



116 Tellico Industrial Road
Tellico Plains TN 37385

Offering Memorandum

116 Tellico Industrial Road

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OFFERING SUMMARY

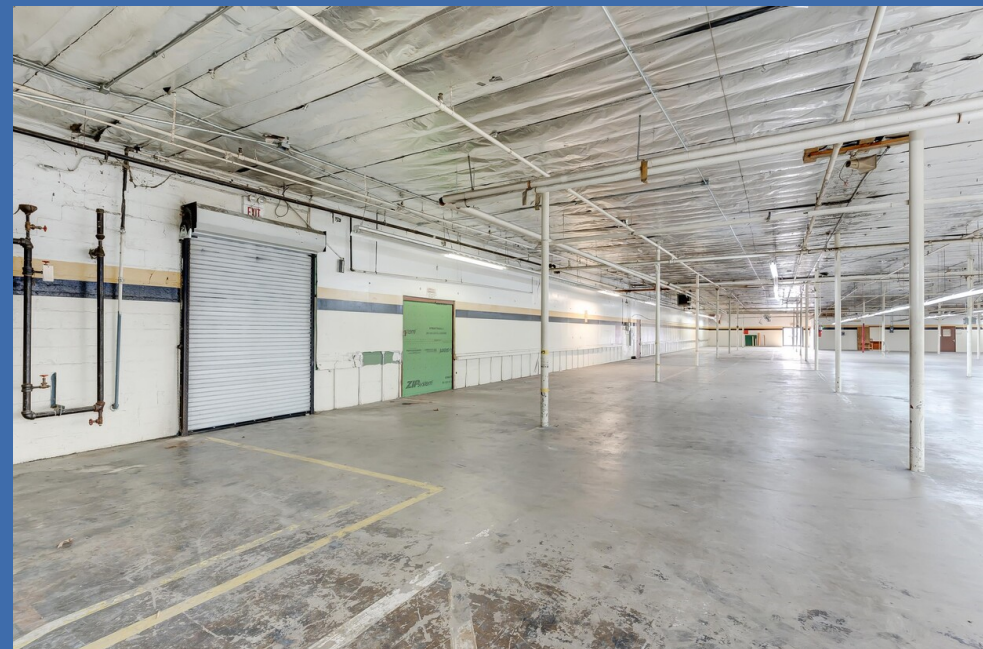
| | |
|------------------------|--|
| ADDRESS | 116 Tellico Industrial Road Tellico Plains TN 37385 |
| COUNTY | Monroe |
| SUBMARKET | Tennessee East |
| NET RENTABLE AREA (SF) | 108,237 SF |
| LAND ACRES | 13.99 |
| YEAR BUILT | 1966 |
| YEAR RENOVATED | 2017 |
| APN | 136-005.00 |

FINANCIAL SUMMARY

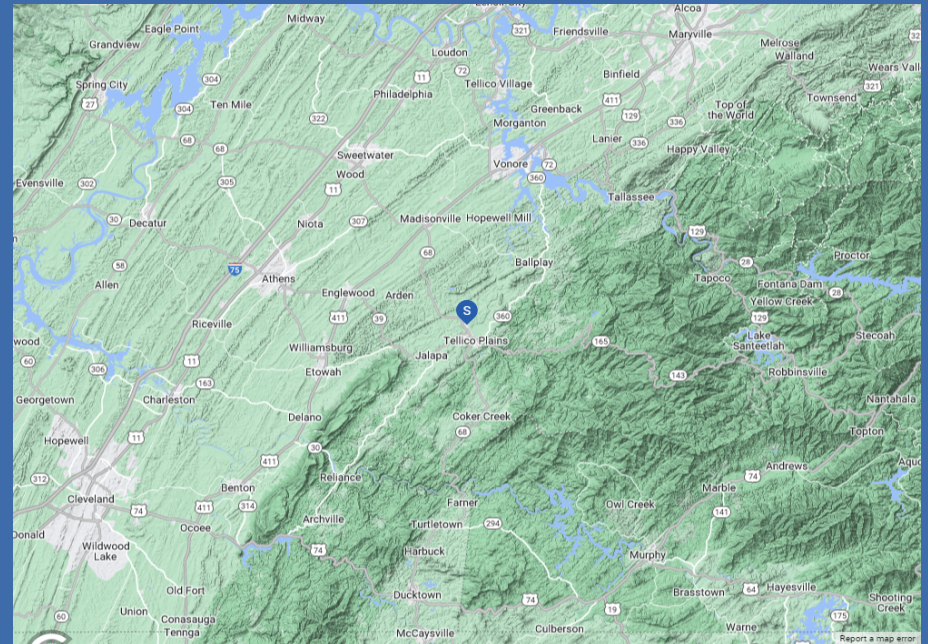
| | |
|---------------|--------------------|
| PRICE | TBD During Auction |
| NOI (CURRENT) | \$117,282 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2023 Population | 759 | 3,287 | 6,410 |
| 2023 Median HH Income | \$35,981 | \$41,875 | \$44,757 |
| 2023 Average HH Income | \$55,085 | \$56,846 | \$58,750 |

