

OFFERING MEMORANDUM

Water's Edge Boat & RV Storage

1174 FLAT HOLLOW RD

Speedwell, TN 37870

PRESENTED BY:

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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$490,000
BUILDING SIZE:	9,520 SF
LOT SIZE:	5.01 Acres
PRICE / SF:	\$51.47
NOI:	\$30,455
YEAR BUILT:	2024
APN:	060 07800

PROPERTY OVERVIEW

Newly constructed self-storage facility available for purchase in Speedwell, TN, with proximity to Flat Hollow and Powell Valley Marinas. The facility features eight (8) covered 30 x 14 units, eleven (11) enclosed 40 x 14 units, and three (3) outdoor boat/camper parking spots. Other features include 24/7 video surveillance, electric outlets in each unit, LED lighting in each unit, and 14' roll-up doors.

The site features a graded expansion area, offering immediate potential for future development.

PROPERTY HIGHLIGHTS

- New Construction
- 100% occupied
- Eight (8) covered 30 x 14 units
- Eleven (11) enclosed 40 x 14 units
- Three (3) Outdoor Boat/Camper Parking Spots

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Water's Edge Boat & RV Storage
STREET ADDRESS	1174 Flat Hollow Rd
CITY, STATE, ZIP	Speedwell, TN 37870
COUNTY	Campbell

BUILDING INFORMATION

NOI	\$30,455.00
OCCUPANCY %	100.0%
YEAR BUILT	2024

PROPERTY HIGHLIGHTS

- New Construction
- 100% occupied
- Eight (8) covered 30 x 14 units
- Eleven (11) enclosed 40 x 14 units
- Three (3) Outdoor Boat/Camper Parking Spots
- 24/7 video surveillance
- Expansion possibility

