



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



RESTORE PLASTIC SURGERY | SALE LEASEBACK | GERMANTOWN, TN

FOR SALE // \$1,823,538 // 6.5% CAP RATE //

OFFICE BUILDING

PRESENTED BY //

PORT COMPANY

662.638.0730

PCAMPANY@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4044

ERANDALL@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

DISCLAIMER



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INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,823,538
NET OPERATING INCOME:	\$118,530
YR1 CAP RATE:	6.5%
BLENDED CAP RATE:	7.12%
BUILDING SIZE:	3,951 SF (Source: Owner)
LOT SIZE:	0.42 Acres (Source: Owner)
PROPERTY ADDRESS	1364 Cordova Cove
CITY, STATE, ZIP:	Germantown, TN 38138
5 MILE POPULATION:	167,875

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to present an exceptional medical sale-leaseback opportunity in Germantown, Tennessee—the premier suburb of Memphis. The property will be leased back to the tenant under a new 10-year absolute NNN lease commencing at closing, with 2% annual rent increases and three (3), five (5) year renewal options. Strategically positioned just off Germantown Parkway near Wolf River Boulevard, the site benefits from traffic counts exceeding 42,900 vehicles per day. The practice is ideally located within a dense, highly desirable medical hub surrounded by complementary providers, national retailers, and professional services along this major commercial corridor.

PROPERTY HIGHLIGHTS

- Investment Highlights: 10-year NNN sale leaseback with 2% annual increases – providing long-term stability and predictable income growth
- Prime Location: Ranked the #1 Best Suburb to Live in the Memphis Area (Niche.com)
- Dense Medical Corridor: Situated in a thriving medical hub with traffic counts exceeding 42,900 VPD at the intersection of Germantown Parkway & Wolf River Blvd (TN DOT)
- Strong Demographics: Median household income of \$167,875+ within a 3-mile radius, reflecting an affluent and growing patient base (U.S. Census Bureau)
- Purpose-Built: Recently completed custom renovation featuring premium finishes, dedicated surgical suites, and advanced aesthetic treatment rooms

LEASE SUMMARY

TENANT:	Restore Plastic Surgery and Aesthetics, PLLC
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	10 years
ANNUAL RENT:	\$118,530
RENT PSF:	\$30
RENT COMM. DATE:	Upon Closing (Sale Leaseback)
RENEWAL OPTIONS:	Three (3), Five (5) Year Options
RENT BUMPS:	2% Annually
LANDLORD OBLIGATIONS:	Foundation and Loadbearing Structure
LEASE GUARANTOR:	Personal Guarantee for 1st 5 years of the initial term



TENANT PROFILE



TENANT HIGHLIGHTS

- Prior to founding Restore Plastic Surgery in 2024, Dr. Sarah Hammond practiced for four years (2020–2024) as a plastic, cosmetic, reconstructive, and pediatric craniofacial surgeon at the Plastic Surgery Group of Memphis.
- Restore Plastic Surgery serves as a premier destination for world-class surgical procedures in the Memphis area, with all treatments uniquely and thoughtfully designed by Dr. Sarah Hammond.
- The practice offers comprehensive reconstructive and cosmetic surgery options for the body, breasts, and face, aimed at helping patients achieve their aesthetic goals while enhancing confidence and self-esteem.
- In addition to surgical procedures, a wide range of minimally invasive and non-surgical treatments are available to address various aesthetic concerns.
- The team—composed of surgeons, nurse practitioners, registered nurses, surgical assistants, and medical aestheticians—is fully patient-focused and dedicated to delivering exceptional care.

TENANT OVERVIEW

COMPANY:	Restore Plastic Surgery & Aesthetics
FOUNDED:	2024
LOCATIONS:	Germantown, TN (Memphis MSA)
WEBSITE:	www.plasticsurgeryrestore.com

