



HAMILTON PARK

7610 HAMILTON PARK DRIVE, CHATTANOOGA, TN 37421



OFFERING MEMORANDUM



I N V E S T M E N T C O N T A C T S

Robert Fisher
Commercial Specialist
(c) 423-667-8634
(o) 423-664-1550
robert@rkfisher.com

Lila Brock
Real Estate Professional
(c) 423-605-1450
(o) 423-664-1900
lilabrock@kw.com

Tiffany Trovillo
Transaction Coordinator
& Team Admin
(c) 205-585-4782
(o) 423-664-1900
tiffanytrovillo@kw.com

Keller Williams Realty
1830 Washington St.
Chattanooga, TN 37408

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HAMILTON OFFICE CENTER

7610 HAMILTON PARK DR. CHATTANOOGA, TN 37421

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EXECUTIVE SUMMARY

This 12,000 square foot retail and office building, built in 1997, is situated on a 1.53-acre lot and is 100% occupied by six different tenants. Zoned C2, the Class B building features one story and 43 parking spaces, with tenants responsible for their own utilities. The property boasts a well-maintained infrastructure, including a new TPO roof system installed in October 2020, which comes with a 15-year warranty. Additionally, HVAC units were replaced, with two units upgraded in 2020 and three in 2021. The building benefits from security lighting, concrete curbing, and quality landscaping, enhancing both safety and curb appeal

INVESTMENT HIGHLIGHTS

- Less than 2 Miles from Volkswagon Plant
- Recently updated Roof and HVAC
- Seasoned Tenancy
- Tremendous HWY Visibility
- Billboard Tenancy

TRAFFIC COUNTS

| | |
|------------------|----------------|
| Bonny Oaks Drive | ± 20,000 AADT |
| I-75 | ± 100,000 AADT |
| HWY 64 | ± 9,500 AADT |



INVESTMENT OVERVIEW

| | |
|--------------|-------------|
| Price | \$2,825,000 |
| In-Place NOI | \$169,296 |
| Cap Rate | 6% |
| Price/SF | \$235 |

PROPERTY OVERVIEW

| | |
|---------|----------------------------------------------------|
| Address | 7610 Hamilton Park Drive, Chattanooga, TN 37421 |
|---------|----------------------------------------------------|

| | |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Major Tenants | ADT Inc, Jani-King, Prometric, Sylvan Learning Center Reagan Outdoor Advertising, Andra's Finds Tailoring |
|---------------|--------------------------------------------------------------------------------------------------------------|

| | |
|------------------------|-------------|
| GLA (SF) | 12,000 SF |
| Site Size (AC) | ± 1.53AC |
| Occupancy | 100% |
| Year Built / Renovated | 1997 / 2001 |

| DEMOGRAPHICS 2024 | 1 MILES | 3 MILES | 5 MILES |
|-----------------------|---------|----------|----------|
| Population | 4,139 | 37,393 | 106,788 |
| 2024 Households Units | 3,007 | 14,872 | 38,803 |
| Median Income | \$60,43 | \$46,752 | \$59,296 |



**BILLBOARD
ON PROPERTY**

INVESTMENT HIGHLIGHTS

LESS THAN 2 MILES FROM VOLKSWAGON PLANT

This and the Amazon Plant are less than two miles from the property. The company looked at more than 300 sites, but Chattanooga quickly rose to the top because of its skilled workforce and the proven ability of local and state leadership. Volkswagen has invested over \$4.3 billion in its Chattanooga plant since 2009, creating more than 125,000 jobs.

RECENTLY UPDATED ROOF AND HVAC

A new TPO roof system installed in October 2020, which comes with a 15-year warranty. Additionally, HVAC units were replaced, with two units upgraded in 2020 and three in 2021.

SEASONED TENANCY

One tenant has completed 6 options to extend totaling over 25 years of tenancy. The other four tenants have completed at least 2 options to renew.

TREMENDOUS HWY VISIBILITY

Located right off of I-75 with 100,000+ daily traffic each direction.

BILLBOARD TENANCY

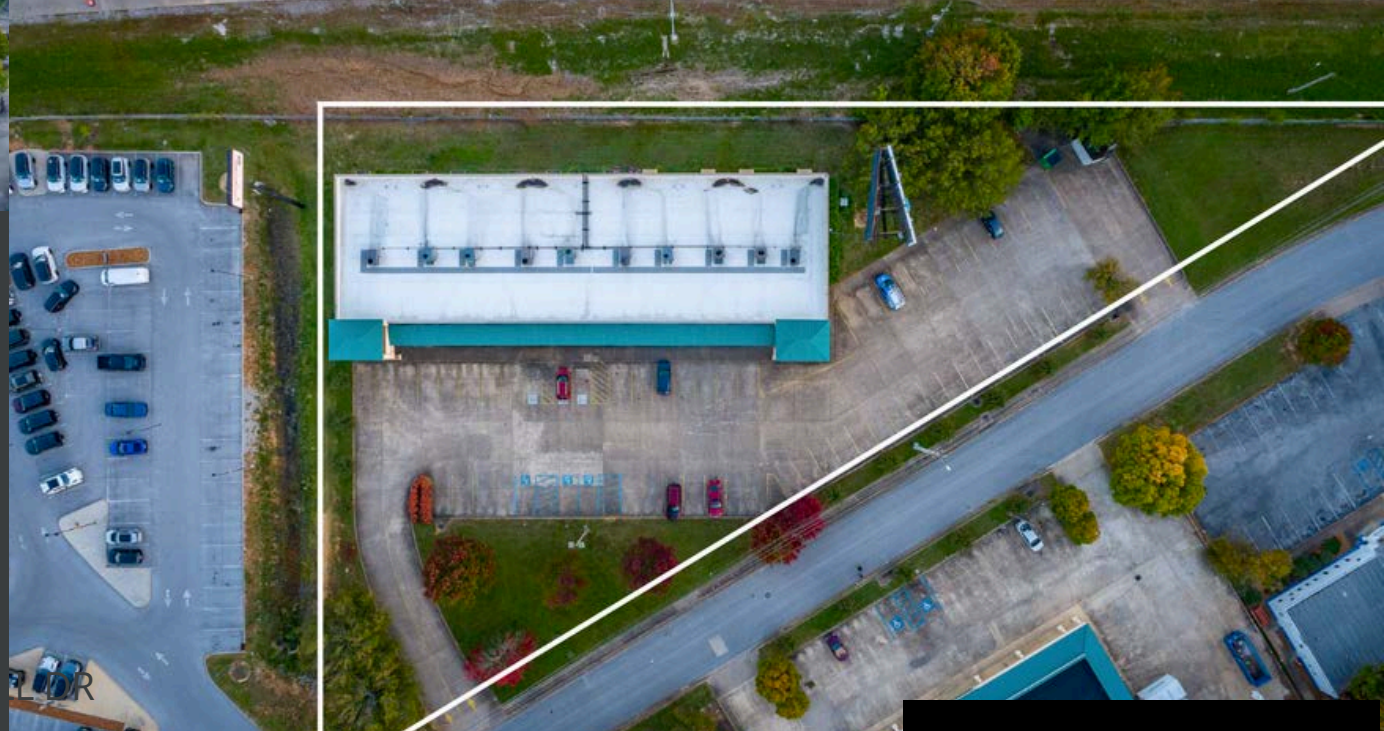
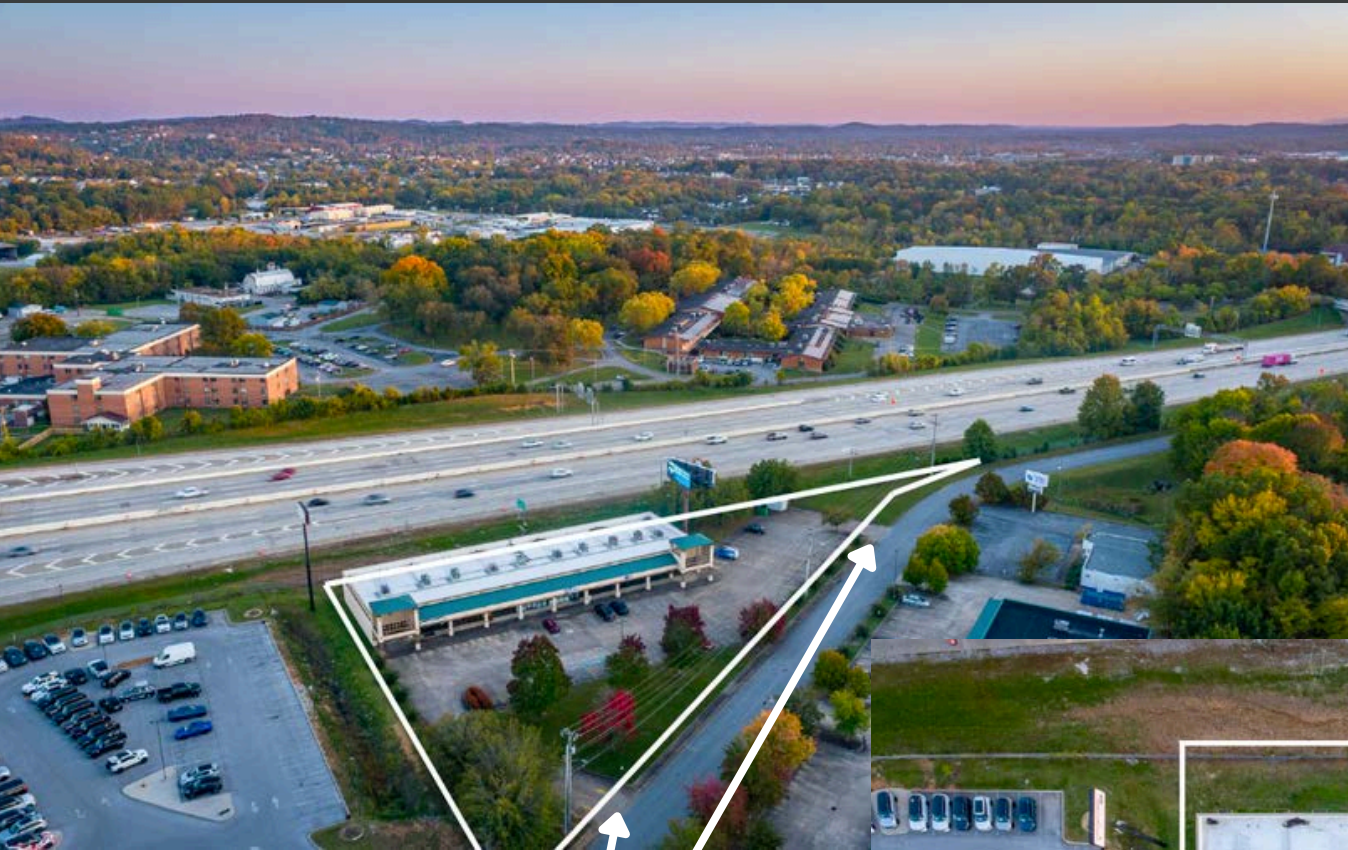
The property includes a Fairway Digital Billboard with a long term lease that brings in over \$10,000 per year of income

