



**Walmart Shadow Anchored
Offering Memorandum:**

**Taft Church Station
150 Sam Walton Drive
Sparta, TN 38583**



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In cooperation with licensed TN broker



Table of Contents

INVESTMENT SUMMARY

Investment Highlights 4
Location Overview..... 5
Offering Summary 6

FINANCIAL ANALYSIS

Rent Roll 8
Financial Analysis 9

PROPERTY ANALYSIS

Site Plan 11
Survey 12
Aerial Map 13
Location Maps 14
Demographics 15

TENANT ANALYSIS

Tenant Profiles 17-24
Disclosure & Confidentiality 25

Taft Church Station
150 Sam Walton Drive
Sparta, TN 38583





Investment Summary

Taft Church Station

INVESTMENT HIGHLIGHTS

- NNN, 93% Occupied, Walmart Supercenter Shadow Anchored Center with 85% Nationally Named Tenants
- Highly Attractive Assumable CMBS Debt at a 4.88% Interest Rate, Approx. 5 Years of Term Remaining, 30-Yr. Amortization and Yielding Over 10% Year-1 Expected Return on Investment
- Successful Tenancy Consistently Exercising Renewals: Over 82% of the Leased Space has Been Renewed Within the Past 18-Months (Including All Three Anchor Tenants), Further Enhancing Rent Roll Stability
- 7.75% CAP Rate with Upside Available Through the Lease-Up of the Last Remaining Vacant Unit (7%)
- Dynamic Mix of Service-Oriented Retail and Medical Users, Truly a Recession/Internet Proof Asset
- Reported Continued Upward Trending Sales, Further Proving Tenant Success
- Anchored by Well-Known, Tenured National Retailers/Medical: Fast Pace Urgent Care, Verizon (Premium Retailer), and DaVita/Sparta Dialysis (50% Medical Tenants)
- Growing Community with Average Household Incomes Over \$88,000 Within 1-Mile
- Desirable Curb Appeal and New Roof (2022) with 15-Yr. Transferrable Warranty
- Easy Access Positioned in Walmart Supercenter Corridor with Prominent Pylon Signage, Frontage and High Visibility
- Main Retail Corridor: Surrounded by Complimentary Retailers Along One of the Most Heavily Traveled Roadways Through Sparta - 70S (15,600+ VPD Directly In Front of Center)
- Tennessee: Income Tax Free State
- Advantageously Located 80 Miles from Booming Nashville/ Nashville International Airport and Most Centralized City to 3 Out of 4 of the Largest Cities in the State
- Strong Employment Base: Ascension Saint Thomas Highlands Hospital (230 Employees), Moeller Marine Products (250 Employees), Acument Global Technologies, Rebo Lighting & Electronics and Tri-State Distribution (All With Approximately 200 Employees) and BASF (125 Employees)





LOCATION OVERVIEW

Sparta, Tennessee, is a charming town surrounded by the scenic beauty of the Upper Cumberland region and is known as a hidden gem. The city is the most centrally located town to 3 of the 4 largest cities in the state. Nestled between the rolling hills, it embraces a small-town feel with a strong sense of community. Known for its welcoming locals, Sparta exudes Southern hospitality and boasts historic sites like the White County Courthouse, reflecting its rich heritage. Sparta, the county seat and principal town and commercial point of White County, is situated on the left bank of Calfkiller River, in a beautiful valley at the foot of and about five miles distance from the Cumberland Mountains. Nature enthusiasts can explore nearby Burgess Falls State Park, offering cascading waterfalls and hiking trails. The annual Liberty Square Celebration brings residents together for festivities, showcasing the town's lively spirit. Sparta stands as a testament to the simplicity, warmth, and natural splendor that define life in rural Tennessee.

Sparta is positioned 80 miles from Nashville and the Nashville International Airport. The city has access to multiple transportation options, including the Upper Cumberland Regional Airport located nine miles north near the Putnam and White County line. Major U.S. highways include Highway-70 passing through the city east to west; 70S crossing north to south; and 70N traversing the eastern portion of the county. State roads include Highway-111, which is a major four-lane connector from Kentucky to southern Florida, and Highways 84, 135, 136 and 289. Additionally, the city is at the terminus of the Sparta and McMinnville Branch of the Nashville, Chattanooga & St. Louis Railway.

The exceptional Sparta community has everything from the beautiful nature, an award-winning hospital, friendly people, low housing cost and proximity to a variety of entertainment and cultural venues. Sparta and White County are one of the nation's top resonators of the musical genre "bluegrassroots." Historic Downtown Sparta, also known as Bluegrass USA has embraced its roots with venues for music, a Lester Flatt memorial, and a restored Oldham Theater.

The aforementioned award-winning hospital, Ascension Saint Thomas Highlands, has been serving Sparta and the surrounding communities for decades providing the highest level of patient care. Ascension Saint Thomas Highlands is a Joint Commission accredited facility and is a part of the Saint Thomas Stroke Network. The 60-bed facility provides a full range of medical services including 24-hour Emergency Care, behavioral health, and rehabilitation services through its 230 employees.