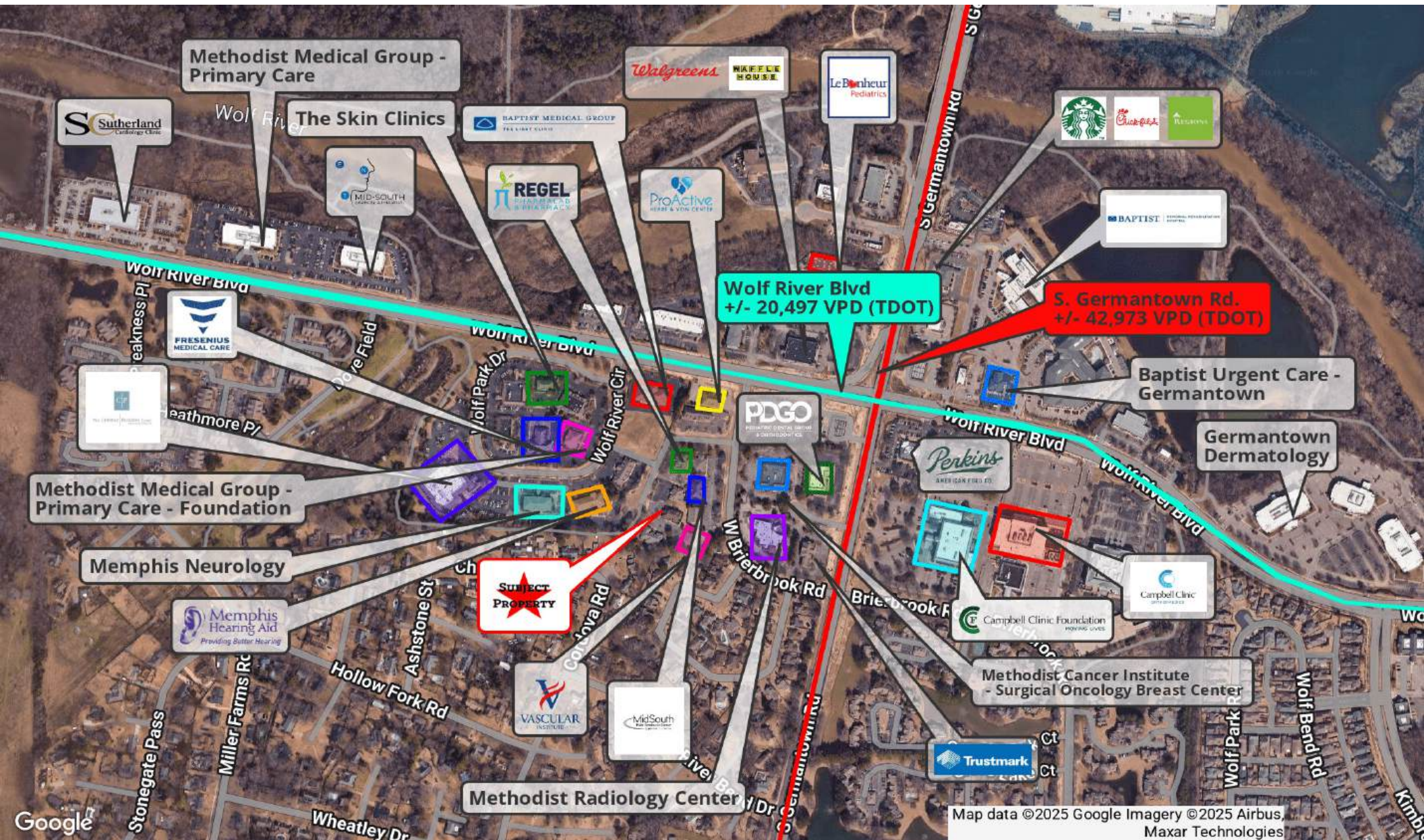
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1	\$118,530.00	-	6.50%
2	\$120,900.60	2%	6.63%
3	\$123,318.61	2%	6.76%
4	\$125,784.98	2%	6.90%
5	\$128,300.68	2%	7.04%
6	\$130,866.70	2%	7.18%
7	\$133,484.03	2%	7.32%
8	\$136,153.71	2%	7.47%
9	\$138,876.79	2%	7.62%
10	\$141,654.32	2%	7.77%

TENANT HIGHLIGHTS CONTINUED

- Dr. Sarah Hammond is a board-certified plastic surgeon who completed her medical degree at the University of Tennessee Health Science Center, followed by a General Surgery residency in Memphis, a Plastic & Reconstructive Surgery residency at the University of Miami (serving as Chief Administrative Resident), and a Pediatric Craniofacial Surgery fellowship in Memphis at Le Bonheur Children's Hospital and St. Jude Children's Research Hospital.
- In addition to her clinical work, Dr. Hammond has served as a clinical preceptor for physician assistant programs, medical consultant for surgical solutions firms, and author of peer-reviewed publications and textbook chapters in craniofacial and aesthetic surgery.

