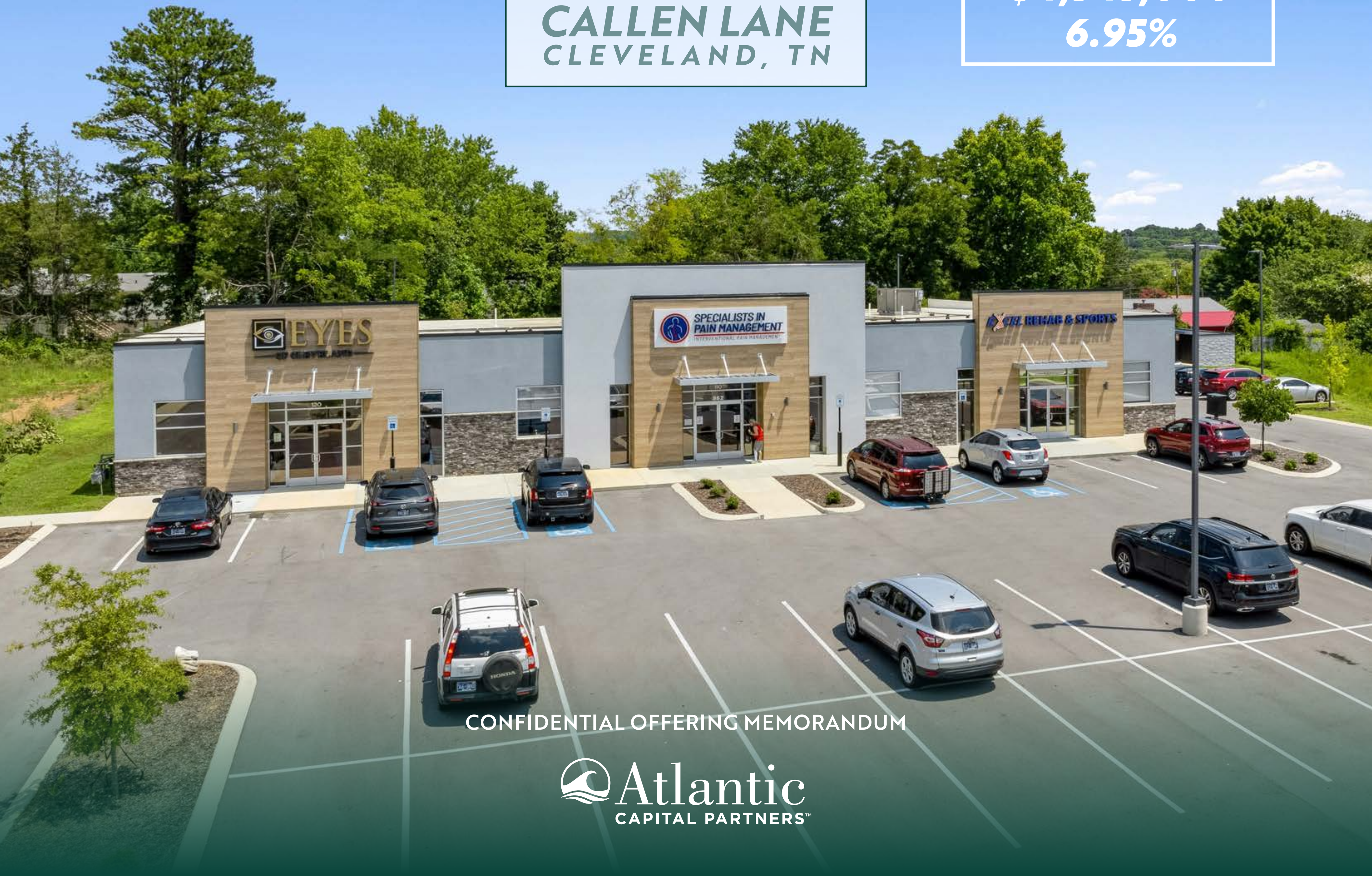
Fully Occupied Medical Office Building
**LONG-TERM NNN LEASES**

# 862
## CALLEN LANE
### CLEVELAND, TN

Offered For Sale
**$4,345,000**
**6.95%**




CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

# 862 CALLEN LANE CLEVELAND, TN

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this fully occupied medical office building with long-term NNN leases. The property is strategically located just off Paul Huff Parkway, Cleveland's primary commercial thoroughfare with close proximity to I-75, Publix and The Home Depot.

