



Value-Add Opportunity For Sale  
**Medical Office**  
 28,880 SF | 5.21 Acres | \$2,100,000

## Roane Medical Plaza

2497 S Roane St  
 Harriman, TN 37748

For more information

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## Property Highlights

- Anchor tenant State of Tennessee 2031 lease term
- Excellent above-grade visibility on signalized corner
- Pro forma potential gross rents of \$341,500 annually
- Approximately 9,000 contiguous SF currently vacant
- Active leasing efforts at \$15/SF + \$3.50/SF NNN on vacancy
- Great opportunity for double-digit cap rate and cash-on-cash
- Excess ~2 acres in the back could be valuable for development

## OFFERING SUMMARY

<b>Sale Price</b>	\$2,100,000
<b>Total Lot Size</b>	5.21 Acres
<b>Building Size</b>	28,880 SF
<b>Year Built</b>	1997
<b>Traffic Counts</b>	13,820 AADT

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>10 Miles</b>	42,160	\$71,236
<b>Knox Metro</b>	1,172,792	\$77,766

Income	Suite	Lease Term	Current	Pro Forma
State of Tennessee - DHS	100	April 30, 2031	70,200.00	70,200.00
SR Medical Services <sup>1</sup>	110	August 31, 2026	48,000.00	61,200.00 <sup>1</sup>
Release Massage LLC	200	August 31, 2027	14,400.00	14,400.00
Vacant Units <sup>2</sup>	210, 220, 230, 240	TBD <sup>2</sup>	0.00	165,057.00 <sup>2</sup>
Dr. Roberts Chiropractic Center	260	July 31, 2027	30,643.56	30,643.56
<b>Potential Gross Rental Income</b>			<b>\$163,243.56</b>	<b>\$341,500.56</b>

### Annual Operating Expenses

Collection & Vacancy Factor Loss (Est. 5% of Potential Gross Rental Income)*				17,075.03
Property Taxes			22,794.41	22,794.41
Property Insurance <sup>3</sup>			9,108.00	7,700.00 <sup>3</sup>
Electric Utilities <sup>4</sup>			15,047.52	15,400.00
HVAC, Repairs & Maintenance <sup>4</sup>			3,512.00	3,600.00
Landscaping <sup>4</sup>			2,250.00	2,300.00
Trash Expense <sup>4</sup>			1,518.72	1,600.00
Pest Control <sup>4</sup>			640.00	700.00
<b>Annual Operating Expenses</b>			<b>\$54,870.65</b>	<b>\$71,169.44</b>

### Net Operating Income (NOI)

Total Annual Operating Income			163,243.56	341,500.56
Total Annual Operating Expense			54,870.65	71,169.44
<b>Net Operating Income</b>			<b>\$108,372.91</b>	<b>\$270,331.12</b>

### Loan Information

Down Payment (40% Down)			840,000.00	840,000.00
Bank Loan			1,260,000.00	1,260,000.00
Purchase Price			2,100,000.00	2,100,000.00
Length of Mortgage (Years)			25	25
Annual Interest Rate (Fully-Amortized)			6.75%	6.75%
<b>Annual Debt Service</b>			<b>\$104,465.82</b>	<b>\$104,465.82</b>

### Capitalization Rate and Valuation

Purchase Price			2,100,000.00	2,100,000.00
<b>Capitalization Rate</b>			<b>5.16%</b>	<b>12.87%</b>

### Net Cash Flow

Annual Net Operating Income			108,372.91	270,331.12
Annual Debt Service			104,465.82	104,465.82
<b>Net Cash Flow</b>			<b>3,907.09</b>	<b>165,865.30</b>
<b>Cash-on-Cash Returns</b>			<b>0.47%</b>	<b>19.75%</b>

### Comments

SR Medical Services <sup>1</sup>	Active negotiation for adding adjacent space, Pro forma assumes nominal \$1,100/mo. rent increase.
Vacant Units <sup>2</sup>	Pro forma assumes \$15/SF + \$3.50/SF NNN for 8,922 μSF total.
Property Insurance <sup>3</sup>	2023 Actual, Pro forma assumes approximate 15% savings by shopping insurance carriers.
Expenses <sup>4</sup>	2023 Actual, Pro forma assumes 2% increase, rounded up to nearest \$100.