PROPERTY DETAILS

SITE OVERVIEW

| | |
|-------------------------|--------------------------------------------------------------------------------------------------------------|
| Address | 7610 Hamilton Park Drive, Chattanooga, TN 37421 |
| GLA (SF) | 12,000 SF |
| Site Size (AC) | ± 1.53AC |
| Occupancy | 100% |
| Major Tenants | ADT Inc, Jani-King, Prometric, Sylvan Learning Center Reagan Outdoor Advertising, Andra's Finds Tailoring |
| Year Built / Renovated | 1997/2001 |
| Access | Go I-75 North, take exit 7 A-B towards Bonny Oaks Drive, Take US-11 S/US-64 W to Hamilton Park Dr |
| Parking | Concrete parking lot with 60 parking spaces: 3.75/1,000 SF |
| Roof | New TPO roof System installed 10/30/2020 with a 15- year warranty |
| Environmental Report | Clean Phase 1 Environmental Report completed in 2019 |

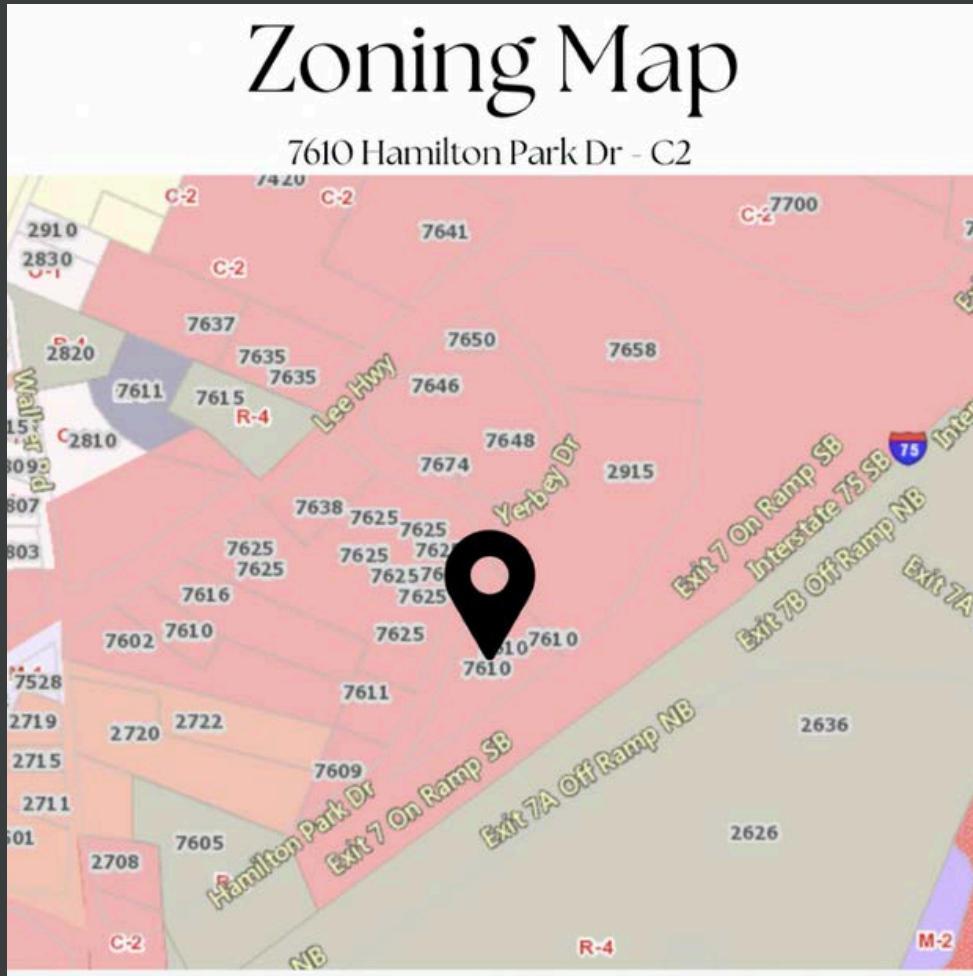




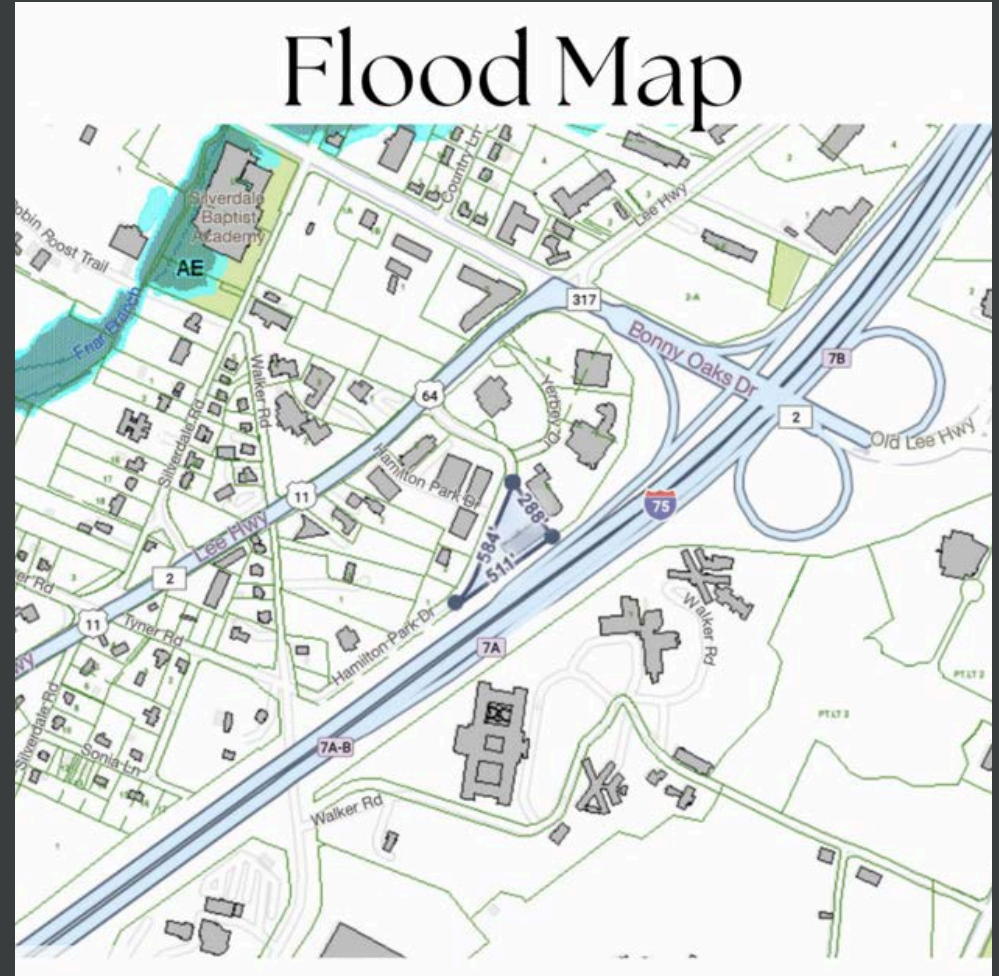
TWO ENTRANCES/EXITS

ZONING & FLOOD MAPS

C2 Zoning



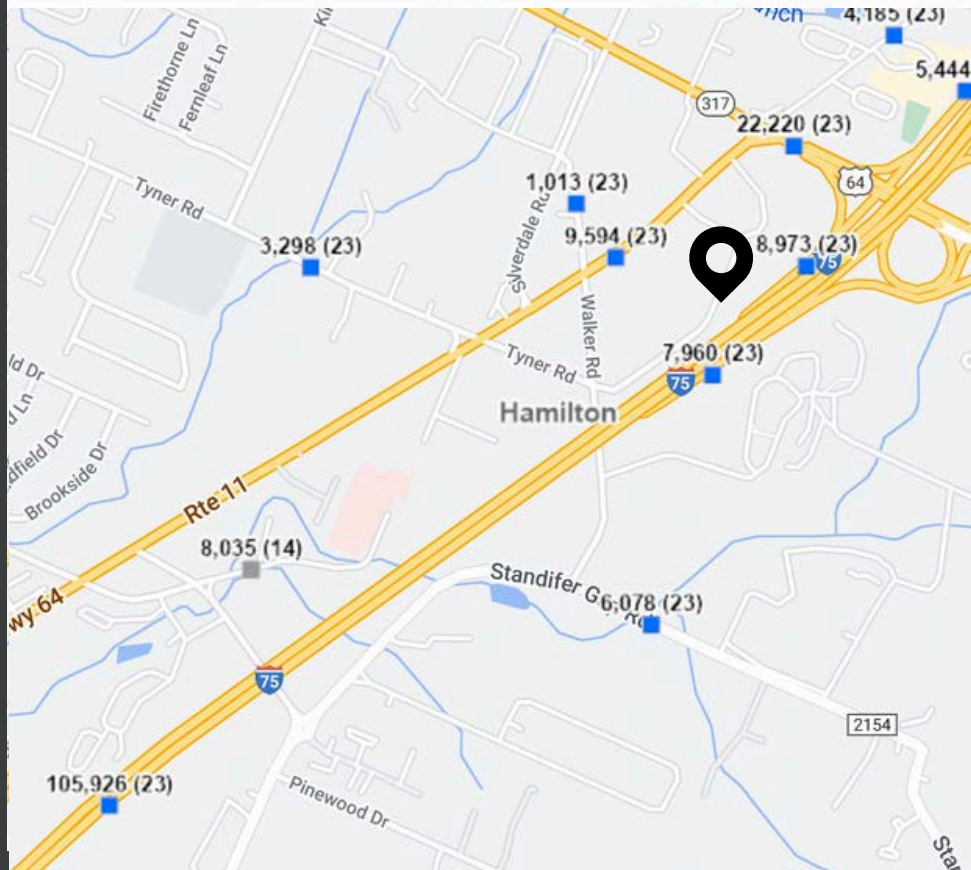
Clear of 100 Year Flood Plane



TRAFFIC COUNT

100,000+ daily cars of I-75

Traffic Count



MAJOR TENANT OVERVIEWS



For 150 years and counting, ADT has been there for tiny steps and big moments. After all, it's never been about what we're here to help protect you from, but what we're here to help protect you for. When Every Second Counts, Count on ADT.

Website
<https://www.adt.com/>

Headquarters
 Boca Raton, Florida

Founded
 1874



Welcome to Jani-King – the unrivaled leader in commercial cleaning franchise companies since our establishment in 1969. With a strong global presence, boasting over 120 support offices spread across 10 countries, Jani-King stands tall as the largest of its kind worldwide.

Our reach knows no bounds, thanks to a vast network of more than 6,600 dedicated franchisees. Through their commitment and expertise, Jani-King delivers a superior commercial cleaning program to an extensive array of customer locations. From prestigious office buildings and crucial medical facilities to welcoming hotels, dynamic sporting venues, inspiring educational buildings, vibrant restaurants, efficient manufacturing facilities, sacred places of worship, important government buildings, invigorating fitness centers, and beyond – we cater to them all.

