

8-Property Portfolio:
239 Burnett Station Rd., Seymour, TN
821 Boyds Creek Hwy, Seymour, TN
1346 Payne School Dr., Sevierville, TN
2459 Boyds Creek Hwy, Sevierville, TN
318 Boyd School Rd, Morristown, TN
3303 W Andrew Johnson Hwy, Morristown, TN
3010 Roane State Hwy., Harriman, TN
3832 Morganton Rd., Maryville, TN



OFFERING MEMORANDUM

**Creekside Storage (Properties Available Individually)
East Tennessee 8-Property Portfolio**

EQUICAP

EXCLUSIVELY LISTED BY



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EQUICAP

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SUMMARY OF TERMS //

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance through EquiCap Commercial prior to visit.

We insist you **NOT CONTACT** the owner or any personnel during the process.

TERMS OF SALE

The Creekside Storage Portfolio is offered as a portfolio or as individual properties. All offers will be considered upon receipt.

OFFER PROCEDURES

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

- Price
- Earnest Money Deposit
- Due Diligence Time Period
- Closing Period
- Any other substantial business points the buyer wants the seller to know

The owner will only consider offers that are submitted through Equicap Commercial. The Seller reserves the right to negotiate with any party at any time. The Seller also reserves the unrestricted right to reject any or all offers.



PORTFOLIO OVERVIEW //

PORTFOLIO OVERVIEW //

PURCHASE PRICE

\$10,575,000

PROPERTIES

Burnett Station	239 Burnett Station Rd., Seymour, TN 37865
Plaza (Self Storage, Car Wash and Retail)	821 Boyds Creek Hwy., Seymour, TN 37865
Payne School	1346 Payne School Dr., Sevierville, TN 37876
Boyds Creek	2459 Boyds Creek Hwy., Sevierville, TN 37876
Morristown East	318 Boyd School Rd., Morristown, TN 37813
Morristown West	3303 W Andrew Johnson Hwy., Morristown, TN 37814
Midtown / Harriman	3010 Roane State Hwy., Harriman, TN 37748
Maryville	3832 Morganton Rd., Maryville, TN 37801

SALIENT DATA

NUMBER OF UNITS	709
NET RENTABLE SQUARE FEET	110,138
UNIT OCCUPANCY	83.50%
SQUARE FOOT OCCUPANCY	85.71%
ECONOMIC OCCUPANCY	91.67%
YEARS BUILT/EXPANDED	1983 thru 2013

FINANCIALS

GROSS POTENTIAL RENT	\$1,027,920
GPR PER SQUARE FOOT	\$9.34
ACHIEVED RENT	\$942,804
ACHIEVED RENT PER OCCUPIED SQUARE FOOT	\$9.99
CURRENT NOI (TRAILING 12-MONTHS)	\$796,091
CURRENT CAP RATE	7.53%
PROFORMA NOI (YEAR 2)	\$893,026
PROFORMA NOI CAP RATE	8.44%

PORTFOLIO SUMMARY //

EquiCap Commercial is pleased to exclusively present the Creekside Storage Portfolio, an eight-property self-storage portfolio located in high-growth submarkets in East Tennessee, within close proximity to the Knoxville MSA.

The portfolio totals 110,138 net rentable square feet across 709 units, consisting of smaller-format facilities with strong occupancy and durable local demand. Properties are strategically positioned in the following markets:

Seymour – 239 Burnett Station Rd and 821 Boyds Creek Hwy
Sevierville – 1346 Payne School Dr and 2459 Boyds Creek Hwy
Morristown – 318 Boyd School Rd and 3303 W Andrew Johnson Hwy
Harriman – 3010 Roane State Hwy
Maryville – 3832 Morganton Rd

The facilities sit on 8.38 total acres across Blount, Sevier, Roane, and Hamblen Counties. Construction consists of a combination of metal and concrete block buildings, metal and shingle roofing and gravel and asphalt drive aisles. Each property is well maintained and positioned in markets that operate outside the saturated, REIT-driven core, allowing for pricing flexibility and continued operational upside. Note that the current owners switched Management software platforms to Cubby in May 2025, paid through May 2026, with 100% of tenants on ACH or credit card, (54%) Autopay.

The portfolio spans an East Tennessee corridor anchored by Knoxville and supported by a diverse economic base with well-established industries such as education, research, manufacturing, healthcare, freight & logistics and tourism. This region continues to benefit from in-migration, lower relative housing costs and stable employment, pushing residential growth outward from Knoxville into surrounding counties. These dynamics create consistent self-storage demand driven by household mobility, downsizing, seasonal use, and small-business storage.

The current owners have been able to execute a vision of technology modernization, systematic existing customer rate increases and efficient, localized operations. Creekside Storage Portfolio offers the opportunity for investors to step into a stable platform and continue to execute on a proven playbook. Acquiring the portfolio at \$10,575,000 provides an in-place 7.53% cap rate with the pathway to enjoy a projected 7.67% cap rate in Year 1 and a 8.44% cap rate on proforma.

PORTFOLIO HIGHLIGHTS //

Knoxville MSA Without REIT Saturation // The portfolio sits just outside Knoxville's institutional core, benefiting from the MSA population growth and rental pricing strength without competing directly against REIT-heavy assets. These secondary markets are generally more stable than urban core and allow for continued rent growth and occupancy stability where national operators have limited penetration.

Strong Demand Drivers Demonstrated by Solid Occupancy // Demand is supported by manufacturing (Morristown, Harriman), healthcare, education and research (Knoxville/Oak Ridge) and tourism & second-home ownership (Sevierville). This diversified economic base provides defensive cash flow across economic cycles and with excellent Google rankings that transfer with the sale, investors will be able to take advantage the online presence on Day 1.

Proven Self-Storage Markets // Knoxville and surrounding counties continue to benefit from strong net in-migration, household formation, downsizing, and commuter relocation as housing costs rise closer to Knoxville. These life-event drivers consistently feed self-storage demand across all submarkets keeping occupancies traditionally very strong.

Smaller-Format Facilities With Quality Amenities // The portfolio consists primarily of smaller, well-maintained facilities serving the local areas. Most facilities are gated and fenced with controlled access, lighting and camera systems. This enables the operator to maintain control of the facility that supports operational control. Cubby software transition will include all tenant payment methods, autopays, and system data allowing for a turnkey transition.

Clear Path From Stabilized Yield to Long-Term Upside // Acquisition at a 7.53% in-place cap rate provides immediate cash flow with a demonstrated operational strategy driving a 8.44% cap rate on proforma. Investors step into an operation that can be continuously improved upon using modern operational methods.

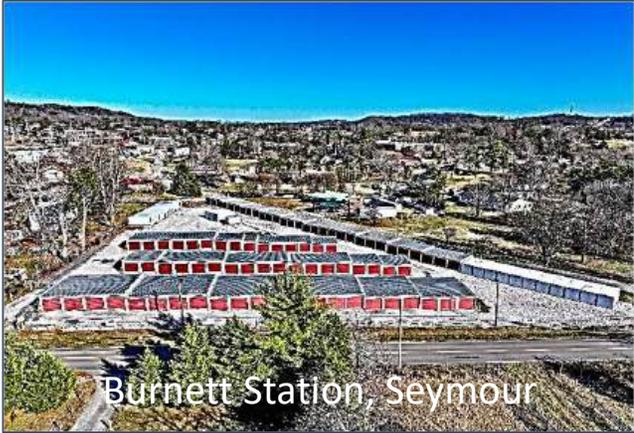


INCOME & EXPENSE ANALYSIS //

	CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		YEAR TWO	
Total Number of Units	709		709		709		709	
Net Rentable Square Feet	110,138		110,138		110,138		110,138	
INCOME								
Gross Potential Rent	\$1,027,920	\$ 9.33	\$1,027,920	\$ 9.33	\$1,123,382	\$ 10.20	\$1,202,018	\$ 10.91
Economic Vacancy	\$52,223	5%	\$52,223	5%	\$91,139	8%	\$138,833	12%
Rental Income	\$975,697	95%	\$975,697	95%	\$1,032,243	92%	\$1,063,185	88%
Late Fees	\$17,930		\$17,930		\$18,109		\$18,290	
Tenant Insurance	\$63,057		\$63,057		\$76,572		\$77,338	
Miscellaneous	\$6,990		\$6,990		\$7,060		\$7,131	
Car Wash Income	\$86,260		\$86,260		\$87,122		\$87,994	
Water / Utility Fee Income	\$4,246		\$4,246		\$4,288		\$4,331	
TOTAL INCOME	\$1,154,180		\$1,154,180		\$1,225,395		\$1,258,268	
EXPENSES								
Real Estate Tax	\$26,331	\$ 0.24	\$26,355	\$ 0.24	\$28,990	\$ 0.26	\$31,889	\$ 0.29
Property Insurance	\$28,295	\$ 0.26	\$28,295	\$ 0.26	\$28,578	\$ 0.26	\$28,864	\$ 0.26
Advertising & Marketing	\$13,529	\$ 0.12	\$16,029	\$ 0.15	\$16,189	\$ 0.15	\$16,351	\$ 0.15
Repairs & Maintenance	\$49,890	\$ 0.45	\$33,781	\$ 0.31	\$34,119	\$ 0.31	\$34,460	\$ 0.31
On-Site Management	\$84,342	\$ 0.77	\$84,510	\$ 0.77	\$85,355	\$ 0.77	\$86,208	\$ 0.78
Third Party Management	\$107,209	\$ 0.97	\$57,709	\$ 0.52	\$58,286	\$ 0.53	\$58,869	\$ 0.53
Bank & Credit Card Fees	\$26,530	\$ 0.24	\$25,503	\$ 0.23	\$25,758	\$ 0.23	\$26,015	\$ 0.24
General & Administrative	\$30,373	\$ 0.28	\$21,498	\$ 0.20	\$21,713	\$ 0.20	\$21,930	\$ 0.20
Utilities	\$30,044	\$ 0.27	\$30,044	\$ 0.27	\$30,345	\$ 0.28	\$30,648	\$ 0.28
Telephone & Internet	\$5,325	\$ 0.05	\$5,325	\$ 0.05	\$5,378	\$ 0.05	\$5,432	\$ 0.05
Cost of Tenant Insurance	\$23,903	\$ 0.22	\$23,903	\$ 0.22	\$19,143	\$ 0.17	\$19,334	\$ 0.18
Car Wash Supplies	\$5,138	\$ 0.05	\$5,138	\$ 0.05	\$5,189	\$ 0.05	\$5,241	\$ 0.05
TOTAL EXPENSES	\$430,910	\$ 3.91	\$358,089	\$ 3.25	\$359,043	\$ 3.26	\$365,243	\$ 3.32
		37%		31%		29%		29%
NET OPERATING INCOME	\$723,270		\$796,091		\$866,352		\$893,026	

UNDERWRITING NOTES

1 See individual property's Income & Expense Analysis for notes on underwriting adjustments



Burnett Station, Seymour



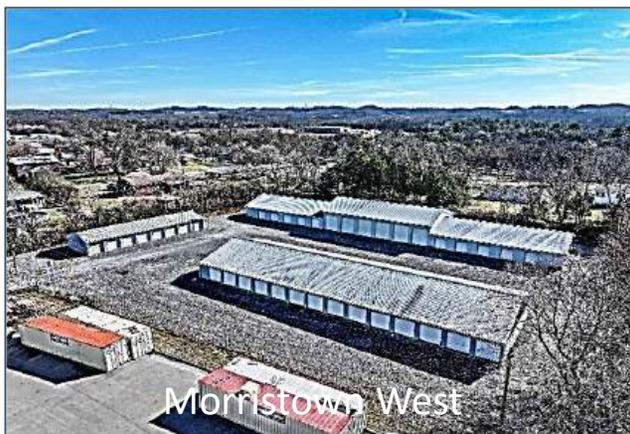
Maryville



Midtown, Harriman



Morristown East



Morristown West



Plaza: Storage, Car Wash & Retail



Payne School, Sevierville

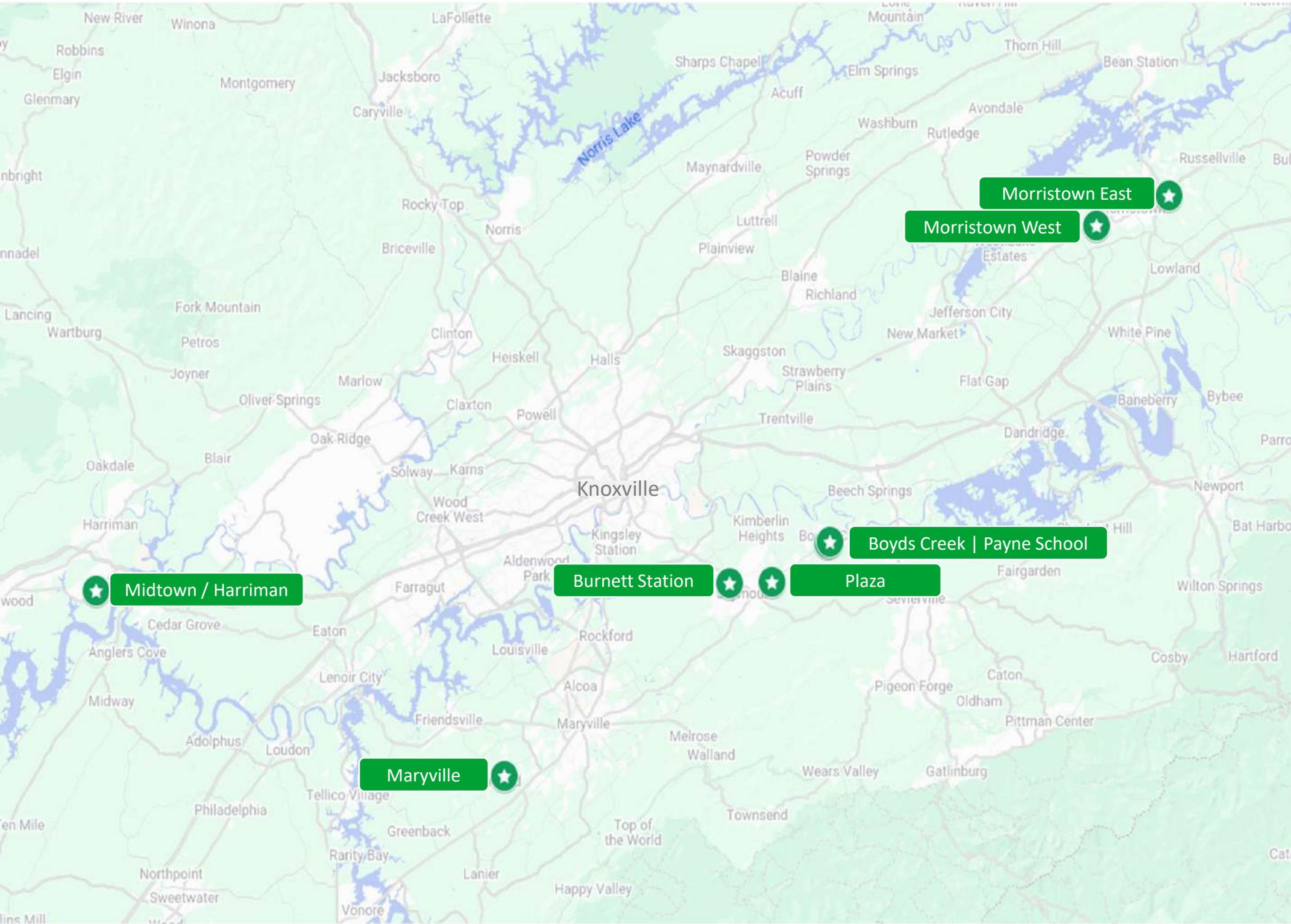
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Boys Creek, Sevierville

PORTFOLIO LOCATIONS //



The background is a solid blue color. On the left side, there are several abstract, overlapping shapes in shades of teal and dark teal. These shapes include a large, curved arc at the top, a smaller curved shape below it, and a vertical, rounded rectangular shape at the bottom. The text is centered horizontally and positioned in the middle of the page.

