

Rivergate Executive Park

907 Rivergate Parkway
 Goodlettsville TN 37072

FOR SALE

\$5,900,000
 December 2025

Building Size	Year Built	# of Tenants			Lot Size	
50,326	1975				3.97	

EXPENSES	2020	2021	2022	2023	2024	2025
Cleaning	\$31,955.81	\$32,751.11	\$28,404.00	\$26,650.00	\$27,282.95	\$24,200.00
Electricity	\$112,490.67	\$118,218.40	\$151,893.68	\$143,654.93	\$142,009.11	\$157,252.00
HVAC	\$39,894.50	\$92,448.80	\$49,094.00	\$19,640.19	\$7,566.12	\$3,298.00
Insurance	\$8,381.00	\$8,638.00	\$8,673.00	\$9,662.00	\$12,326.85	\$11,979.00
LawnCare/Landscaping	\$12,870.00	\$11,930.00	\$12,665.00	\$9,590.00	\$12,178.29	\$6,375.00
Outside Property Cleaning	\$5,852.00	\$6,566.00	\$6,713.00	\$8,884.00	\$7,276.63	\$5,903.25
Property Taxes	\$84,079.16	\$87,003.49	\$86,160.55	\$86,160.55	\$86,160.55	\$41,063.00
Refuse Removal	\$7,696.09	\$8,733.85	\$9,368.80	\$9,356.61	\$9,542.04	\$10,028.00
Repairs and Maintenance	\$44,063.28	\$62,335.49	\$97,892.99	\$80,573.08	\$42,630.19	\$30,035.00
Security Service	\$3,468.00	\$4,320.00	\$4,520.00	\$5,760.00	\$9,713.38	\$8,640.00
Parking Lot Seal/Stripe		\$11,249.90		\$3,493.07		\$1,750.00
Snow Removal		\$3,415.00	\$5,085.00	\$490.00	\$2,905.00	\$1,520.00
Water/Sewer	\$14,335.37	\$12,796.01	\$14,628.80	\$14,474.42	\$17,739.98	\$16,853.30
TOTALS	\$365,085.88	\$460,406.05	\$475,098.82	\$418,388.85	\$377,331.09	\$318,896.55
INCOME	2020	2021	2022	2023	2024	2025
Rent Income	\$703,838.35	\$836,428.89	\$813,207.27	\$761,478.27	\$821,305.11	\$815,175.84
Estimated CAM Charges						
TOTALS	\$703,838.35	\$836,428.89	\$813,207.27	\$761,478.27	\$821,305.11	\$815,175.84

2022 Notes: New Exterior LED Security Lighting

General Notes: RETAIL/OFFICE MIX

No Tenant Options on leases. Landlord is responsible for Electricity, Water, Sewer, and Maintenance.

Tenant Leases will be provided during the Buyers Due Diligence Period.

2022-2023 Repairs and Maintenance; Capital Improvements

Rivergate Executive Park includes 3 Parcels 3.97 ac (Not being Sold Separately)

Buildings A-B-C: Parcel ID/Tax ID 034-02-0-107.00 Land Acreage: 2.48c ac

Buildings D: Parcel ID/Tax ID 034-02-0-104.00 Land Acreage: 0.62c ac

Building E: Parcel ID/Tax ID 034-02-0-010.00 Land Acreage: 0.87c ac