Sparta and White County are home to over 15 different industries with a combined workforce of more than 2,200 workers. Most employ more than 75 workers. Many smaller manufacturers are also located in the region. Recent industrial growth includes three new companies and existing industry expansions resulting in an increased workforce of nearly 1,500 employees. Of these employers in the manufacturing industry, Moeller Marine products boasts over 250 employees, while Acument Global Technologies, Rebo Lighting & Electronics and Tri-State Distribution all have approximately 200 employees. Well-known BASF also has a facility in the region employing over 125, making Sparta an excellent place to plant roots.

Cookeville, located just 15 miles north also offers employment opportunities for the residents of Sparta. Cookeville Regional Medical Center and Tennessee Tech both have approximately 1,600 employees, while the Putnam County Board of Education has nearly 1,200. Oreck Vacuums has a production facility in Cookeville adding another 600 people to the region's workforce.



SUMMARY

Price:	\$3,670,000
CAP Rate:	7.75%
Gross Leasable Area:	18,700 S.F.
NOI:	\$284,273
Built:	2004
Lot Size:	Approx. 1.48 Acres
Foundation:	Concrete
Exterior:	Concrete Block/Brick
Parking:	92 Spaces
Roof:	2022
Roof Warranty:	15-Yr. Transferrable Warranty



OPERATING DATA

Rental Income:	\$319,377
Tenant Reimbursements:	\$69,397
Potential Gross Income:	\$388,774
Vacancy (Actual):	(\$28,000)
Vacancy for Reimbursements:	(\$4,433)
Effective Gross Income:	\$356,341
Expenses:	(\$72,067)
NOI:	\$284,273

Assumable Debt Financing

Down Payment:	\$1,893,516
Price/S.F.:	\$196.26
Annual Debt Service:	\$125,097
Structural Reserve:	\$3,761
Cash Flow After Reserves:	\$155,415
Principal Paydown:	\$36,969
Total Return on Investment:	10.16%
Loan Balance (8/1/2024):	\$1,776,484
Loan Type:	Assumable
Interest Rate:	4.88%
Amortization:	30 Years
Term (7/1/2029):	5 Years
Loan-to-Value (LTV):	48.41%

* Purchaser to pay loan transfer fee of 1% of outstanding loan balance and any other lender assumption fees.



Financial Analysis



Tenant	GLA	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
NAP:										
	4,698	25.12%	2009	11/4/2023	11/3/2028	\$12.00	\$56,376	NNN	None	(2) 5-Yr. Fair Market Rental Value
	3,500	18.72%	2011	7/1/2023	6/30/2026	\$14.57	\$50,995	NNN	None	None
	3,600	19.25%	2013	3/1/2025	2/28/2030	\$22.00	\$79,200	NNN	None	(1) 5-Yr. Market Rate
	1,400	7.49%	2004	9/1/2024	8/31/2027	\$21.76	\$30,466	NNN	9/1/2025 - \$22.30/SF 9/1/2026 - \$22.85/SF	(3) 3-Yr. 2.5% Annual Increases Throughout all Option Periods
	1,050	5.61%	2022	10/17/2022	11/30/2027	\$18.50	\$19,425	NNN	None	(2) 5-Yr. Option 1: \$20.35/SF Option 2: \$22.39/SF
	1,750	9.36%	2006	6/1/2022	5/31/2025	\$16.50	\$28,875	NNN	None	N/A
	1,302	6.96%	2021	10/1/2021	9/30/2026	\$20.00	\$26,040	NNN	None	None
Vacant	1,400	7.49%				\$20.00	\$28,000	NNN		
Total Property	18,700	100.00%				\$17.08	\$319,377			
Vacancy	1,400	7.49%				\$20.00	\$28,000			

Pro Forma Calendar Year: October 1, 2024 through September 30, 2025

Assumable Debt Financing



		2022	2023	Pro Forma 2024-2025	
				2024-2025	\$/SF
INCOME:					
Rental Income		\$ 250,482	\$ 267,947	\$ 319,377	\$ 17.08
Tenant Reimbursements:					
Real Estate Tax		16,807	19,368	18,987	1.02
Insurance		8,431	10,050	15,000	0.80
CAM		23,269	28,911	25,225	1.35
Prior Year Reconciliations		5,055	1,069	-	-
Management Fee (1)		-	-	9,255	0.49
Admin. Fees (1)		6,478	6,142	929	0.05
Miscellaneous Income		(2,071)	493	-	-
Gross Potential Rental Income		\$ 308,451	\$ 333,979	\$ 388,774	\$ 20.79
Vacancy (Actual)	8.77%			(28,000)	(1.50)
Vacancy For Reimbursements Lost (Actual)	7.49%			(4,433)	(0.24)
Effective Gross Income		\$ 308,451	\$ 333,979	\$ 356,341	\$ 19.06
OPERATING EXPENSES:					
Management Fee	4%	\$ 15,743	\$ 16,585	\$ 11,655	\$ 0.62
Real Estate Taxes		18,987	18,987	18,987	1.02
Insurance		11,220	14,025	15,000	0.80
Landscaping		1,450	1,085	1,500	0.08
Snow Removal		-	-	100	0.01
Utilities					
Electric		3,908	3,698	3,000	0.16
Water/Sewer		107	150	150	0.01
Repairs & Maintenance (2)		884	14,994	5,000	0.27
Lot Sweeping		3,625	3,050	3,750	0.20
Parking Lot Repairs & Maintenance		1,250	-	2,500	0.13
Lighting Maintenance		3,549	3,276	3,275	0.18
Fire/Life Safety (3)		1,541	350	350	0.02
Trash Removal		3,059	3,516	3,600	0.19
Roof Repairs & Maintenance		1,567	2,017	2,000	0.11
Non-Reimbursable Vacant Unit Expenses (4)		2,897	11,074	1,200	0.06
Total Expenses		\$ 69,787	\$ 92,806	\$ 72,067	\$ 3.85
Net Operating Income		\$ 238,664	\$ 241,174	\$ 284,273	\$ 15.20

