	$98,808	$90,546	$336,829	$359,068	$455,055	$431,285	$351,594	$501,651	$486,509	$525,911	$3,637,256

ASSUMPTIONS



Market Leasing Assumptions		
New Leasing Assumptions	**3K SF <**	**3K SF >**
Term Length	5 Years	5 Years
Renewal Probability	75.00%	75.00%
Months Vacant	6.00 months	0.00 months
Market Base Rent (New)	$15.00/SF/Year	$17.00/SF/Year
Fixed Steps	2.50%	2.50%
Tenant Improvements (New)	$15.00/SF	$17.00/SF
Leasing Commissions (New)	6.00%	6.00%
Free Rent (New)	0.00 months	0.00 months

WALE (as of PV/IRR Date)	
WALE (Area)	2 Years 7 Months 26 Days
WALE (Income)	2 Years 5 Months 25 Days

Expense Ratio Analysis	
Expense Ratio YR 1	58%
Total Analysis Expense Ratio	47%

Timing & Inflation	
General Inflation (Year 2)	3.00%
Market Inflation (Year 2)	3.00%
Expense Inflation (Year 2)	3.00%
CPI Inflation (Year 2)	3.00%

Notes:

Analysis starts with projected close date of January 1st 2026 and includes scheduled rent increases

RE Taxes is based on Davidson county appraisers site

8% Vacancy factor is included assuming full occupancy in YR 3

Vacant spaces are assumed leased up starting YR 2 01/01/2027

Management Fee is based on owners profit and loss statement (2024-2025)

All tenants are set to renew there leases upon expiration

BLDG A

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
For the Years Ending		Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Total
	$/SF 2026											
Rental Revenue												
Potential Base Rent	$14.85	$333,653	$350,551	$359,017	$367,992	$377,192	$387,257	$405,282	$414,729	$425,097	$435,725	$3,856,494
Absorption & Turnover Vacancy	$(6.01)	$(135,060)	$(11,943)	$0	$0	$0	$(17,621)	$(40,723)	$0	$0	$0	$(205,347)
Scheduled Base Rent	$8.84	$198,593	$338,608	$359,017	$367,992	$377,192	$369,636	$364,559	$414,729	$425,097	$435,725	$3,651,147
Total Rental Revenue	$8.84	$198,593	$338,608	$359,017	$367,992	$377,192	$369,636	$364,559	$414,729	$425,097	$435,725	$3,651,147
Other Tenant Revenue												
Total Expense Recoveries	$0.12	$2,687	$4,459	$4,751	$4,894	$5,040	$5,019	$4,813	$5,508	$5,673	$5,843	$48,687
Total Other Tenant Revenue	$0.12	$2,687	$4,459	$4,751	$4,894	$5,040	$5,019	$4,813	$5,508	$5,673	$5,843	$48,687
Total Tenant Revenue	$8.96	$201,280	$343,067	$363,768	$372,886	$382,232	$374,655	$369,372	$420,237	$430,770	$441,568	$3,699,834
Potential Gross Revenue	$8.96	$201,280	$343,067	$363,768	$372,886	$382,232	$374,655	$369,372	$420,237	$430,770	$441,568	$3,699,834
Vacancy & Credit Loss												
Vacancy Allowance	$0.00	$0	$0	$(29,101)	$(29,831)	$(30,579)	$(13,761)	$0	$(33,619)	$(34,462)	$(35,325)	$(206,678)
Total Vacancy & Credit Loss	$0.00	$0	$0	$(29,101)	$(29,831)	$(30,579)	$(13,761)	$0	$(33,619)	$(34,462)	$(35,325)	$(206,678)
Effective Gross Revenue	$8.96	$201,280	$343,067	$334,666	$343,055	$351,654	$360,893	$369,372	$386,618	$396,309	$406,242	$3,493,156
Operating Expenses												
RE Taxes	$1.03	$23,138	$23,832	$24,547	$25,283	$26,042	$26,823	$27,628	$28,457	$29,310	$30,190	$265,250
Insurance Property and Liability	$0.37	$8,312	$8,561	$8,818	$9,082	$9,355	$9,636	$9,925	$10,222	$10,529	$10,845	$95,284
Utilities	$1.58	$35,493	$36,558	$37,655	$38,784	$39,948	$41,146	$42,381	$43,652	$44,962	$46,310	$406,889
Operating and Maintenance	$3.20	$71,954	$74,113	$76,336	$78,626	$80,985	$83,415	$85,917	$88,495	$91,149	$93,884	$824,875
Management Fees	$0.46	$10,333	$10,643	$10,963	$11,292	$11,630	$11,979	$12,339	$12,709	$13,090	$13,483	$118,461
Total Operating Expenses	$6.64	$149,230	$153,707	$158,319	$163,068	$167,960	$172,999	$178,189	$183,535	$189,041	$194,712	$1,710,759
Net Operating Income	$2.32	$52,050	$189,360	$176,348	$179,987	$183,693	$187,895	$191,183	$203,083	$207,268	$211,531	$1,782,397
Leasing Costs												
Tenant Improvements	$0.00	$0	$108,490	$0	$0	$0	$15,200	$40,960	$0	$0	$0	$164,650
Leasing Commissions	$0.17	$3,906	$53,308	$0	$0	$0	$8,336	$23,653	$0	$0	$0	$89,204
Total Leasing Costs	$0.17	$3,906	$161,798	$0	$0	$0	$23,536	$64,613	$0	$0	$0	$253,854
Cash Flow Before Debt Service	$2.14	$48,144	$27,562	$176,348	$179,987	$183,693	$164,359	$126,569	$203,083	$207,268	$211,531	$1,528,543