Website
<https://www.janiking.com/>

Headquarters
 Addison, Texas

Founded
 1969



With more than 45 years of experience, more than 710 points of presence and millions of families with results, Sylvan Learning is the leading provider of Personalized Learning for students in grades K-12. Sylvan is transforming how students learn, inspiring them to succeed in school and in life. Sylvan's proven tutoring approach blends amazing teachers with SylvanSync™ technology on the iPad® for an engaging learning experience. Sylvan also leads the way with Sylvan EDGE – STEM and accelerated courses and Sylvan PREP – college and test prep courses. Sylvan supports families through every stage of the academic journey. For more information, visit www.SylvanLearning.com Franchise opportunities are available Nationwide with Sylvan Learning. For more information about our franchise opportunities, please visit our Franchise Development website at SylvanFranchise.com.

Website
<http://www.sylvanlearning.com/>

Headquarters
 Bedford, Texas

Founded
 1979

MAJOR TENANT OVERVIEWS



Since 2016, we've been committed to providing alterations services of the highest quality, paying particular attention to creative problem solving to keep the integrity and design of every gown intact, while keeping the lines of communication with our clients clear and concise.

Our mission at Fairy Godmother Tailoring is simple: to provide high-quality sewing skills in a timely manner while encouraging and uplifting our clients to fulfill their fairytales. Our team caters to each garment's specific needs to ensure excellence. For more information or to inquire about available appointments, click the Request an Appointment page to send an inquiry.

Website
<https://www.fairygodmothertailoring.com/about>

Headquarters
 Chattanooga, TN

Founded
 2016



Prometric is a leading provider of technology-enabled testing and assessment solutions to many of the world's most recognized licensing and certification organizations, academic institutions, and government agencies.

For over 30 years, we've supported more than 25 million exam hours at our testing locations in more than 180 countries around the world.