Assumable Loan Analysis		
Cash Flow Available Before Debt Service	\$ 284,273	\$ 15.20
CAP Rate	7.75%	7.75%
Valuation	\$ 3,670,000	\$ 196.26
Loan to Value	48.41%	48.41%
Loan Amount (8/1/2024)	\$ 1,776,484	\$ 95.00
Rate	4.88%	4.88%
Term (Matures 7/1/2029)	5	5
Amortization	30	30
Annual Debt Service	\$ 125,097	6.69
Debt Service Coverage Ratio	2.27	2.27

* Purchaser to pay loan transfer fee of 1% of outstanding loan balance and any other lender assumption fees.

(1) Leases call certain Management Fees as to what CG classified as an Admin Fee. Some tenants have these expenses as part of CAM and others broken out. Separated for Pro Forma purposes.

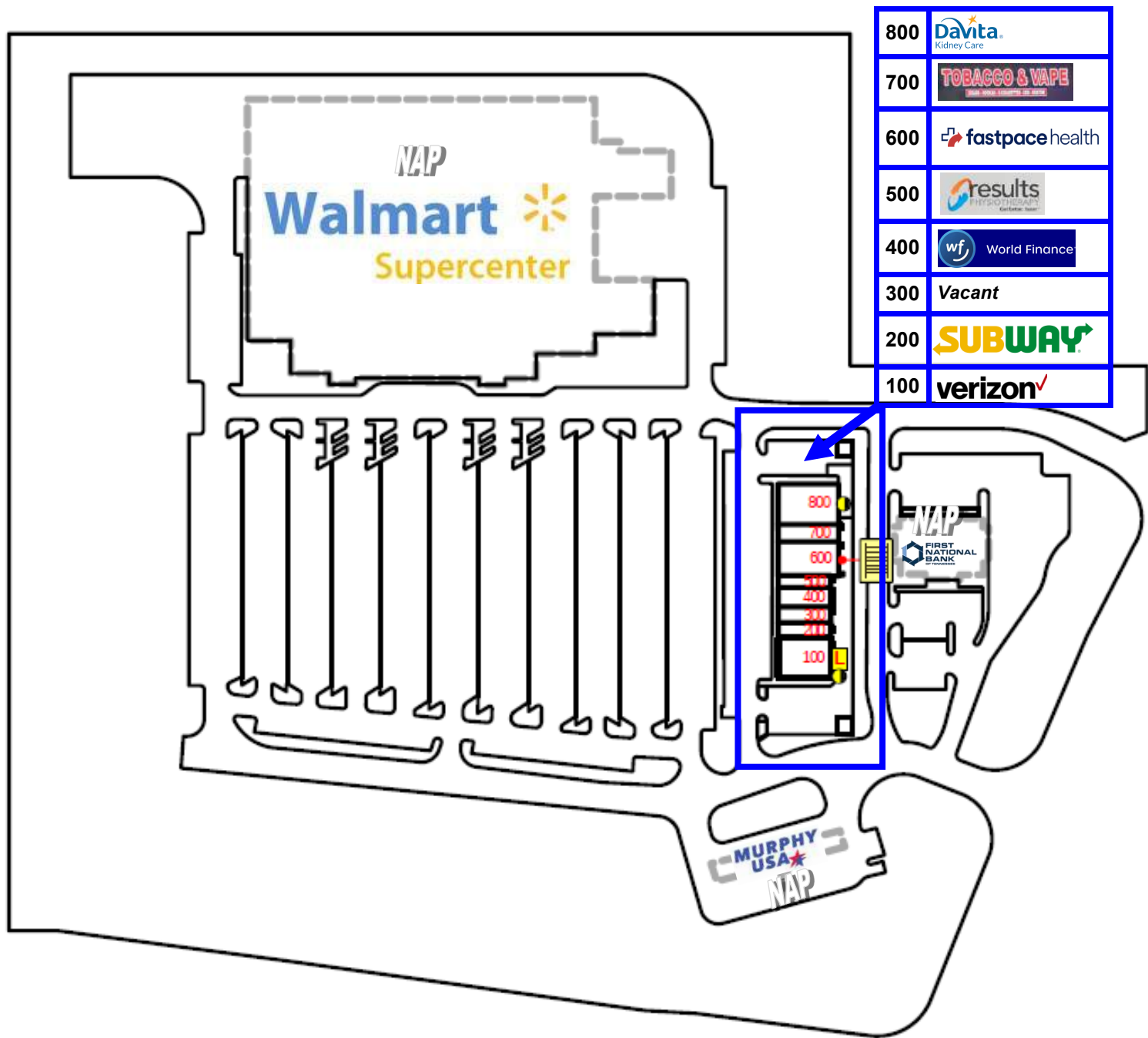
(2) 2023: \$10,990.50 - concrete work for the foundation