INDIVIDUAL PROPERTY OVERVIEW //



CREEKSIDE STORAGE BURNETT STATION

239 Burnett Station Rd., Seymour, TN 37865



Creekside Storage - Burnett Station

PROPERTY SUMMARY //

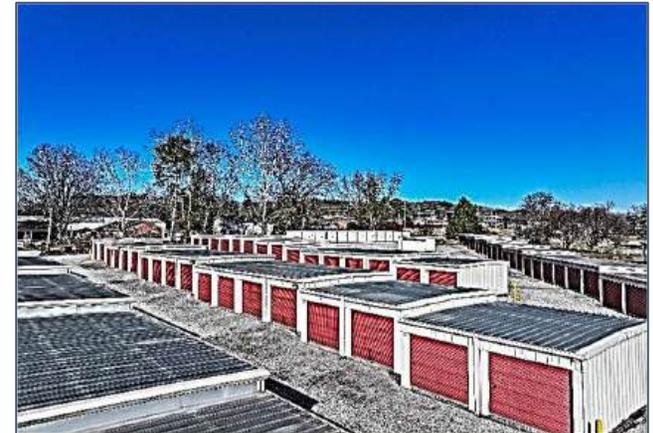
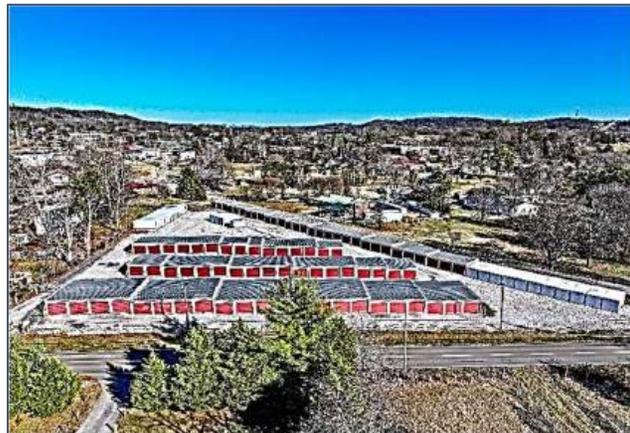
PURCHASE PRICE	\$2,150,000
PROPERTY ADDRESS	239 Burnett Station Rd., Seymour, TN 37865
COUNTY	Blount County
LEGAL ENTITY	Creekside Burnett LLC
SELF STORAGE PARCEL #	004E A 01500
LOT SIZE (ACRES)	1.66
YEAR BUILT/EXPANDED	1992 / 1994 / 1999
NUMBER OF UNITS	165
NET RENTABLE SQUARE FEET	23,200
DEMOGRAPHICS	
3-MILE POPULATION	18,655
5-MILE POPULATION	31,973
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$103,292
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Metal on Concrete Slab + Containers
UNIT TYPES	Non Climate and Open Parking
ROOF	Metal
DRIVE AISLES	Gravel
ENTRY SECURITY	Fenced with Controlled Access + Security Cameras

PROPERTY HIGHLIGHTS //

Location & Market // Situated just off Chapman Hwy, a primary town thoroughfare, the facility benefits from local visibility and proximity to established residential areas.

Operations & Security // The property maintains high occupancy with achieved rents above gross potential allowing for increased street rate potential. The facility has been upgraded to PDK gate controllers with LiftMaster motor ensuring only paying tenants access units. The largest facility of the portfolio and operated in tandem with the Plaza, Burnett excels at cash flow and with 12 Hikvision cameras routed to on-site internet-enabled NVR, remote monitoring is consistent and reliable. Full LED lighting throughout the facility for tenant safety and security

Capital Expenditures & Improvements // In addition to the new gate controllers, LiftMaster motor, LED lighting, new bollards were installed. Four additional parking spots are ready to support new tenants that are in operations in the field but have not yet been added into software as of the listing date.



Creekside Storage - Burnett Station

UNIT MIX //

			UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
BURNETT STATION													
10	x	20	200	Non-Climate	50	44	88%	10,000	\$139.00	\$6,950	\$0.70	\$83,400	\$8.34
8	x	20	160	Non-Climate	25	22	88%	4,000	\$109.00	\$2,725	\$0.68	\$32,700	\$8.18
10	x	10	100	Non-Climate	82	72	88%	8,200	\$89.00	\$7,298	\$0.89	\$87,576	\$10.68
10	x	15	150	Non-Climate	4	3	75%	600	\$129.00	\$516	\$0.86	\$6,192	\$10.32
10	x	30	300	Non-Climate	1	1	100%	300	\$209.00	\$209	\$0.70	\$2,508	\$8.36
10	x	5	50	Non-Climate	2	1	50%	100	\$69.00	\$138	\$1.38	\$1,656	\$16.56
12	x	25	N/A	Parking	1	1	100%	N/A	\$50.00	\$50	N/A	\$600	N/A
Total					165	144	87%	23,200		\$17,886	\$0.77	\$214,632	\$9.25

Occupancy Date: January 17, 2026

Occupied Rent: \$16,873

Occupied SF 20,320 87.59%

Occupied RPSF: \$9.96

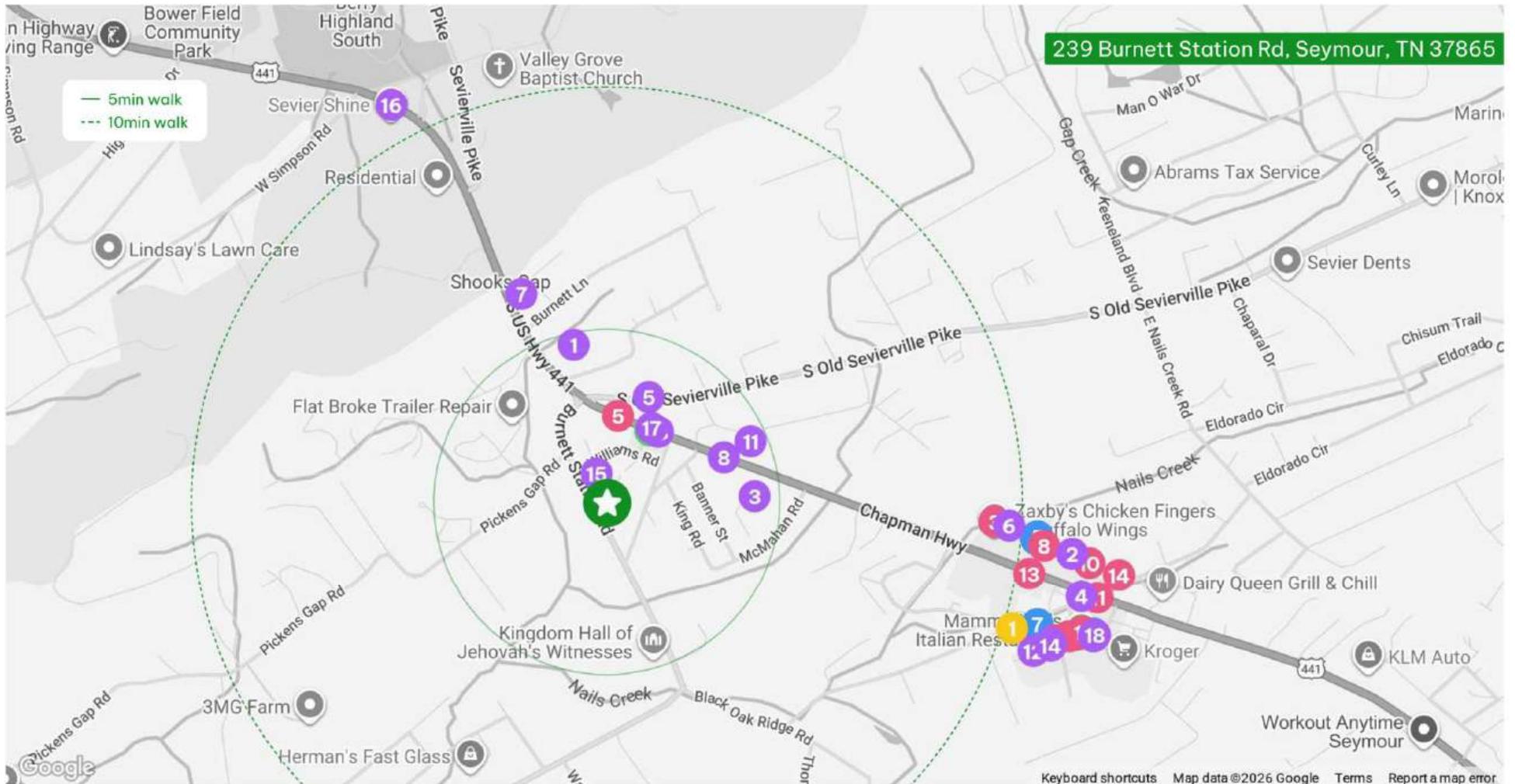
INCOME & EXPENSE ANALYSIS //

	CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA		
Total Number of Units	165		165		165		165		
Net Rentable Square Feet	23,200		23,200		23,200		23,200		
INCOME									
Gross Potential Rent	\$214,632	\$ 9.25	\$214,632	\$ 9.25	\$236,095	\$ 10.18	\$247,900	\$ 10.69	
Economic Vacancy	\$6,508	3%	\$6,508	3%	\$19,646	8%	\$29,748	12%	
Rental Income	\$208,124	97%	\$208,124	97%	\$216,449	88%	\$218,152	88%	
Late Fees	\$3,866		\$3,866		\$3,905		\$3,944		
Tenant Insurance	\$14,449		\$14,449		\$17,820		\$17,998		
Miscellaneous	\$2,461		\$2,461		\$2,485		\$2,510		
TOTAL INCOME	\$228,899		\$228,899		\$240,659		\$242,604		
EXPENSES									
Real Estate Tax	2	\$5,187	\$ 0.22	\$ 5,134	\$ 0.22	\$5,647	\$ 0.24	\$6,212	\$ 0.27
Property Insurance		\$4,528	\$ 0.20	\$ 4,528	\$ 0.20	\$4,573	\$ 0.20	\$4,619	\$ 0.20
Advertising & Marketing		\$5,021	\$ 0.22	\$ 5,021	\$ 0.22	\$5,072	\$ 0.22	\$5,122	\$ 0.22
Repairs & Maintenance	1	\$8,755	\$ 0.38	\$ 5,158	\$ 0.22	\$5,210	\$ 0.22	\$5,262	\$ 0.23
On-Site Management		\$20,971	\$ 0.90	\$ 18,471	\$ 0.80	\$18,656	\$ 0.80	\$18,843	\$ 0.81
Third Party Management	3	\$22,181	\$ 0.96	\$ 11,445	\$ 0.49	\$11,559	\$ 0.50	\$11,675	\$ 0.50
Bank & Credit Card Fees		\$6,074	\$ 0.26	\$ 5,047	\$ 0.22	\$5,098	\$ 0.22	\$5,149	\$ 0.22
General & Administrative	1	\$5,754	\$ 0.25	\$ 3,754	\$ 0.16	\$3,792	\$ 0.16	\$3,830	\$ 0.17
Utilities		\$1,340	\$ 0.06	\$ 1,340	\$ 0.06	\$1,353	\$ 0.06	\$1,366	\$ 0.06
Telephone & Internet		\$1,150	\$ 0.05	\$ 1,150	\$ 0.05	\$1,161	\$ 0.05	\$1,173	\$ 0.05
Cost of Tenant Insurance	4	\$5,193	\$ 0.22	\$ 5,193	\$ 0.22	\$4,455	\$ 0.19	\$4,500	\$ 0.19
TOTAL EXPENSES		\$86,155	\$ 3.71	\$66,241	\$ 2.86	\$66,576	\$ 2.87	\$67,750	\$ 2.92
			38%		29%		28%		28%
NET OPERATING INCOME		\$142,745		\$162,658		\$174,083		\$174,855	

UNDERWRITING NOTES

- Adjusted for CapEx: \$2,385 exit gate motor, \$956 PDK node, \$205 liftmaster wireless transfer and \$2,000 software transition
- Real Estate Taxes are currently appraised at \$823,700. Blount County reappraises every 4 years. The next county wide reappraisal will be in 2030
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

POINTS OF INTEREST //



HEALTH CLUBS/GYMS

- 1 Seymour Advalue Pharmacy
- 2 Daniel Family Dentistry
- 3 Stuart Wayne J DO
- 4 Foothills Family Practice:...
- 5 Dogwood Family Practice:...
- 6 Dr. Patrick Daniel
- 7 A Reason To Smile
- 8 REYNDER PHARMACY

RESTAURANTS

- 1 Mamma Mia's Italian Restau-...

- 2 Pelancho's
- 3 Zaxby's Chicken Fingers &...
- 4 Papa Johns Pizza
- 5 Roberson Family Restaurant
- 6 Dunkin'
- 7 Mama's Kountry Kitchen
- 8 Waffle House
- 9 Craven Wings
- 10 Casey's
- 11 Wendy's
- 12 Sakura Sushi and Grill
- 13 Subway

- 14 Red Box Hibachi

ENTERTAINMENT

- 1 Andy's Junction/ Music...

SHOPPING

- 1 O'Reilly Auto Parts
- 2 Dunkin'
- 3 Dollar General Market
- 4 Sherwin-Williams Paint...
- 5 SMOKERS PARADISE
- 6 Advance Auto Parts

- 7 MAD Fireworks
- 8 McMahan Plants
- 9 Seymour Advalue Pharmacy
- 10 3 Sevens Tattooo
- 11 Quick Service Tire & Auto...
- 12 ZippyPrintz Inc.
- 13 Seymour Florist
- 14 Seymour Nutrition
- 15 Seymour Equipment
- 16 B&C auto sales llc
- 17 A Touch of GRACE Boutique

- 18 D's Sweet Tooth

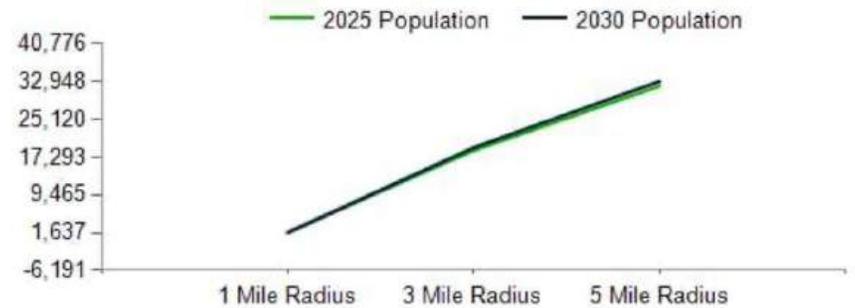
EDUCATION

- 1 Williams Family Seymour...