- This 108,237 SF, 40% leased NNN industrial building marries steady income generation with a value-add proposition, making it an irresistible prospect for investors seeking both stability and growth in their portfolios.
- Building B occupies 42,000 SF (asphalt, gravel roof) has (1) drive-in door and (1) 12'x12' door servicing a covered loading dock that can accommodate 5 trailers. Building A (white rubber roof) is 60,000 SF with 5000 SF of office and has 3 dock access doors.
- With ample space for expansion or reconfiguration, the property offers a myriad of possibilities for enhancing its revenue streams. Whether through strategic renovations, targeted marketing efforts, or securing long-term leases with anchor tenants.
- The property is situated in an industrial area, surrounded by companies such as (a) Tellico Industrial Park, which houses manufacturing and distribution facilities, and (b) Tellico Business Park, known for its diverse range of businesses.
- The property benefits from its proximity to major transportation routes, with Highway 68 providing convenient access to nearby cities like Chattanooga (1.5 hrs.) and Knoxville (1 hr.).

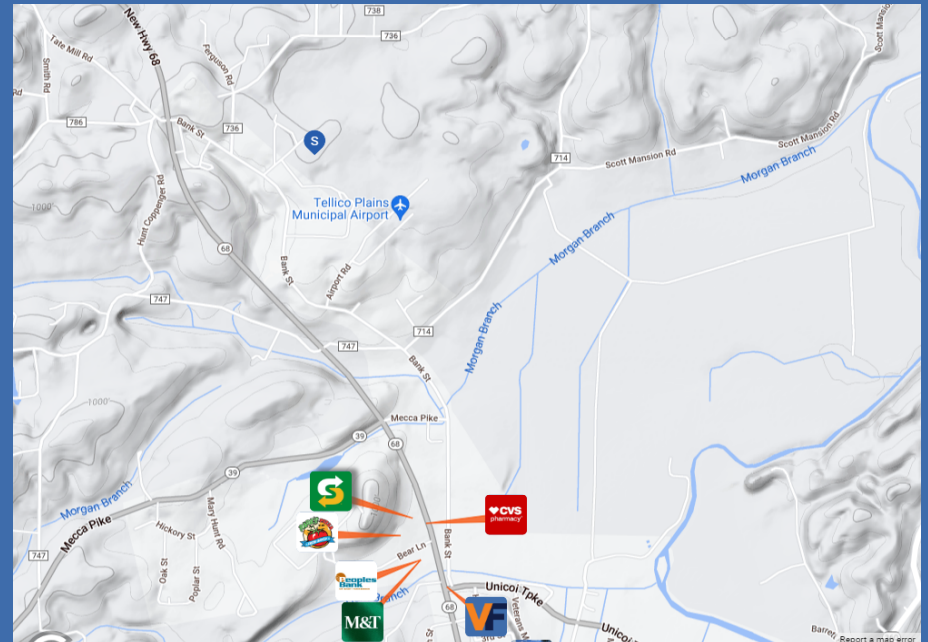


Regional Map



- Tellico Plains is a charming town nestled in the foothills of the Appalachian Mountains in southeastern Tennessee, USA. Known for its picturesque surroundings, including the nearby Cherokee National Forest, Tellico Plains offers residents and visitors alike a serene escape into nature. The town is renowned for its outdoor recreational opportunities, with activities such as hiking, fishing, and whitewater rafting drawing outdoor enthusiasts year-round.
- The property is situated in an industrial area, surrounded by companies such as (a) Tellico Industrial Park, which houses manufacturing and distribution facilities, and (b) Tellico Business Park, known for its diverse range of businesses.
- Rich in history and culture, Tellico Plains boasts attractions like the Charles Hall Museum, which showcases artifacts from the region's past, including exhibits on Native American history and pioneer life. The Tellico Grains Bakery and Tellico Beach Drive-In Theatre are popular local spots that add to the town's unique charm.
- The property benefits from its proximity to major transportation routes, with Highway 68 providing convenient access to nearby cities like Knoxville and Chattanooga.
- With a close-knit community and a relaxed pace of life, Tellico Plains provides a tranquil setting for those seeking a simpler way of living. Its proximity to larger cities like Knoxville and Chattanooga offers residents access to urban amenities while still enjoying the tranquility of small-town life. Overall, Tellico Plains embodies the spirit of Southern hospitality and outdoor adventure, making it a desirable destination for both visitors and prospective residents.