## ASSET SNAPSHOT

| | |
|---|---|
| Address: | 862 Callen Lane, Cleveland, TN 37312 |
| Building Size: | 9,700 SF |
| Land Size: | 1.50 AC |
| Year Built: | 2023 |
| Lease Type(S): | NNN |
| Occupancy: | 100% |
| Rental Increases: | Annual |

| | |
|---|---|
| NOI | $301,996 |
| CAP | 6.95% |
| PRICE | $4,345,000 |


**34,790** PEOPLE IN 3 MILE RADIUS

**$91,838** AHHI IN 3 MILE RADIUS

**24,345** VPD ON PAUL HUFF PARKWAY

# INVESTMENT HIGHLIGHTS



### TROPHY ASSET

New construction medtail asset with long-term NNN leases and annual rent increases

### EXCELLENT TENANT MIX

Rent is secured by three experienced and successful medical groups that have made large investments and long-term leases

### STRATEGIC LOCATION

Strategically located .2 miles from I-75 Interchange just off Paul Huff Parkway, the primary commercial thoroughfare serving Cleveland

### RARE 10-YEAR NNN LEASES

Tenants reimburse for Taxes, CAM, Insurance and Management fees

### NEW CONSTRUCTION

Brand new building with transferable roof warranty provides ease of ownership and stable cash-flow

### INFLATION HEDGE

Fixed annual rent increases provides hedge against inflation

### DEPRECIATION

Fee simple ownership allows for depreciation of the building boosting after-tax returns

### NO STATE INCOME TAX

Tennesse has no state income tax and is one of the fastest growing States in the US

Atlantic CAPITAL PARTNERS™

# SITE PLAN



862
CALLEN LANE
CLEVELAND, TN
CALLEN LANE
WYATT ROAD
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Advance Auto Parts
POPEYES
EYES
OF ATHENS & CLEVELAND
SPECIALISTS IN PAIN MANAGEMENT
INTERVENTIONAL PAIN MANAGEMENT
EXCEL
REHAB & SPORTS

# ECONOMIC SUMMARY



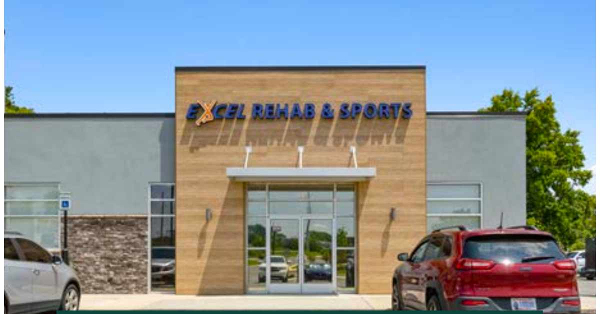
| TENANTS | GUARANTEE | SF | % OF SF | RCD | LXD | LEASE TERM REMAINING | ANNUAL RENT | RENT PSF | RENT INCREASES | LEASE TYPE | MGMT FEE | CAM CAPS | RENEWAL OPTIONS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Excel Rehab & Sports | Corporate | 3,000 | 31% | 8/1/2022 | 7/31/2032 | 6.3 Years | $101,473 | $33.82 | Annual See Rent Schedule | NNN | 5% Of Cam + Insurance | 5% On Controllables | 2, 5-Year |
| Specialists in Pain Management | Personal | 4,170 | 43% | 9/1/2022 | 8/31/2032 | 6.4 Years | $153,617 | $36.83 | Annual See Rent Schedule | NNN | 10% of CAM + Insurance | None | 2, 5-Year |
| Eyes of Cleveland | Personal | 2,530 | 26% | 5/10/2024 | 5/31/2031 | 5 Years | $46,906 | $18.54 | 3.0% Annual | NNN | 10% Of Total Gross Rent + Accounting Fee Of 5% Of Cam + Insurance | None | 2, 3-Year |
| **CENTER TOTAL / AVG.** | | **9,700** | **100%** | | | | **$301,996** | **$30.96** | | | | | |

