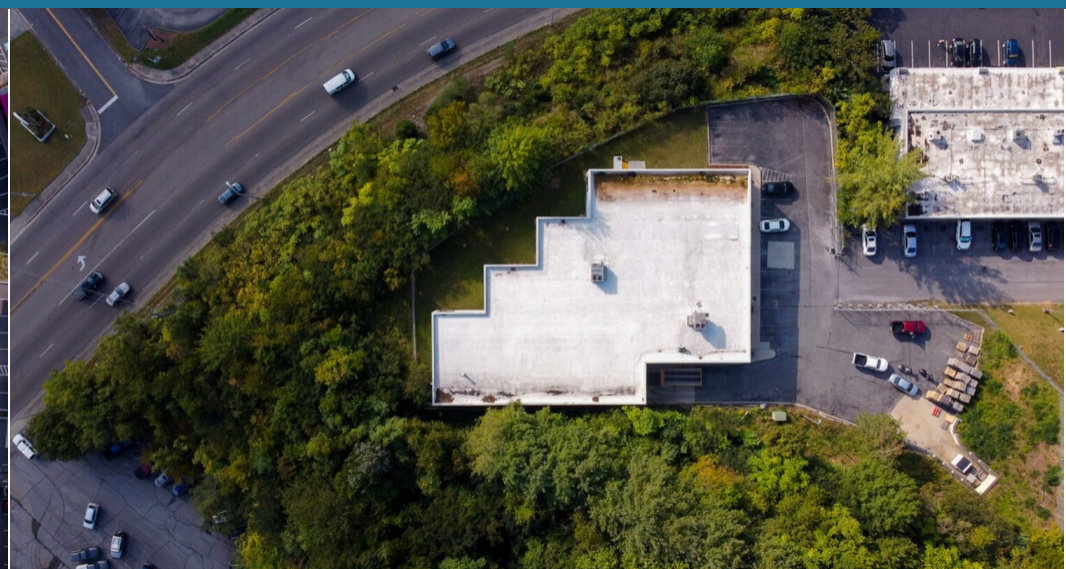
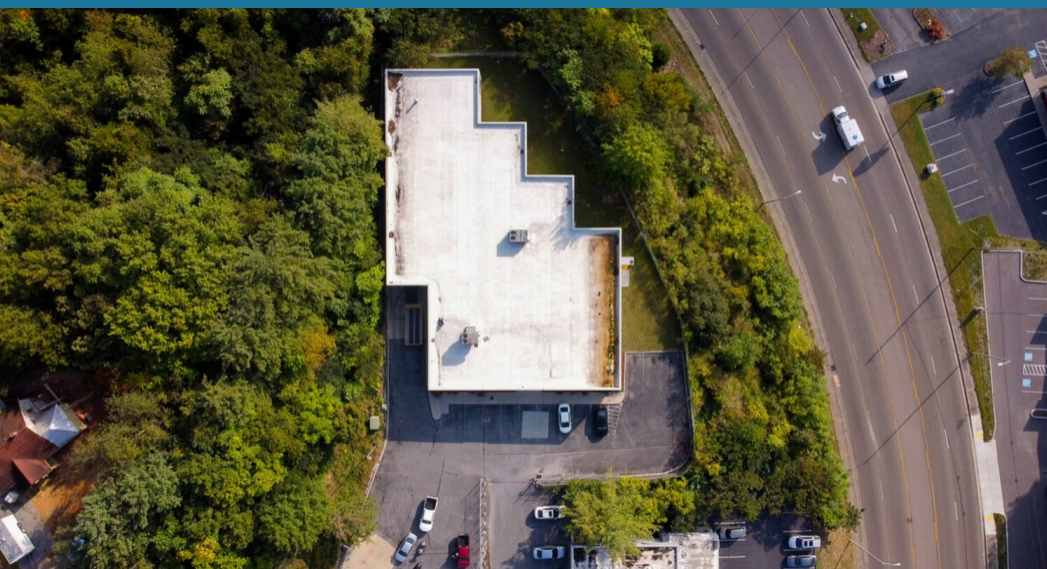