Locator Map



PROPERTY FEATURES

| | |
|------------------------|---------|
| NUMBER OF UNITS | 2 |
| NET RENTABLE AREA (SF) | 108,237 |
| LAND ACRES | 13.99 |
| YEAR BUILT | 1966 |
| YEAR RENOVATED | 2017 |
| # OF PARCELS | 1 |
| BUILDING CLASS | 3 Star |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| CEILING HEIGHT | 18' |
| DOCK HIGH DOORS | 6 |
| GRADE LEVEL DOORS | 2 |

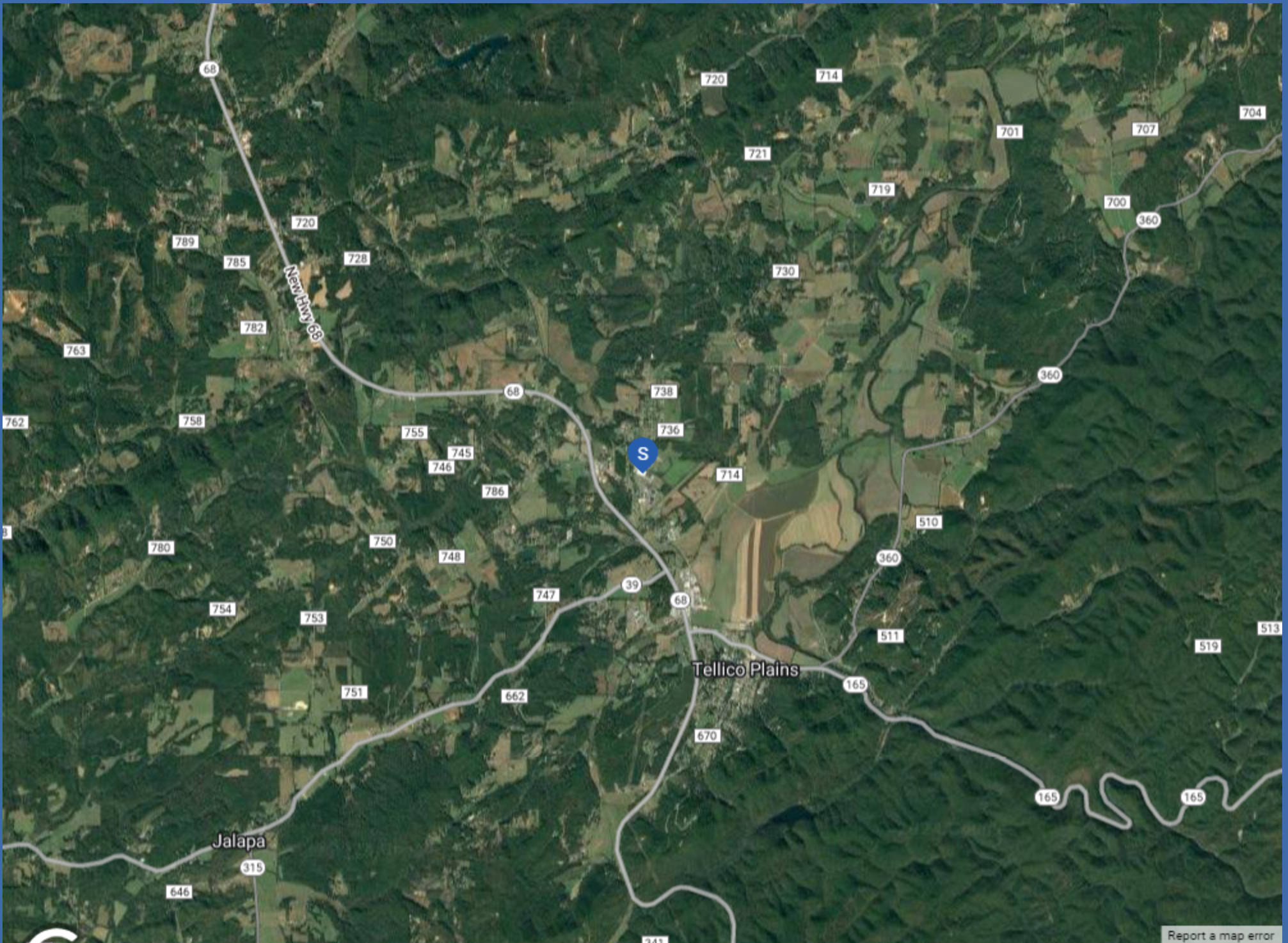
MECHANICAL

| | |
|-----------------|------|
| FIRE SPRINKLERS | ESFR |
|-----------------|------|

CONSTRUCTION

| | |
|-----------------|--------------------|
| PARKING SURFACE | Asphalt |
| ROOF | Rubber and Asphalt |



