

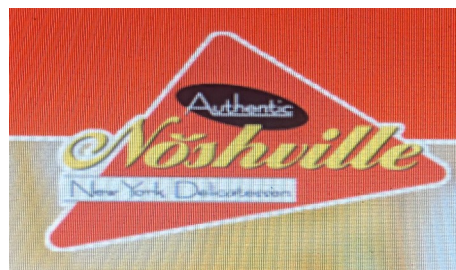


**OFFERING FIFTY PERCENT INTEREST IN:
HILLSBORO DRIVE AND CIRCLE
RETAIL PARTNERS
FOUR-TENANT RETAIL NET LEASE PACKAGE**

ORVIS®

restore
HYPER WELLNESS

FIRST FARMERS.
Grow With Us.



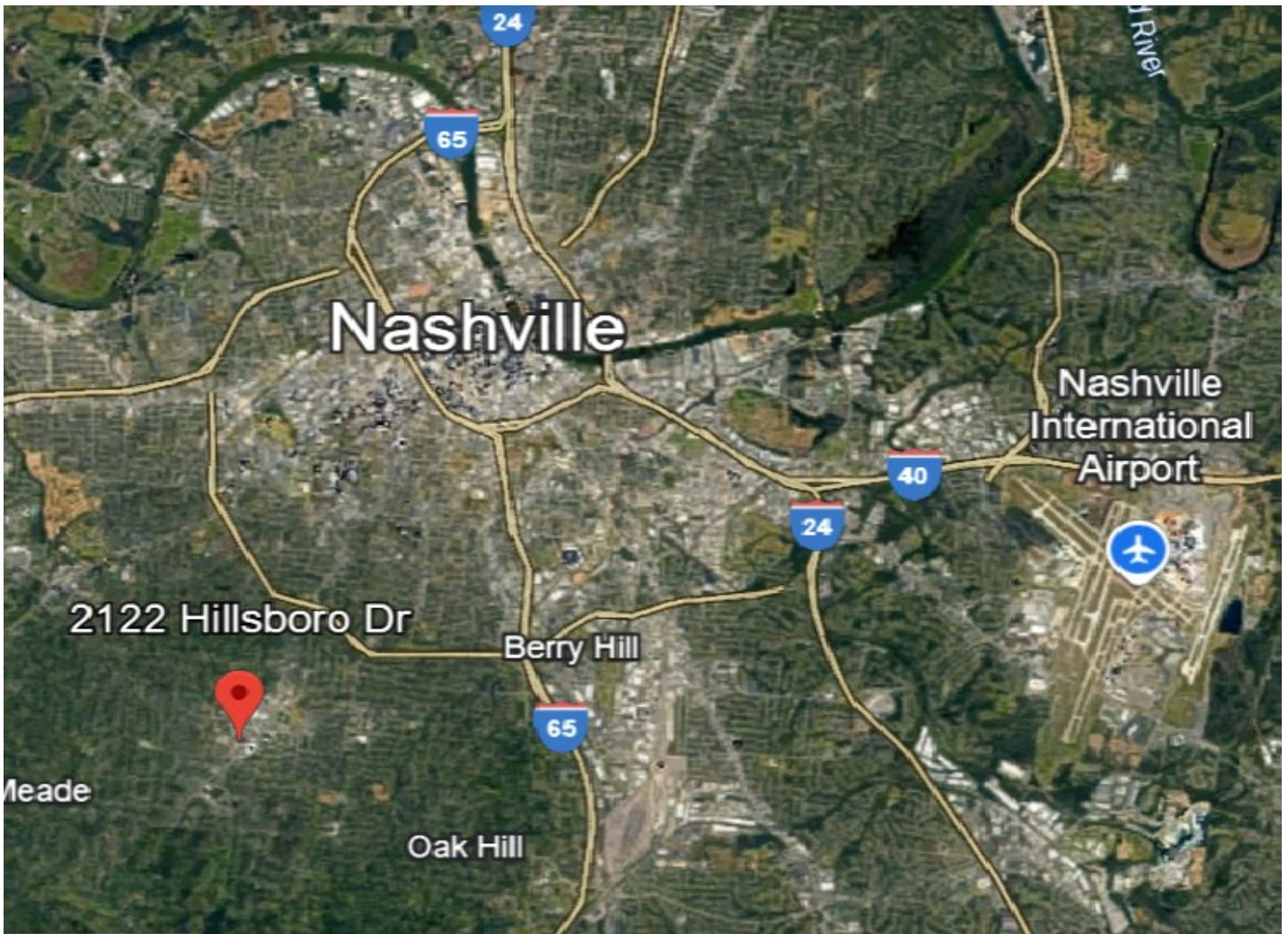
**FOR MORE INFORMATION CONTACT
LARRY FRANKENBACH 615 260 1945
LARRYFRANKENBACHCRE@GMAIL.COM**



**THIS OFFERING CONTAINS 1.37 ACRES OF PRIME REAL ESTATE IN 2 PARCELS:
2122 HILLSBORO DRIVE, 4013 AND 4014 HILLSBORO CIRCLE AND FOUR NNN
LEASES WITH SUBSTANTIAL REMAINING TERM.**

NON-DISCLOSURE AGREEMENT REQUIRED FOR SUPPORTING DOCUMENTATION.

7.5 MILES TO DOWNTOWN NASHVILLE



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SEVEN REASONS TO SELECT THIS INVESTMENT TO ADD TO YOUR PORTFOLIO

This is an investor package that will transfer 50% ownership of the Green Hills Drive and Circle Retail Partnership. The entity owns 1.37 acres in Green Hills near Green Hills Mall in Nashville TN containing NNN Leases with Orvis, Nashville Deli, First Farmers & Merchants Bank and Restore Wellness. Green Hills is one of Nashville's most desirable work, live, shop locations with a high-end demographic profile.

Steady, Predictable Income: 4 NNN Leases with years of monthly Rent Revenue remaining.

Prime Location: Green Hills is a premier shopping, dining, office and residential location just 7.5 miles from the thriving Nashville downtown.

Hands-Off Investment: Tenants are responsible for maintenance expenses, taxes and utilities.

Diversification: The tenants include a strong regional financial entity with nearly \$2 billion in assets, a national outdoor goods retailer, a popular multi-location wellness facility, and a successful local restaurant with decades of experience and a strong, loyal customer base.

Potential Tax Benefits: This investment may qualify for a 1031 Exchange. Consult your tax advisor before submitting any offer.

Strong Market Demand: Strong demand from local and regional shopper means continued upward movement of Rent Rates and low vacancy rates near Green Hills Mall.

Economic Growth: Nashville's steadily growing population and economy supports the retail sector and long-term value of this asset category.



Nondisclosure Agreement Required To Receive Due Diligence Package

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ORVIS: 2122 HILLSBORO DRIVE

NOSHVILLE: 4014 HILLSBORO CIRCLE

RESTORE WELLNESS: 2124 HILLSBORO DRIVE



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THE OFFERING CONTAINS 1.37 ACRES OF PRIME REAL ESTATE IN 2 COMBINED PARCELS

AND

4 NNN RETAIL TENANT LEASES



ORVIS: 2122 HILLSBORO DRIVE

NOSHVILLE: 4014 HILLSBORO CIRCLE

RENEW WELLNESS: 2124 HILLSBORO DRIVE



FIRST FARMERS: 4013 HILLSBORO CIRCLE

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