1736 N. Eastman Rd
Kingsport, TN 37663
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

Russell Taylor

Executive Vice President

Mobile: 4239561292

russell@trieliteholdingsllc.com

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KINGSPORT

About Kingsport

Tri Elite Holdings LLC
1043 Fordtown Road, Kingsport TN 37663
Kingsport, TN 37663
Office: 4236300130
Russell Emerson Taylor

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$2,171,259.00
Building SqFt	12,540 SqFt
Year Built	1994
Lot Size (acres)	2.01
Zoning Type	Commercial
Parcel ID	082046M L 00320
County	Sullivan
Coordinates	36.541454,-82.521440
Frontage	412 Ft

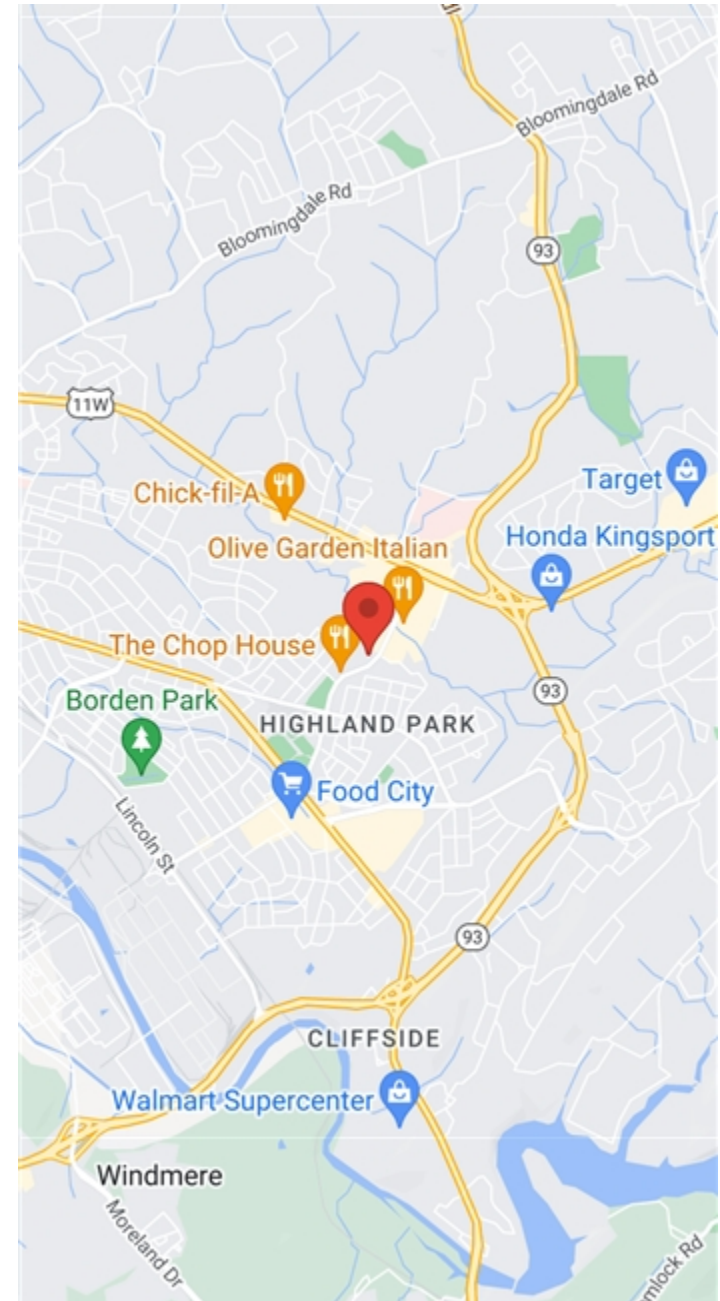
INVESTMENT SUMMARY

Tri Elite Holdings LLC, on behalf of the Owner, is pleased to offer for sale 1736 N Eastman Road, a Commercial Warehouse & Office Space property conveniently located in Kingsport, TN. 1736 N Eastman Road is strategically located on Eastman Rd. The center is currently 100% occupied with a long term lease to Brightspeed . The subject property sits on 2.01 acres, was built in 1994, and consists of approximately 12,540 SF. The building construction is masonry and there is ample parking with 1.91 spaces per 1,000 SF with 24 total parking spaces. 1736 N Eastman Road is located in a high traffic area with a 22,766 Average Daily Traffic Count.



INVESTMENT HIGHLIGHTS

- Brightspeed is a national tenant that recently signed a 10 year lease.
- Absolute NNN lease with 10 years remaining and 10% rent escalation years 6-10, meaning no landlord responsibility and increasing returns.
- 1736 N. Eastman Rd, Kingsport, Tn 37663 is being offered at \$2,171,259.10 with a net operating income of \$124,847.40.
- The building is exceptional. It is one of the finest built buildings constructed in the area.
- Prime stand-alone structure with stabilized credit tenant on a NNN lease.
- +/-8,570 SqFt of warehouse space that features a generous 15-foot clear height, ideal for storage, packing, and shipping operations. +/-3,970 SqFt of office space, this property provides ample room for your administrative and professional needs. The warehouse includes a 14X10 overhead door with a 5,000-pound scissor lift for efficient loading and unloading (locations is capable of semi-truck deliveries).