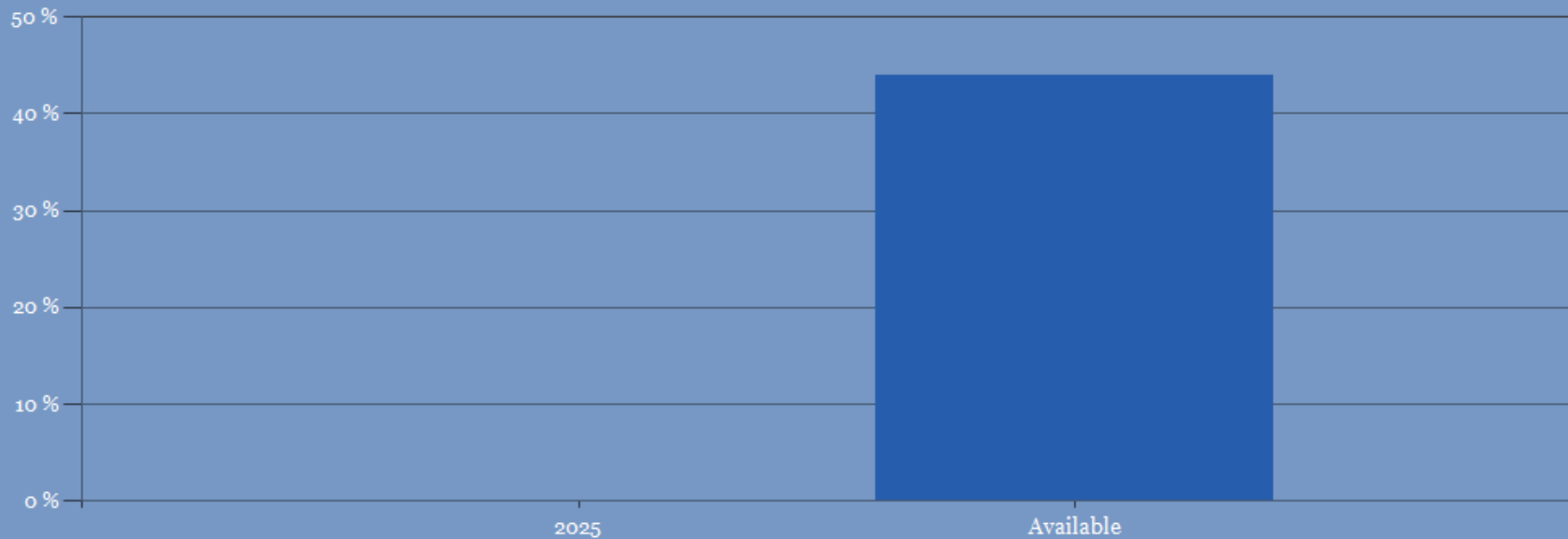


| | | | | Lease Term | | Rental Rates | | | | | | |
|--------------------------------|---------------------------|-------------|----------|-------------|-----------|--------------|----------|--------|-----------|--------|------------|---------------|
| Suite | Tenant Name | Square Feet | % of NRA | Lease Start | Lease End | Begin Date | Monthly | PSF | Annual | PSF | Lease Type | Options/Notes |
| 1 | Vacant | 60,000 | 55.43 % | | | | | | | | | |
| 2 | PGM Technologies, Inc | 48,000 | 44.35 % | 11/01/21 | 12/31/24 | CURRENT | \$11,000 | \$0.23 | \$132,000 | \$2.75 | NNN | |
| Land | Vonore Fiber Products LLC | | | 02/01/24 | 01/31/25 | CURRENT | \$2,000 | | \$24,000 | | Ground | |
| Totals | | 108,000 | | | | | \$13,000 | | \$156,000 | | | |
| Totals (Includes Vacant Space) | | | | | | | \$13,000 | | \$156,000 | | | |