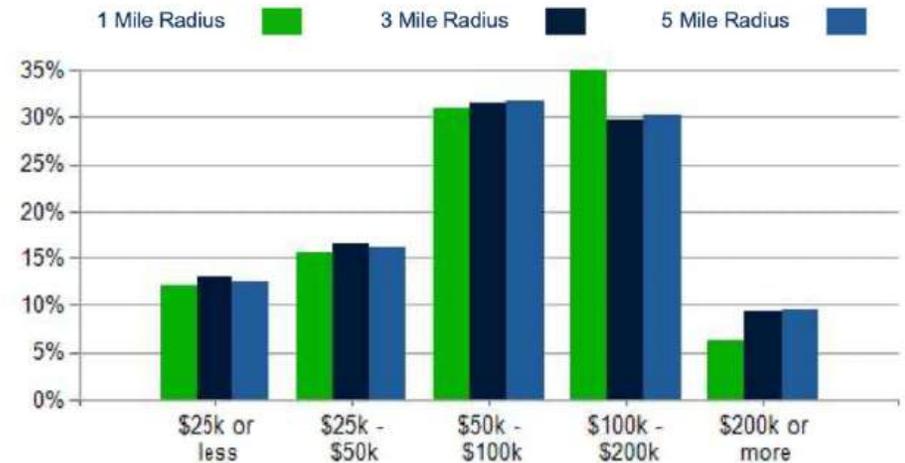
DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,233	14,118	24,265
2010 Population	1,502	17,002	28,740
2025 Population	1,637	18,655	31,973
2030 Population	1,686	19,243	32,948
2025 African American	10	177	413
2025 American Indian	5	73	125
2025 Asian	13	163	279
2025 Hispanic	44	627	1,124
2025 Other Race	11	172	347
2025 White	1,503	16,911	28,800
2025 Multiracial	96	1,155	2,001
2025-2030: Population: Growth Rate	2.95%	3.10%	3.00%

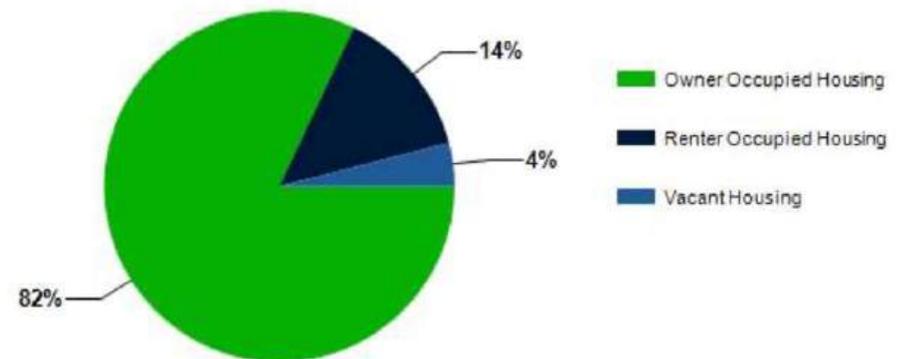
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	38	339	638
\$15,000-\$24,999	45	626	916
\$25,000-\$34,999	39	415	738
\$35,000-\$49,999	68	812	1,277
\$50,000-\$74,999	104	1,201	2,082
\$75,000-\$99,999	108	1,134	1,913
\$100,000-\$149,999	174	1,529	2,635
\$150,000-\$199,999	65	671	1,176
\$200,000 or greater	43	685	1,187
Median HH Income	\$84,266	\$80,477	\$81,636
Average HH Income	\$95,833	\$103,292	\$104,499



2025 Household Income



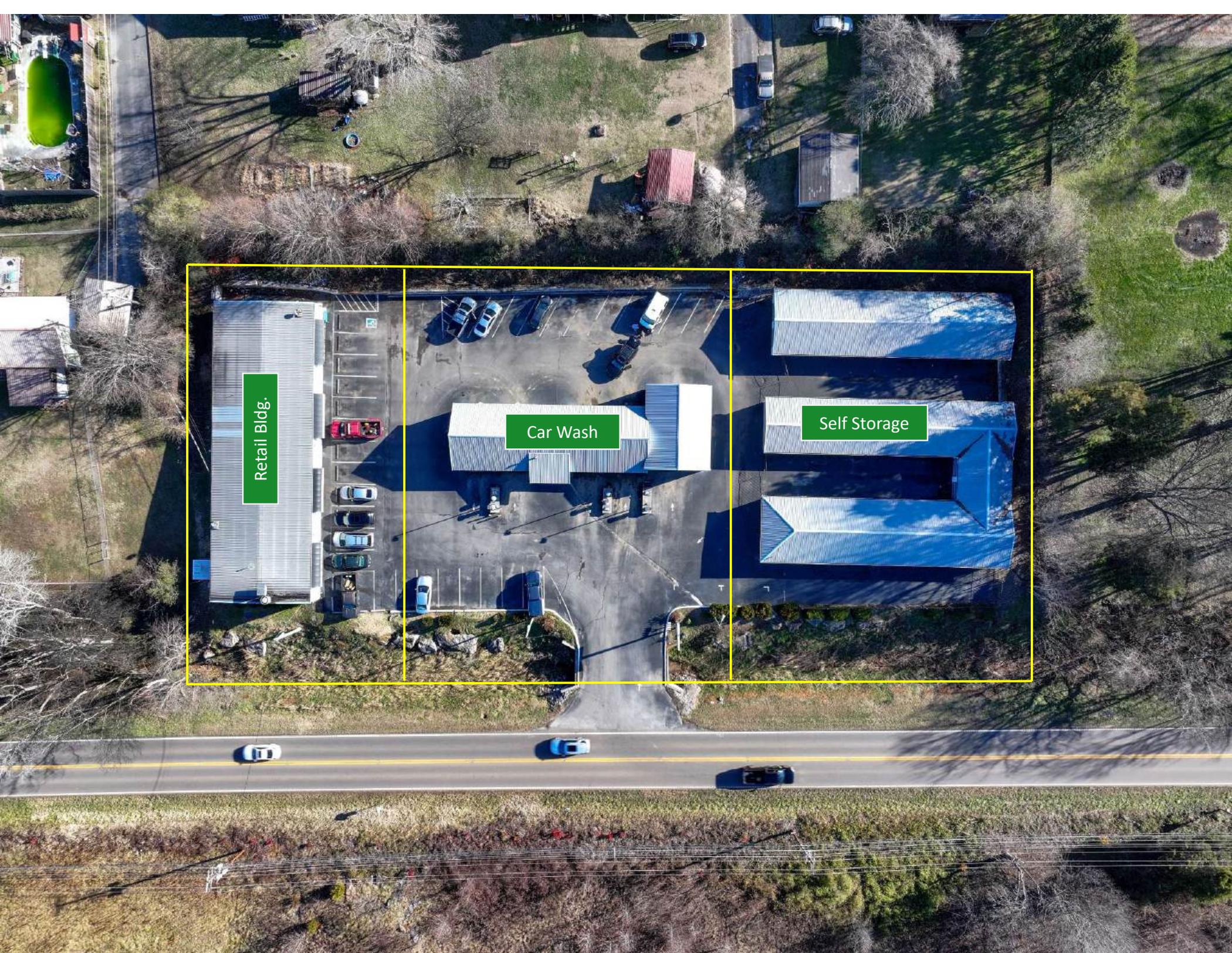
2025 Own vs. Rent - 1 Mile Radius





CREEKSIDE STORAGE PLAZA

SELF STORAGE | CAR WASH | RETAIL
821 Boyds Creek Hwy., Seymour, TN 37865



Retail Bldg.

Car Wash

Self Storage

PROPERTY DESCRIPTION //

PURCHASE PRICE	\$1,700,000
PROPERTY ADDRESS	821 Boyds Creek Hwy., Seymour, TN 37865
COUNTY	Sevier County
LEGAL ENTITY	Creekside SCR LLC
SELF STORAGE PARCEL #	045D B 001.00 045D B 002.00 045D B 003.00
LOT SIZE (ACRES)	0.45
YEAR BUILT/EXPANDED	2004
NUMBER OF UNITS	47 Storage Units + 4 Retail
NET RENTABLE SQUARE FEET	10,980
DEMOGRAPHICS	
3-MILE POPULATION	16,640
5-MILE POPULATION	31,621
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$111,513
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Concrete Block
UNIT TYPES	Non Climate
ROOF	Metal
DRIVE AISLES	Asphalt
ENTRY SECURITY	Fenced with Open Access

PROPERTY HIGHLIGHTS //

Income Mix & Operations // Approximately 70% of annual income is derived from long-standing Plaza retail tenants and repeat car wash customers, creating durable cash flow and expense predictability. The Retail tenants reimburse utilities per lease terms while the on-site storage office is leased to a long-term tenant who also provides weekday site presence, supporting informal oversight. Three-phase power is available at the Plaza facility.

Storage Operations & Income Durability // The storage units remain well occupied and are secure behind push gates and natural layout of the facility. Income from the self-storage side of the property is remarkably stable, and with consistent foot traffic in & out of the property daily, marketing costs are very low. The Car Wash pricing model was increased by 16% in December of 2025 allowing investors to proforma a conservative 10% gain of Gross Car Wash income in 2026. While none of the businesses on its own are a large contributor to overall revenue, the consistent income for each aspect of this facility enables consistent cash flow.

Capital Expenditures & Improvements // The Plaza features new LED lighting and full camera coverage with 13 cameras creating a controlled and well-documented operating environment. The facility received internet installation enabling credit card processing at the car wash, a new mini-split HVAC system, an electrical smart meter, in addition to extensive tree trimming.

Lease Renewal // The anchor retail tenant, Kiko's Restaurant – a 20 year mainstay of the property – has renewed their lease starting March 1, 2026. New terms include a monthly lease payment of \$2,800 (\$517 increase for the remainder of 2026, \$601 increase for 2027, etc.) with 3% rent escalations on a 5 year term. It's important to note that the lease has switched to NNN and has a personal gaurantee from the occupant.



Creekside Storage - Plaza



Creekside Storage – Plaza

UNIT MIX //

CREEKSIDE PLAZA

10	x	10	100	Non-Climate	22	19	86%	2,200	\$85.00	\$1,870	\$0.85	\$22,440	\$10.20
10	x	20	200	Non-Climate	15	12	80%	3,000	\$139.00	\$2,085	\$0.70	\$25,020	\$8.34
5	x	10	50	Non-Climate	10	10	100%	500	\$75.00	\$750	\$1.50	\$9,000	\$18.00
60	x	40	2400	Retail	1	1	100%	2,400	\$2,283.00	\$2,283	\$0.95	\$27,396	\$11.42
40	x	30	1200	Retail	2	2	100%	2,400	\$1,100.00	\$2,200	\$0.92	\$26,400	\$11.00
24	x	20	480	Office	1	1	100%	480	\$575.00	\$575	\$1.20	\$6,900	\$14.38
Total					51	45	88%	10,980		\$9,763	\$0.89	\$117,156	\$10.67

Occupancy Date: January 17, 2026

\$2,800/mth as of March 1, 2026

Occupied Rent: \$9,413

Occupied SF 10,080 91.80%

Occupied RPSF: \$11.21

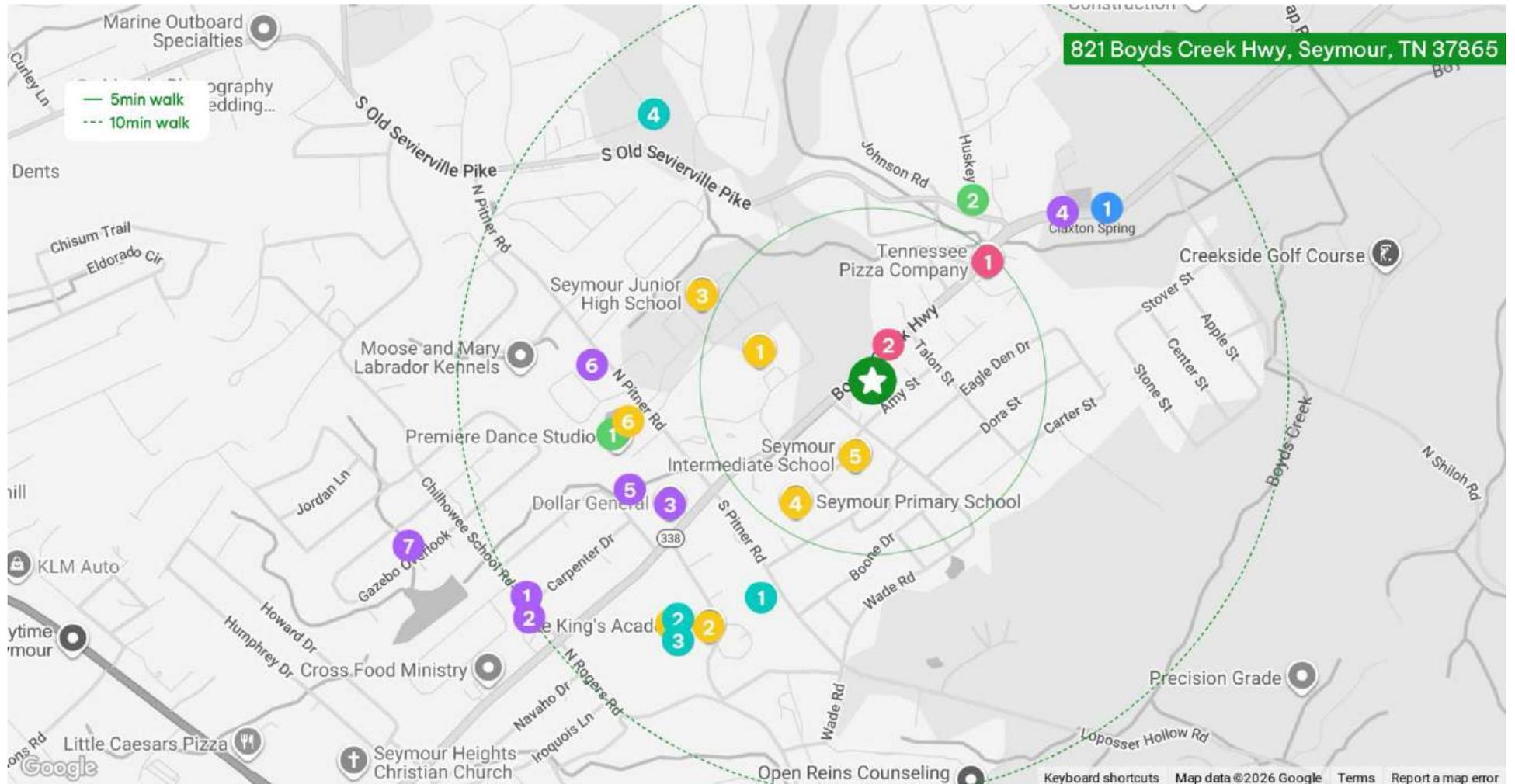
INCOME & EXPENSE ANALYSIS //

		CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA	
Total Number of Units		51		51		51		51	
Net Rentable Square Feet		10,980		10,980		10,980		10,980	
INCOME									
Gross Potential Rent		\$117,156	\$ 10.67	\$117,156	\$ 10.67	\$126,528	\$ 11.52	\$139,181	\$ 12.68
Economic Vacancy		\$5,187	4%	\$5,187	4%	\$2,757	2%	\$9,490	7%
Rental Income	5	\$111,969	96%	\$111,969	96%	\$123,771	98%	\$129,692	88%
Late Fees		\$2,571		\$2,571		\$2,597		\$2,623	
Tenant Insurance		\$4,434		\$4,434		\$5,508		\$5,563	
Car Wash Income		\$86,260		\$86,260		\$87,122		\$87,994	
Water / Utility Fee Income		\$2,100		\$2,100		\$2,121		\$2,142	
TOTAL INCOME		\$207,335		\$207,335		\$221,120		\$228,014	
EXPENSES									
Real Estate Tax	2	\$3,498	\$ 0.32	\$3,189	\$ 0.29	\$3,507	\$ 0.32	\$3,858	\$ 0.35
Property Insurance		\$4,066	\$ 0.37	\$4,066	\$ 0.37	\$4,106	\$ 0.37	\$4,147	\$ 0.38
Advertising & Marketing		\$743	\$ 0.07	\$743	\$ 0.07	\$750	\$ 0.07	\$758	\$ 0.07
Repairs & Maintenance	1	\$20,775	\$ 1.89	\$8,074	\$ 0.74	\$8,155	\$ 0.74	\$8,237	\$ 0.75
On-Site Management		\$26,963	\$ 2.46	\$26,963	\$ 2.46	\$27,233	\$ 2.48	\$27,505	\$ 2.51
Third Party Management	3	\$20,812	\$ 1.90	\$10,367	\$ 0.94	\$10,470	\$ 0.95	\$10,575	\$ 0.96
Bank & Credit Card Fees		\$2,019	\$ 0.18	\$2,019	\$ 0.18	\$2,040	\$ 0.19	\$2,060	\$ 0.19
General & Administrative	1	\$3,754	\$ 0.34	\$2,979	\$ 0.27	\$3,008	\$ 0.27	\$3,038	\$ 0.28
Utilities		\$10,458	\$ 0.95	\$10,458	\$ 0.95	\$10,563	\$ 0.96	\$10,669	\$ 0.97
Telephone & Internet		\$1,200	\$ 0.11	\$1,200	\$ 0.11	\$1,212	\$ 0.11	\$1,224	\$ 0.11
Cost of Tenant Insurance	4	\$1,582	\$ 0.14	\$1,582	\$ 0.14	\$1,377	\$ 0.13	\$1,391	\$ 0.13
Car Wash Supplies		\$5,138	\$ 0.47	\$5,138	\$ 0.47	\$5,189	\$ 0.47	\$5,241	\$ 0.48
TOTAL EXPENSES		\$101,009	\$ 9.20	\$76,777	\$ 6.99	\$77,612	\$ 7.07	\$78,703	\$ 7.17
			49%		37%		35%		35%
NET OPERATING INCOME		\$106,326		\$130,557		\$143,509		\$149,310	

UNDERWRITING NOTES

- Adjusted for CapEx: \$6,600 tree trimming, \$3,650 mini split office, \$696 electrical smart meter, \$2,983.19 for gutters and \$700 software transition
- Real Estate Taxes are currently appraised at \$538,600. Sevier County reappraises every 5 years. The next county wide reappraisal will be in 2031
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take
- Kiko's restaurant lease renewal as of March 1, 2026 to \$2,800 per month

POINTS OF INTEREST //



HEALTH CLUBS/GYMS

- 1 Vitality Wellness Spa

RESTAURANTS

- 1 Tennessee Pizza Company
- 2 Kiko's
- 3 434 Coffee

ENTERTAINMENT

- 1 Premiere Events
- 2 Trundle Crossroad

SHOPPING

- 1 Fresh Aquatics
- 2 434 Coffee
- 3 Dollar General
- 4 G&C Trailer Sales-Seymour
- 5 LLR Comfort and Style
- 6 The Mommin Co
- 7 Arif Special Khat

EDUCATION

- 1 Seymour High School
- 2 The King's Academy

- 3 Seymour Junior High School

- 4 Seymour Primary School
- 5 Seymour Intermediate...
- 6 A Learning Ex-...
- 7 WB Stokley Memorial Gym-...

