



CHASE 

 **american family care**
URGENT CARE



306 CHEROKEE BLVD
CHATTANOOGA, TN

- \$5,250,000
- 5.2% CAP Rate
- 7,000 Square Feet

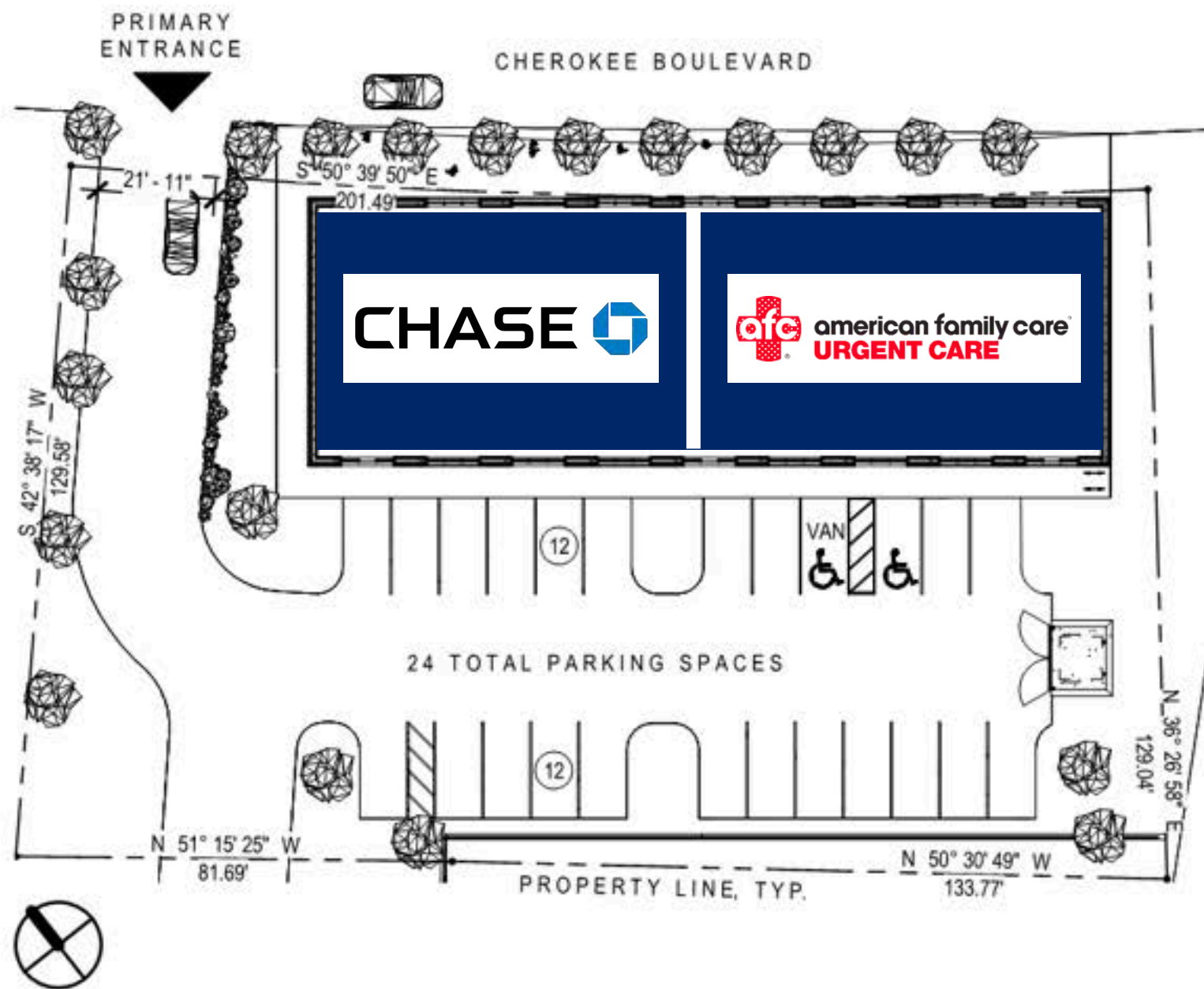
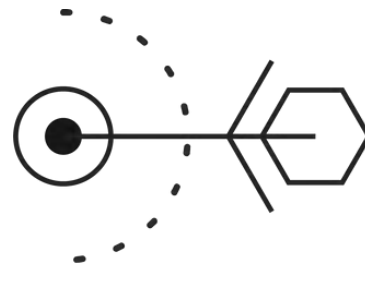
- Chase opens Q4 2024
- AFC to be open in Q1 2025
- Prime Northshore Location

EXECUTIVE SUMMARY

An award-winning, top-producing brokerage firm located in Chattanooga, Tennessee, with a proven history of closing sales across the Southeast, SVN|Second Story brings unique investment opportunities to investors. Our transaction volume has exceeded \$310 million since 2018. Working exclusively with commercial real estate on both leasing and sales, we understand the challenges and opportunities afforded by prime real estate and the importance of lease terms for both parties. Our 11 local agents, leasing experts, and property management experts all join together to ensure a transparent, exceptional experience while working with SVN Second Story.