BLDG **B**

For the Years Ending	$/SF 2026	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030	Year 6 Dec-2031	Year 7 Dec-2032	Year 8 Dec-2033	Year 9 Dec-2034	Year 10 Dec-2035	Total
Rental Revenue												
Potential Base Rent	$12.57	$334,093	$348,428	$364,165	$390,073	$496,240	$508,977	$528,579	$544,477	$558,569	$575,059	$4,648,659
Absorption & Turnover Vacancy	$(4.21)	$(111,877)	$0	$0	$0	$0	$0	$0	$0	$(8,785)	$0	$(120,662)
Scheduled Base Rent	$8.36	$222,216	$348,428	$364,165	$390,073	$496,240	$508,977	$528,579	$544,477	$549,785	$575,059	$4,527,998
Total Rental Revenue	$8.36	$222,216	$348,428	$364,165	$390,073	$496,240	$508,977	$528,579	$544,477	$549,785	$575,059	$4,527,998
Other Tenant Revenue												
Total Expense Recoveries	$0.32	$8,434	$13,838	$14,253	$14,681	$15,121	$15,575	$16,042	$16,523	$16,945	$17,530	$148,943
Total Other Tenant Revenue	$0.32	$8,434	$13,838	$14,253	$14,681	$15,121	$15,575	$16,042	$16,523	$16,945	$17,530	$148,943
Total Tenant Revenue	$8.68	$230,650	$362,266	$378,418	$404,754	$511,362	$524,552	$544,621	$561,001	$566,729	$592,589	$4,676,941
Potential Gross Revenue	$8.68	$230,650	$362,266	$378,418	$404,754	$511,362	$524,552	$544,621	$561,001	$566,729	$592,589	$4,676,941
Vacancy & Credit Loss												
Vacancy Allowance	$0.00	$0	$0	$(30,273)	$(32,380)	$(40,909)	$(41,964)	$(43,570)	$(44,880)	$(37,257)	$(47,407)	$(318,640)
Total Vacancy & Credit Loss	$0.00	$0	$0	$(30,273)	$(32,380)	$(40,909)	$(41,964)	$(43,570)	$(44,880)	$(37,257)	$(47,407)	$(318,640)
Effective Gross Revenue	$8.68	$230,650	$362,266	$348,144	$372,374	$470,453	$482,588	$501,051	$516,121	$529,473	$545,181	$4,358,301
Operating Expenses												
RE Taxes	$1.03	$27,377	$28,199	$29,045	$29,916	$30,814	$31,738	$32,690	$33,671	$34,681	$35,721	$313,851
Insurance Property and Liability	$0.37	$9,835	$10,130	$10,434	$10,747	$11,069	$11,401	$11,743	$12,095	$12,458	$12,832	$112,743
Utilities	$1.58	$41,996	$43,256	$44,554	$45,891	$47,267	$48,685	$50,146	$51,650	$53,200	$54,796	$481,442
Operating and Maintenance	$3.20	$85,138	$87,692	$90,323	$93,033	$95,824	$98,698	$101,659	$104,709	$107,850	$111,086	$976,014
Management Fees	$0.46	$12,227	$12,594	$12,971	$13,361	$13,761	$14,174	$14,599	$15,037	$15,489	$15,953	$140,167
Total Operating Expenses	$6.64	$176,573	$181,871	$187,327	$192,946	$198,735	$204,697	$210,838	$217,163	$223,678	$230,388	$2,024,216
Net Operating Income	$2.03	$54,077	$180,396	$160,818	$179,427	$271,718	$277,891	$290,214	$298,958	$305,795	$314,793	$2,334,085
Leasing Costs												
Tenant Improvements	$0.08	$2,015	$75,430	$0	$0	$0	$6,535	$44,340	$0	$15,575	$0	$143,895
Leasing Commissions	$0.04	$1,080	$41,655	$0	$0	$0	$4,062	$28,386	$0	$10,578	$0	$85,761
Total Leasing Costs	$0.12	$3,095	$117,085	$0	$0	$0	$10,597	$72,726	$0	$26,153	$0	$229,656
Cash Flow Before Debt Service	$1.92	$50,981	$63,311	$160,818	$179,427	$271,718	$267,294	$217,488	$298,958	$279,642	$314,793	$2,104,429

Metroplex Portfolio

Nashville, TN 37211

1983 Year Built

Presented By:

JUSTIN STURDIVANT
Regional Managing Director
TN #333989
941.504.4222
justin.sturdivant@franklinst.com

NIC CORSO
Senior Associate
470.295.6454
nic.corso@franklinst.com

CHLOE BRAMLETT
Operations Client Services Manager
chloe.bramlett@franklinst.com

FranklinStreet