Tenant SF Analysis



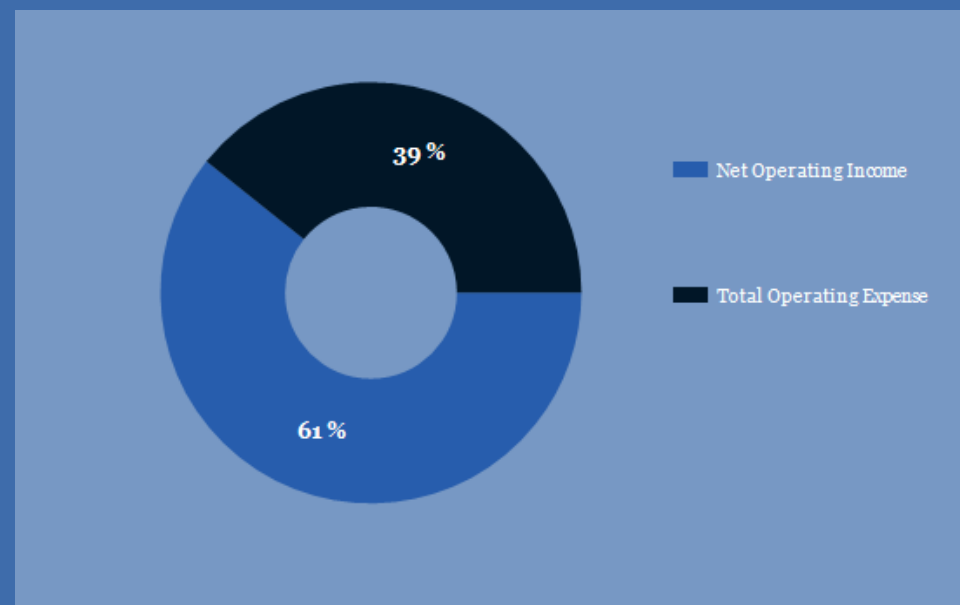
Lease Expiration Summary



REVENUE ALLOCATION

CURRENT

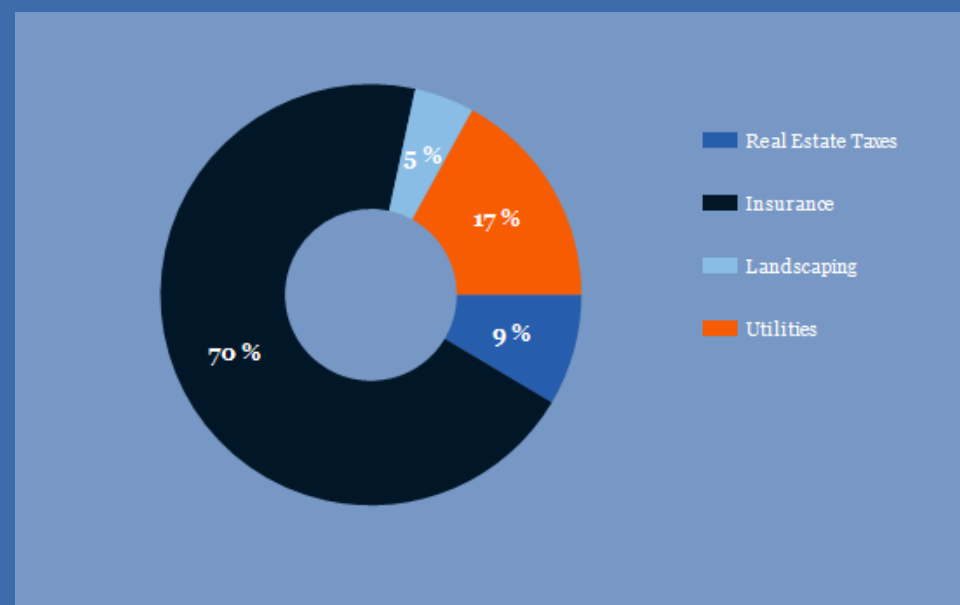
| INCOME | CURRENT | | PRO FORMA |
|-------------------------------|------------------|---------|------------------|
| Gross Scheduled Rent | \$156,000 | 80.8 % | \$156,000 |
| Expense Reimbursement | \$37,142 | 19.2 % | |
| Effective Gross Income | \$193,142 | | \$156,000 |
| Less Expenses | \$75,860 | 39.27 % | |
| Net Operating Income | \$117,282 | | |



| EXPENSES | CURRENT | PRO FORMA |
|--------------------------------|-----------------|-----------|
| Real Estate Taxes | \$6,479 | |
| Insurance | \$52,988 | |
| Landscaping | \$3,500 | |
| Utilities | \$12,893 | |
| Total Operating Expense | \$75,860 | |
| Expense / SF | \$0.70 | |
| % of EGI | 39.27 % | |

DISTRIBUTION OF EXPENSES

CURRENT



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|----------|----------|
| 2000 Population | 692 | 3,120 | 5,949 |
| 2010 Population | 742 | 3,267 | 6,300 |
| 2023 Population | 759 | 3,287 | 6,410 |
| 2028 Population | 777 | 3,331 | 6,465 |
| 2023 African American | 0 | 1 | 4 |
| 2023 American Indian | 7 | 22 | 31 |
| 2023 Asian | 1 | 7 | 14 |
| 2023 Hispanic | 11 | 56 | 121 |
| 2023 Other Race | 2 | 11 | 29 |
| 2023 White | 708 | 3,075 | 6,025 |
| 2023 Multiracial | 42 | 171 | 309 |
| 2023-2028: Population: Growth Rate | 2.35 % | 1.35 % | 0.85 % |
| 2023 HOUSEHOLD INCOME | | | |
| | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 71 | 266 | 447 |
| \$15,000-\$24,999 | 68 | 219 | 369 |
| \$25,000-\$34,999 | 31 | 131 | 274 |
| \$35,000-\$49,999 | 35 | 151 | 316 |
| \$50,000-\$74,999 | 38 | 233 | 495 |
| \$75,000-\$99,999 | 50 | 204 | 365 |
| \$100,000-\$149,999 | 40 | 140 | 277 |
| \$150,000-\$199,999 | 11 | 38 | 62 |
| \$200,000 or greater | 2 | 10 | 26 |
| Median HH Income | \$35,981 | \$41,875 | \$44,757 |
| Average HH Income | \$55,085 | \$56,846 | \$58,750 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 324 | 1,435 | 2,666 |
| 2010 Total Households | 319 | 1,301 | 2,484 |
| 2023 Total Households | 344 | 1,393 | 2,631 |
| 2028 Total Households | 356 | 1,423 | 2,674 |
| 2023 Average Household Size | 2.21 | 2.36 | 2.43 |
| 2000 Owner Occupied Housing | 231 | 976 | 1,869 |
| 2000 Renter Occupied Housing | 72 | 279 | 449 |
| 2023 Owner Occupied Housing | 266 | 1,125 | 2,227 |
| 2023 Renter Occupied Housing | 78 | 268 | 404 |
| 2023 Vacant Housing | 51 | 232 | 466 |
| 2023 Total Housing | 395 | 1,625 | 3,097 |
| 2028 Owner Occupied Housing | 277 | 1,157 | 2,276 |
| 2028 Renter Occupied Housing | 79 | 266 | 397 |
| 2028 Vacant Housing | 50 | 230 | 468 |
| 2028 Total Housing | 406 | 1,653 | 3,142 |
| 2023-2028: Households: Growth Rate | 3.45 % | 2.15 % | 1.60 % |