## PROFORMA

| INCOME | Annual | PSF |
|---|---|---|
| Base Rent | $301,996 | $31.13 |
| Expense Reimbursements | $76,695 | $7.90 |
| **EFFECTIVE GROSS REVENUE** | **$378,370** | **$39.05** |
| | | |
| **EXPENSES** | | |
| CAM | $31,137 | $3.21 |
| Insurance | $9,700 | $1.00 |
| RE Taxes | $20,758 | $2.14 |
| Management Fee (5% Of Base Rent) | $15,100 | $1.55 |
| **TOTAL OPERATING EXPENSES** | **$76,695** | **$7.90** |
| **NET OPERATING INCOME** | **$301,996** | **$31.13** |

# TENANT SUMMARY

CLICK HERE FOR WEBSITE




| FOUNDED | 2008 |
|---|---|
| OWNERSHIP | PRIVATE |
| # OF LOCATIONS | 10 |
| HEADQUARTERS | CLEMSON, SC |
| GUARANTY | CORPORATE |

Excel Rehab & Sports, headquartered in South Carolina and Tennessee, provides specialized physical and occupational therapy services. Their services include physical therapy, occupational therapy, hand therapy, and pelvic health therapy. Excel Rehab & Sports is committed to personalized, hands-on treatment plans designed to enhance recovery and improve daily functional independence. They have highly skilled and credentialed therapists who use evidence-based approaches for superior patient outcomes. Excel also offers direct access to therapy services without physician referrals in some locations. Their mission emphasizes patient-centered care and community wellness.

| RENT SCHEDULE | | |
|---|---|---|
| YEAR | BASE RENT | BASE RENT PSF |
| 1 | $97,828 | $32.61 |
| 2 | $99,019 | $33.01 |
| 3 | $100,234 | $33.41 |
| 4 | $101,473 | $33.82 |
| 5 | $102,737 | $34.25 |
| 6 | $104,026 | $34.68 |
| 7 | $105,341 | $35.11 |
| 8 | $106,682 | $35.56 |
| 9 | $108,050 | $36.02 |
| 10 | $109,446 | $36.48 |

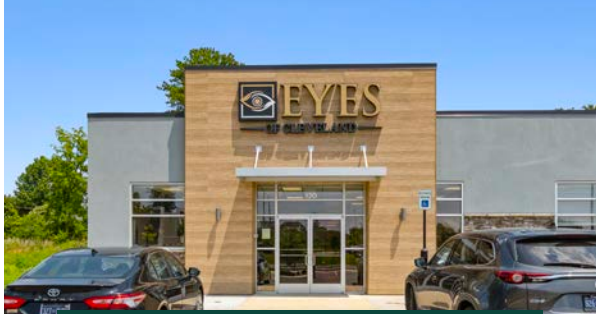
CLICK HERE FOR WEBSITE


| FOUNDED | 1995 |
|---|---|
| OWNERSHIP | PRIVATE |
| # OF LOCATIONS | 3 |
| HEADQUARTERS | CLEVELAND, TN |
| GUARANTY | PERSONAL |

The Pain Doctor is a specialized pain management practice with several locations in Tennessee, including Chattanooga, Ooltewah, and Cleveland. Their team of experts, including board-certified anesthesiologists, physician assistants, and nurse practitioners, focuses on treating a wide range of chronic pain conditions. They use advanced techniques like spinal cord stimulation, radiofrequency ablation, and steroid injections to provide non-opioid pain relief. The clinic is dedicated to improving patients' quality of life through individualized care and modern treatments. They emphasize patient education and work closely with other healthcare providers for comprehensive care.

| RENT SCHEDULE | | |
|---|---|---|
| YEAR | BASE RENT | BASE RENT PSF |
| 1 | $148,551 | $35.62 |
| 2 | $150,206 | $36.02 |
| 3 | $151,895 | $36.43 |
| 4 | $153,617 | $36.84 |
| 5 | $155,374 | $37.26 |
| 6 | $157,166 | $37.69 |
| 7 | $158,994 | $38.13 |
| 8 | $160,858 | $38.58 |
| 9 | $162,760 | $39.03 |
| 10 | $164,699 | $39.50 |

CLICK HERE FOR WEBSITE




| FOUNDED | 2020 |
|---|---|
| OWNERSHIP | PRIVATE |
| # OF LOCATIONS | 2 |
| HEADQUARTERS | ATHENS, GA |
| GUARANTY | PERSONAL |