Website
<https://www.prometric.com/about-us/about-prometric>

Headquarters
 1501 South Clinton St
 Baltimore, MD 21224
 United States



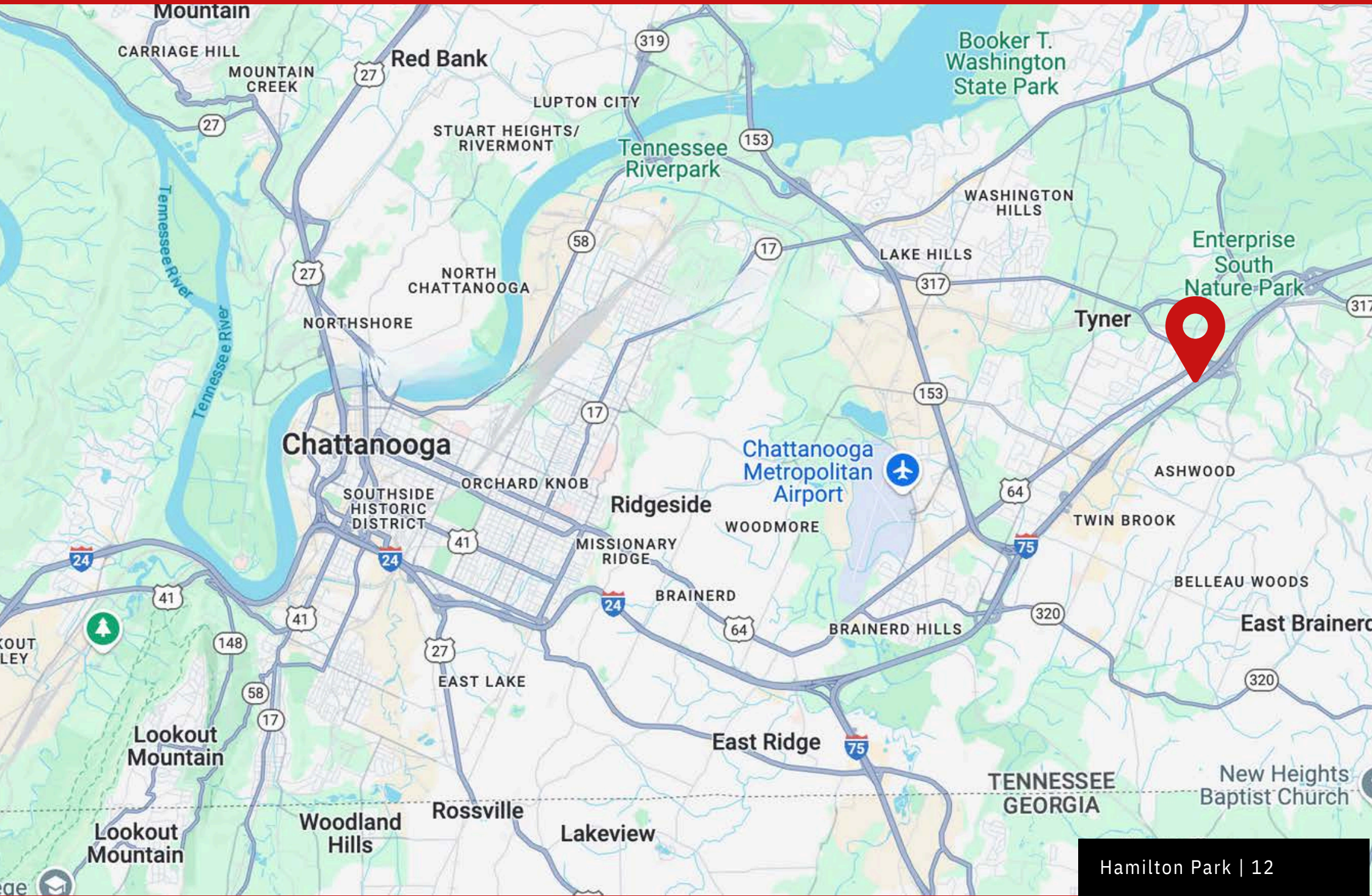
Reagan Outdoor is a growing vibrant business and has been a leader in the Outdoor Advertising Industry for 50 years. We provide our customers with phenomenal billboard locations throughout the state of Utah, Austin, Amarillo and Abilene Texas, Tennessee and both Northern and Southern Nevada.

Website
<http://www.reaganoutdoor.com/>

Headquarters
 Austin, TX

Founded
 1965

REGIONAL MAP



AERIAL FACING NORTH



VW VILLAGE VOLKSWAGEN OF CHATTANOOGA

amazon fulfillment

KENWORTH

McKAY's

TACO BELL

EconoLodge

6 motel + studio

WAFFLE HOUSE

AMERICA'S BEST INN

WOODSPRING SUITES AN EXTENDED STAY HOTEL

HARLEY-DAVIDSON HARLEY-DAVIDSON SALES

SILVERDALE BAPTIST ACADEMY

oaks COFFEE

Red Lobster

Mobil

Best Western Hotels & Resorts

City Cafe

SUBARU

USA STORAGE CENTERS

SUBWAY

INFINITI

NORTHERN TOOL + EQUIPMENT

LAND-ROVER

AMERICA'S BEST VALUE INN

Globe Life

BCR

EquiTitle

Frost Company

TERMINIX

AFFORDABLE DENTURES & IMPLANTS

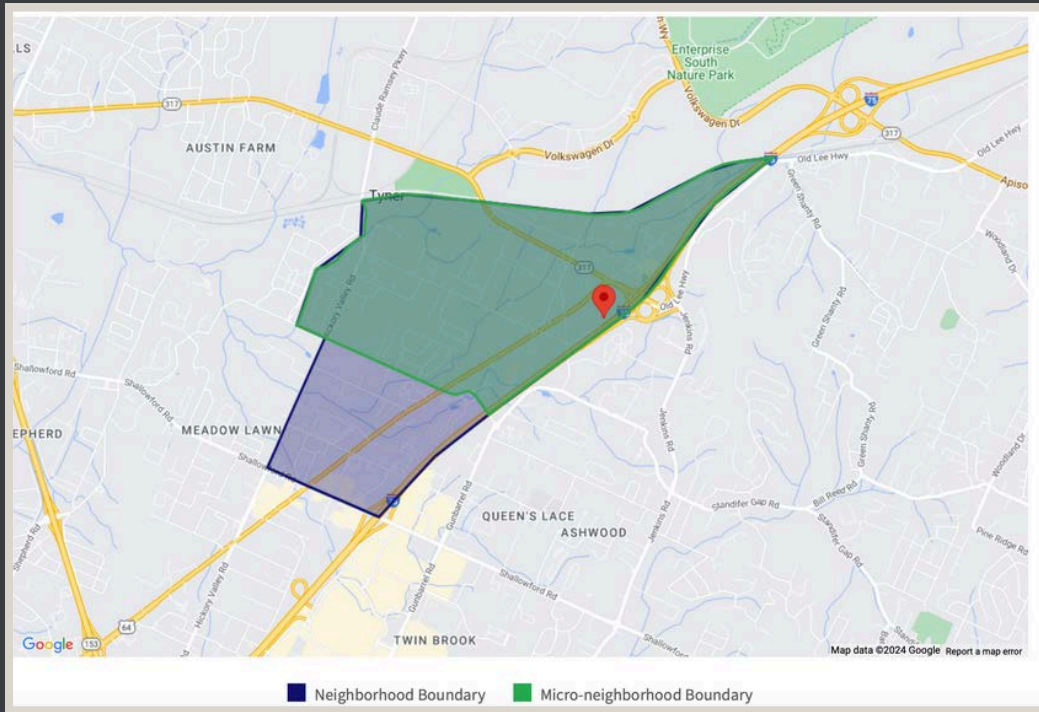
INTERSTATE 75

Exit 7B on I-75 North

Chattanooga

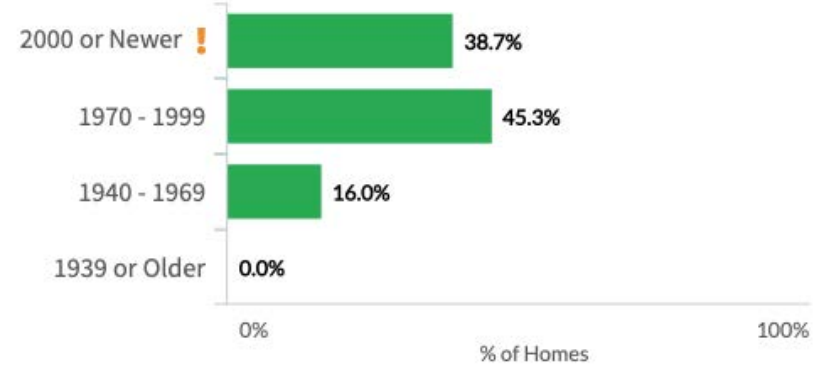
The Health Center at Standifer Place Cherishing This Season Of Life