LOCATION HIGHLIGHTS

- Located on Eastman Rd, a major thoroughfare and premier location in the submarket.
- Major local employers include: Eastman Chemical Company & Ballad Health.
- Tri-Cities Regional Airport is just a 21-minute drive away, approximately 12.3 miles ensuring easy connectivity for business travel and transportation
- Kingsport has a thriving economy in the business-friendly state of Tennessee.
- 1736 N Eastman Road's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Great location in a high visible and accessible thriving retail corridor with a population of 73,000 within a 5-mile radius.

RENT ROLL

Unit	Tenant Name	Sqft	Annual Rent	Annual Rent/Sqft	Other Income	Lease From	Lease To
1	Brightspeed	12,540	\$106,590.00	\$8.50	NNN - \$18,267.96	07/01/2024	12/30/2034
	Total Occupied	12540	\$106,590.00				
	Total	12540	\$106,590.00		\$18,267.96		

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$2,171,259.00
Price PSF	\$173.15
Year 1 NOI	\$124,847.40
Year 1 Cap Rate	5.75%
Year 1 Leveraged Cash / Cash Return	5.75%

General Information

Analysis Period	1
Analysis Start Date	07/17/2024
Market Rent/SF	\$0.00

Other Income Breakdown

\$125,000 loan repayment with 8% interest for a 10 year period	\$18,257.40
Total Additional Income	\$18,257.40

Expense Breakdown

Property Insurance	\$8,489.73
Property Tax	\$9,778.23
Total Expenses	\$18,267.96

Exit

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$106,590.00	\$106,590.00
SCHEDULED BASE RENTAL REVENUE	\$106,590.00	\$106,590.00
NNN	\$18,267.96	\$18,267.96
ADDITIONAL INCOME	\$18,257.40	\$18,257.40
TOTAL POTENTIAL GROSS REVENUE	\$143,115.36	\$143,115.36
EFFECTIVE GROSS REVENUE	\$143,115.36	\$143,115.36
OPERATING EXPENSES		
PROPERTY TAX	\$9,778.23	\$9,778.23
INSURANCE	\$8,489.73	\$8,489.73
TOTAL OPERATING EXPENSES	\$18,267.96	\$18,267.96
NET OPERATING INCOME	\$124,847.40	\$124,847.40
CAP RATE		5.75%

