

114 N. Church Street

Waverly, Tennessee 37185 · Multi-Tenant Commercial

Asking Price: \$525,000

PROPERTY OVERVIEW

Fully leased multi-tenant commercial building in downtown Waverly, Tennessee. Three active commercial tenants on long-term leases, plus a storage unit. Two anchor tenants signed 10-year leases in 2021 and 2025 respectively, each with annual CPI-adjusted escalations — providing exceptional income stability and built-in inflation protection throughout the hold period.

LEASE SUMMARY

| Suite | Current Rent | Lease Expiration | Annual Escalation |
|------------------|-------------------------------|------------------|---------------------|
| A 2,900 sq ft | \$750 → \$1,000 (Oct 2026) | Sep 2027 | Contractual step-up |
| B | \$1,250 | Oct 2035 | 3% or CPI, greater |
| C 6,500 sq ft | \$1,430 | Jun 2031 | 2% or CPI, greater |
| D – Storage | \$200 | Month-to-Month | — |

INCOME & CAP RATE ANALYSIS

Current stabilized NOI: ~\$33,200/year

Reflects current lease rents less adjusted operating expenses.

Post-Oct 2026 stabilized NOI: ~\$37,100/year

Suite A fully ramped to \$1,000/month; Suite B and C with next annual escalations applied.

| | Cap Rate |
|-----------------------|-------------|
| Current fwd NOI | 6.3% |
| Stabilized NOI | 7.1% |

INVESTMENT HIGHLIGHTS

- **Long Weighted Average Lease Term** Suite B is locked through October 2035 (9+ years remaining) and Suite C through June 2031 (5+ years remaining). Combined anchor income is contractually secured well beyond typical hold periods.
- **Inflation-Protected Escalations** Both anchor tenants carry annual rent increases at the greater of a minimum floor (2–3%) or CPI — ensuring income keeps pace with or exceeds inflation throughout the hold period.
- **Fully Leased, Stabilized Asset** No lease-up risk. All suites are occupied with paying tenants. The buyer steps into immediate cash flow from day one.

■ **Growing Income Profile**

Suite A steps up contractually to \$1,000/month in October 2026, and both anchor tenants escalate annually — creating a rising income trajectory without requiring any landlord action.

LEASE STRUCTURE NOTES

All leases are gross — landlord is responsible for property taxes, property insurance, roof, exterior walls, foundation, and HVAC systems. All tenants are required to maintain \$1,000,000 in liability insurance with landlord listed as additional insured.

This summary is provided for informational purposes only. All figures should be independently verified. Prospective buyers are encouraged to conduct their own due diligence.