CLOSE UP MAP



LOCATION MAP



MEMPHIS POINTS OF INTEREST



ADDITIONAL PHOTOS



GERMANTOWN MEDICAL INFO. & HIGHLIGHTS



CAMPBELL CLINIC AND FOUNDATION

- Full service orthopaedic clinic
- Foundation educates and trains surgeons through their five-year residency program, twelve-month fellowship program, and continuing education programs
- Conducts orthopaedic research and currently has over 140 active research studies
- Source: <https://campbell-foundation.org/>

CONRAD PEARSON CLINIC

- Largest urology clinic in the Mid-South
- Advanced Prostate Cancer Clinic is ranked #2 in the nation
- Home to the only two surgeons in a 200 mile radius trained in single port robotic surgery
- Source: <https://conradpearson.com/>



PROVIDERS IN A
3 MILE RADIUS

—
149



CLINICS IN A
3 MILE RADIUS

—
27

Source: National Provider Identifier

MEMPHIS ECONOMY

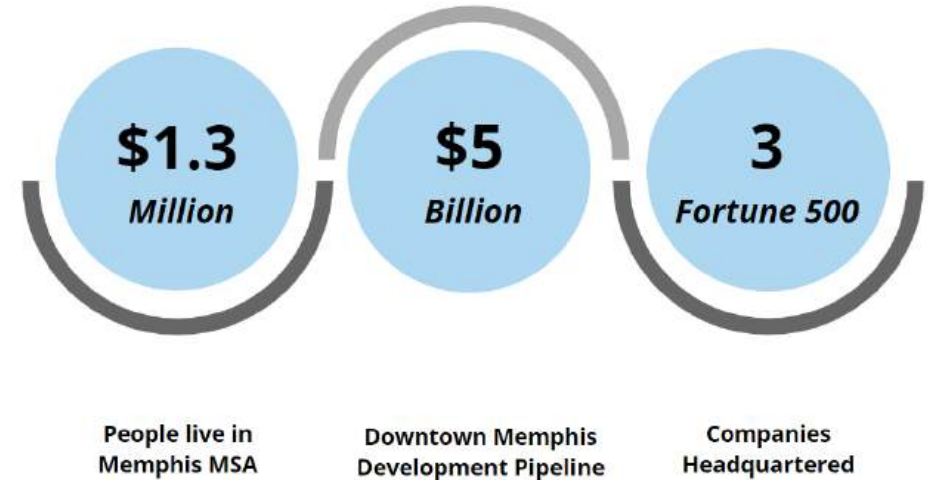


THE MEMPHIS MARKET

Memphis, TN is located along the Mississippi River with a metropolitan area that spans three states: Tennessee, Mississippi, and Arkansas. This ideal location and the presence of several large employers such as FedEx, International Paper, AutoZone, and several large health systems have helped maintain the market's economic growth.

- ▶ **1.3 million** people live in the Memphis MSA
- ▶ **#1** busiest cargo airport in North America and **#2** busiest in the world
- ▶ Memphis market serves as "**America's Distribution Hub**"
- ▶ **5 Class-1** railroads converge to provide east/west coast access
- ▶ **#3** busiest trucking corridor in the US
- ▶ **\$5 Billion** Downtown Memphis Development Pipeline
- ▶ Projected **2.3% increase** in population from 2018-2023
- ▶ **3 Fortune 500** companies headquarters in Memphis
- ▶ Major healthcare research (*St. Jude*) and medical device technology hub

Source: Memphis Chamber of Commerce (www.memphischamber.com)