ADDITIONAL PHOTOS

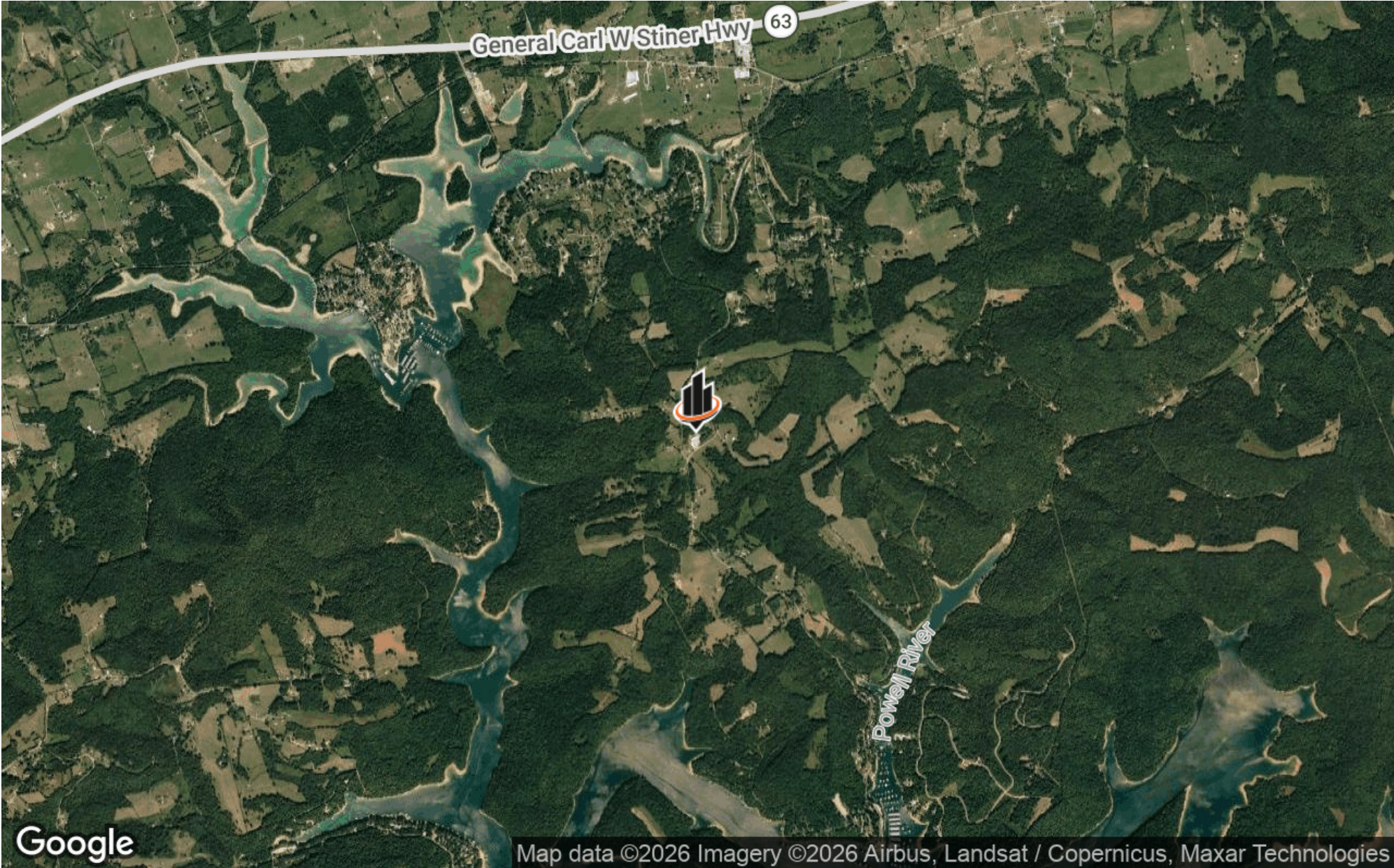




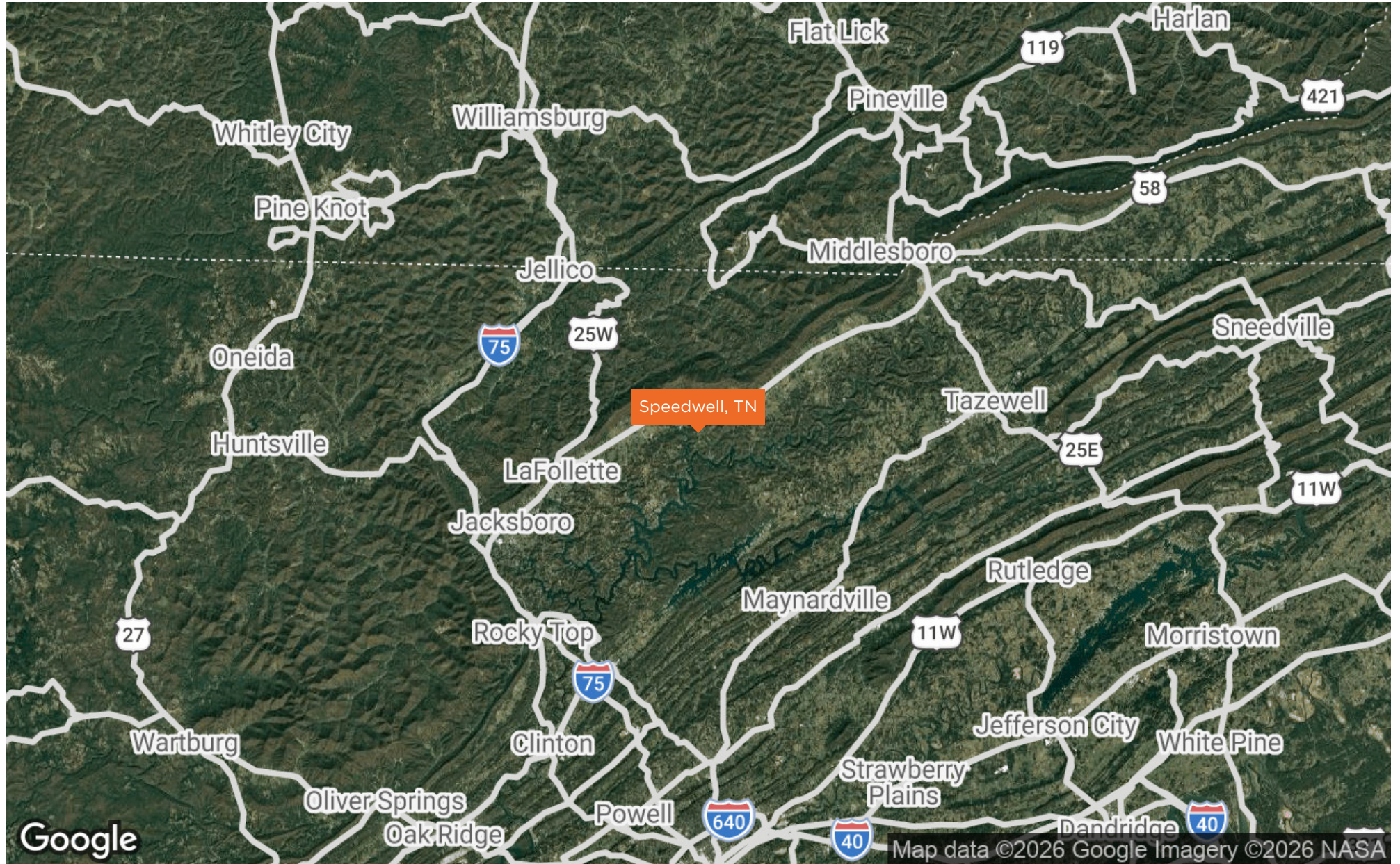
SECTION 2
Location
Information



LOCATION MAP



REGIONAL MAP

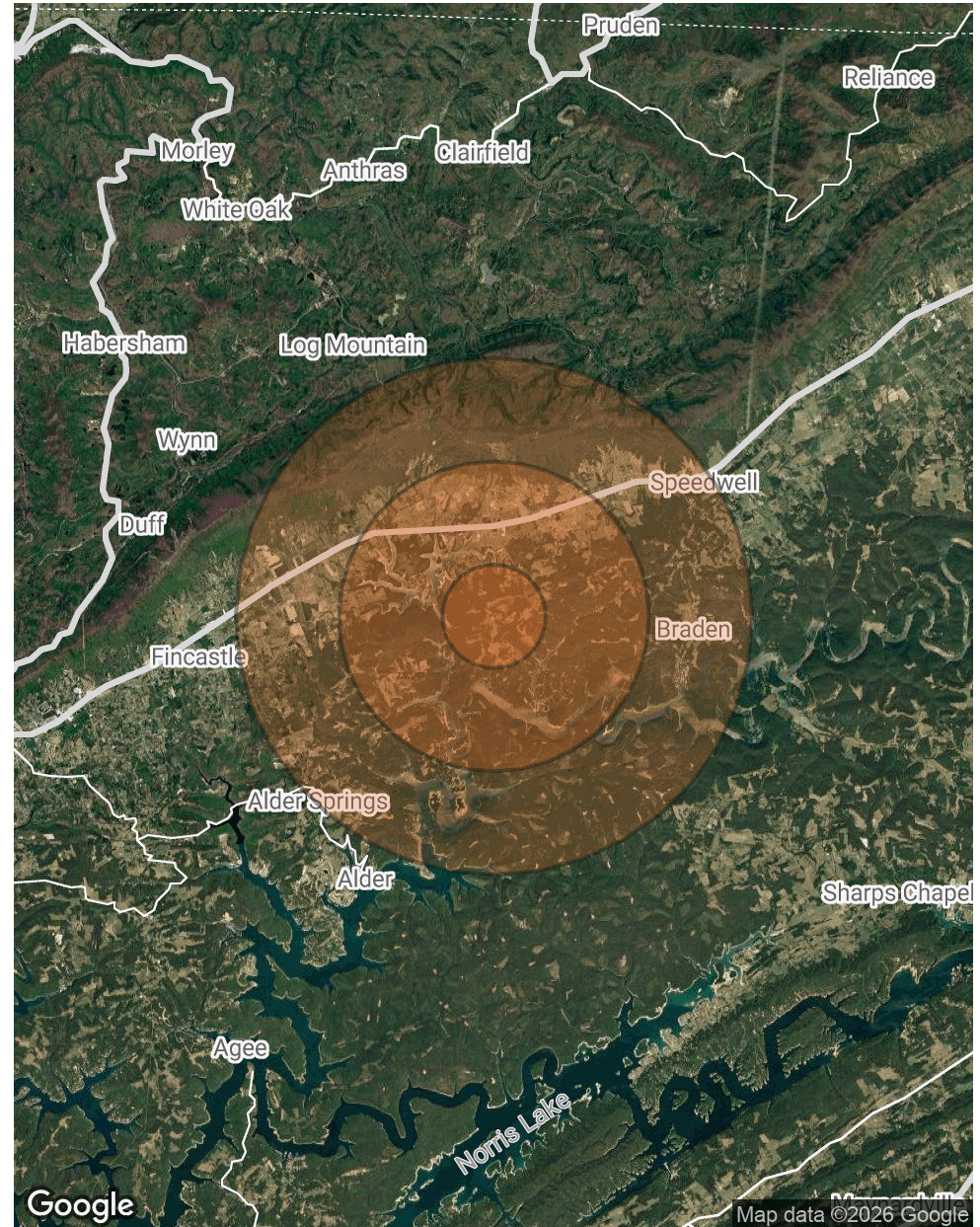


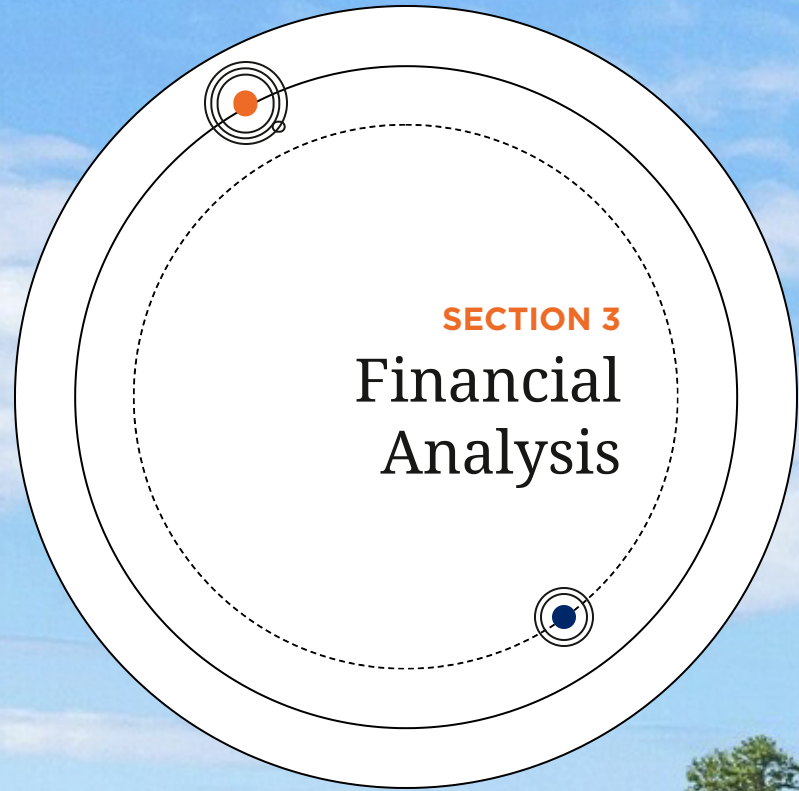
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	196	1,635	4,073
AVERAGE AGE	46.5	48.3	48.5
AVERAGE AGE (MALE)	31.9	38.0	41.4
AVERAGE AGE (FEMALE)	56.7	54.3	51.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	78	663	1,667
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$81,318	\$72,458	\$70,301
AVERAGE HOUSE VALUE	\$189,148	\$185,363	\$182,469

2023 American Community Survey (ACS)





INCOME & EXPENSES

INCOME SUMMARY

ENCLOSED 40 X 14	\$25,440
COVERED 30 X 14	\$10,200
OUTDOOR BOAT/CAMPER PARKING	\$2,100
GROSS INCOME	\$37,740

EXPENSES SUMMARY

TAXES	\$1,282
INSURANCE	\$2,043
MAINTENANCE	\$1,200
UTILITIES	\$1,500
MANAGEMENT	\$1,260
OPERATING EXPENSES	\$7,285

NET OPERATING INCOME	\$30,455
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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

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