

Stabilized Income Investment

3045 Union Rd., White House, TN 37188

Core/Core-Plus investment secured by a 5-year lease currently entering Year 2 with contractual 4% annual rent increases. This asset is ideally positioned for 1031 exchange and passive investors seeking income stability, inflation protection, and predictable NOI growth.

Financial Highlights

Purchase Price	\$4,250,000
Current Rent (Through Apr 30)	\$14,520.83 / month
Contractual Rent (Effective May 1)	\$15,101.66 / month
Year-2 Annual Rent	\$181,219.92
Operating Expenses (Est.)	\$16,800 / year
Year-2 NOI	\$164,419.92
In-Place Cap Rate (Yr 2)	≈ 3.87%
Lease Structure	5-Year Lease (Entering Year 2)
Annual Rent Escalations	4% Contractual

5-Year NOI Growth Snapshot (Approx.)

Lease Year	Annual Rent	NOI	Yield on Cost
Year 1	\$174,249.96	\$157,449.96	3.70%
Year 2	\$181,219.92	\$164,419.92	3.87%
Year 3	\$188,468.72	\$171,668.72	4.04%
Year 4	\$196,007.47	\$179,207.47	4.22%
Year 5	\$203,847.77	\$187,047.77	4.40%

Investor Positioning

- Ideal for 1031 exchange buyers seeking a replacement property with predictable income
- Contractual rent escalations provide built-in inflation hedge
- Passive ownership profile with controlled operating expenses
- Positioned for stability and yield growth rather than speculative upside

Summary financial information provided for marketing purposes only. Detailed financials and lease documentation available upon request. Buyer to verify all financials during due diligence. Do not disturb tenant.