We are pleased to exclusively offer the sale of this asset with Chase Bank and AFC Urgent Care. The Premises is NNN leased to corporate JP Morgan Chase Bank for a 15-year initial term and a 10-year term to a large operator of AFC Urgent Care. The asset is well-positioned in the vibrant Northshore neighborhood of Chattanooga, TN.

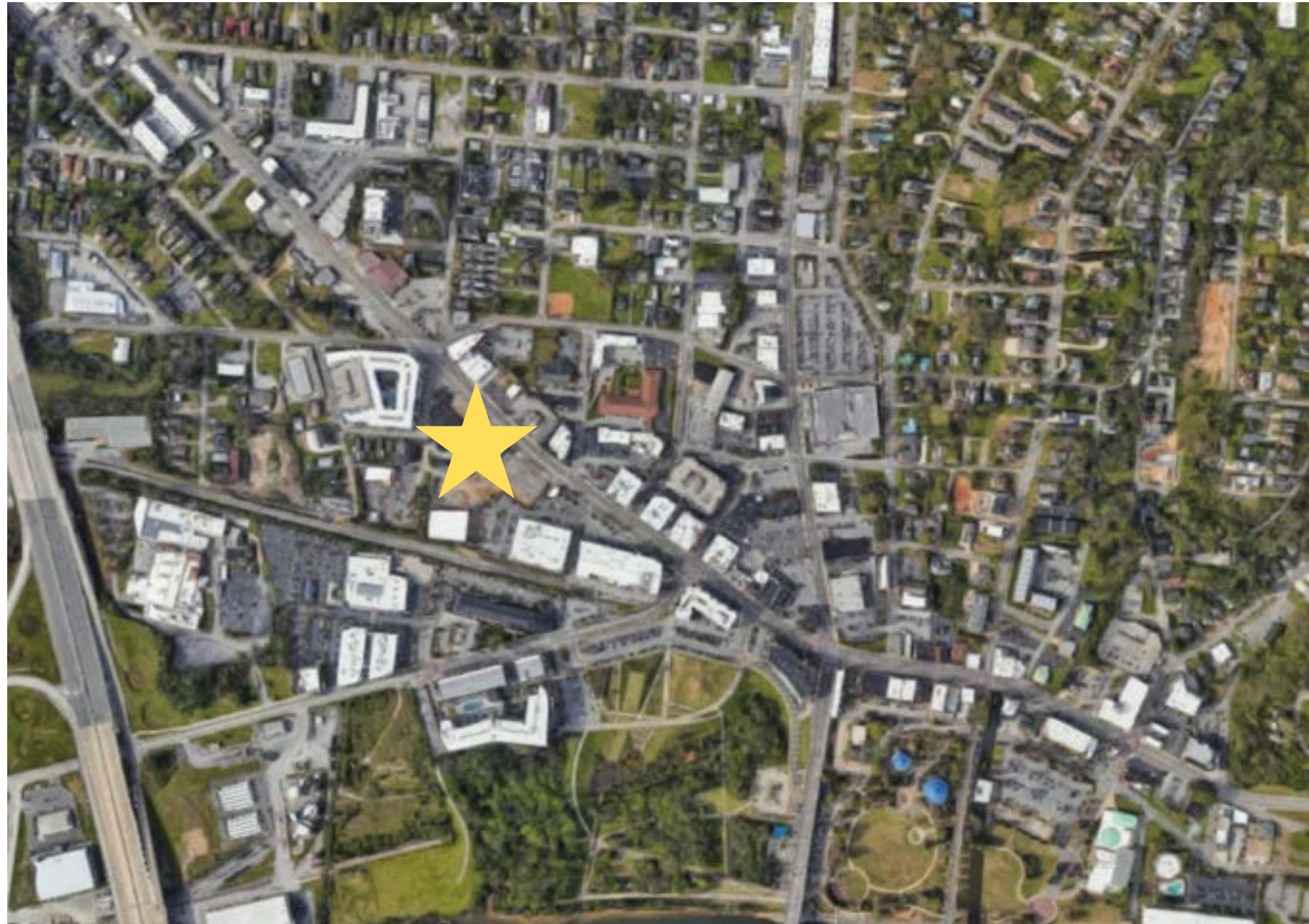
PROPERTY HIGHLIGHTS & SITE PLAN



- **7,000 Square Feet**
- **Tenants have taken possession of the space w/ Chase to be open in Q4 2024 and AFC to be open in Q1 2025**
- **Located in the Northshore, downtown's busiest retail hub**
- **Fully-occupied**
- **Highly visible location**
- **AADT of 16,000 VPD on Cherokee Blvd.**
- **.6 acre lot**