(3) 2022: Repair for a deficiency that was discovered in the September annual inspection.

(4) 2023 Non-CAM: Water leak (repaired with concrete work that was billed to CAM)



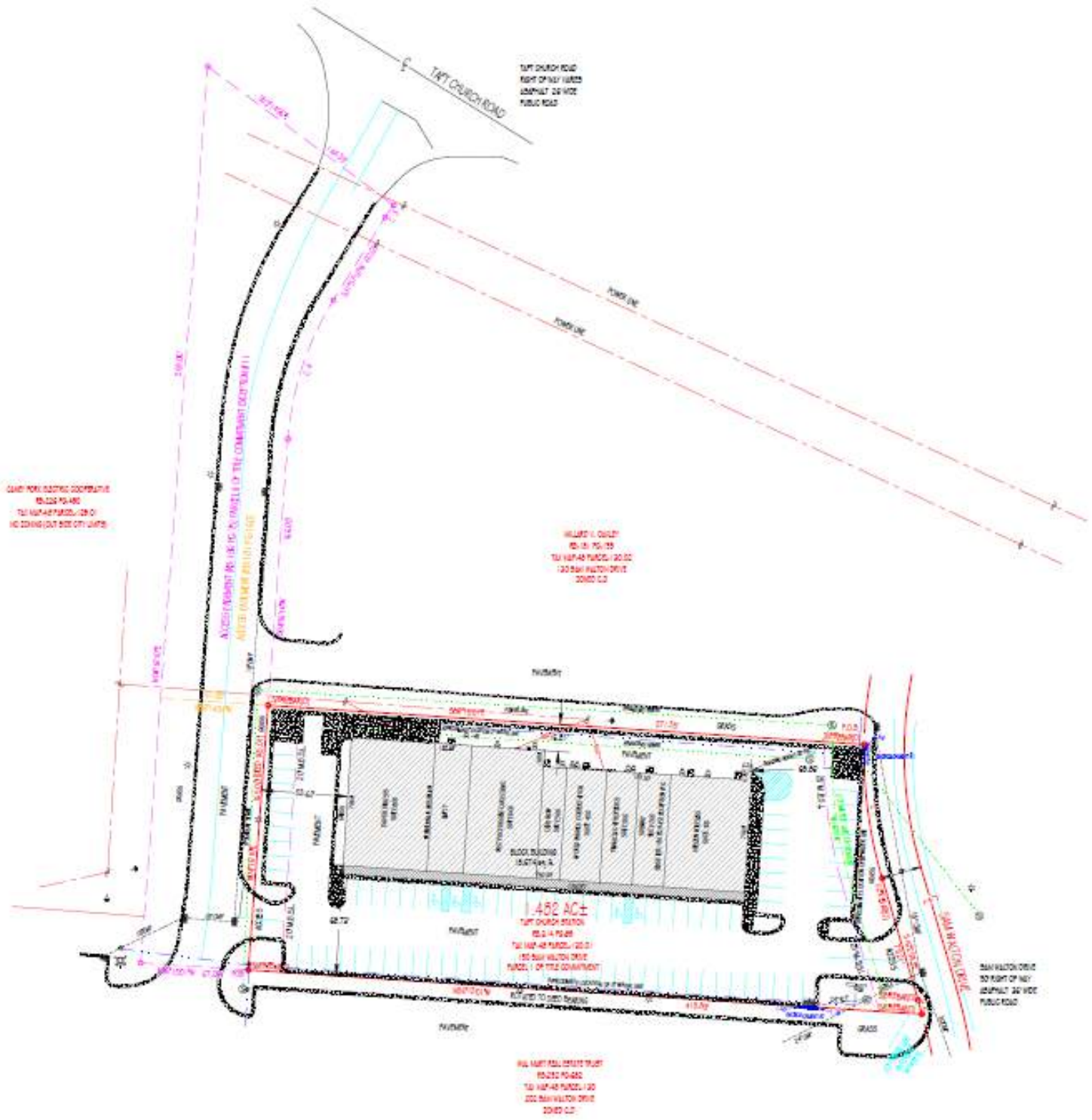
Property Analysis



Site Plan



Survey



GRID FOR ELECTRIC COORDINATE
EQUIS TO 482
TO 100 BAY WATSON DRIVE
NO ZONING OUT SIDE OF LINES

TFT CHURCH ROAD