EXIT

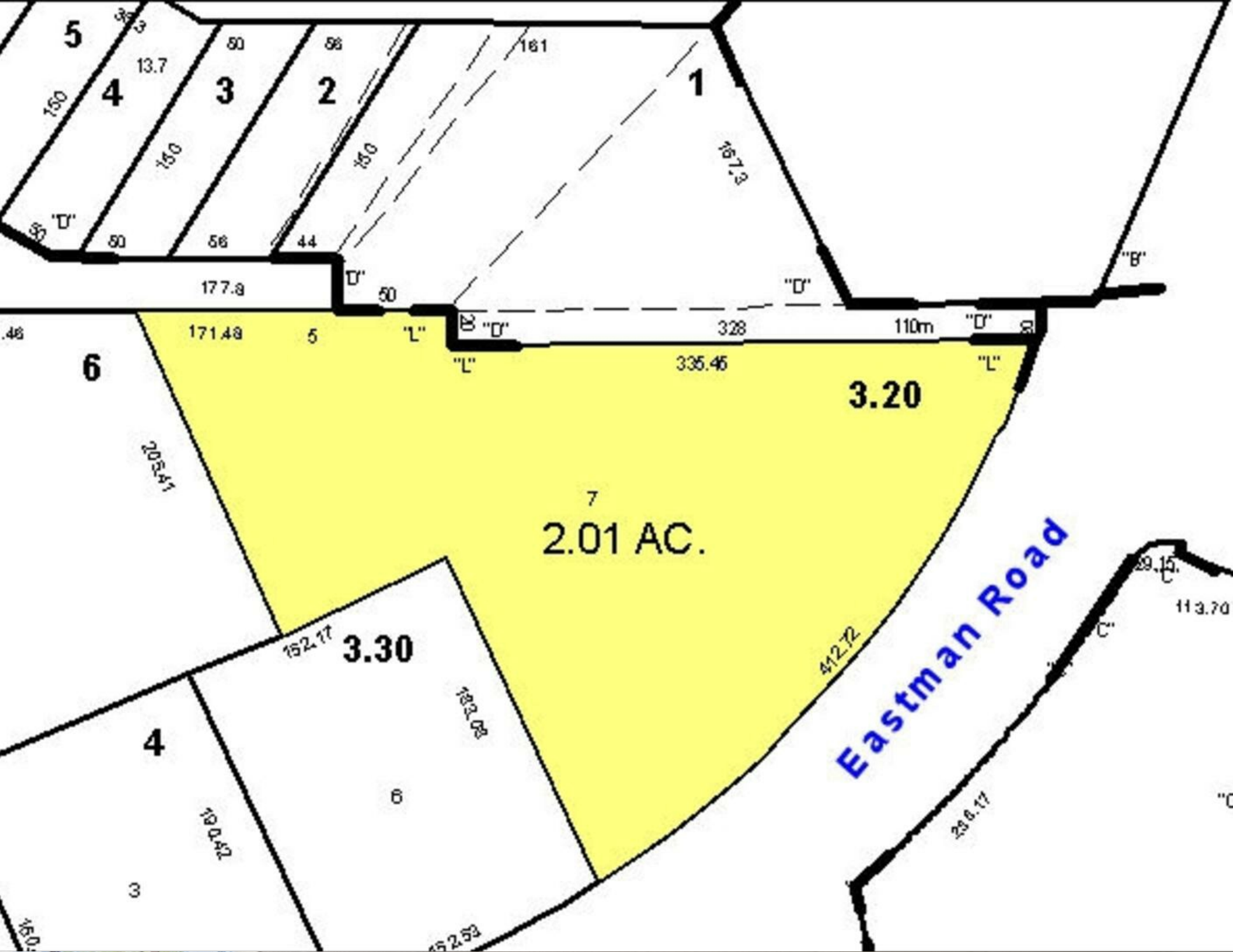
Average will not be our legacy.