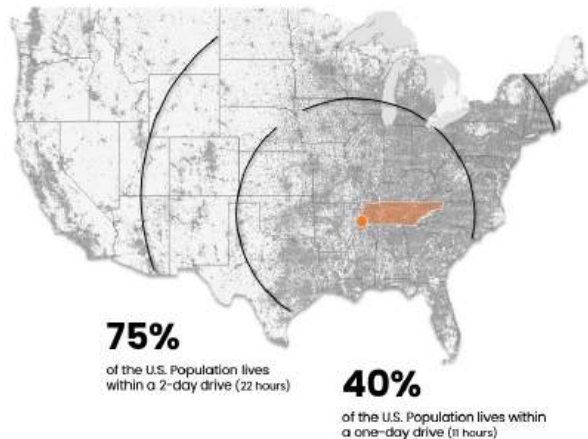


MEMPHIS MAJOR EMPLOYERS

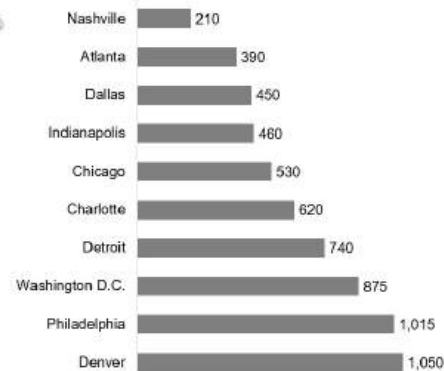


Market Proximity

Memphis is located on the 3rd busiest trucking corridor in the U.S. – linking it to domestic markets with one of the country's most modern highway systems.



Distance to Major Markets (miles)



FORTUNE 1000 COMPANIES HEADQUARTERED IN MEMPHIS

RANK	COMPANY	SERVICE	REVENUE
49	FedEx	Package Delivery Services	\$87,693,000,000
226	International Paper	Paper & Pulp Manufacturing	\$18,619,000,000
227	AutoZone	Automotive Parts	\$18,490,000,000
661	First Horizon	Commercial Bank	\$5,031,000,000
811	Mueller Industries	Industrial Machinery	\$3,768,800,000

MEDICAL DEVICE MANUFACTURING

- ▶ \$2.7 billion economic impact to Memphis MSA
- ▶ 2nd highest concentration of orthopedic medical devices firms in the US
- ▶ 47 Medical Device companies with operations in local market
- ▶ More than 16,800 employees in the industry
- ▶ 4X the national average industry growth in the Memphis MSA since 1999
- ▶ The FedEx Hub allows medical devices to arrive overnight anywhere in the county

DISTRIBUTION & LOGISTICS

- ▶ **Runway:** The FedEx World Hub makes Memphis the 2nd Busiest Cargo Airport in the world
- ▶ **Rail:** One of only four cities in the US to be served by 5 class 1 railroads - can reach 45 states, Canada & Mexico within two days
- ▶ **Road:** Located on the 3rd Busiest Trucking Corridor in the US with \$350 billion in inbound and outbound commodities distributed through the market in 2015 - 75% of the US Population is located within a 2-day drive
- ▶ **River:** 2nd largest port on the Mississippi River and the 5th largest inland port in the US based on tonnage

Source: Memphis Chamber of Commerce (www.memphischamber.com)

MEMPHIS EDUCATION



THE UNIVERSITY OF TN HEALTH AND SCIENCE CENTER

- **\$4 Billion** contributed to Tennessee Economy
- **32,000** Number of Jobs Statewide Supported by UTHSC and its Affiliated Organizations
- **\$309 million** sponsored program expenditures (all-source non-clinical grants and programs) the larges in the UT system
- **\$306 million** clinical revenue from partner practice plans
- Total of 3,293 employees, 3,188 enrollment, and a 95% First-attempt board pass rate
- UTHSC College of Pharmacy ranked **#20** in U.S. News and World Report among colleges of pharmacy
- UTHSC College of Nursing ranked **#26** in U.S. News and World Report among doctor of nursing programs in the Country
- The University has budgeted **\$578.9 million** in current, future, and completed projects
- *Source: UTHSC 200-21 Annual Report*



THE UNIVERSITY OF MEMPHIS

- The University contributes nearly **\$1.1 billion** in economic activity annually, supports nearly **\$500 million** in wage and salary payments for local workers and is directly or indirectly responsible for approximately **9,900** Memphis-area jobs
- There are roughly **6,600** employees with an average of **21,000** students
- University of Memphis is one of Tennessee's largest employers
- University of Memphis receives **\$2 million** critical infrastructure cybersecurity grant from the Department of Defense's National Center of Academic Excellence
- The campus boast 25 Chairs of Excellence and five state-approved Centers of Excellence
- The Princeton Review ranked University of Memphis **#23** for Best Online MBA
- University of Memphis plans for a **\$200 million** project for updating and expanding currently campus, including the nursing program
- *Source: Memphis.edu*