RIGHT OF WAY LINES
ADJUST TO 100 BAY WATSON DRIVE
PUBLIC ROAD

WILSON & CO. LTD
100 BAY WATSON DRIVE
100 BAY WATSON DRIVE
100 BAY WATSON DRIVE
100 BAY WATSON DRIVE

482 AC±
TFT CHURCH ROAD
EQUIS TO 482
TO 100 BAY WATSON DRIVE
100 BAY WATSON DRIVE
PARCEL 1 OF THE COMPASS SECTION 11

100 BAY WATSON DRIVE TRUST
EQUIS TO 482
TO 100 BAY WATSON DRIVE
100 BAY WATSON DRIVE
100 BAY WATSON DRIVE

100 BAY WATSON DRIVE
RIGHT OF WAY LINES
ADJUST TO 100 BAY WATSON DRIVE
PUBLIC ROAD



Aerial Map
Surrounding Area

Cookeville, TN
8 Miles North

250+ Employees



230+ Employees



200+ Employees



Nashville, TN
80 Miles West



15,600+ VPD

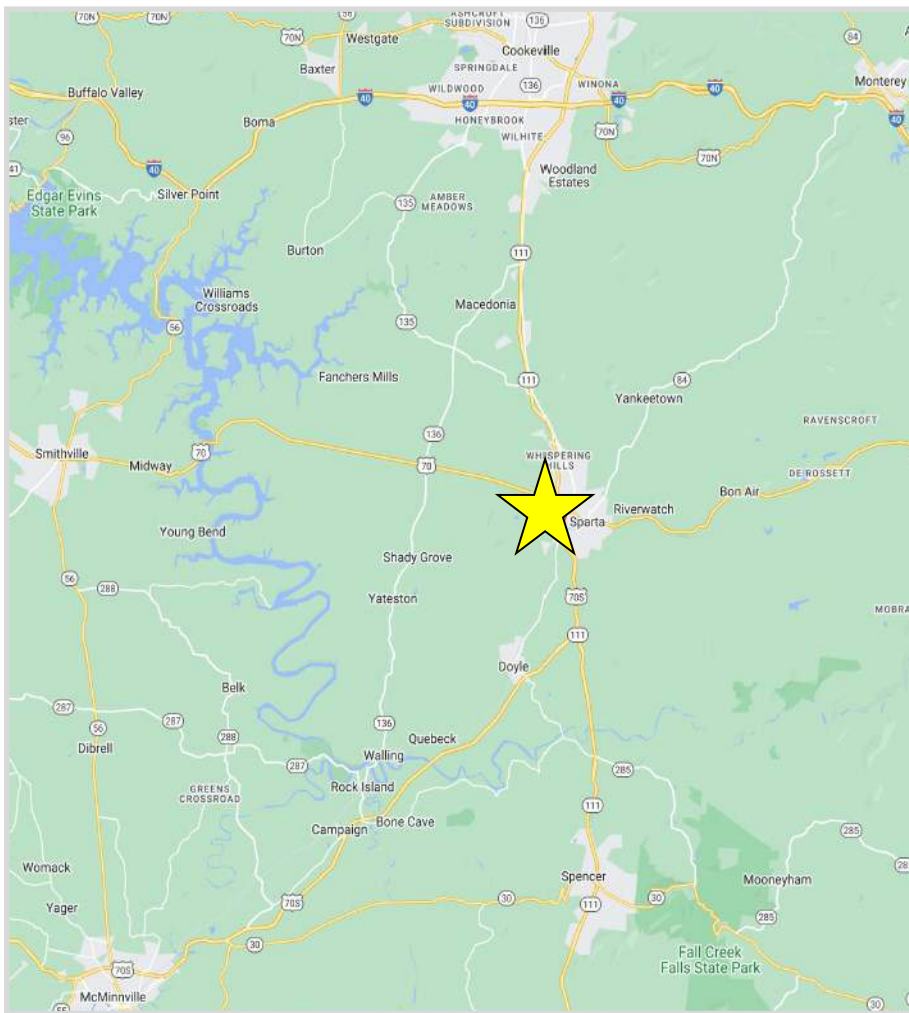
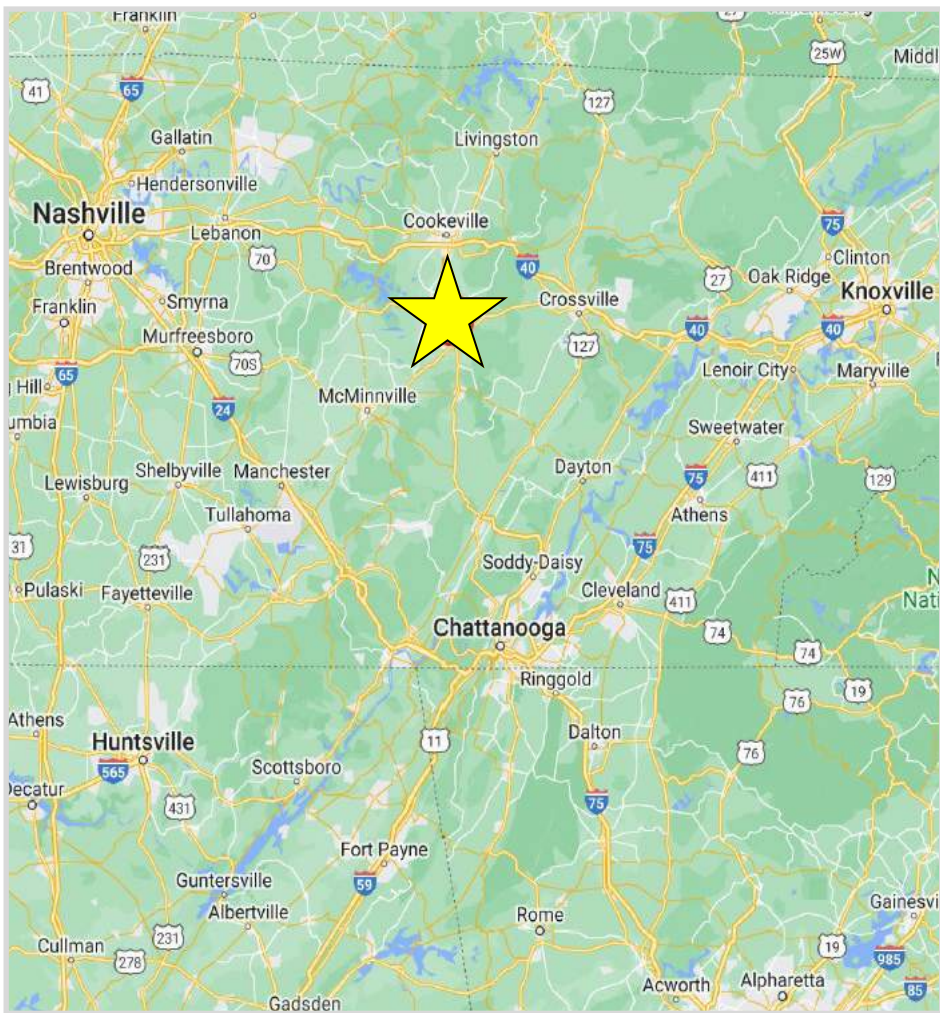
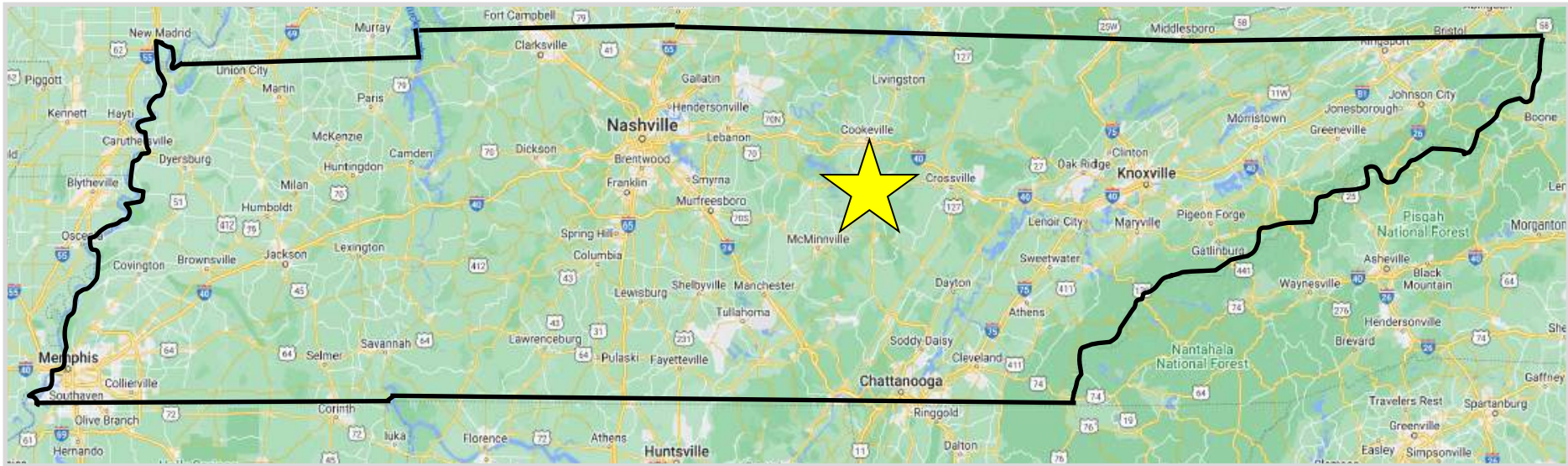