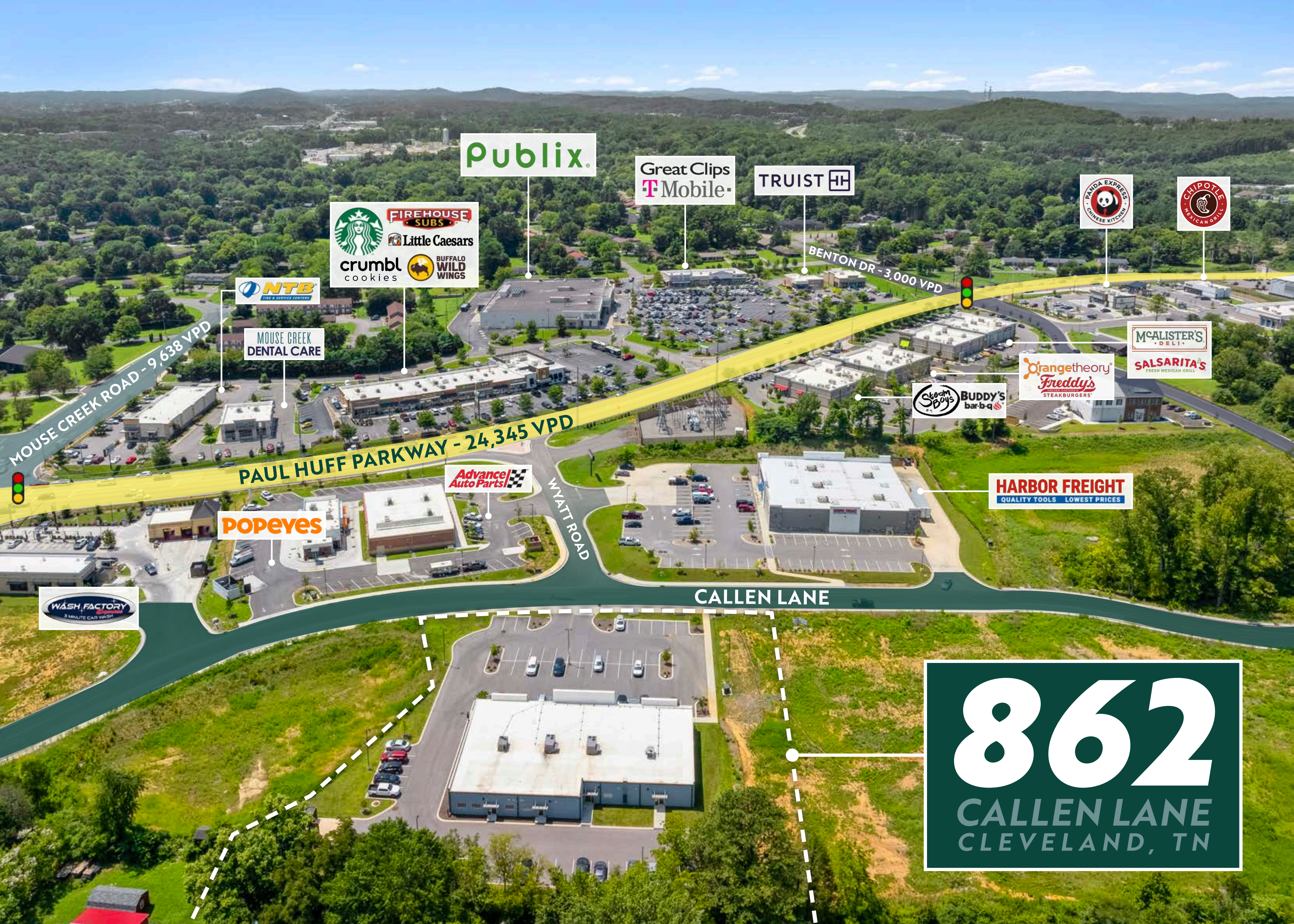
Eyes of Athens & Cleveland is an eye care practice with locations in Athens and Cleveland, Tennessee. They offer a wide range of services, including comprehensive eye exams, pediatric eye care, LASIK surgery, and treatment for conditions like dry eye. The practice also provides a variety of eyewear options, including eyeglasses, sunglasses, and specialty contact lenses. Their team is committed to using the latest technology to ensure the best possible care for their patients. Eyes of Athens & Cleveland focuses on personalized, community-centered service.