Source: esri

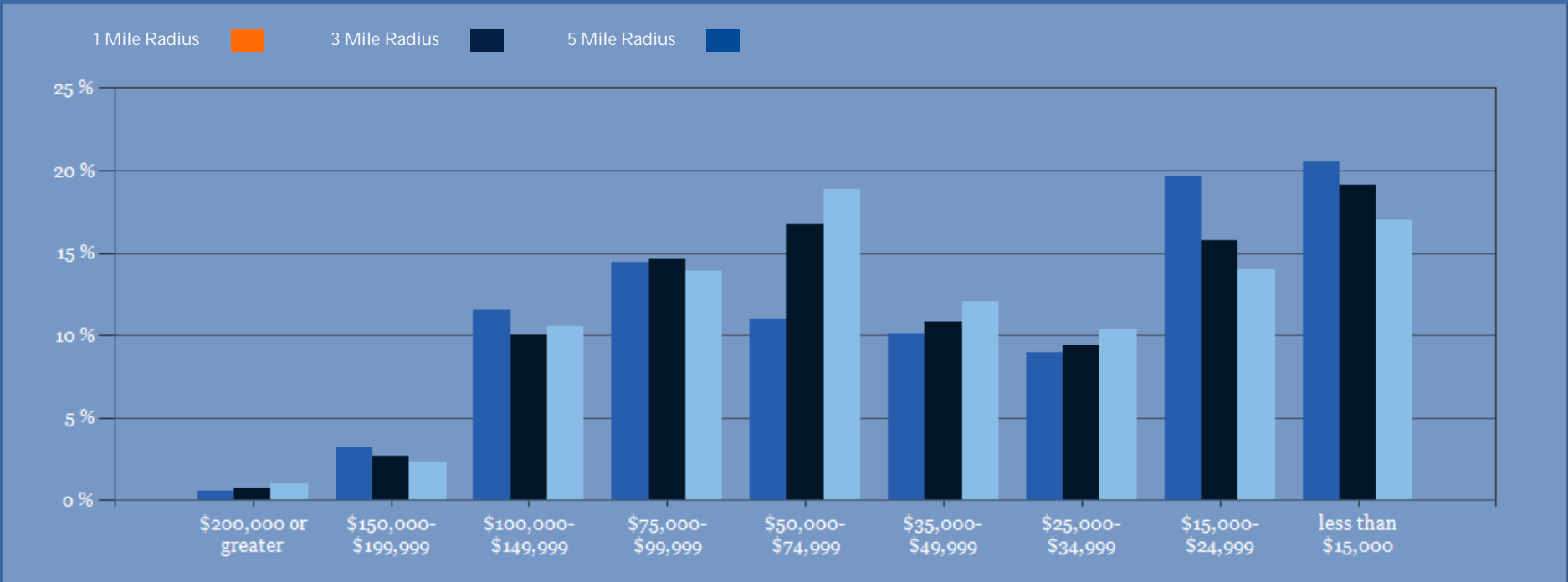
| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 57 | 231 | 423 |
| 2023 Population Age 35-39 | 42 | 191 | 378 |
| 2023 Population Age 40-44 | 45 | 187 | 364 |
| 2023 Population Age 45-49 | 41 | 187 | 384 |
| 2023 Population Age 50-54 | 47 | 217 | 430 |
| 2023 Population Age 55-59 | 50 | 215 | 433 |
| 2023 Population Age 60-64 | 56 | 269 | 517 |
| 2023 Population Age 65-69 | 51 | 227 | 468 |
| 2023 Population Age 70-74 | 51 | 224 | 447 |
| 2023 Population Age 75-79 | 33 | 140 | 286 |
| 2023 Population Age 80-84 | 14 | 68 | 136 |
| 2023 Population Age 85+ | 11 | 48 | 92 |
| 2023 Population Age 18+ | 593 | 2,621 | 5,155 |
| 2023 Median Age | 42 | 44 | 45 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$54,035 | \$54,309 | \$53,312 |
| Average Household Income 25-34 | \$62,428 | \$62,053 | \$62,999 |
| Median Household Income 35-44 | \$58,660 | \$59,375 | \$57,258 |
| Average Household Income 35-44 | \$67,181 | \$66,667 | \$67,035 |
| Median Household Income 45-54 | \$43,995 | \$52,172 | \$53,739 |
| Average Household Income 45-54 | \$57,686 | \$59,582 | \$62,892 |
| Median Household Income 55-64 | \$35,960 | \$48,809 | \$50,729 |
| Average Household Income 55-64 | \$56,766 | \$60,871 | \$62,686 |
| Median Household Income 65-74 | \$29,751 | \$35,235 | \$38,407 |
| Average Household Income 65-74 | \$52,615 | \$54,262 | \$56,374 |
| Average Household Income 75+ | \$35,477 | \$39,088 | \$42,201 |