MAP & AREA DEMOGRAPHICS

306 Cherokee Blvd | Chattanooga, TN



Population	1 Mile	3 Miles	5 Miles
2010 Total Population	5,148	37,030	101,013
2022 Total Population	7,623	48,760	116,361
Median Age	39.1	36.2	37.2

Households	1 Mile	3 Miles	5 Miles
2022 Households	3,563	21,512	48,860
2027 Projected Households	3,931	23,504	52,303
Average Household Income	\$93,422	\$74,502	\$69,037

VICINITY MAP

This property is walking distance to Orange Theory Fitness, Publix, Chipotle, Whole Foods, Edley's BBQ, Rock Creek, and Starbucks as well as Coolidge Park and the Walnut Street walking bridge.

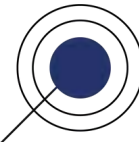
It's within a few blocks of some of Chattanooga's most desirable independent boutiques, shops, and art galleries.



INVESTMENT OPPORTUNITY

- Chattanooga is a city located in Tennessee. With a **population of 580,971**, it is the fourth largest city in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Its population has **increased by 9.82%** since census recorded population of 167,674 in 2010. Chattanooga has a population density of 1,288 people per square mile.
- Since 2011, Chattanooga and Hamilton County have celebrated **60 business expansions** resulting in **11,686 new jobs** and more than **\$2 billion in capital investment**.
- With inexpensive office space and utilities -- plus the **least expensive gigabit-per-second internet service in the country** -- Chattanooga makes doing business **affordable**. In fact, a ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

LEASE TERMS



- **15 Year Corporate Lease**
- **Four 5-Year Options to Renew, Subject to Not Less Than Six-Months Notice**
- **10% Rent Increase Every Five Years**

Lease Year	Annual	Monthly
1-5 (Initial Term)	\$133,000	\$11,083
6-10 (Initial Term)	\$146,300	\$12,191.67
11-15 (Initial Term)	\$160,930	\$13,410.83
16-20 (1st Renewal Term)	\$177,023	\$14,751.92
21-25 (2nd Renewal Term)	\$194,725.30	\$16,227.11
26-30 (3rd Renewal Term)	\$214,197.83	\$17,849.82
31-35 (4th Renewal Term)	\$235,617.61	\$19,634.80



LEASE TERMS

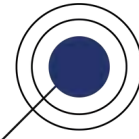


- **10 Year Lease**
- **Three Five-Year Options to Renew, Subject to 120-Day Notice**
- **10% Rent Increase Every Five Years**

Lease Year	Annual	Monthly
1-5 (Initial Term)	\$140,000	\$11,666.67
6-10 (Initial Term)	\$154,000	\$12,833.34
11-15 (1st Renewal Term)	\$169,400	\$14,116.67
16-20 (2nd Renewal Term)	\$186,336	\$15,528.34
21-25 (3rd Renewal Term)	\$204,974	\$17,081.17