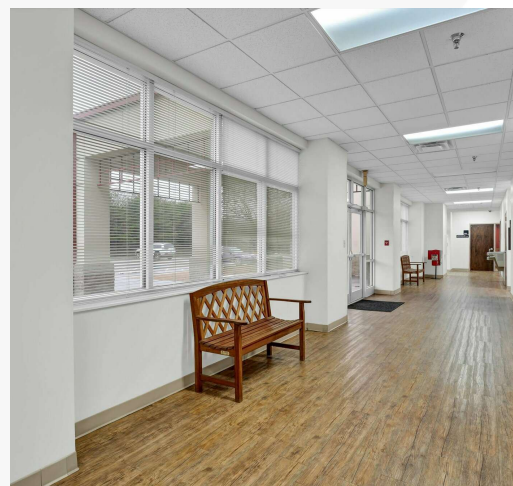
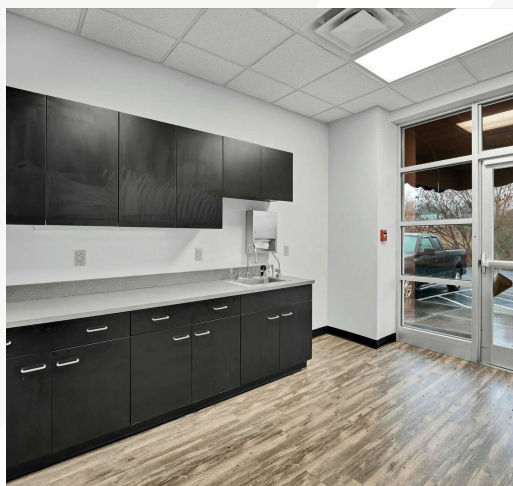
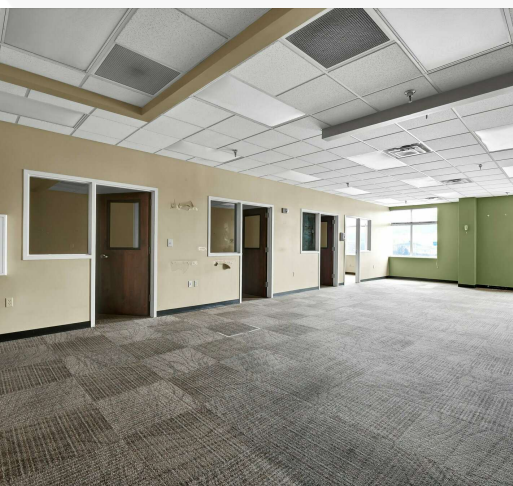
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