

756 Rivergate Plaza

756 Rivergate Pkwy
 Goodlettsville TN 37072

FOR SALE

\$9,900,000
2025

Building Size	Year Built	# of Tenants	Lot Size	
60,402 ft2	1973	13	4.87	

EXPENSES	Sept-Dec 2021	2022	2023	2024
Cleaning				
Electricity	\$1,609.31	\$8,649.92	\$12,093.16	\$9,956.00
HVAC-Capitol Improvement	\$4,026.00	\$15,578.00	\$38,131.78	\$0.00
Insurance	\$14,490.00	\$15,051.00	\$14,758.00	\$17,848.00
Lawncare/Landscaping	\$7,695.00	\$6,545.00	\$5,275.00	\$7,433.00
Outside Property Cleaning	\$4,406.00	\$15,718.00	\$19,908.00	\$21,502.00
Property Taxes	\$78,234.72	\$77,574.82	\$77,574.82	\$77,285.00
Repairs and Maintenance	\$5,577.47	\$17,886.40	\$24,535.25	\$26,265.00
Security Service	\$2,886.00	\$5,475.00	\$9,455.00	\$13,200.00
Snow Removal		\$4,800.00	\$420.00	\$2,820.00
Water/Sewer	\$435.86	\$4,241.22	\$5,523.99	\$4,999.00
TOTALS	\$119,360.36	\$171,519.36	\$207,675.00	\$181,308.00
INCOME	2021	2022	2023	2024
Rent Income	\$219,699.96	\$735,031.42	\$694,809.90	\$685,660.00
TOTALS	\$219,699.96	\$735,031.42	\$694,809.90	\$685,660.00
2022 Notes: Electrical Room Tagged NES Meters -HVAC-Capitol Improvement				
2023 Notes: HVAC-Capitol Improvement				
General Notes: RETAIL				
Tenant is responsible for their Gas Heat, Electricity, Water, Sewer, and Maintenance. No Tenant Option on Leases. Estimated CAM Fees. Tenant Leases will be provided during the Buyers Due Diligence period. In-N-Out Burger under construction; New BJ's Wholesale, Rivergate Mall site to be replaced with a Mixed Use Development.				