Neighborhood Area Assessed



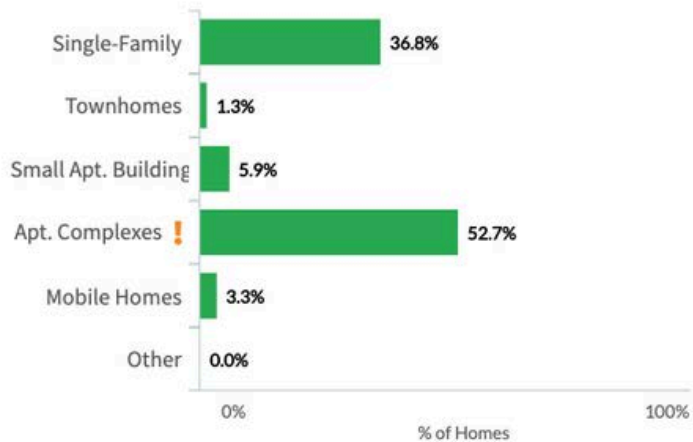
Age of Homes

⚠ This neighborhood has among the **highest** percentage of homes and other residences built in 2000 or later of all neighborhoods in America according to NeighborhoodScout analysis.

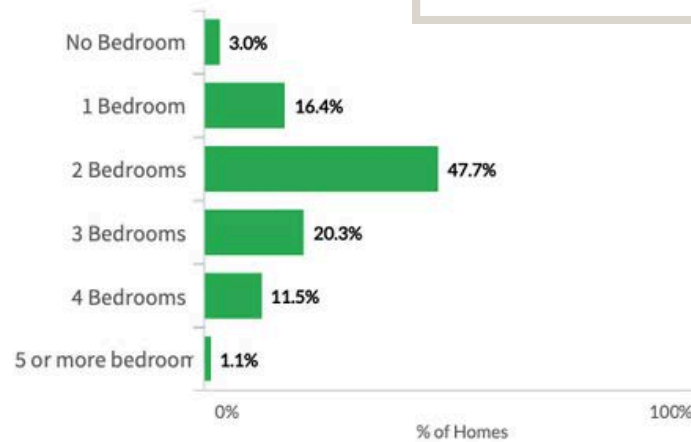


Types of Homes

⚠ This neighborhood has among the **highest** percentage of large apartment complexes or high rise apartments of all neighborhoods in America according to NeighborhoodScout analysis.



Home Size



NEIGHBORHOOD STATISTIC - SCOUT GUIDE

Neighborhood Look and Feel

Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



Median Home Value

\$295,666

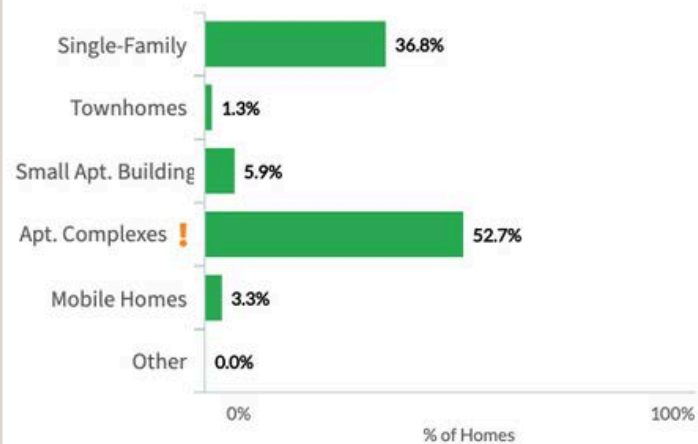
Median Real Estate Taxes

\$3,125

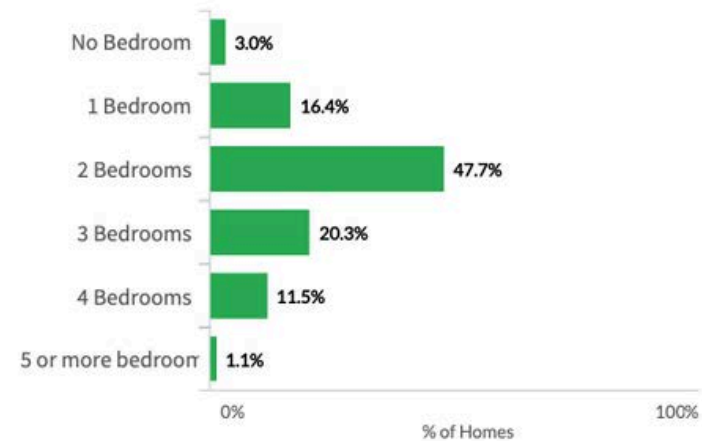
(1.1% effective rate)

Types of Homes

⚠ This neighborhood has among the **highest** percentage of large apartment complexes or high rise apartments of all neighborhoods in America according to NeighborhoodScout analysis.



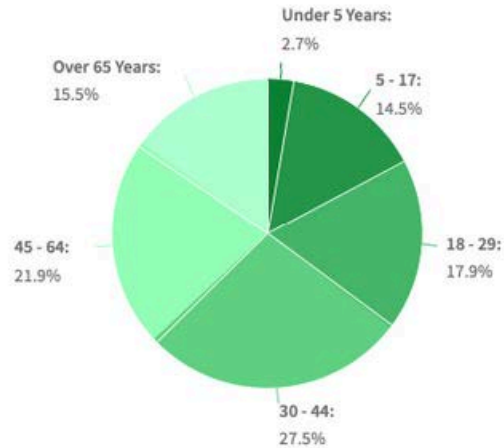
Home Size



Neighborhood Demographics

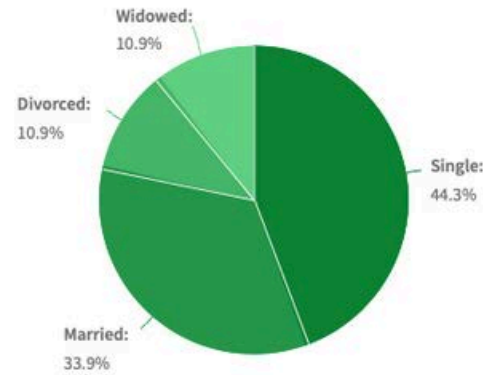
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.

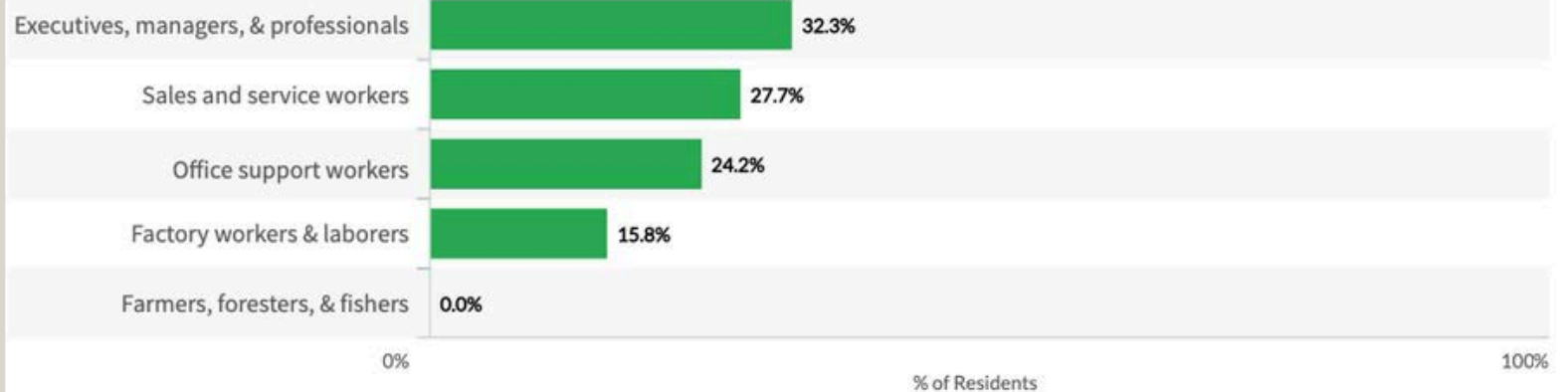


MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.