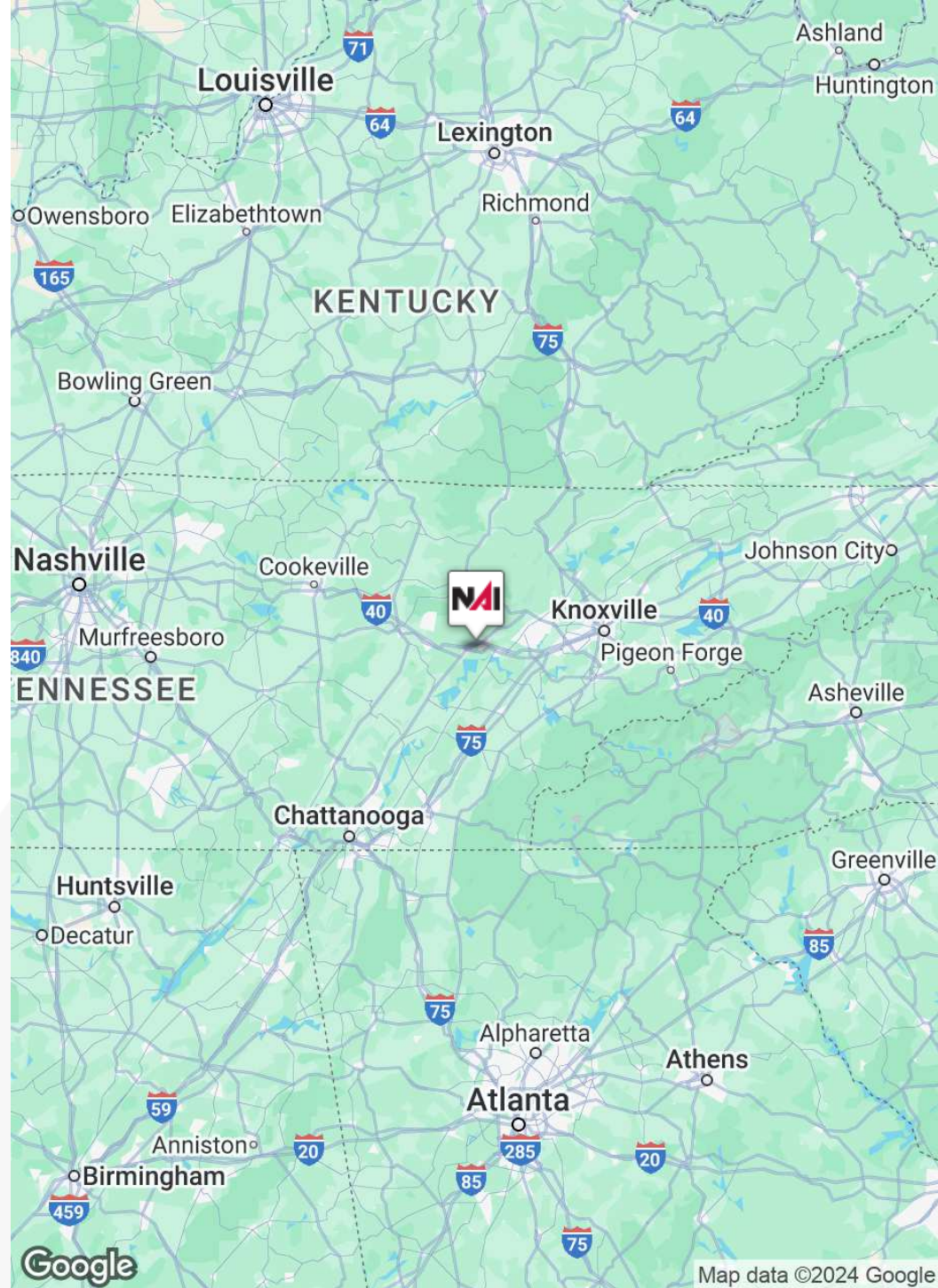
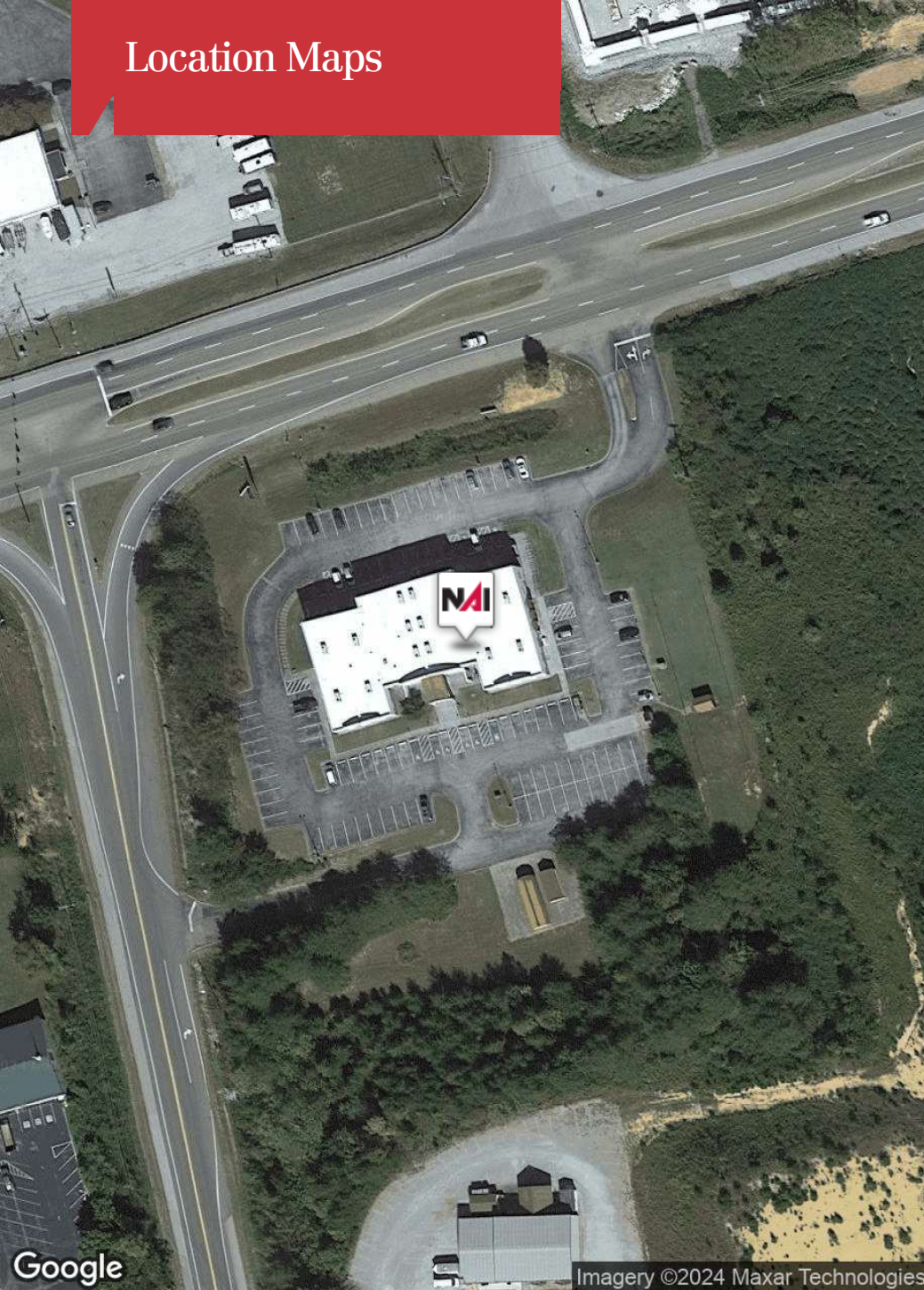
# Additional Photos



Excess Land Included



# Location Maps



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