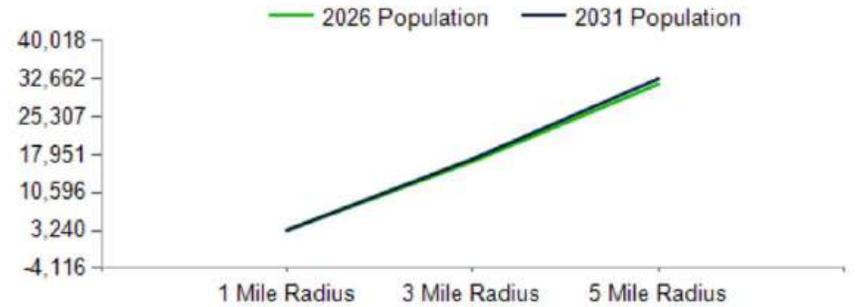
SPORTS

- 1 Mountain Valley Ball Park
- 2 D1 Fitness Seymour
- 3 Clell Huskey Field
- 4 Kevin Huff Golf Lessons

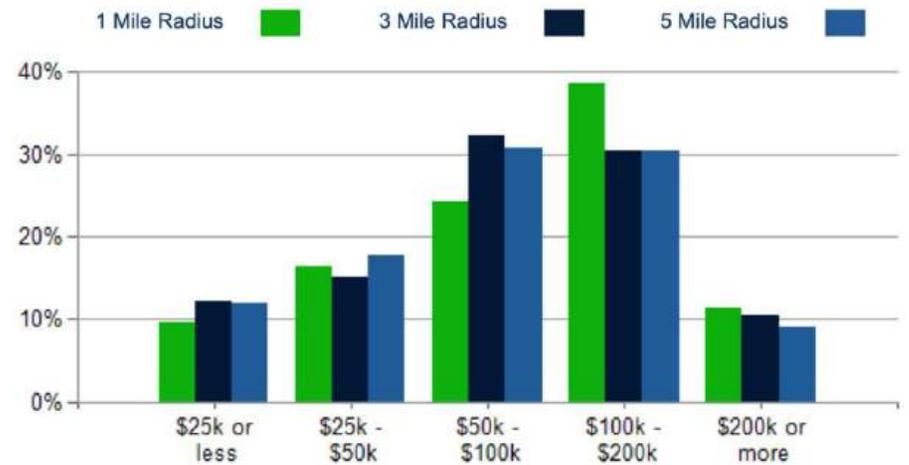
DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,248	11,424	21,834
2010 Population	2,874	14,780	27,876
2026 Population	3,240	16,640	31,621
2031 Population	3,319	17,121	32,662
2026 African American	28	175	302
2026 American Indian	8	64	133
2026 Asian	23	174	251
2026 Hispanic	125	571	1,135
2026 Other Race	42	173	364
2026 White	2,941	15,074	28,698
2026 Multiracial	197	978	1,868
2026-2031: Population: Growth Rate	2.40%	2.85%	3.25%

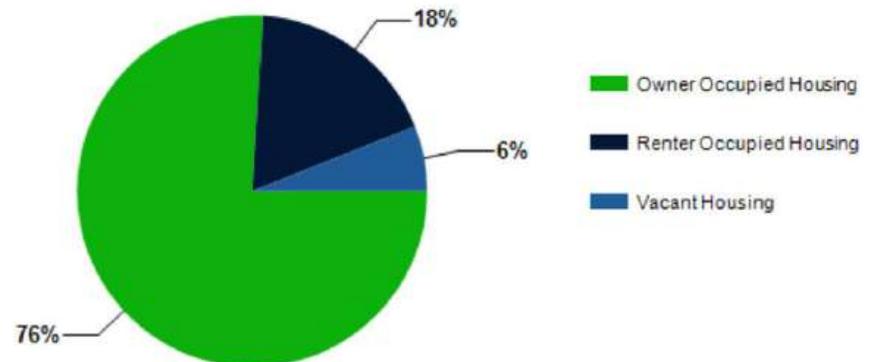
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	12	238	579
\$15,000-\$24,999	106	541	877
\$25,000-\$34,999	77	290	720
\$35,000-\$49,999	125	675	1,436
\$50,000-\$74,999	147	1,014	1,901
\$75,000-\$99,999	152	1,062	1,862
\$100,000-\$149,999	321	1,343	2,533
\$150,000-\$199,999	155	617	1,172
\$200,000 or greater	138	669	1,105
Median HH Income	\$99,159	\$84,082	\$81,231
Average HH Income	\$122,963	\$111,513	\$104,943



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius





CREEKSIDE STORAGE
BOYDS CREEK & PAYNE SCHOOL

2459 Boyds Creek Hwy, Sevierville, TN 37876
1346 Payne School Dr, Sevierville, TN 37876



Creekside Storage – Boyd's Creek & Payne School

PROPERTY DESCRIPTION //

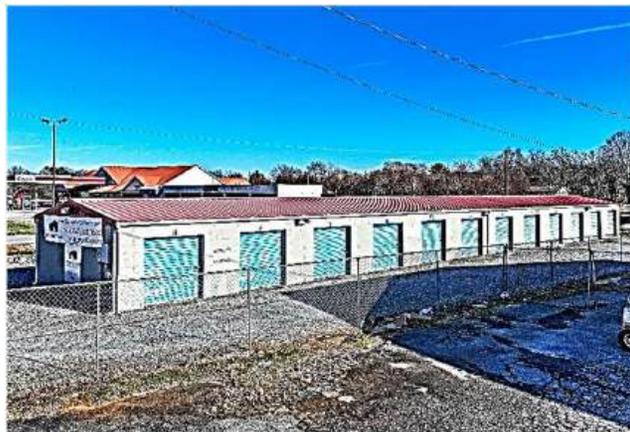
PURCHASE PRICE	\$1,500,000
PROPERTY ADDRESS	2459 Boyds Creek Hwy. & 1346 Payne School Dr., Sevierville, TN 37876
COUNTY	Sevier County
LEGAL ENTITY	Creekside Storage LLC
SELF STORAGE PARCEL #	025J A 00900 025J A 02700
LOT SIZE (ACRES)	1.08
YEAR BUILT/EXPANDED	1996 1997
NUMBER OF UNITS	125
NET RENTABLE SQUARE FEET	18,180
DEMOGRAPHICS	
3-MILE POPULATION	11,156
5-MILE POPULATION	24,065
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$105,321
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Concrete Block
UNIT TYPES	Non Climate
ROOF	Shingle
DRIVE AISLES	Gravel
ENTRY SECURITY	Open Access at Boyds Creek; Fenced with Manual Gate at Payne School + Security Cameras

PROPERTY HIGHLIGHTS //

Location & Market // The two facilities are located approximately 0.2 miles apart in the Boyd's Creek submarket, a primary thoroughfare between Knoxville and Sevierville. Traffic counts average 14,423 VPD west of the property and 11,169 VPD eastbound along Boyds Creek Hwy, supporting strong visibility and consistent demand drivers.

Operations & Security // The combined operation supports a disciplined ECRI strategy. Achieved rents average \$10.43 per occupied SF versus scheduled rents of \$8.47 per NRSF, allowing for systematic rate optimization beginning in Year 1 with minimal occupancy disruption.

Capital Expenditures & Improvements // Both facilities benefit from recent operational upgrades. LED lighting with photocells was installed approximately two years ago, reducing operating costs. The Boyds Creek facility, with frontage on Boyds Creek Hwy, is equipped with a cell-based Reolink LTE camera system providing real-time remote monitoring without reliance on hardwired internet. The Payne School location includes a push gate with padlock, while the Boyds Creek facility operates without a gate due to site layout and visibility.



Creekside Storage – Boyds Creek & Payne School

UNIT MIX //

	UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF		
BOYDS CREEK													
10	x	10	100	Non-Climate	24	20	83%	2,400	\$75.00	\$1,800	\$0.75	\$21,600	\$9.00
Total			24		20	83%	2,400			\$1,800	\$0.75	\$21,600	\$9.00
PAYNE SCHOOL RD													
10	x	20	200	Non-Climate	46	36	78%	9,200	\$119.00	\$5,474	\$0.60	\$65,688	\$7.14
10	x	15	150	Non-Climate	6	5	83%	900	\$115.00	\$690	\$0.77	\$8,280	\$9.20
10	x	10	100	Non-Climate	36	28	78%	3,600	\$85.00	\$3,060	\$0.85	\$36,720	\$10.20
8	x	20	160	Container	13	8	62%	2,080	\$105.00	\$1,365	\$0.66	\$16,380	\$7.88
Total			101		77	76%	15,780			\$10,589	\$0.67	\$127,068	\$8.05

Occupancy Date: January 17, 2026

Occupied Rent: \$11,600

Occupied SF 14,030 77.17%

Occupied RPSF: \$9.92

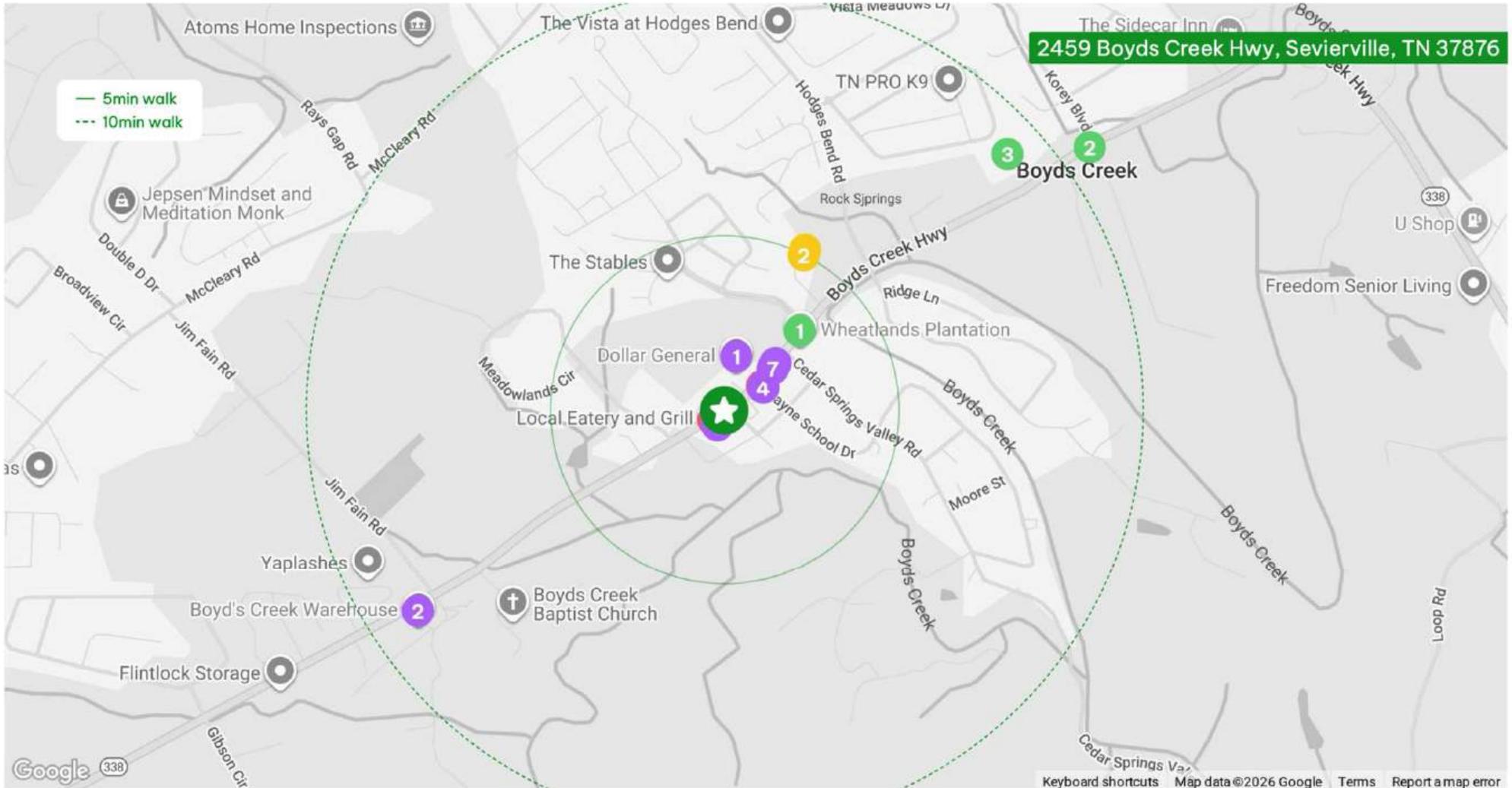
INCOME & EXPENSE ANALYSIS //

	CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA		
Total Number of Units	125		125		125		125		
Net Rentable Square Feet	18,180		18,180		18,180		18,180		
INCOME									
Gross Potential Rent	\$148,668	\$ 8.18	\$148,668	\$ 8.18	\$166,508	\$ 9.16	\$183,159	\$ 10.07	
Economic Vacancy	-\$3,240	-2%	-\$3,240	-2%	\$8,523	5%	\$21,979	12%	
Rental Income	\$151,908	102%	\$151,908	102%	\$157,985	95%	\$161,180	88%	
Late Fees	\$2,189		\$2,189		\$2,211		\$2,233		
Tenant Insurance	\$10,855		\$10,855		\$13,500		\$13,635		
Miscellaneous	\$802		\$802		\$810		\$819		
TOTAL INCOME	\$165,755		\$165,755		\$174,506		\$177,867		
EXPENSES									
Real Estate Tax	2	\$2,088	\$ 0.11	\$ 2,756	\$ 0.15	\$3,032	\$ 0.17	\$3,335	\$ 0.18
Property Insurance		\$5,058	\$ 0.28	\$ 5,058	\$ 0.28	\$5,109	\$ 0.28	\$5,160	\$ 0.28
Advertising & Marketing		\$4,155	\$ 0.23	\$ 4,155	\$ 0.23	\$4,197	\$ 0.23	\$4,238	\$ 0.23
Repairs & Maintenance		\$1,388	\$ 0.08	\$ 5,000	\$ 0.28	\$5,050	\$ 0.28	\$5,101	\$ 0.28
On-Site Management		\$11,984	\$ 0.66	\$ 11,984	\$ 0.66	\$12,104	\$ 0.67	\$12,225	\$ 0.67
Third Party Management	3	\$16,759	\$ 0.92	\$ 8,288	\$ 0.46	\$8,371	\$ 0.46	\$8,454	\$ 0.47
Bank & Credit Card Fees		\$4,548	\$ 0.25	\$ 4,548	\$ 0.25	\$4,593	\$ 0.25	\$4,639	\$ 0.26
General & Administrative	1	\$4,584	\$ 0.25	\$ 2,884	\$ 0.16	\$2,913	\$ 0.16	\$2,942	\$ 0.16
Utilities		\$3,064	\$ 0.17	\$ 3,064	\$ 0.17	\$3,095	\$ 0.17	\$3,125	\$ 0.17
Telephone & Internet		\$960	\$ 0.05	\$ 960	\$ 0.05	\$970	\$ 0.05	\$979	\$ 0.05
Cost of Tenant Insurance	4	\$5,140	\$ 0.28	\$ 5,140	\$ 0.28	\$3,375	\$ 0.19	\$3,409	\$ 0.19
TOTAL EXPENSES		\$59,727	\$ 3.29	\$53,836	\$ 2.96	\$52,807	\$ 2.90	\$53,608	\$ 2.95
			36%		32%		30%		30%
NET OPERATING INCOME		\$106,028		\$111,919		\$121,700		\$124,259	

UNDERWRITING NOTES

- 1 CapEx Adjustments; \$600 Landscaping, \$1,700 software transfer
- 2 Real Estate Taxes are currently appraised at \$345,700. Sevier County reappraises every 5 years. The next county wide reappraisal will be in 2031
- 3 Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- 4 Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

POINTS OF INTEREST //



RESTAURANTS

- 1 Local Eatery and Grill
- 2 Subway

ENTERTAINMENT

- 1 Wheatlands Plantation
- 2 Evanswood Magic Mansion
- 3 Cardwell Manor

SHOPPING

- 1 Dollar General
- 2 Boyd's Creek Warehouse

- 3 Los Paisanos Mexican Mar-...
- 4 JS Market
- 5 Boyd's Creek - Beer & To-...
- 6 SmokeNGo
- 7 Navarro's Auto Sales LLC