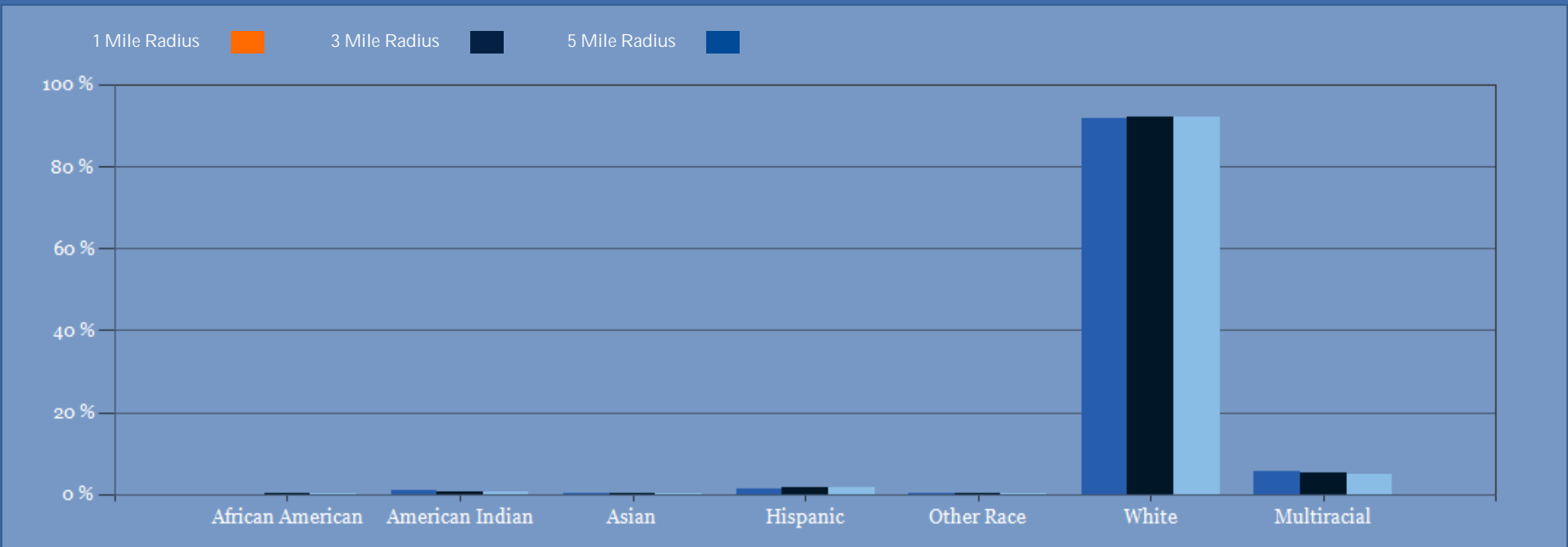
| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2028 Population Age 30-34 | 44 | 187 | 353 |
| 2028 Population Age 35-39 | 56 | 230 | 429 |
| 2028 Population Age 40-44 | 44 | 199 | 397 |
| 2028 Population Age 45-49 | 48 | 199 | 386 |
| 2028 Population Age 50-54 | 44 | 198 | 402 |
| 2028 Population Age 55-59 | 51 | 233 | 462 |
| 2028 Population Age 60-64 | 52 | 224 | 456 |
| 2028 Population Age 65-69 | 56 | 268 | 513 |
| 2028 Population Age 70-74 | 47 | 205 | 412 |
| 2028 Population Age 75-79 | 44 | 188 | 372 |
| 2028 Population Age 80-84 | 26 | 109 | 221 |
| 2028 Population Age 85+ | 13 | 61 | 121 |
| 2028 Population Age 18+ | 606 | 2,638 | 5,185 |
| 2028 Median Age | 44 | 46 | 47 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$68,584 | \$62,574 | \$60,185 |
| Average Household Income 25-34 | \$71,860 | \$69,541 | \$70,511 |
| Median Household Income 35-44 | \$75,517 | \$69,635 | \$65,256 |
| Average Household Income 35-44 | \$77,125 | \$75,960 | \$76,108 |
| Median Household Income 45-54 | \$51,531 | \$59,143 | \$60,603 |
| Average Household Income 45-54 | \$66,503 | \$68,193 | \$72,209 |
| Median Household Income 55-64 | \$50,000 | \$56,178 | \$56,718 |
| Average Household Income 55-64 | \$65,447 | \$70,569 | \$72,155 |
| Median Household Income 65-74 | \$38,308 | \$41,312 | \$45,134 |
| Average Household Income 65-74 | \$65,348 | \$65,261 | \$66,400 |
| Average Household Income 75+ | \$40,666 | \$44,445 | \$47,522 |