14,800+ VPD



200+ Employees
14 Miles South





Location Maps



150 Sam Walton Dr Sparta, TN 38583	1 mi radius	3 mi radius	5 mi radius	10 mi radius	15 mi radius
Population					
2024 Estimated Population	1,175	9,004	13,248	27,672	55,000
2029 Projected Population	1,281	9,906	14,715	31,082	60,279
2024 Median Age	38.6	40.9	41.5	42.3	42.8
Households					
2024 Estimated Households	467	3,720	5,429	11,294	22,572
2029 Projected Households	508	4,042	5,947	12,497	24,479
2020 Census Households	464	3,521	5,085	10,462	20,712
2010 Census Households	450	3,404	4,881	9,892	19,280
Projected Annual Growth 2024 to 2029	1.7%	1.7%	1.9%	2.1%	1.7%
Historical Annual Growth 2010 to 2024	0.3%	0.7%	0.8%	1.0%	1.2%
Race and Ethnicity					
2024 Estimated White	93.7%	92.0%	92.8%	93.5%	92.5%
2024 Estimated Black or African American	2.0%	3.1%	2.6%	2.0%	1.7%
2024 Estimated Asian or Pacific Islander	0.4%	0.5%	0.6%	0.6%	0.8%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%	0.2%
2024 Estimated Other Races	3.9%	4.2%	3.8%	3.8%	4.8%
2024 Estimated Hispanic	2.7%	3.4%	3.0%	3.0%	4.5%
Income					
2024 Estimated Average Household Income	\$88,310	\$74,348	\$72,022	\$71,863	\$79,786
2024 Estimated Median Household Income	\$59,261	\$50,714	\$51,225	\$53,886	\$60,824
2024 Estimated Per Capita Income	\$35,188	\$30,798	\$29,572	\$29,361	\$32,793
Education (Age 25+)					
2024 Estimated High School Graduate	49.8%	43.9%	42.6%	40.2%	39.3%
2024 Estimated Some College	18.7%	20.5%	21.3%	20.4%	19.4%
2024 Estimated Associates Degree Only	9.5%	8.1%	7.7%	8.3%	7.3%
2024 Estimated Bachelors Degree Only	7.9%	9.9%	9.9%	10.2%	14.1%
2024 Estimated Graduate Degree	3.7%	3.6%	4.0%	4.9%	6.7%
Business					
2024 Estimated Total Businesses	187	507	565	807	1,793
2024 Estimated Total Employees	2,025	4,876	5,301	6,949	18,533
2024 Estimated Employee Population per Business	10.8	9.6	9.4	8.6	10.3
2024 Estimated Residential Population per Business	6.3	17.8	23.5	34.3	30.7



Tenant Analysis



Walmart

Supercenter

Shadow Anchor Tenant

Website:	www.walmart.com
Headquartered:	Bentonville, AR
# of Locations:	10,773
Ticker Symbol:	NYSE: "WMT"
Credit Rating:	S&P "AA" Moody's "Aa2"

Walmart Stores, Inc. operates retail stores in various formats worldwide. The company operates in three segments: Walmart U.S., Walmart International, and Sam's Club. The company operates retail stores, restaurants, discount stores, grocery, supercenters, hypermarkets, warehouse clubs, apparel stores, Sam's Clubs, neighborhood markets, and other small formats. The company's stores offer groceries, floral, health and beauty aids, baby products, home supplies, electronics, toys, photo processing services, cellular phones and services, automotive accessories, hardware and paint, pharmacy and optical services, along with apparel for women, girls, men, boys, and infants.

*Source - www.walmart.com





davita.com

DaVita is the largest provider of dialysis services in the United States, boasting market share that eclipses 35% when measured by both patients and clinics. The firm operates over 3,000 facilities worldwide, mostly in the U.S., and treats over 240,000 patients globally each year. DaVita Inc. provides kidney dialysis services for patients suffering from chronic kidney failure in the United States. The company operates kidney dialysis centers and provides related lab services in outpatient dialysis centers. It also offers outpatient, hospital, and home-based hemodialysis services; operates clinical laboratories that provide routine laboratory tests for dialysis and other physician-prescribed laboratory tests for ESRD patients; and management and administrative services to outpatient dialysis centers. In addition, the company offers integrated care and disease management services to patients in risk-based and other integrated care arrangements; clinical research programs; physician services; and comprehensive kidney care services.

Source: davita.com

Tenant Lease Abstract

Headquarter:	Denver, CO
# of Total Locations:	1,700+
Type:	Corp. Guaranty
Ticker Symbol:	NYSE: DVA
S&P Credit Rating:	BB
Moody's Credit Rating:	Ba2
GLA:	4,698
Tenant Since:	2009
Current Term Start:	11/4/2023
Lease Expiration:	11/3/2028
Rental Bumps:	None
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$22,275.00	\$1,856.25	\$16.50
Option 1:	Fair Market Value		
Option 2:	Fair Market Value		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	3% Over Previous Year on Controllable Expenses
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



fastpacehealth.com

At Fast Pace Health, the core mission is to deliver high-quality, accessible, and compassionate healthcare services to rural communities that are often overlooked. Since Fast Pace Health started in 2009, the centers have expanded significantly. Today, the network encompasses over 275 healthcare centers with over 2,495 employees spread across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, and Alabama. The care center proudly offers a comprehensive range of services including primary care, dermatology, orthopedics, physical therapy, and behavioral health, all tailored to meet the unique needs of the communities.