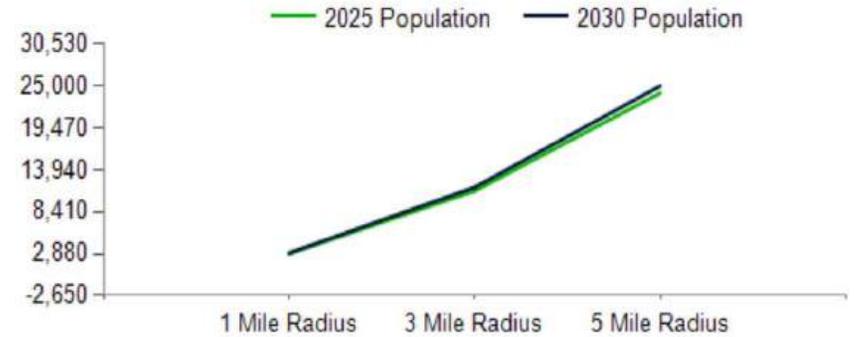
EDUCATION

- 1 Hardin Academy
- 2 Boyd's Creek Head Start

DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	688	4,531	13,685
2010 Population	2,034	8,351	19,218
2025 Population	2,880	11,156	24,065
2030 Population	2,968	11,635	25,000
2025 African American	29	120	221
2025 American Indian	9	39	91
2025 Asian	24	68	153
2025 Hispanic	134	520	1,121
2025 Other Race	59	211	436
2025 White	2,581	10,045	21,712
2025 Multiracial	178	673	1,447
2025-2030: Population: Growth Rate	3.00%	4.20%	3.85%

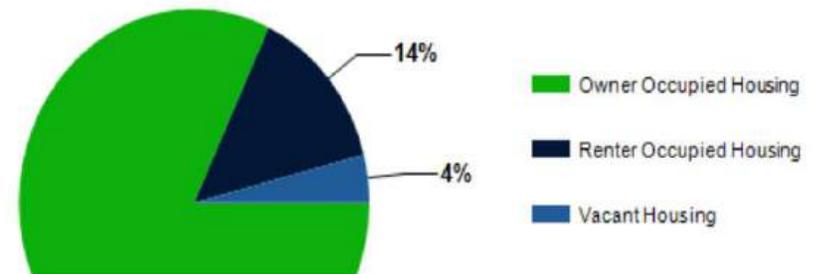
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	194	471
\$15,000-\$24,999	36	181	614
\$25,000-\$34,999	37	218	564
\$35,000-\$49,999	166	569	1,095
\$50,000-\$74,999	128	714	1,457
\$75,000-\$99,999	165	610	1,254
\$100,000-\$149,999	241	847	1,881
\$150,000-\$199,999	97	494	979
\$200,000 or greater	126	345	684
Median HH Income	\$90,777	\$81,992	\$79,709
Average HH Income	\$115,708	\$105,321	\$101,421



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius





**CREEKSIDE STORAGE
MORRISTOWN EAST**

318 Boyd School Road, Morristown, TN 37813



PROPERTY DESCRIPTION //

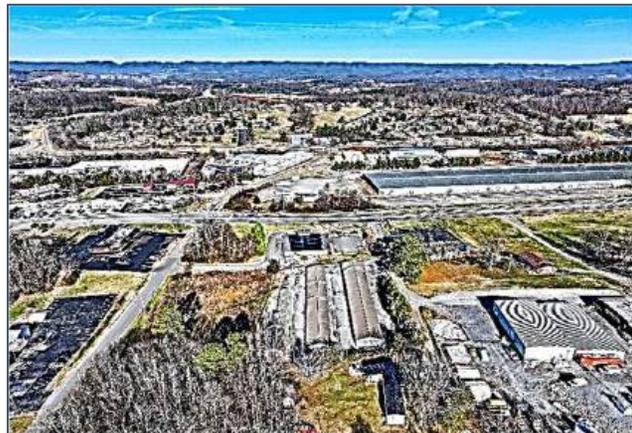
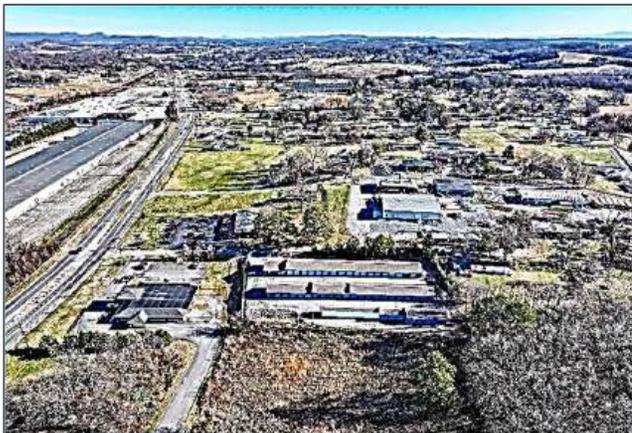
PURCHASE PRICE	\$1,275,000
PROPERTY ADDRESS	318 Boyd School Road, Morristown, TN 37813
COUNTY	Hamblen County
LEGAL ENTITY	Creekside Boyd School LLC
PARCEL #	034D C 007.01
LOT SIZE (ACRES)	1.338
YEAR BUILT/EXPANDED	1990 / 1992 / 1995
NUMBER OF UNITS	109
NET RENTABLE SQUARE FEET	13,061
DEMOGRAPHICS	
3-MILE POPULATION	26,364
5-MILE POPULATION	42,944
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$59,933
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Concrete Block
UNIT TYPES	Non Climate
ROOF	Shingle
DRIVE AISLES	Gravel
ENTRY SECURITY	Fenced; Manual Gate; Security Cameras

PROPERTY HIGHLIGHTS //

Location & Market // Located 5.8 miles east of the West facility off E Morris Blvd, with 18,950 VPD. Close to local amenities such as Frank Larino Park and ongoing residential development, providing a stable tenant base and good visibility.

Operations & Security // With consistently high occupancy and strong achieved rents compared to market, this facility has enjoyed strong occupancy in addition to operational synergy with the West site. The site boasts full LED lighting, a PDK gate controller for access along with 12 Hikvision cameras routed to on-site NVR.

Capital Expenditures & Improvements // Recent tree trimming, LED lighting upgrades, PDK controller and high-tech cameras ensure this facility is in good shape for the future. The office area contains approximately 1,000 sq/ft of space that could be converted into indoor units, or potentially climate control. Executing on this expansion/conversion would enable the investor to collect another \$10,670 per year with minimal capital expenditure investment.



Creekside Storage – Morristown East

UNIT MIX //

			UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
MORRISTOWN EAST													
22	x	18	396	Non-Climate	1	1	100%	396	\$219.00	\$219	\$0.55	\$2,628	\$6.64
22	x	13.5	297	Non-Climate	3	3	100%	891	\$189.00	\$567	\$0.64	\$6,804	\$7.64
20	x	12	240	Non-Climate	4	4	100%	960	\$179.00	\$716	\$0.75	\$8,592	\$8.95
15	x	12	180	Non-Climate	6	6	100%	1,080	\$129.00	\$774	\$0.72	\$9,288	\$8.60
6	x	6	36	Non-Climate	8	7	88%	288	\$53.00	\$424	\$1.47	\$5,088	\$17.67
15	x	10	150	Non-Climate	19	16	84%	2,850	\$125.00	\$2,375	\$0.83	\$28,500	\$10.00
10	x	10	100	Non-Climate	32	25	78%	3,200	\$99.00	\$3,168	\$0.99	\$38,016	\$11.88
10	x	8	80	Non-Climate	14	11	79%	1,120	\$79.00	\$1,106	\$0.99	\$13,272	\$11.85
18	x	10	180	Non-Climate	8	8	100%	1,440	\$159.00	\$1,272	\$0.88	\$15,264	\$10.60
8	x	7.5	60	Non-Climate	4	2	50%	240	\$71.00	\$284	\$1.18	\$3,408	\$14.20
8	x	5.5	44	Non-Climate	4	3	75%	176	\$69.00	\$276	\$1.57	\$3,312	\$18.82
10	x	7	70	Non-Climate	6	5	83%	420	\$75.00	\$450	\$1.07	\$5,400	\$12.86
Total					109	91	83%	13,061		\$11,631	\$0.89	\$139,572	\$10.69

Occupancy Date: January 17, 2026

Occupied Rent: \$10,141

Occupied SF 11,401 87.29%

Occupied RPSF: \$10.67

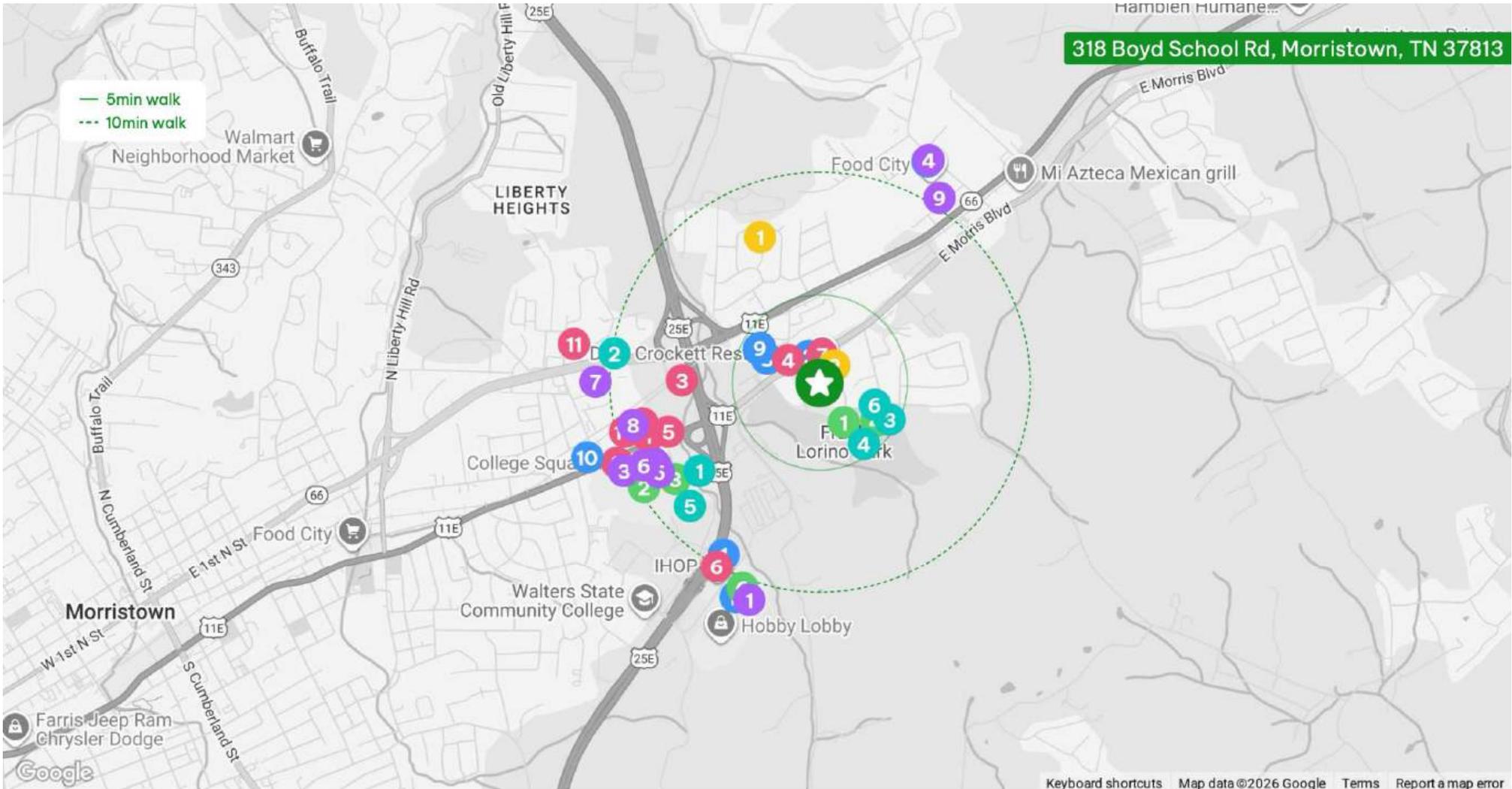
INCOME & EXPENSE ANALYSIS //

		CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA	
Total Number of Units		109		109		109		109	
Net Rentable Square Feet		13,061		13,061		13,061		13,061	
INCOME									
Gross Potential Rent		\$139,572	\$ 10.69	\$139,572	\$ 10.69	\$149,342	\$ 11.43	\$156,809	\$ 12.01
Economic Vacancy		\$14,894	11%	\$14,894	11%	\$15,936	11%	\$18,817	12%
Rental Income		\$124,678	89%	\$124,678	89%	\$133,406	89%	\$137,992	88%
Late Fees		\$2,194		\$2,194		\$2,216		\$2,238	
Tenant Insurance		\$10,039		\$10,039		\$11,772		\$11,890	
Miscellaneous		\$754		\$754		\$761		\$769	
TOTAL INCOME		\$137,665		\$137,665		\$148,155		\$152,889	
EXPENSES									
Real Estate Tax	2	\$5,687	\$ 0.44	\$ 6,273	\$ 0.48	\$6,900	\$ 0.53	\$7,590	\$ 0.58
Property Insurance		\$3,661	\$ 0.28	\$ 3,661	\$ 0.28	\$3,697	\$ 0.28	\$3,734	\$ 0.29
Advertising & Marketing		\$144	\$ 0.01	\$ 144	\$ 0.01	\$146	\$ 0.01	\$147	\$ 0.01
Repairs & Maintenance		\$2,145	\$ 0.16	\$ 2,145	\$ 0.16	\$2,166	\$ 0.17	\$2,188	\$ 0.17
On-Site Management		\$6,754	\$ 0.52	\$ 6,754	\$ 0.52	\$6,821	\$ 0.52	\$6,889	\$ 0.53
Third Party Management	3	\$13,570	\$ 1.04	\$ 6,883	\$ 0.53	\$6,952	\$ 0.53	\$7,022	\$ 0.54
Bank & Credit Card Fees		\$3,706	\$ 0.28	\$ 3,706	\$ 0.28	\$3,743	\$ 0.29	\$3,781	\$ 0.29
General & Administrative	1	\$4,224	\$ 0.32	\$ 2,974	\$ 0.23	\$3,004	\$ 0.23	\$3,034	\$ 0.23
Utilities		\$2,923	\$ 0.22	\$ 2,923	\$ 0.22	\$2,952	\$ 0.23	\$2,982	\$ 0.23
Cost of Tenant Insurance	4	\$3,611	\$ 0.28	\$ 3,611	\$ 0.28	\$2,943	\$ 0.23	\$2,972	\$ 0.23
TOTAL EXPENSES		\$46,424	\$ 3.55	\$39,073	\$ 2.99	\$39,325	\$ 3.01	\$40,339	\$ 3.09
			34%		28%		27%		26%
NET OPERATING INCOME		\$91,242		\$98,592		\$108,831		\$112,550	

UNDERWRITING NOTES

- Adjusted for \$1,250 for software transfer
- Real Estate Taxes are currently appraised at \$850,700. Hamblen County reappraises every 5 years. The next county wide reappraisal will be in 2030
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

POINTS OF INTEREST //



HEALTH CLUBS/GYMS

- 1 Aspen Dental - Morristown,...
- 2 GI For Kids
- 3 The Allergy, Asthma & Sinus...
- 4 Walmart Pharmacy
- 5 Family Wellness Massage
- 6 Food City Pharmacy
- 7 Allergy Asthma & Sinus Cen-...
- 8 Tennova Primary Care - ...
- 9 Christopher Nolte
- 10 Master's of Design Wellness...