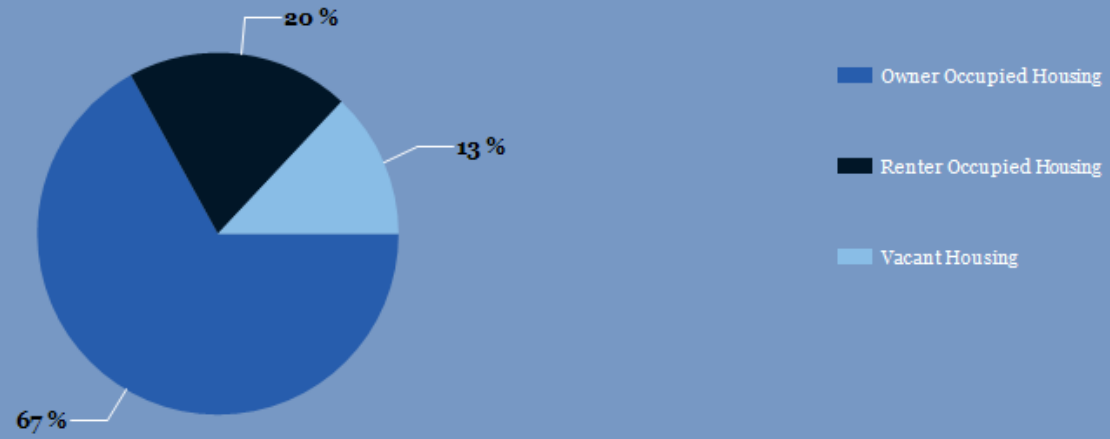
2023 Household Income



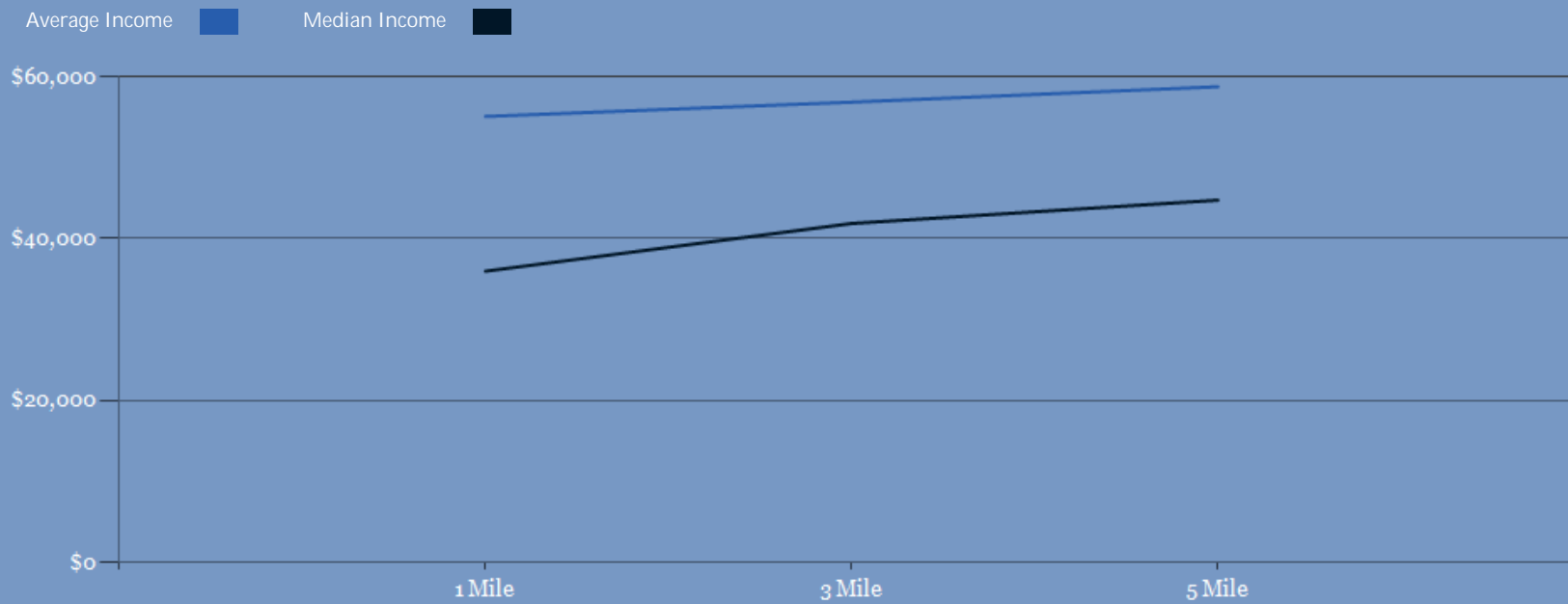
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



116 Tellico Industrial Road

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The information contained herein is not a substitute for a thorough due diligence investigation. Jennifer Stein Real Estate, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jennifer Stein Real Estate Inc. has not verified, and will not verify, any of the information contained herein, nor has Jennifer Stein Real Estate, Inc. conducted any

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