TENANT PROFILES

Brightspeed

Brightspeed is a provider of telecommunications & internet services based in Charolette, North Carolina. The company offers services including broadband and voice, fiber and copper connectivity. They are a private company with 4,000 employees. The company evolved through a 7.5B merger.







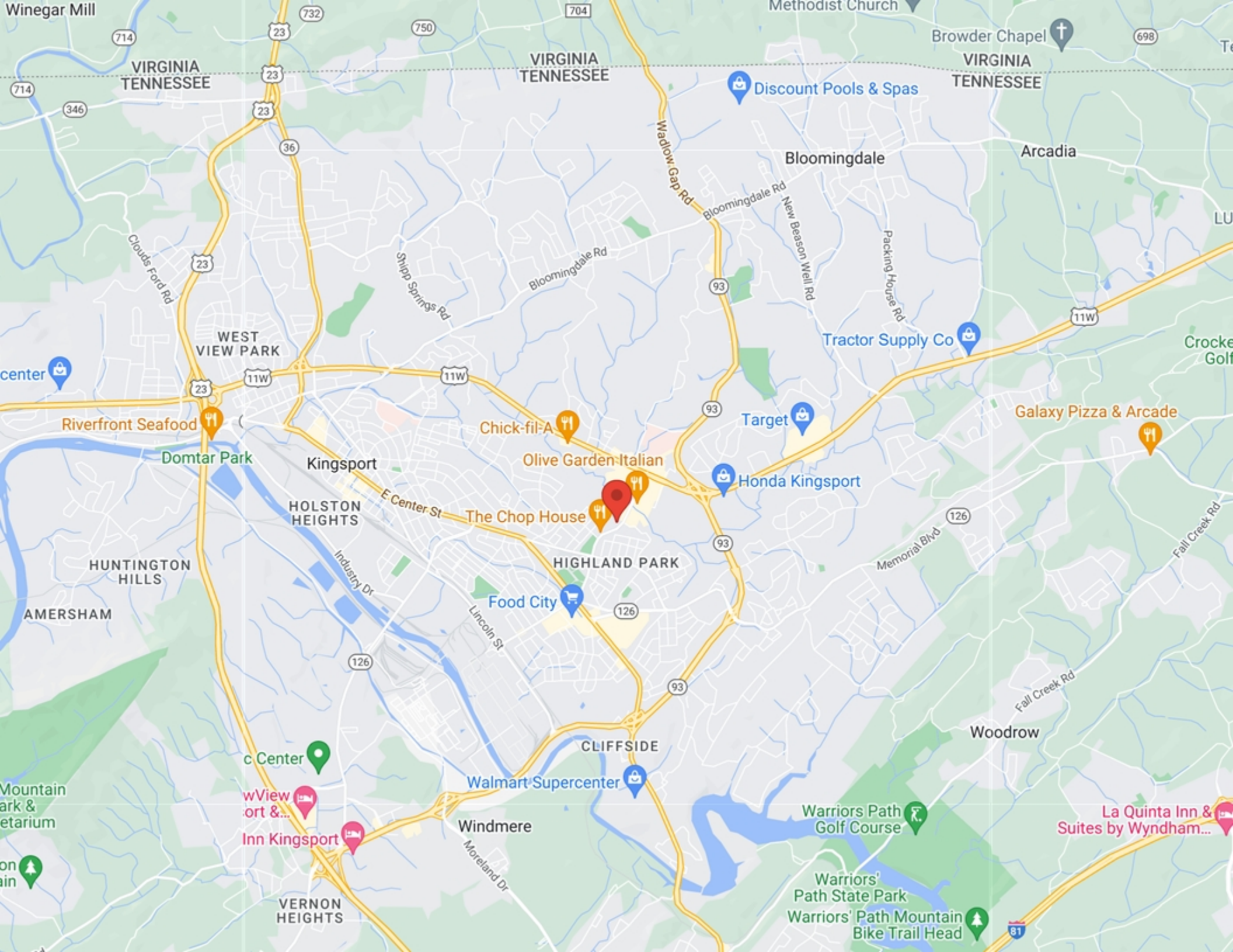
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,803	33,395	67,507
2010 Population	5,894	34,307	68,852
2024 Population	6,503	36,003	71,340
2029 Population	6,791	36,828	72,402
2024-2029 Growth Rate	0.87 %	0.45 %	0.3 %
2024 Daytime Population	12,303	56,949	85,704

