

**Franklin Center**2354 Hwy 41 South  
Greenbrier TN 37073**FOR SALE****\$5,950,000**  
**December 31 2025**

Building Size	Year Built	Tenants		Lot Size	
<b>36,850 Sq. Ft.</b>	<b>2000</b>	<b>21</b>		<b>4.2 Acres/ 182,951 sq. ft.</b>	
EXPENSES	2021	2022	2023	2024	2025
Electricity	\$2,010.18	\$5,757.42	\$3,871.61	\$3,850.00	\$4,087.07
Insurance	\$19,650.30	\$19,664.60	\$19,769.60	\$21,000.00	\$22,184.60
Lawn care/Landscaping	\$5,140.00	\$4,625.00	\$3,675.00	\$5,375.00	\$1,915.00
Repairs and Maintenance	\$1,050.00	\$16,077.08	\$6,095.00	\$6,541.00	\$10,129.45
Parking Lot Seal/Stripe	\$16,643.90		\$8,550.70		\$36,150.00
Outside Property Cleaning	\$4,225.00	\$5,070.00	\$8,190.00	\$7,150.00	\$8,492.00
Property Taxes	\$25,644.00	\$26,263.00	\$37,472.00	\$37,472.00	\$37,472.00
Security Service	\$1,080.00	\$1,080.00	\$1,440.00	\$2,340.00	\$2,160.00
Snow Removal	\$1,730.00	\$5,105.00	\$840.00	\$3,785.00	\$1,300.00
Water/Sewer	\$107.68	\$632.39	-0-	-0-	-0-
<b>TOTALS</b>	<b>\$92,751.16</b>	<b>\$84,274.49</b>	<b>\$89,903.91</b>	<b>\$87,513.00</b>	<b>\$123,890.12</b>
INCOME	2021	2022	2023	2024	2025
Rent Income	\$250,875.82	\$402,192.00	\$394,119.59	\$494,569.00	\$391,975.83
<b>TOTALS</b>	<b>\$250,875.82</b>	<b>\$402,192.00</b>	<b>\$394,119.59</b>	<b>\$494,569.00</b>	<b>\$391,975.83</b>

**2016 Notes: 40 yr. Copper Penny Metal Roof****General Notes: RETAIL/OFFICE****Property is 100% occupied to date.****Tenant is responsible for their Gas Heat, Electricity, Water/Sewer and Maintenance.****No Tenant Options on Leases.****Flat fee of \$270.00 monthly on all parking lot lights, includes maintenance and bulb replacement.****Tenant Leases will be provided during the Buyers Due Diligence period.**