11 Morristown eyecare

RESTAURANTS

- 1 Olive Garden Italian Restau-...
- 2 LongHorn Steakhouse
- 3 Tennessee Jack's on the...
- 4 Akita Express Japanese Grill
- 5 McDonald's
- 6 IHOP
- 7 Davy Crockett Restaurant
- 8 Dunkin'
- 9 Wendy's

10 Taco Bell

11 El Charrito

ENTERTAINMENT

- 1 Frank Lorino Park
- 2 AMC CLASSIC College...
- 3 Family Fun Zone
- 4 Soccer Park
- 5 WSCC Softball Field
- 6 Redbox

SHOPPING

- 1 Walmart Supercenter
- 2 College Square Mall
- 3 T.J. Maxx
- 4 Food City
- 5 Kohl's
- 6 DICK'S Sporting Goods
- 7 Ingles Market
- 8 Dunkin'
- 9 O'Reilly Auto Parts

EDUCATION

- 1 John Hay Elementary School
- 2 Hamblen County Alternative

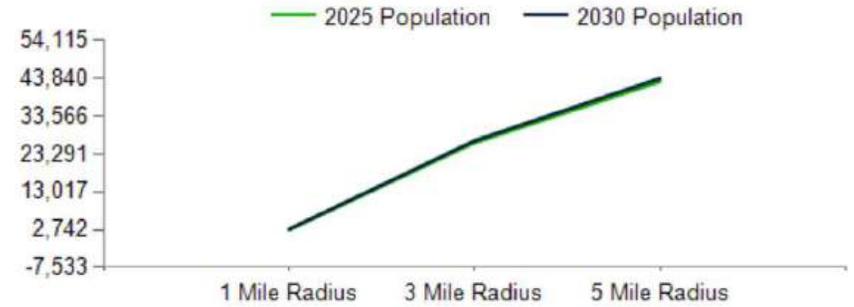
SPORTS

- 1 Planet Fitness
- 2 Twisted Iron Fitness
- 3 Frank Lorino Skate Park
- 4 Disc Golf Frank Lorino
- 5 WSCC Softball Field
- 6 Challenger Field

DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,410	23,096	37,882
2010 Population	2,403	25,152	40,857
2025 Population	2,742	26,364	42,944
2030 Population	2,910	26,943	43,840
2025 African American	120	1,161	1,828
2025 American Indian	17	253	390
2025 Asian	52	264	377
2025 Hispanic	471	6,391	8,615
2025 Other Race	252	3,424	4,614
2025 White	2,038	18,571	31,833
2025 Multiracial	257	2,557	3,674
2025-2030: Population: Growth Rate	6.00%	2.20%	2.05%

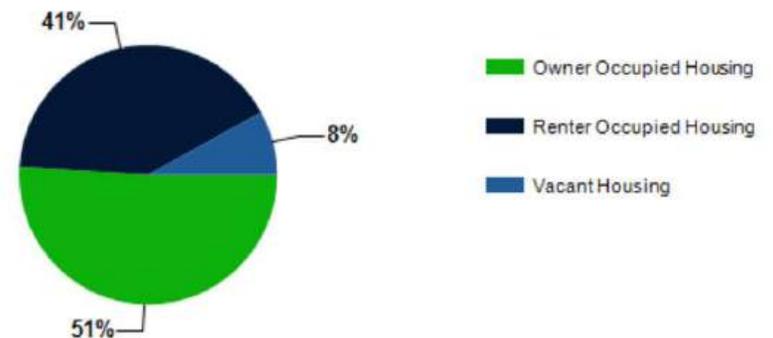
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	150	1,808	2,715
\$15,000-\$24,999	191	1,222	1,974
\$25,000-\$34,999	123	1,043	1,421
\$35,000-\$49,999	224	1,873	2,890
\$50,000-\$74,999	153	1,260	2,233
\$75,000-\$99,999	157	1,372	2,320
\$100,000-\$149,999	209	1,203	2,264
\$150,000-\$199,999	52	326	620
\$200,000 or greater	26	278	776
Median HH Income	\$45,000	\$42,384	\$47,294
Average HH Income	\$62,314	\$59,933	\$68,523



2025 Household Income



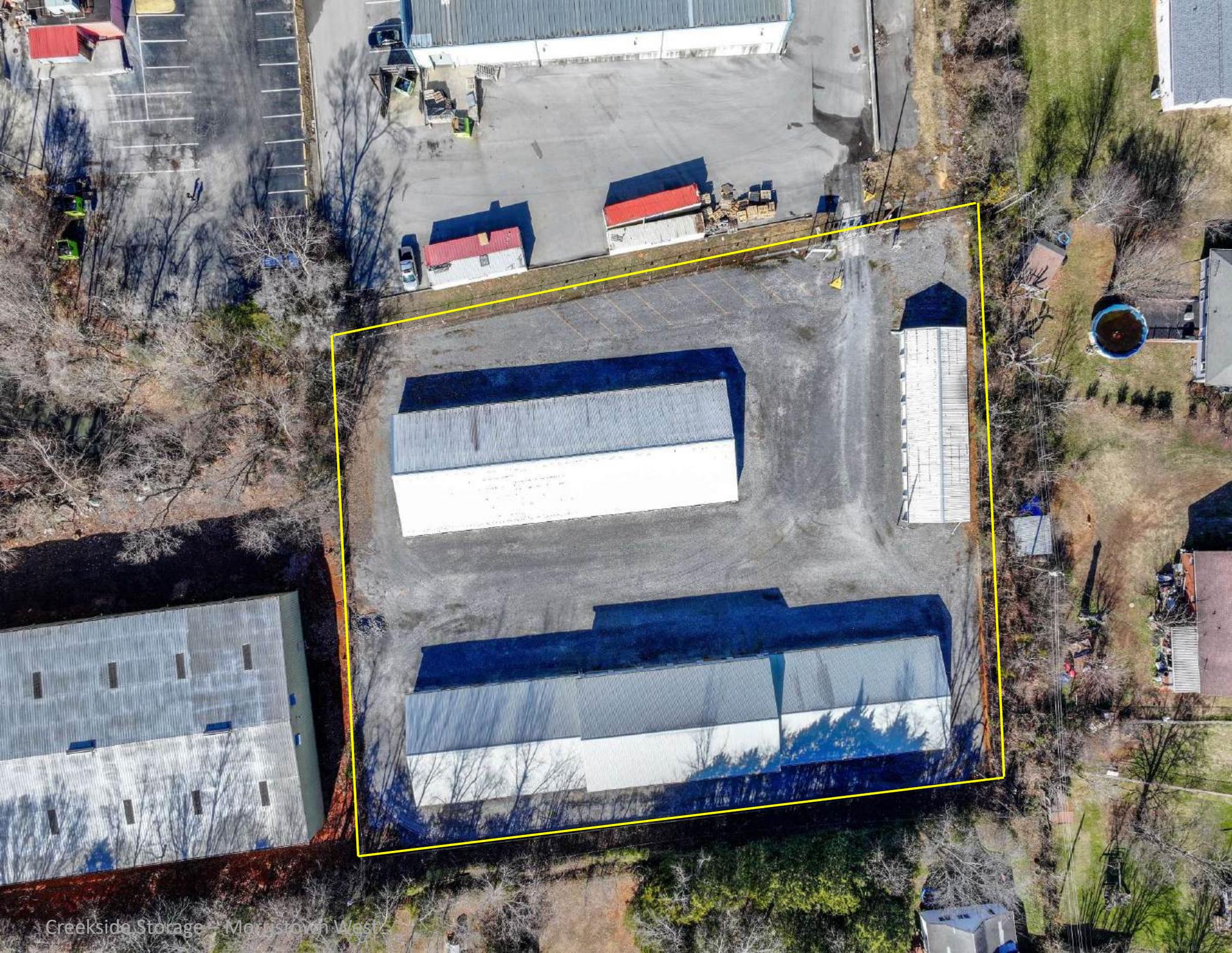
2025 Own vs. Rent - 1 Mile Radius





**CREEKSIDE STORAGE
MORRISTOWN WEST**

3303 W Andrew Johnson Hwy., Morristown, TN 37814



PROPERTY DESCRIPTION //

PURCHASE PRICE	\$750,000
PROPERTY ADDRESS	3303 W Andrew Johnson Hwy, Morristown, TN
COUNTY	Hamblen County
LEGAL ENTITY	Creekside Morristown West LLC
SELF STORAGE PARCEL #	041H A 002.04
LOT SIZE (ACRES)	1.53
YEAR BUILT/EXPANDED	1983 / 1986
NUMBER OF UNITS	60
NET RENTABLE SQUARE FEET	16,472
DEMOGRAPHICS	
3-MILE POPULATION	20,868
5-MILE POPULATION	44,603
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$78,782
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Metal on Concrete Slab
UNIT TYPES	Non Climate & Open Parking
ROOF	Metal
DRIVE AISLES	Gravel
ENTRY SECURITY	Fenced with Controlled Access

PROPERTY HIGHLIGHTS //

Location & Market // Prime visibility along Andrew Johnson Hwy with 33,369 VPD. Adjacent to established residential neighborhoods and the Morristown Country Club. High traffic count ensures consistent drive-by exposure for this property with larger unit sizes and parking

Operations & Security // This facility is stabilized with predictable occupancy and achieved rents consistent in line with market. This well-lit facility has new LED lighting installed in the last two years pole lights as well as wall packs. A PDK gate controller with Viking motor was installed along with a closed-loop exit along with full camera coverage with NVR and internet-enabled remote monitoring.

Capital Expenditures & Improvements // Recent tree trimming, door replacements, and lighting upgrades ensure minimal near-term capex. Seven additional parking spots are ready to support new tenants that are in operations in the field but have not yet been added into software as of the listing date.



Creekside Storage – Morristown West

UNIT MIX //

			UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
MORRISTOWN WEST													
24	x	40	960	Non-Climate	1	1	100%	960	\$499.00	\$499	\$0.52	\$5,988	\$6.24
26	x	40	1040	Non-Climate	1	1	100%	1,040	\$399.00	\$399	\$0.38	\$4,788	\$4.60
12	x	40	480	Non-Climate	6	4	67%	2,880	\$225.00	\$1,350	\$0.47	\$16,200	\$5.63
12	x	40	480	Non-Climate	5	5	100%	2,400	\$249.00	\$1,245	\$0.52	\$14,940	\$6.23
12	x	40	480	Non-Climate	1	1	100%	480	\$299.00	\$299	\$0.62	\$3,588	\$7.48
6.5	x	7.5	48.75	Non-Climate	6	0	0%	293	\$0.00	\$0	\$0.00	\$0	\$0.00
9	x	47	423	Non-Climate	1	1	100%	423	\$299.00	\$299	\$0.71	\$3,588	\$8.48
10	x	23	230	Non-Climate	26	19	73%	5,980	\$129.00	\$3,354	\$0.56	\$40,248	\$6.73
11	x	4	44	Non-Climate	4	3	75%	176	\$59.00	\$236	\$1.34	\$2,832	\$16.09
10	x	23	230	Non-Climate	8	4	50%	1,840	\$129.00	\$1,032	\$0.56	\$12,384	\$6.73
10	x	30	N/A	Parking	1	0	0%	N/A	\$49.00	\$49	N/A	\$0	N/A
Total					60	39	65%	16,472		\$8,762	\$0.53	\$104,556	\$6.38

Occupancy Date: January 17, 2026

Occupied Rent: \$6,973

Occupied SF 12,645 76.77%

Occupied RPSF: \$6.62

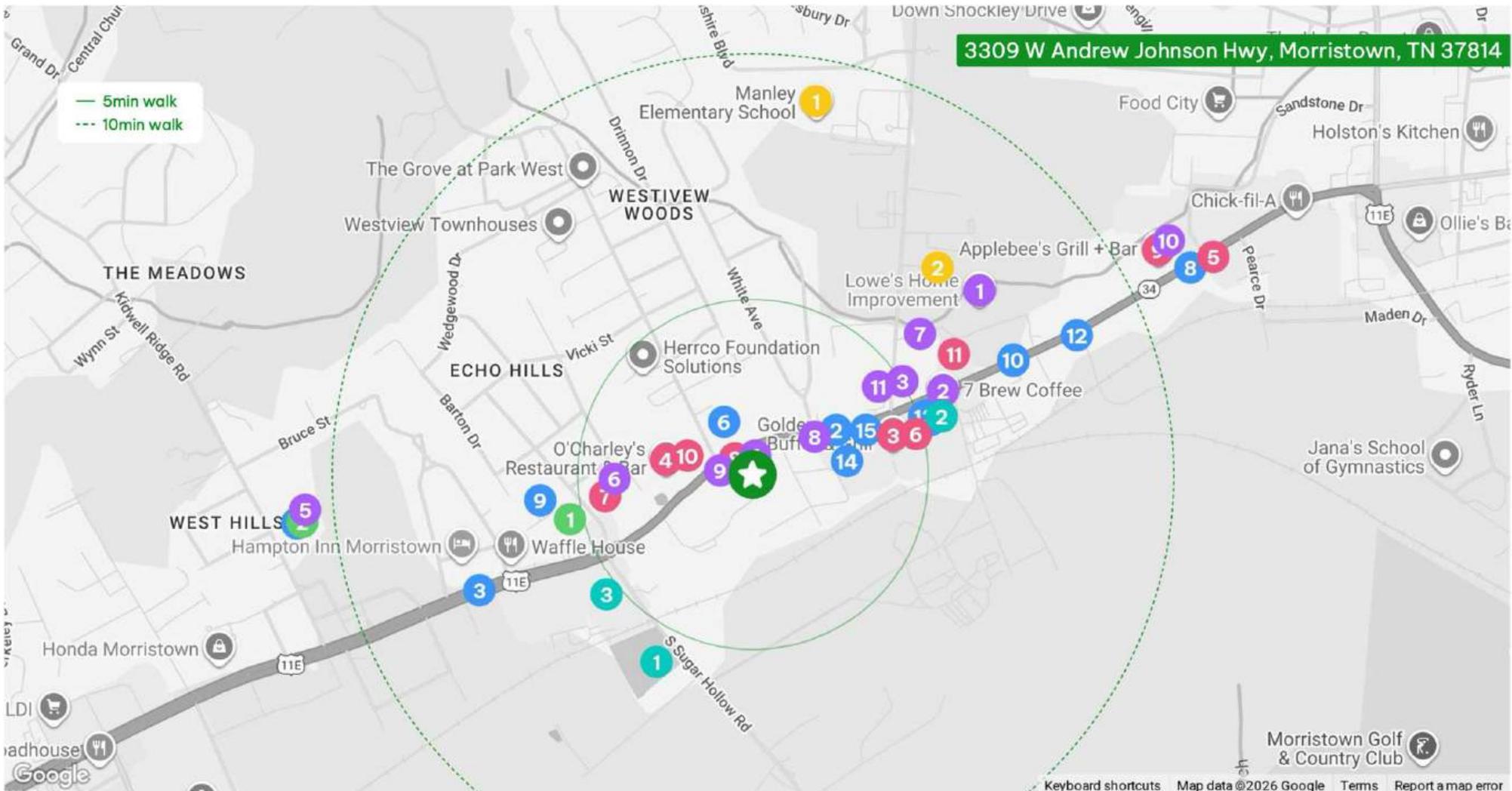
INCOME & EXPENSE ANALYSIS //

	CURRENT (T-12)	CURRENT (ADJUSTED)	YEAR ONE	PROFORMA
Total Number of Units	60	60	60	60
Net Rentable Square Feet	16,472	16,472	16,472	16,472
INCOME				
Gross Potential Rent	\$104,556 \$ 6.35	\$104,556 \$ 6.35	\$109,784 \$ 6.67	\$115,273 \$ 7.00
Economic Vacancy	\$16,983 16%	\$16,983 16%	\$13,453 12%	\$13,833 12%
Rental Income	\$87,573 84%	\$87,573 84%	\$96,330 88%	\$101,440 88%
Late Fees	\$1,109	\$1,109	\$1,120	\$1,131
Tenant Insurance	\$4,418	\$4,418	\$6,480	\$6,545
TOTAL INCOME	\$93,100	\$93,100	\$103,930	\$109,116
EXPENSES				
Real Estate Tax 2	\$3,503 \$ 0.21	\$2,944 \$ 0.18	\$3,238 \$ 0.20	\$3,562 \$ 0.22
Property Insurance	\$3,551 \$ 0.22	\$3,551 \$ 0.22	\$3,586 \$ 0.22	\$3,622 \$ 0.22
Advertising & Marketing	\$0 \$ -	\$2,500 \$ 0.15	\$2,525 \$ 0.15	\$2,550 \$ 0.15
Repairs & Maintenance	\$3,338 \$ 0.20	\$5,000 \$ 0.30	\$5,050 \$ 0.31	\$5,101 \$ 0.31
On-Site Management 3	\$7,159 \$ 0.43	\$7,159 \$ 0.43	\$7,230 \$ 0.44	\$7,303 \$ 0.44
Third Party Management	\$9,210 \$ 0.56	\$4,655 \$ 0.28	\$4,702 \$ 0.29	\$4,749 \$ 0.29
Bank & Credit Card Fees	\$2,497 \$ 0.15	\$2,497 \$ 0.15	\$2,522 \$ 0.15	\$2,547 \$ 0.15
General & Administrative 1	\$3,832 \$ 0.23	\$3,182 \$ 0.19	\$3,214 \$ 0.20	\$3,246 \$ 0.20
Utilities	\$2,457 \$ 0.15	\$2,457 \$ 0.15	\$2,481 \$ 0.15	\$2,506 \$ 0.15
Cost of Tenant Insurance 4	\$1,639 \$ 0.10	\$1,639 \$ 0.10	\$1,620 \$ 0.10	\$1,636 \$ 0.10
TOTAL EXPENSES	\$37,185 \$ 2.26	\$35,582 \$ 2.16	\$36,168 \$ 2.20	\$36,821 \$ 2.24
	40%	38%	35%	34%
NET OPERATING INCOME	\$55,915	\$57,518	\$67,762	\$72,295