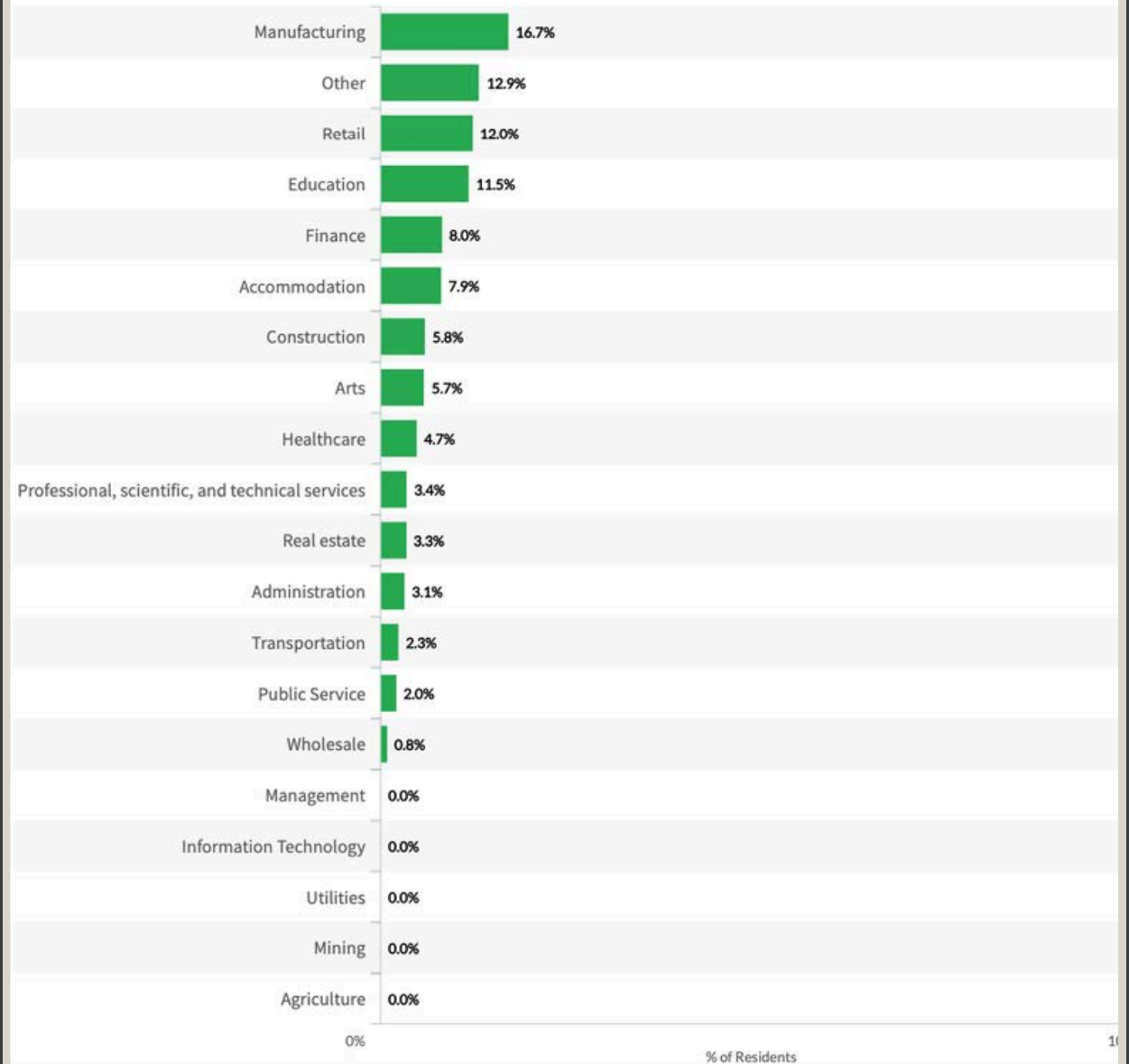
OCCUPATIONS



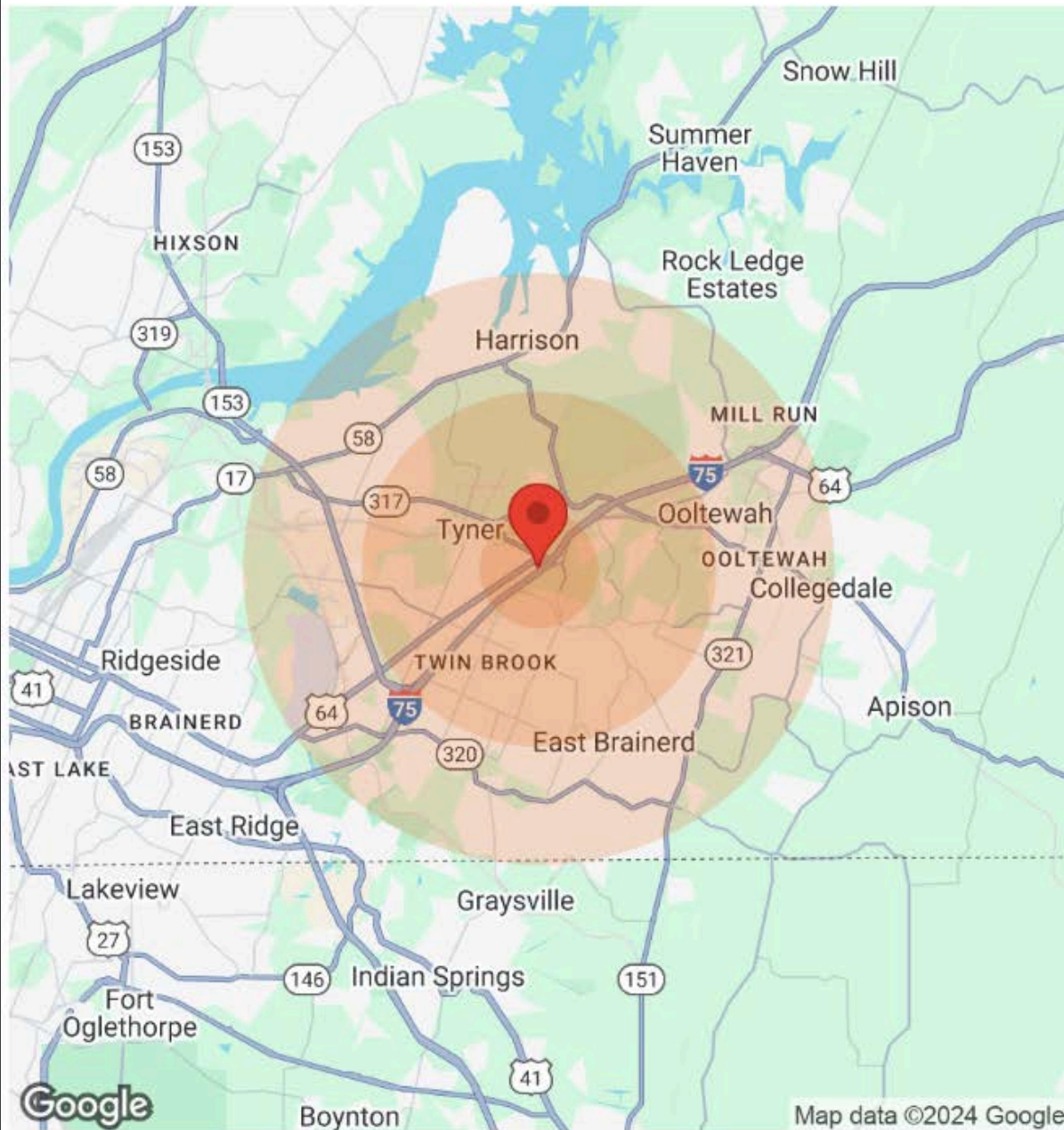
Neighborhood Demographics (cont'd)