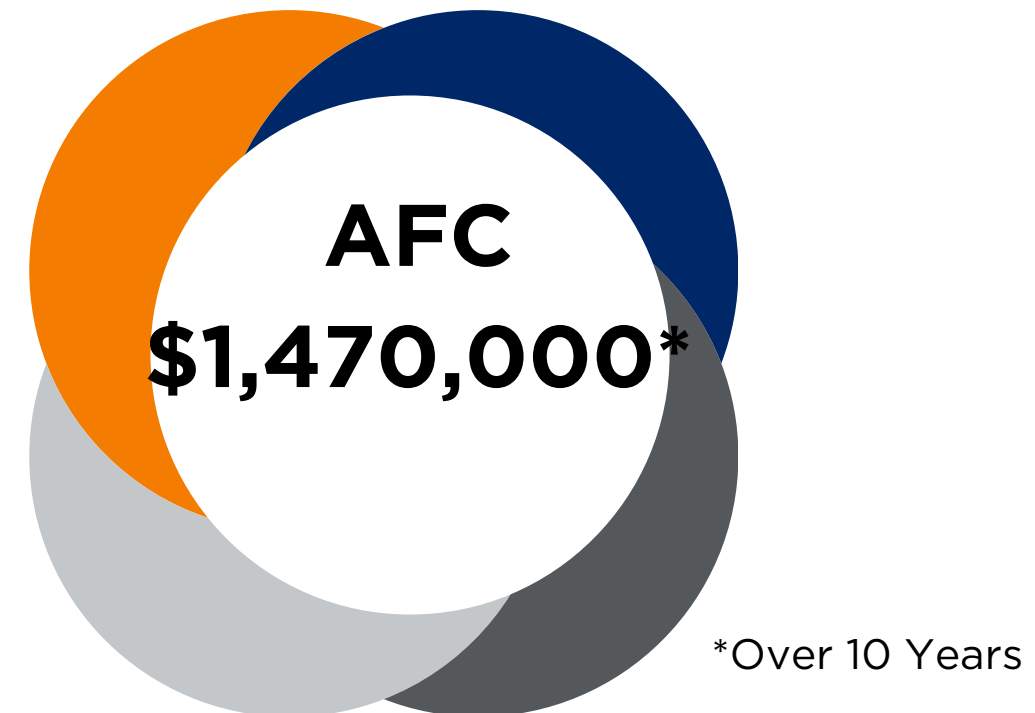
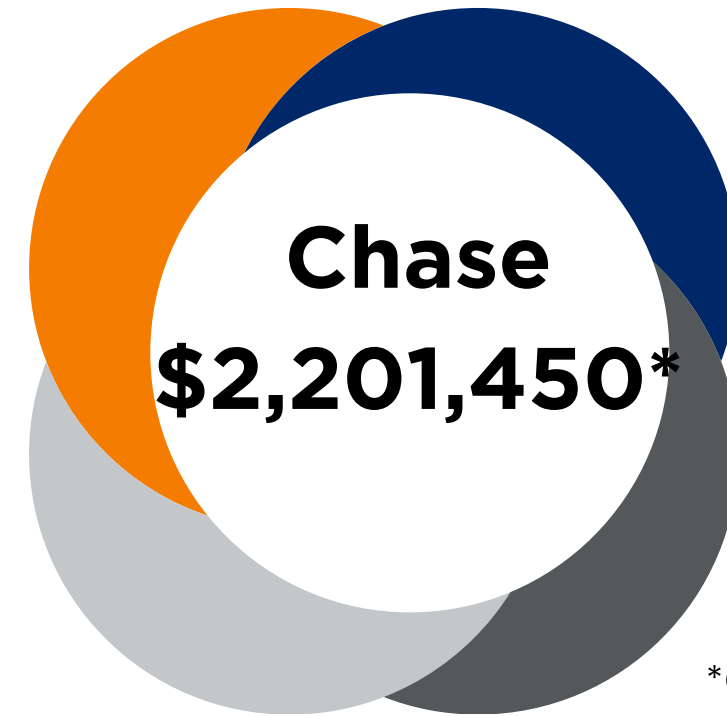
TENANT OVERVIEW



306 CHEROKEE BLVD
CHATTANOOGA, TN 37405



Expected Revenue



JP Morgan Chase & Co. and American Family Care Urgent Care are tenants in the building, each occupying 3,500 sq. ft. of the building, totaling 7,000 sq. ft.

TENANT OVERVIEW



JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. Managing \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 288,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans / lines of credit, auto loans, business banking loans, student loans, home equity loans secured by junior liens, prime mortgage loans, and payment option loans. With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's prominent corporate, institutional, and government clients.

TENANT OVERVIEW



American Family Care’s mission is “to provide the best healthcare possible, in a kind and caring environment, while respecting the rights of all patients, in an economical manner, at times and locations convenient to the patient.” Founded in 1982, AFC is now the world’s leading provider of urgent care and family care. Ranked by Inc. Magazine as one of the fastest growing companies in the U.S. AFC offers extended weekday hours and is open on weekends. In July 2017, AFC partnered with American Development Partners on a \$1 billion contract and plans to open an additional 500 clinics in the next five years. AFC’s current operations include more than 350 clinics throughout the US and serves more than three million patients each year. AFC has been honored with several awards and distinctions, including recently being named the 2017 winner for Franchise Times’ “Best Franchise to Buy” distinction.

CONFIDENTIALTY

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

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.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

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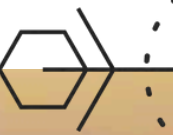


THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

Kelly Fitzgerald is VP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$120 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

Chandler Hale is an Associate Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



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*Broker is part owner in this asset.