UNDERWRITING NOTES

- Adjusted for \$650 software transfer
- Real Estate Taxes are currently appraised at \$305,400. Hamblen County reappraises every 5 years. The next county wide reappraisal will be in 2030
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

POINTS OF INTEREST //



HEALTH CLUBS/GYMS

- 1 FountainRx Specialty Phar-...
- 2 Pediatric Dental Associates...
- 3 Morristown Dentistry
- 4 Harris Clinic
- 5 Knoxville Institute of Derma-...
- 6 Howards Pharmacy & Med-...
- 7 Morristown Endodontics,...
- 8 Linkous Family Dentistry,...
- 9 Dynamic Therapy
- 10 Greg Sexton DDS
- 11 Ingles Pharmacy

- 12 Morristown Medical Assoc-...
- 13 Fountain Plaza
- 14 Nicholas G. Anderson, MD
- 15 Dr. Erik Sweet

RESTAURANTS

- 1 7 Brew Coffee
- 2 Dutch Bros Coffee
- 3 Golden Corral Buffet & Grill
- 4 O'Charley's Restaurant & Bar
- 5 Pal's Sudden Service
- 6 Buffalo Wild Wings

- 7 Hillbilly's Cabin Restaurant
- 8 Golden Dragon Buffet
- 9 Applebee's Grill + Bar
- 10 Mi Toro Mexican Restaurant
- 11 Taco John's
- 12 Dunkin'

ENTERTAINMENT

- 1 Jordan's Place Event Room
- 2 Redbox

SHOPPING

- 1 Lowe's Home Improvement
- 2 7 Brew Coffee
- 3 Dutch Bros Coffee
- 4 Harbor Freight
- 5 Ingles Market
- 6 Tractor Supply Co.
- 7 Goodwill Indus-...
- 8 Lakeway Auto
- 9 Chucks Package Store
- 10 O'Reilly Auto Parts

11 Dunkin'

EDUCATION

- 1 Manley Elementary School
- 2 Lighthouse Christian Acad-...

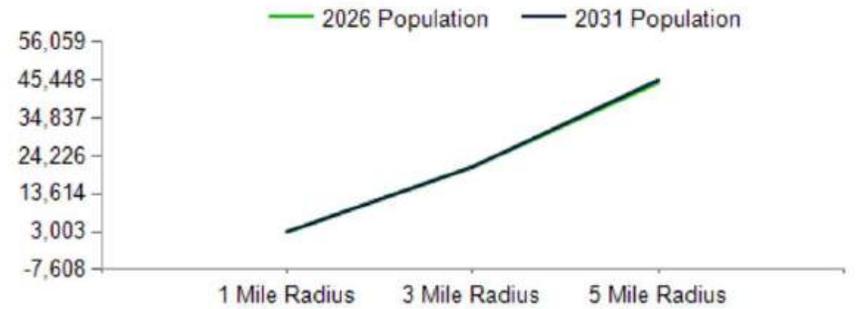
SPORTS

- 1 Twi-Lite Roller Skating Rink
- 2 10 Experience | 423 Strength...
- 3 Manley Baptist Church Gym

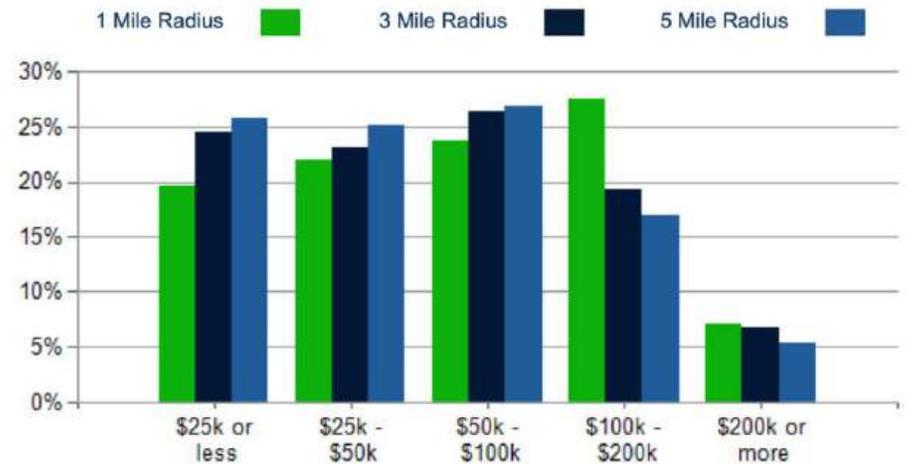
DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,137	18,802	39,543
2010 Population	2,967	20,185	42,286
2026 Population	3,003	21,101	44,718
2031 Population	3,034	21,245	45,448
2026 African American	86	964	1,813
2026 American Indian	73	237	448
2026 Asian	81	351	604
2026 Hispanic	496	3,758	8,920
2026 Other Race	193	1,959	4,756
2026 White	2,256	15,708	32,999
2026 Multiracial	228	1,603	3,746
2026-2031: Population: Growth Rate	1.05%	0.70%	1.60%

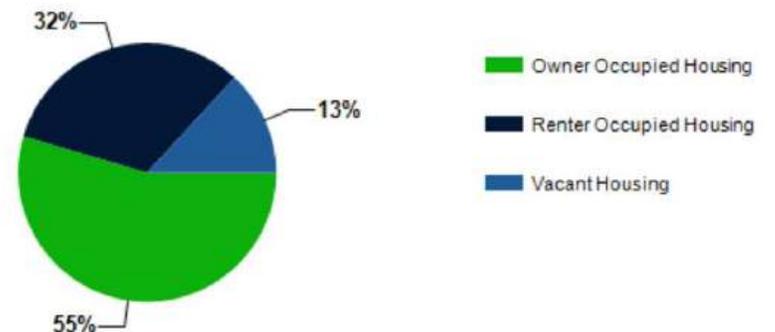
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	78	1,275	2,555
\$15,000-\$24,999	149	747	1,959
\$25,000-\$34,999	100	601	1,502
\$35,000-\$49,999	154	1,301	2,924
\$50,000-\$74,999	162	1,144	2,261
\$75,000-\$99,999	112	1,026	2,452
\$100,000-\$149,999	248	1,232	2,323
\$150,000-\$199,999	70	353	654
\$200,000 or greater	81	555	934
Median HH Income	\$62,331	\$52,873	\$48,871
Average HH Income	\$87,627	\$78,425	\$71,843



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius





CREEKSIDE STORAGE
MIDTOWN / HARRIMAN
3010 Roane State Hwy., Harriman, TN 37748



PROPERTY DESCRIPTION //

PURCHASE PRICE	\$1,900,000
PROPERTY ADDRESS	3010 Roane State Hwy., Harriman, TN 37748
COUNTY	Roane County
LEGAL ENTITY	Creekside Midtown LLC
SELF STORAGE PARCEL #	057 026.00 000
LOT SIZE (ACRES)	1.13
YEAR BUILT/EXPANDED	2000
NUMBER OF UNITS	120
NET RENTABLE SQUARE FEET	14,925
DEMOGRAPHICS	
3-MILE POPULATION	6,799
5-MILE POPULATION	19,867
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$82,110
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Concrete Block
UNIT TYPES	Non Climate
ROOF	Shingle
DRIVE AISLES	Gravel
ENTRY SECURITY	Fenced with Controlled Access + Security Cameras

PROPERTY HIGHLIGHTS //

Location & Market // The facility boasts excellent visibility located directly off Roane State Hwy with traffic counts that range from 9,777 to 10,690 VPD. The area is poised for growth; Roane County has approved future expansion of Roane State Hwy from two lanes to four lanes, enhancing long-term exposure and visibility

Operations & Security // The facility has sustained high occupancy for years, supported by strong local demand and above-average rates within the portfolio. The facility is controlled via a PDK access controller with LiftMaster motor and closed-loop exit. Lighting has been upgraded to LED across pole lights and most wall packs throughout. Surveillance includes a 13-camera Hikvision system with on-site NVR and internet connectivity, allowing for full remote monitoring.

Capital Expenditures & Improvements // This property has received substantial capital investment within the last three years. Beyond the new LED lighting, high-tech cameras and PDK access control, the facility has received a new roof as of three years ago, freshly painted buildings, and new bollards.



Creekside Storage - Midtown

UNIT MIX //

			UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
MIDTOWN													
10	x	10	100	Non-Climate	57	45	79%	5,700	\$95.00	\$5,415	\$0.95	\$64,980	\$11.40
5	x	10	50	Non-Climate	20	19	95%	1,000	\$75.00	\$1,500	\$1.50	\$18,000	\$18.00
10	x	15	150	Non-Climate	15	15	100%	2,250	\$165.00	\$2,475	\$1.10	\$29,700	\$13.20
11	x	25	275	Non-Climate	5	5	100%	1,375	\$219.00	\$1,095	\$0.80	\$13,140	\$9.56
10	x	20	200	Non-Climate	23	23	100%	4,600	\$189.00	\$4,347	\$0.95	\$52,164	\$11.34
Total					120	107	89%	14,925		\$14,832	\$0.99	\$177,984	\$11.93

Occupancy Date: January 17, 2026
 Occupied Rent: \$14,002
 Occupied SF 13,675 91.62%
 Occupied RPSF: \$12.29

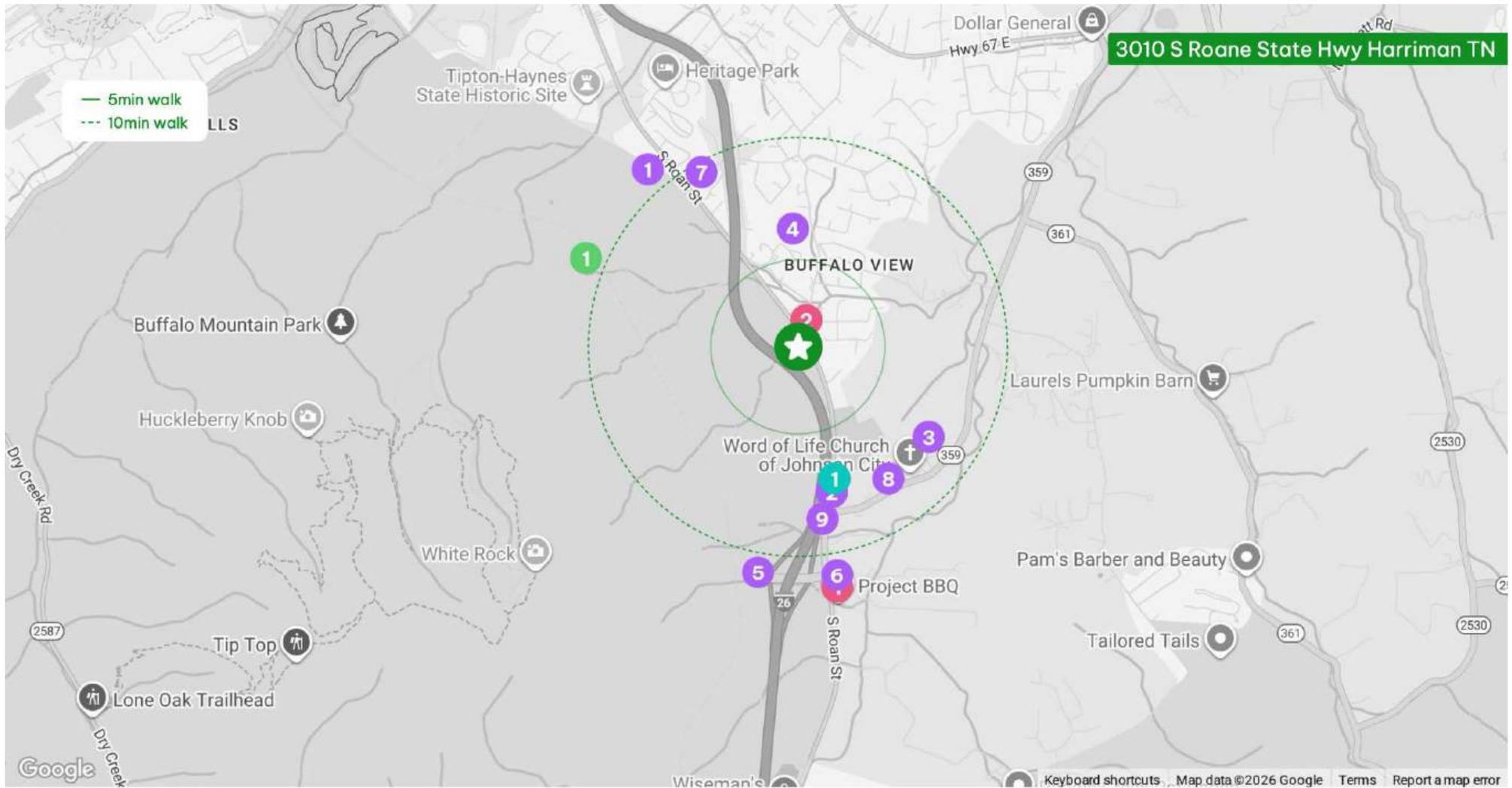
INCOME & EXPENSE ANALYSIS //

	CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA		
Total Number of Units	120		120		120		120		
Net Rentable Square Feet	14,925		14,925		14,925		14,925		
INCOME									
Gross Potential Rent	\$177,984	\$ 11.93	\$177,984	\$ 11.93	\$192,223	\$ 12.88	\$207,601	\$ 13.91	
Economic Vacancy	\$6,462	4%	\$6,462	4%	\$13,840	7%	\$24,912	12%	
Rental Income	\$171,522	96%	\$171,522	96%	\$178,382	93%	\$182,688	88%	
Late Fees	\$2,652		\$2,652		\$2,678		\$2,705		
Tenant Insurance	\$11,761		\$11,761		\$12,960		\$13,090		
Miscellaneous	\$2,626		\$2,626		\$2,652		\$2,679		
TOTAL INCOME	\$188,560		\$188,560		\$196,673		\$201,162		
EXPENSES									
Real Estate Tax	2	\$3,561	\$ 0.24	\$ 3,304	\$ 0.22	\$3,635	\$ 0.24	\$3,998	\$ 0.27
Property Insurance		\$3,708	\$ 0.25	\$ 3,708	\$ 0.25	\$3,745	\$ 0.25	\$3,782	\$ 0.25
Advertising & Marketing		\$1,687	\$ 0.11	\$ 1,687	\$ 0.11	\$1,704	\$ 0.11	\$1,721	\$ 0.12
Repairs & Maintenance		\$3,067	\$ 0.21	\$ 3,067	\$ 0.21	\$3,098	\$ 0.21	\$3,129	\$ 0.21
On-Site Management	1	\$8,979	\$ 0.60	\$ 7,179	\$ 0.48	\$7,250	\$ 0.49	\$7,323	\$ 0.49
Third Party Management	3	\$18,677	\$ 1.25	\$ 9,428	\$ 0.63	\$9,522	\$ 0.64	\$9,617	\$ 0.64
Bank & Credit Card Fees		\$5,129	\$ 0.34	\$ 5,129	\$ 0.34	\$5,180	\$ 0.35	\$5,232	\$ 0.35
General & Administrative	1	\$4,188	\$ 0.28	\$ 2,688	\$ 0.18	\$2,715	\$ 0.18	\$2,742	\$ 0.18
Utilities		\$3,185	\$ 0.21	\$ 3,185	\$ 0.21	\$3,217	\$ 0.22	\$3,249	\$ 0.22
Telephone & Internet		\$2,015	\$ 0.14	\$ 2,015	\$ 0.14	\$2,035	\$ 0.14	\$2,055	\$ 0.14
Cost of Tenant Insurance	4	\$4,246	\$ 0.28	\$ 4,246	\$ 0.28	\$3,240	\$ 0.22	\$3,272	\$ 0.22
TOTAL EXPENSES		\$58,441	\$ 3.92	\$45,636	\$ 3.06	\$45,341	\$ 3.04	\$46,122	\$ 3.09
			31%		24%		23%		23%
NET OPERATING INCOME		\$130,118		\$142,924		\$151,331		\$155,040	

UNDERWRITING NOTES

- Adjusted for CapEx and \$1500 for software transfer
- Real Estate Taxes are currently appraised at \$568,800. Roane County reappraises every 4 years. The next county wide reappraisal will be in 2029
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

POINTS OF INTEREST //



RESTAURANTS

- 1 Project BBQ
- 2 Korean food matcha

ENTERTAINMENT

- 1 Pugh Brach Stream sta

SHOPPING

- 1 Performance Foodservi
- 2 Shoot Um Up Fireworks
- 3 Roan Valley Tree Farm
- 4 Campus Chalet Embroidery

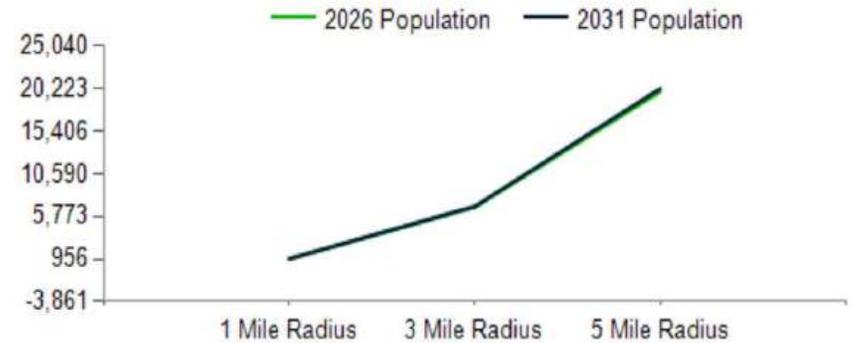
- 5 GForce Racing Technologies

- 6 Explosive Jays Fireworks...

DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	950	6,782	19,382
2010 Population	977	6,862	19,843
2026 Population	956	6,799	19,867
2031 Population	965	6,894	20,223
2026 African American	19	198	620
2026 American Indian	3	30	79
2026 Asian	5	42	133
2026 Hispanic	15	157	514
2026 Other Race	7	52	164
2026 White	864	6,083	17,766
2026 Multiracial	56	388	1,089
2026-2031: Population: Growth Rate	0.95%	1.40%	1.80%

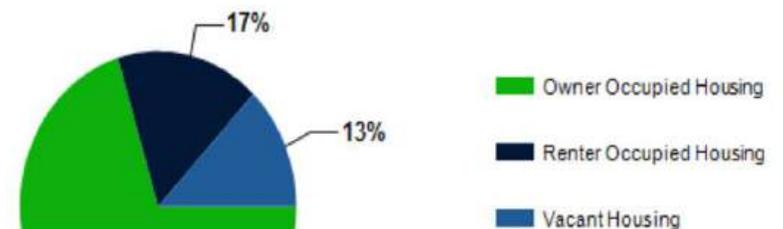
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	289	1,031
\$15,000-\$24,999	56	307	712
\$25,000-\$34,999	45	261	590
\$35,000-\$49,999	64	383	1,088
\$50,000-\$74,999	64	373	1,138
\$75,000-\$99,999	63	421	1,258
\$100,000-\$149,999	73	617	1,829
\$150,000-\$199,999	34	238	556
\$200,000 or greater	1	72	421
Median HH Income	\$56,918	\$65,777	\$69,458
Average HH Income	\$74,033	\$82,110	\$84,818



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius





**CREEKSIDE STORAGE
MARYVILLE**

3832 Morganton Rd., Maryville, TN 37801



PROPERTY DESCRIPTION //

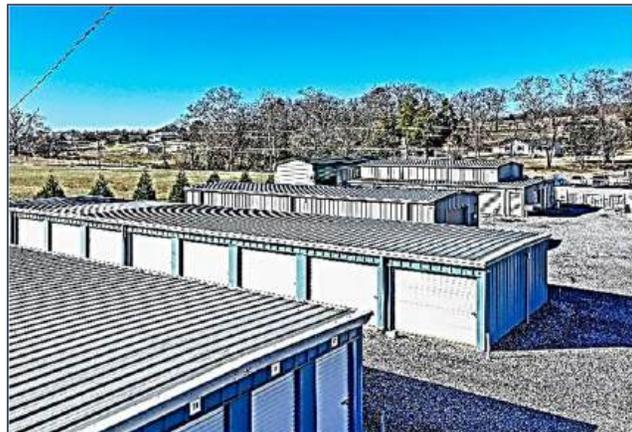
PURCHASE PRICE	\$1,300,000
PROPERTY ADDRESS	3832 Morganton Rd., Maryville, TN 37801
COUNTY	Blount County
LEGAL ENTITY	3832 Morgantown Rd LLC
PARCEL #	078H B 041.00 and 078H B 040.00
LOT SIZE (ACRES)	1.19
YEAR BUILT/EXPANDED	1996 / 2004 / 2006 / 2013
NUMBER OF UNITS	79
NET RENTABLE SQUARE FEET	13,320
DEMOGRAPHICS	
3-MILE POPULATION	12,098
5-MILE POPULATION	41,219
AVERAGE HOUSEHOLD INCOME (3-MILE)	\$106,978
CONSTRUCTION & AMENITIES	
BUILDING TYPE	Metal on Concrete Slab + Containers
UNIT TYPES	Climate, Non Climate, Office & Covered Parking
ROOF	Metal
DRIVE AISLES	Gravel
ENTRY SECURITY	Fenced with Controlled Access + Security Cameras

PROPERTY HIGHLIGHTS //

Operations & Market // The facility maintains 94% occupancy by area, the highest in the portfolio. Maryville has experienced approximately 40% population growth since 2000, while Blount County's restrictive approval environment limits new self-storage supply, supporting long-term pricing power. Achieved rents currently exceed gross potential, leaving room for continued street-rate growth.

Diversified Income // The facility has a single long-term retail tenant whose business has been booming in alignment with the population growth. Additionally, the single large climate building, with another long-term tenant who is well established in the music business, has recently received a 10% rent increase with zero pushback. The primary retail tenant pays for most of the facility utilities.

Capital Expenditures & Improvements // Recent upgrades include a modernized PDK gate controller with ground-loop exit, mostly LED lighting throughout, and six Hikvision POE cameras routed to an internet-enabled NVR. Additional improvements include a new mini-split HVAC system in the office and a new water heater in 2025. All HVAC systems have been upgraded within the last few years and the facility is fully set up for remote management with no deferred maintenance.



Creekside Storage – Maryville

UNIT MIX //

			UNIT SF	UNIT ATTRIBUTE	TOTAL UNITS	TOTAL RENTED	PERCENT RENTED	TOTAL NRSF	MONTHLY RENT	POTENTIAL (MONTHLY)	SF	POTENTIAL (ANNUAL)	SF
MARYVILLE													
10	x	10	100	Non-Climate	38	33	87%	3,800	\$89.00	\$3,382	\$0.89	\$40,584	\$10.68
10	x	20	200	Non-Climate	2	1	50%	400	\$169.00	\$338	\$0.85	\$4,056	\$10.14
5	x	5	25	Non-Climate	4	4	100%	100	\$45.00	\$180	\$1.80	\$2,160	\$21.60
5	x	10	50	Non-Climate	2	1	50%	100	\$59.00	\$118	\$1.18	\$1,416	\$14.16
10	x	20	200	Non-Climate	6	6	100%	1,200	\$169.00	\$1,014	\$0.85	\$12,168	\$10.14
8	x	10	80	Non-Climate	14	12	86%	1,120	\$85.00	\$1,190	\$1.06	\$14,280	\$12.75
8	x	20	160	Non-Climate	9	8	89%	1,440	\$125.00	\$1,125	\$0.78	\$13,500	\$9.38
8	x	45	360	Non-Climate	1	1	100%	360	\$149.00	\$149	\$0.41	\$1,788	\$4.97
35	x	80	2800	Office	1	1	100%	2,800	\$1,750.00	\$1,750	\$0.63	\$21,000	\$7.50
20	x	60	1200	Climate	1	1	100%	1,200	\$1,050.00	\$1,050	\$0.88	\$12,600	\$10.50
16	x	50	800	Covered Pkg	1	1	100%	800	\$150.00	\$150	\$0.19	\$1,800	\$2.25
Total					79	69	87%	13,320		\$10,446	\$0.78	\$125,352	\$9.41

Occupancy Date: January 17, 2026

Occupied Rent: \$9,565

Occupied SF 12,250 91.97%

Occupied RPSF: \$9.37

INCOME & EXPENSE ANALYSIS //

		CURRENT (T-12)		CURRENT (ADJUSTED)		YEAR ONE		PROFORMA	
Total Number of Units		79		79		79		79	
Net Rentable Square Feet		13,320		13,320		13,320		13,320	
INCOME									
Gross Potential Rent		\$125,352	\$ 9.41	\$125,352	\$ 9.41	\$142,901	\$ 10.73	\$150,046	\$ 11.26
Economic Vacancy		\$5,429	4%	\$5,429	4%	\$16,982	12%	\$18,006	12%
Rental Income		\$119,923	96%	\$119,923	96%	\$125,919	88%	\$132,041	88%
Late Fees		\$3,349		\$3,349		\$3,382		\$3,416	
Tenant Insurance		\$7,101		\$7,101		\$8,532		\$8,617	
Miscellaneous		\$348		\$348		\$351		\$354	
Water / Utility Fee Income		\$2,146		\$2,146		\$2,167		\$2,189	
TOTAL INCOME		\$132,865		\$132,865		\$140,351		\$146,617	
EXPENSES									
Real Estate Tax	2	\$2,807	\$ 0.21	\$ 2,755	\$ 0.21	\$3,030	\$ 0.23	\$3,333	\$ 0.25
Property Insurance		\$3,725	\$ 0.28	\$ 3,725	\$ 0.28	\$3,762	\$ 0.28	\$3,799	\$ 0.29
Advertising & Marketing		\$1,778	\$ 0.13	\$ 1,778	\$ 0.13	\$1,796	\$ 0.13	\$1,814	\$ 0.14
Repairs & Maintenance	1	\$10,422	\$ 0.78	\$ 5,337	\$ 0.40	\$5,391	\$ 0.40	\$5,445	\$ 0.41
On-Site Management		\$1,533	\$ 0.12	\$ 6,000	\$ 0.45	\$6,060	\$ 0.45	\$6,121	\$ 0.46
Third Party Management	3	\$6,000	\$ 0.45	\$ 6,643	\$ 0.50	\$6,710	\$ 0.50	\$6,777	\$ 0.51
Bank & Credit Card Fees		\$2,557	\$ 0.19	\$ 2,557	\$ 0.19	\$2,582	\$ 0.19	\$2,608	\$ 0.20
General & Administrative	1	\$4,036	\$ 0.30	\$ 3,036	\$ 0.23	\$3,067	\$ 0.23	\$3,097	\$ 0.23
Utilities		\$6,618	\$ 0.50	\$ 6,618	\$ 0.50	\$6,684	\$ 0.50	\$6,751	\$ 0.51
Cost of Tenant Insurance	4	\$2,494	\$ 0.19	\$ 2,494	\$ 0.19	\$2,133	\$ 0.16	\$2,154	\$ 0.16
TOTAL EXPENSES		\$41,970	\$ 3.15	\$40,943	\$ 3.07	\$41,215	\$ 3.09	\$41,900	\$ 3.15
			32%		31%		29%		29%
NET OPERATING INCOME		\$90,896		\$91,922		\$99,137		\$104,718	

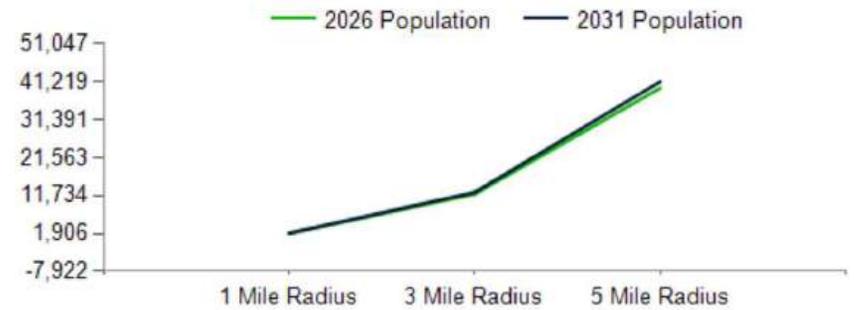
UNDERWRITING NOTES

- Adjusted for CapEx: \$3,575+\$445 for office mini-split, \$1,065 for water heater and \$1,000 software transfer
- Real Estate Taxes are currently appraised at \$435,200. Blount County reappraises every 4 years. The next county wide reappraisal will be in 2030
- Management Fee is adjusted to 5% of Total Income pursuant to industry standards
- Tenant Insurance in Year 1 is based on industry leading SafeLease program with 75% penetration rate at \$12 per month and 75% owners take

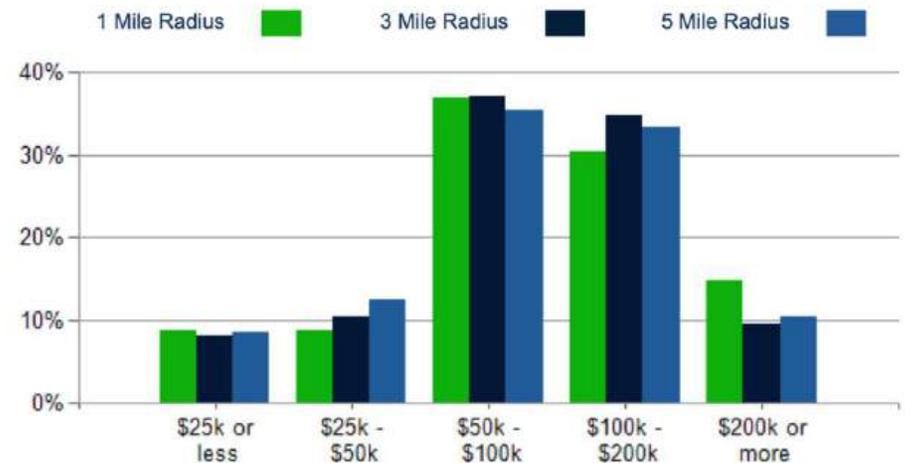
DEMOGRAPHICS //

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,380	7,945	25,818
2010 Population	1,774	10,297	33,310
2026 Population	1,906	12,098	39,589
2031 Population	1,991	12,564	41,219
2026 African American	26	151	515
2026 American Indian	11	34	115
2026 Asian	15	143	587
2026 Hispanic	65	395	1,363
2026 Other Race	14	129	494
2026 White	1,713	10,852	35,413
2026 Multiracial	127	786	2,454
2026-2031: Population: Growth Rate	4.40%	3.80%	4.05%

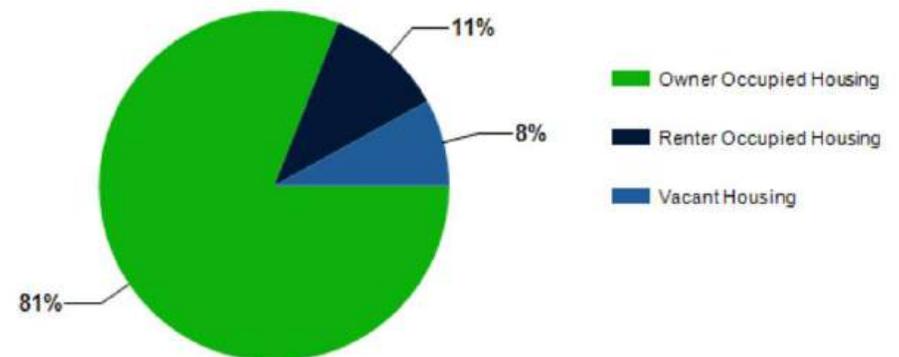
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	26	124	569
\$15,000-\$24,999	38	269	787
\$25,000-\$34,999	17	137	619
\$35,000-\$49,999	47	371	1,377
\$50,000-\$74,999	136	932	3,149
\$75,000-\$99,999	131	879	2,517
\$100,000-\$149,999	110	1,162	3,817
\$150,000-\$199,999	109	532	1,513
\$200,000 or greater	108	465	1,663
Median HH Income	\$92,121	\$90,364	\$88,104
Average HH Income	\$117,092	\$106,978	\$108,880



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



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