MEMPHIS HEALTHCARE

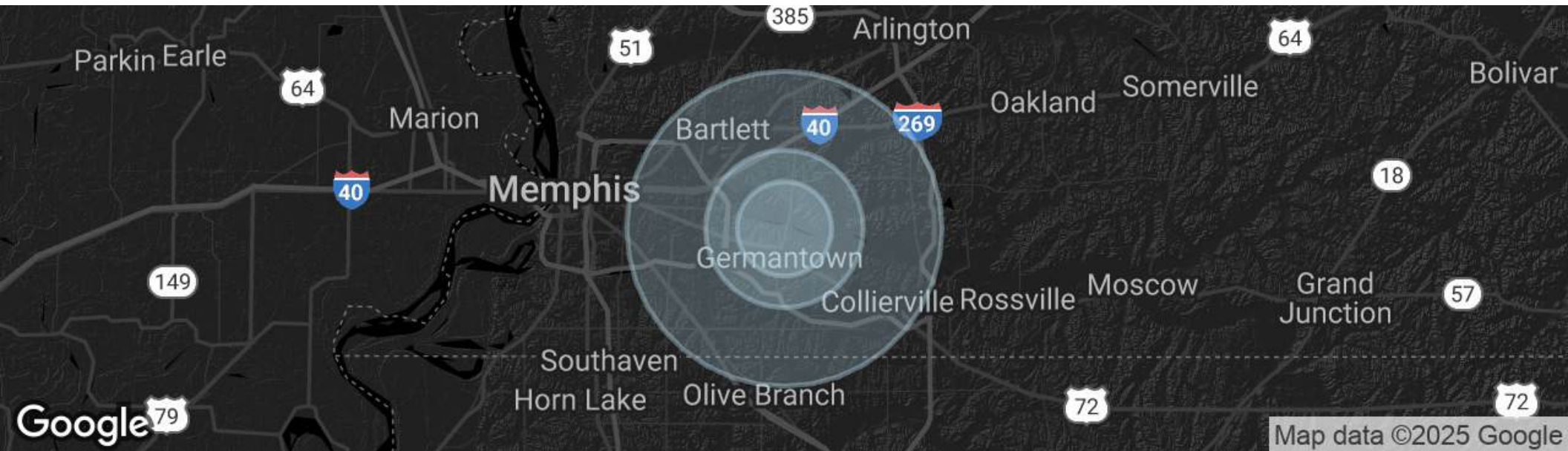


MAJOR MEDICAL FACILITIES

- From trauma care to orthopedics, Memphis leads the nation through its top-notch health system such as Baptist Memorial Health Care, which became the first organization in the world to receive a 10-star rating from Epic, the largest electronic health record provider in the nation (*Source for below information: Memphis Chamber of Commerce*)
- **St. Jude Children's Research Hospital:** world renowned as the **#1** pediatric cancer research and treatment center with over **3,600** employees and is underway on a multi-billion dollar campus expansion showing strong commitment to the Memphis market
- **Regional One Health:** features the only Level 1 trauma center within a 150-mile radius and is one of the **largest** medical and surgical teaching sites for UT Health Science Center.
- **UT Health Science Center:** is the flagship statewide, public, academic health system educating top medical, dental, pharmacy, nursing and other students. The center employs more than **6,000** people and contributes more than **\$2.7 billion** to the local economy. Over 75% of the state's dentists are educated at this location
- **Baptist Memorial Health Care:** is regarded as one of the premier health care systems in the nation with 21 hospitals throughout the Mid-South and provides access to more than 4,500 affiliated physicians. has grown to a six-hospital system and has more than 13,000 associates, 1,650 licensed beds and provides care for over 60,000 inpatient admissions annually
- **Le Bonheur Children's Hospital's:** 255 bed state-of-the-art facility is consistently ranked as the Best Children's Hospital by US News & World Report. The hospital also, serves as a primary teaching affiliate for the UT Health Science Center and trains more than 350 pediatricians and specialists each year
- **Department of Veterans Affairs Medical Center:** is a tertiary-care facility and one of the most complex in the nation's VA healthcare system. Services are available to more than 196,000 veterans in TN, MS, and AR. In addition to the Memphis facility, there are 9 veteran's outpatient clinics in the surrounding areas
- **Saint Francis Hospital:** is a full-service award winning and **nationally** recognized healthcare facility, with the Memphis holding an award from the Joint Commission with the Gold Seal of Approval



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	57,342	167,875	549,367
AVERAGE AGE	43	41	39
AVERAGE AGE (MALE)	42	39	37
AVERAGE AGE (FEMALE)	45	42	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	23,694	68,565	214,146
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$151,161	\$132,971	\$103,913
AVERAGE HOUSE VALUE	\$448,518	\$396,346	\$322,063

Demographics data derived from AlphaMap



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PRESIDENT, BROKER
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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.