Source: fastpacehealth.com

Tenant Lease Abstract

Headquarter:	Collinwood, TN
# of Total Locations:	275
Type:	Corporate
GLA:	3,600
Tenant Since:	2013
Current Term Start:	Early Renewal 3/1/2025
Lease Expiration:	2/28/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	Urgent Care Medial
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$79,200.00	\$6,600.00	\$22.00
Option 1:	Fair Market Value		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



victra.com/stores/tn-sparta/

This is the place to come in Sparta, Tennessee for a full range of wireless devices, including the latest generations of iPhone, Google, Samsung and other Android smartphones. The Verizon retailer also offer a variety of leading-brand tablets to fit every budget, plus great accessories like headphones and wireless hotspots.

Victra, a Verizon Authorized Retailer has nearly 1,700 locations. In 2020, Victra opened its Victra Contact Center in Greenville, NC, employing hundreds of team members who handle Consumer, Business, and Customer Care calls, along with Victra store support. As a company, Victra employs more than 6,600 people and serve guests across all 50 states. The Victra team is proud of its history and excited about the future.

Source: victra.com

Tenant Lease Abstract

Headquarter:	Raleigh, NC
# of Total Locations:	1,700+
Type:	Franchise
GLA:	3,500
Tenant Since:	2011
Current Term Start:	7/1/2023
Lease Expiration:	6/30/2026
Rental Bumps:	None
Options:	None
Exclusive Use:	Telecommunications
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$50,995.00	\$4,249.58	\$14.57

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



subway.com

Subway® has grown to become one of the world’s largest restaurant brands, serving customizable and signature sandwiches, wraps and salads to millions of guests, across more than 100 countries in more than 37,000 restaurants every day. Subway® restaurants are owned and operated by a franchisee network that includes more than 20,000 dedicated entrepreneurs and small business owners – who are all committed to delivering the best guest experience possible in their local communities.

Source: subway.com

Tenant Lease Abstract

Headquarter:	Shelton, CT
# of Total Locations:	37,000+
Type:	Franchise
GLA:	1,400
Tenant Since:	2004
Current Term Start:	9/1/2024
Lease Expiration:	8/31/2027
Rental Bumps:	Annual
Options:	(3) 3-Yr.
Exclusive Use:	Submarine Sandwiches
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$30,465.84	\$2,538.82	\$21.76
Bump 2025:	\$31,220.00	\$2,601.67	\$22.30
Bump 2026:	\$31,990.00	\$2,665.83	\$22.85
Option 1:	2.5% Annual Increases		
Option 2:	2.5% Annual Increases		
Option 3:	2.5% Annual Increases		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% On Operating Costs
Mgmt. Fee:	None



resultspt.com

In 2021, Results Physiotherapy was acquired by Upstream Rehabilitation and is now part of the Upstream Rehab family of care. Upstream Rehabilitation is a leading operator of outpatient physical therapy clinics in the United States. When patients come to see a Results therapist, the therapy will first consist of an in-depth examination of problems. This will lead the therapist to then treat those problems very specifically, usually with manual therapy techniques, almost always within a specific exercise program that's unique to the findings. Most importantly, the group will educate patients on what was found and what the treatment plan is moving forward.

Source: resultspt.com

Tenant Lease Abstract

Headquarter:	Nashville, TN
# of Total Locations:	1,200+ (Upstream)
GLA:	1,050
Tenant Since:	2022
Current Term Start:	10/17/2022
Lease Expiration:	11/30/2027
Rental Bumps:	None
Options:	(2) 5-Yr.
Exclusive Use:	Outpatient Rehab (PT)
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$19,425.00	\$1,618.75	\$18.50
Option 1:	\$21,367.50	\$1,780.62	\$20.35
Option 2::	\$23,509.50	\$1,959.12	\$22.39

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	10% Over Previous Year
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	10% on CAM/INS
Mgmt. Fee:	None



loansbyworld.com

With over 60 years of experience and branches across 16 states, World Finance offers the stability of a large financial company and the trust of a neighborhood lender. World Finance puts people first - not just to provide the best personal loans and tax services, but to serve communities and help people thrive. Through personal loans, tax services, and unbeatable customer service, World Finance is proud to help customers unlock their financial good.

Source: loansbyworld.com

Tenant Lease Abstract

Headquarter:	Greenville, SC
# of Total Locations:	1,200+ in 16 States
GLA:	1,750
Tenant Since:	2006
Current Term Start:	6/1/2022
Lease Expiration:	5/31/2025
Rental Bumps:	None
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$28,875.00	\$2,406.25	\$16.50

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



Tenant Lease Abstract

Headquarter:	Sparta, TN
# of Total Locations:	1
GLA:	1,302
Tenant Since:	2021
Current Term Start:	10/1/2021
Lease Expiration:	9/30/2026
Rental Bumps:	None
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$26,040.00	\$2,170.00	\$20.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Mgmt. Fee:	Pro Rata Share



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentially, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the 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 The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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Walmart Shadow Anchored Offering Memorandum



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In cooperation with licensed TN broker