EMPLOYMENT INDUSTRIES

Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



DEMOGRAPHICS - REALNEX



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,550 | 15,893 | 43,844 |
| Female | 3,453 | 16,779 | 46,714 |
| Total Population | 7,003 | 32,672 | 90,558 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 865 | 5,401 | 16,341 |
| Ages 15-24 | 666 | 3,711 | 11,065 |
| Ages 25-54 | 2,832 | 12,839 | 36,578 |
| Ages 55-64 | 1,023 | 4,341 | 11,598 |
| Ages 65+ | 1,617 | 6,380 | 14,976 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 4,934 | 23,427 | 65,703 |
| Black | 1,850 | 6,790 | 18,986 |
| Am In/AK Nat | 1 | 26 | 60 |
| Hawaiian | N/A | N/A | 9 |
| Hispanic | 191 | 1,764 | 5,445 |
| Multi-Racial | 160 | 2,402 | 6,974 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$60,435 | \$46,752 | \$59,269 |
| < \$15,000 | 173 | 1,186 | 3,742 |
| \$15,000-\$24,999 | 410 | 1,701 | 4,177 |
| \$25,000-\$34,999 | 187 | 1,550 | 3,427 |
| \$35,000-\$49,999 | 444 | 2,269 | 5,464 |
| \$50,000-\$74,999 | 380 | 2,262 | 7,059 |
| \$75,000-\$99,999 | 323 | 1,853 | 5,321 |
| \$100,000-\$149,999 | 285 | 1,374 | 4,099 |
| \$150,000-\$199,999 | 197 | 466 | 1,324 |
| > \$200,000 | 171 | 688 | 1,423 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,007 | 14,872 | 38,803 |
| Occupied | 2,771 | 13,668 | 36,060 |
| Owner Occupied | 1,808 | 8,440 | 23,832 |
| Renter Occupied | 963 | 5,228 | 12,228 |
| Vacant | 236 | 1,204 | 2,743 |

Trends

AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

Best measure of the budget of the typical family or other non-family household.



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

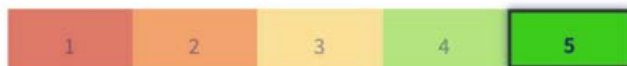
Comparison ratings are provided below with 10 being the highest possible score.

| Time Period | Total Appreciation | Average Annual Rate | Compared To Metro | Compared To America |
|----------------------------------------------|--------------------|---------------------|-------------------|---------------------|
| 3 Year Forecast: 2024 Q3 - 2027 Q3 | 53.88% ↑ | 15.45% ↑ | 7 | 9 |

RISING STAR INDEX

Appreciation Potential (3 years)

RISING STAR



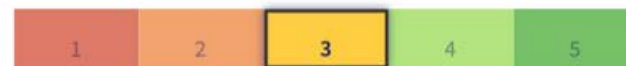
Forecast to appreciate 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

MODERATE



Ranked in the middle 30% of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

| Regional Trend | Last 2 years | Compared to Nation | Last 1 year | Compared to Nation |
|--------------------------|-----------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------|--------------------|
| Population Growth | 8.77% ↑ | 10 | 4.13% ↑ | 10 |
| | ⚠ Among the highest in the nation over the last 2 years. | | ⚠ Population growth in this region has been among the highest in the nation over the last year. | |



MAJOR EMPLOYERS

| | Company | # of Employees |
|----|----------------------------------------------|----------------|
| 1 | BlueCross BlueShield of Tennessee* | 6,607 |
| 2 | Hamilton County Schools* | 5,597 |
| 3 | Erlanger Health System* | 5,519 |
| 4 | Volkswagon Group of America Chattanooga, LLC | 5,275 |
| 5 | Tennessee Valley Authority | 3,901 |
| 6 | CHI Memorial Hospital | 3,634 |
| 7 | Mckee Foods Corporation* | 3,300 |
| 8 | Unum Group* | 2,685 |
| 9 | Roper Corporation | 2,685 |
| 10 | City of Chattanooga* | 2,343 |

Source: Chattanooga Chamber of Commerce as of 12/31/23

* Denotes Locally owned and/or headquartered

Over the past five years, Chattanooga has seen a period of accelerated growth, driven by a mix of new businesses, expanding industries, and an influx of new residents attracted to the city’s quality of life and affordable cost of living. Major companies like Volkswagen, Amazon, and EPB have heavily invested in infrastructure and advanced manufacturing, with a particular focus on electric vehicle production and technology upgrades. Real estate development has surged in response, especially in downtown and nearby neighborhoods like Southside, Highland Park, and the North Shore, as companies and developers respond to increased demand for mixed-use spaces that blend residential, commercial, and office environments. Looking forward, significant investments are planned for transforming the riverfront and revitalizing historic districts, with new green spaces, sustainable buildings, and transit-oriented developments in the works.

Upcoming projects also include residential complexes and office spaces in Chattanooga’s Innovation District, which is set to expand further as the city cements its role as a tech hub. This continued real estate growth is poised to enhance Chattanooga’s landscape, offering modern housing and commercial spaces to accommodate new residents and businesses shaping the city’s vibrant future.

RAPIDLY GROWING SUNBELT CITY

Chattanooga's popularity has exploded because of its live, work, play culture. Rated one of the "Best Towns Ever" by Outdoor Magazine for the past 2 years in a row, Chattanooga's easy access to nature, thriving culinary scene, and "gig economy" atmosphere makes it a popular choice for young professionals. In the last 10 years alone, population inside the Chattanooga MSA has increased by almost 44,000 people. Out of this total, 15,800 moved into the City of Chattanooga. Chattanooga's impressive and diverse economy has been the foundation for this population growth - with the creation of over 8,900 new jobs in the MSA since 2017. This explosion in employment and population has created a bustling and busy downtown, that's home to over 1,400 businesses. The synergy between strong employment, population growth and tourist friendly economy has had a profound effect on Chattanooga's retail sector. Chattanooga's impressive momentum and high quality of life has made it one of the top lifestyle submarkets in the Southeast.

Chattanooga's commercial economy and attractions makes the city a destination for locals and tourists alike. Over 300+ small shops, restaurants and bars call Chattanooga's urban core home, and create a distinct sense of urban vibrancy that make each day or night out a unique experience.