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	456	2,261	3,872
\$15000-24999	531	2,217	3,598
\$25000-34999	385	1,636	3,081
\$35000-49999	414	2,259	4,530
\$50000-74999	470	2,574	4,941
\$75000-99999	274	1,684	3,415
\$100000-149999	204	1,617	3,872
\$150000-199999	121	871	2,148
\$200000 or greater	154	1,028	1,766
Median HH Income	\$ 38,807	\$ 47,426	\$ 51,889
Average HH Income	\$ 66,834	\$ 76,838	\$ 79,396



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,670	14,746	28,880
2010 Total Households	2,732	15,288	29,894
2024 Total Households	3,010	16,149	31,223
2029 Total Households	3,163	16,646	31,920
2024 Average Household Size	2.12	2.19	2.26
2024 Owner Occupied Housing	1,762	9,986	21,561
2029 Owner Occupied Housing	1,947	10,718	22,780
2024 Renter Occupied Housing	1,248	6,163	9,662
2029 Renter Occupied Housing	1,216	5,929	9,139
2024 Vacant Housing	356	2,276	3,904
2024 Total Housing	3,366	18,425	35,127



VIRGINIA
TENNESSEE

VIRGINIA
TENNESSEE

VIRGINIA
TENNESSEE

WEST
VIEW PARK

Kingsport

HOLSTON
HEIGHTS

HUNTINGTON
HILLS

AMERSHAM

HIGHLAND PARK

CLIFFSIDE

Windmere

VERNON
HEIGHTS

Woodrow

Bloomington

Arcadia

Tractor Supply Co

Target

Honda Kingsport

Chick-fil-A

Olive Garden-Italian

The Chop House

Food City

Walmart Supercenter

Warriors Path
Golf Course

Warriors'
Path State Park
Warriors' Path Mountain
Bike Trail Head

Galaxy Pizza & Arcade

La Quinta Inn &
Suites by Wyndham...

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Inn Kingsport

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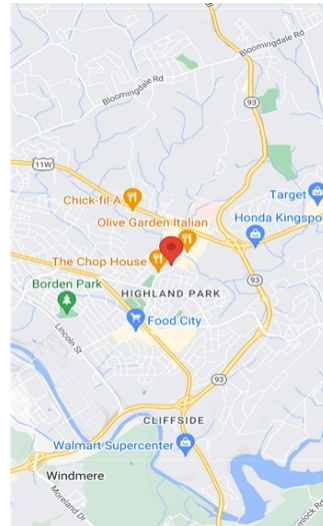
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KINGSP
TENNESSE



ABOUT KINGSPORT



CITY OF KINGSPORT

County Sullivan

AREA

POPULATION

Population 55,442

Urban 98,411

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TRI ELITE HOLDINGS LLC and it should not be made available to any other person or entity without the written consent of TRI ELITE HOLDINGS LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to TRI ELITE HOLDINGS LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. TRI ELITE HOLDINGS LLC 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 of 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, TRI ELITE HOLDINGS LLC has not verified, and will not verify, any of the information contained herein, nor has TRI ELITE HOLDINGS LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE TRI ELITE HOLDINGS LLC ADVISOR
FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

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Executive Vice President

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