Mentioned in Hot List of Where to Travel Next

Conde Nast Traveler Readers' Choice Awards





RAPIDLY GROWING SUNBELT CITY

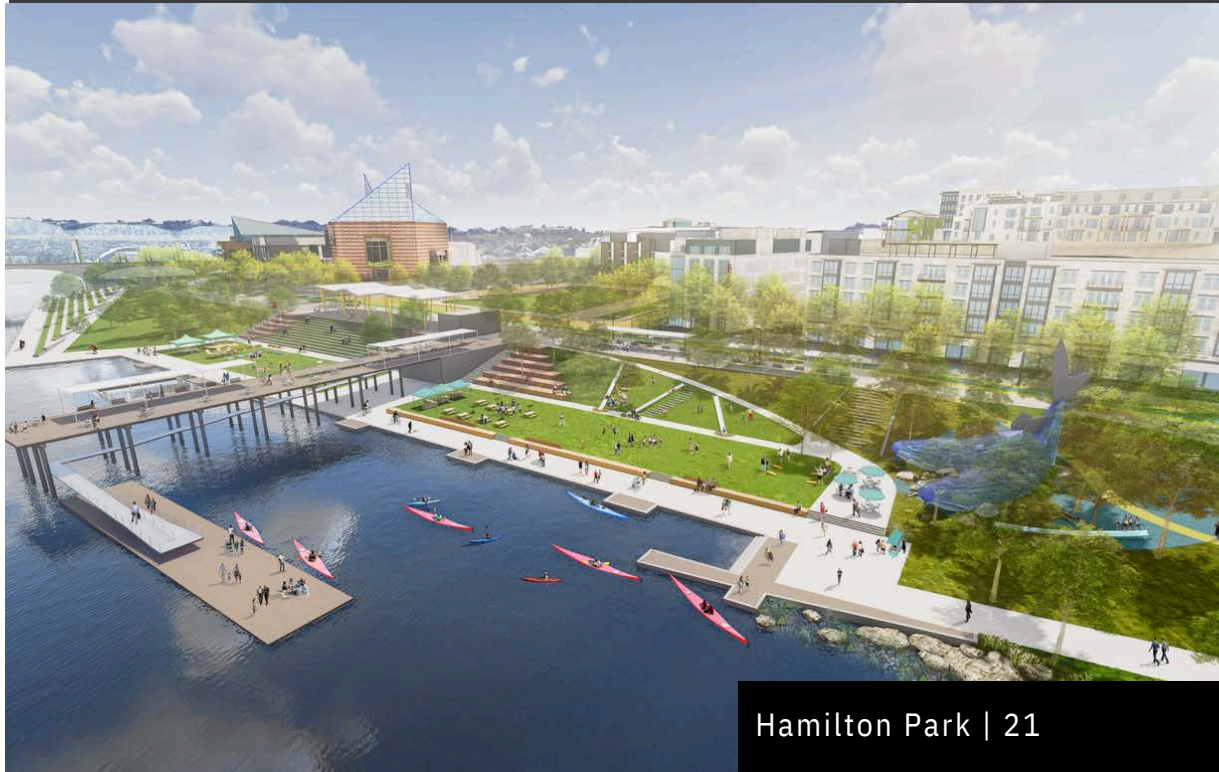
THE BEND

This neighborhood plan imagines a new future for a riverfront industrial site from which Chattanoogaans were fenced off for over 100 years. The property will once again become a busy place where a lot of people will be employed, but now it will be a complete neighborhood where people can also live, where creative office workers can come to work, where people can come to be entertained, and where people can enjoy generous public spaces, walkable streets and the waterfront. Its close-in location will allow this to be the region’s “first 21st Century, car-optional neighborhood.” The Dover, Kohl and Partners team employed a collaborative design process beginning in 2018 with research and analysis of existing conditions and the site’s history, legacy structures, infrastructure, and topography. <https://www.doverkohl.com/the-bend>

ONE RIVERFRONT

Community input serves as the foundation for the ONE Riverfront Plan and collectively, Chattanoogaans developed eight strategies to reinvigorate the riverfront. Today, we embark upon the next phase for our Riverfront Parks and “evolve” them into a place for people to enjoy year-round.

The “Evolving our Riverfront Parks” plan is a series of enhancements that will honor history, connect corridors in the district, embrace ecology, soften and provide shade, along with using the inspiration of a southern porch for areas along the river. <https://www.riverfrontparkscha.com/>



PROPERTY DESCRIPTION

| | | | |
|------------------|----------------------------------------------------|---------------------------------|--------|
| Property Type | Office and Retail Center | Currently Vacant as of 11/1/24 | 0 SF |
| | | Current Occupancy as of 11/1/24 | 100.0% |
| Property Address | 7610 Hamilton Park Drive, Chattanooga, TN 37421 | | |

ACQUISITION AND RESIDUAL SUMMARY

| | | |
|---------------------------------|----------------|--------------------|
| Property Price as Nov 1st, 2024 | 235 PSF | \$2,825,000 |
| CAP Rate as Nov 1st, 2024 | | 6% |
| Total Gross Income | | \$212,364 |
| Total Operating Expenses | | \$43,067 |
| Total Net Operating Income | | \$169,296 |



RENT ROLL

| Tenant | Suite | Size | Start | Expires | \$/RSF | Rent |
|--------------------------------------------|-----------|-------|----------|----------|---------|----------|
| Learn to Learn Inc, Prometrics | 1-2 | 2,400 | 01/01/24 | 01/01/29 | \$17.10 | \$41,047 |
| Jani-King | 3-4 | 2,400 | 02/01/22 | 06/30/27 | \$17.73 | \$42,540 |
| Learn to Learn Inc, Sylvan Learning Center | 5 | 1,200 | 01/01/24 | 01/01/29 | \$17.11 | \$20,528 |
| Andra's Finds Tailoring | 6 | 1,154 | 01/01/22 | 01/01/25 | \$16.94 | \$19,548 |
| ADT | 7-8-9-10 | 4,800 | 05/01/24 | 04/30/29 | \$16.34 | \$78,408 |
| Reagan Outdoor Advertising | Billboard | 0 | 04/01/24 | 04/01/34 | N/A | \$12,000 |

BASE RENT REPORT

| Description Year Ending | Year 1 09/2025 | Year 2 09/2026 | Year 3 09/2027 | Year 4 09/2028 | Year 5 09/2029 |
|----------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1-2 Learn to Learn Inc, Prometrics | \$41,047 | \$41,868 | \$42,705 | \$43,559 | \$43,774 |
| 3-4 Jani-King | \$42,540 | \$42,540 | \$42,540 | \$42,540 | \$42,540 |
| 5 Learn to Learn Inc, Sylvan Learning Center | \$20,528 | \$21,144 | \$21,778 | \$22,431 | \$22,596 |
| 6 Andra's Finds Tailoring | \$19,548 | \$19,548 | \$19,548 | \$19,548 | \$19,548 |
| 7-8-9-10 ADT | \$78,408 | \$79,976 | \$81,576 | \$83,207 | \$85,222 |
| Billboard Reagan Outdoor Advertising | \$12,000 | \$12,000 | \$12,000 | \$12,000 | \$12,000 |
| Total Income | \$214,070 | \$217,075 | \$220,146 | \$223,285 | \$225,679 |

| Description Year Ending | Year 1 09/2025 | Year 2 09/2026 | Year 3 09/2027 | Year 4 09/2028 | Year 5 09/2029 |
|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Income | | | | | |
| Rental Income | \$214,070 | \$217,075 | \$220,146 | \$223,285 | \$225,679 |
| Gross Scheduled Income | \$214,070 | \$217,075 | \$220,146 | \$223,285 | \$225,679 |
| Gross Operating Income | \$214,070 | \$217,075 | \$220,146 | \$223,285 | \$225,679 |
| Expenses | | | | | |
| Building Insurance | (\$4,586) | (\$4,586) | (\$4,586) | (\$4,586) | (\$4,586) |
| Grounds Maintenance | (\$4,524) | (\$4,524) | (\$4,524) | (\$4,524) | (\$4,524) |
| Taxes - Real Estate | (\$31,071) | (\$31,071) | (\$31,071) | (\$31,071) | (\$31,071) |
| Trash Removal | (\$1,344) | (\$1,344) | (\$1,344) | (\$1,344) | (\$1,344) |
| Utilities | (\$643) | (\$643) | (\$643) | (\$643) | (\$643) |
| Utility - Electricity | (\$899) | (\$899) | (\$899) | (\$899) | (\$899) |
| Total Operating Expenses | (\$43,068) | (\$43,068) | (\$43,068) | (\$43,068) | (\$43,068) |
| Operating Expense Ratio | 20.12% | 19.84% | 19.56% | 19.29% | 19.08% |
| Net Operating Income | \$171,003 | \$174,008 | \$177,079 | \$180,218 | \$182,612 |

| Description Year Ending | Year 1 09/2025 | Year 2 09/2026 | Year 3 09/2027 | Year 4 09/2028 | Year 5 09/2029 |
|------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Key Ratios and Multipliers | | | | | |
| Capitalization Rate | 6.05% | 6.16% | 6.27% | 6.38% | 6.46% |
| Gross Rent Multiplier | 13.20 | 13.01 | 12.83 | 12.65 | 12.52 |
| Net Income Multiplier | 16.52 | 16.23 | 15.95 | 15.68 | 15.47 |
| Operating Expense Ratio | 20.12% | 19.84% | 19.56% | 19.29% | 19.08% |
| Amounts per SF | | | | | |
| Gross Income | \$17.84 | \$18.09 | \$18.35 | \$18.61 | \$18.81 |
| Expenses | (\$3.59) | (\$3.59) | (\$3.59) | (\$3.59) | (\$3.59) |
| Loan Metrics | | | | | |
| Loan To Value Ratio | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Debt Coverage Ratio | N/A | N/A | N/A | N/A | N/A |
| Cash-On-Cash Measures | | | | | |
| Before-Tax | 24.21% | 24.64% | 25.07% | 25.52% | 25.86% |
| After-Tax | 24.21% | 24.64% | 25.07% | 25.52% | 25.86% |



HAMILTON PARK

7610 HAMILTON PARK DRIVE, CHATTANOOGA, TN37421

EXCLUSIVE INVESTMENT CONTACTS

Robert Fisher
Commercial Specialist
(c) 423-667-8634
(o) 423-664-1550
robert@rkfisher.com

Lila Brock
Real Estate Professional
(c) 423-605-1450
(o) 423-664-1900
lilabrock@kw.com

Tiffany Trovillo
Transaction Coordinator
& Team Admin
(c) 205-585-4782
(o) 423-664-1900
tiffanytrovillo@kw.com



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KELLERWILLIAMS REALTY