| RENT SCHEDULE | | |
|---|---|---|
| YEAR | BASE RENT | BASE RENT PSF |
| 1 | $45,540 | $18.00 |
| 2 | $46,906 | $18.54 |
| 3 | $48,313 | $19.10 |
| 4 | $49,763 | $19.67 |
| 5 | $51,256 | $20.26 |
| 6 | $52,793 | $20.87 |
| 7 | $54,377 | $21.49 |

# SOUTHEAST AERIAL

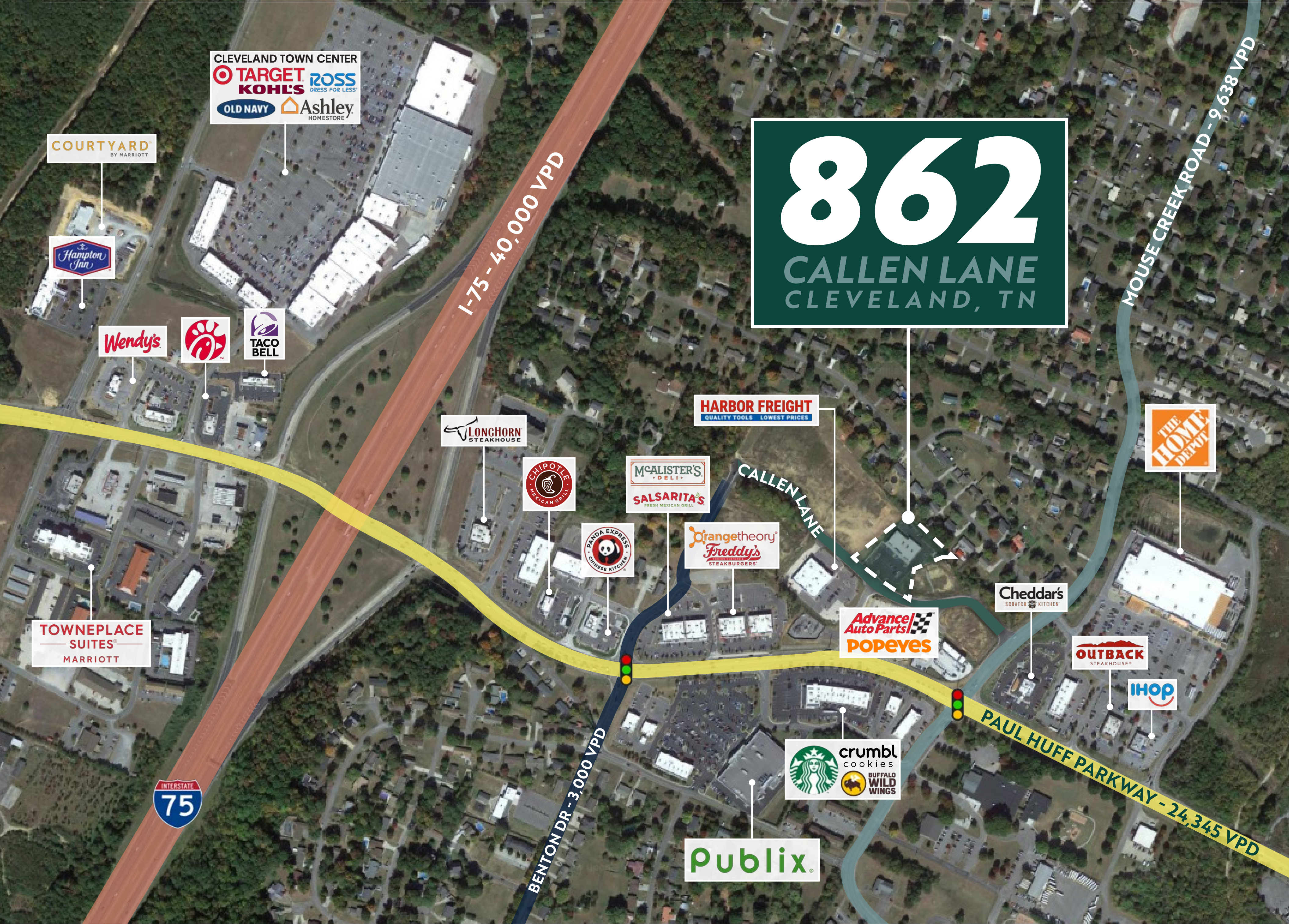
# NORTHWEST AERIAL





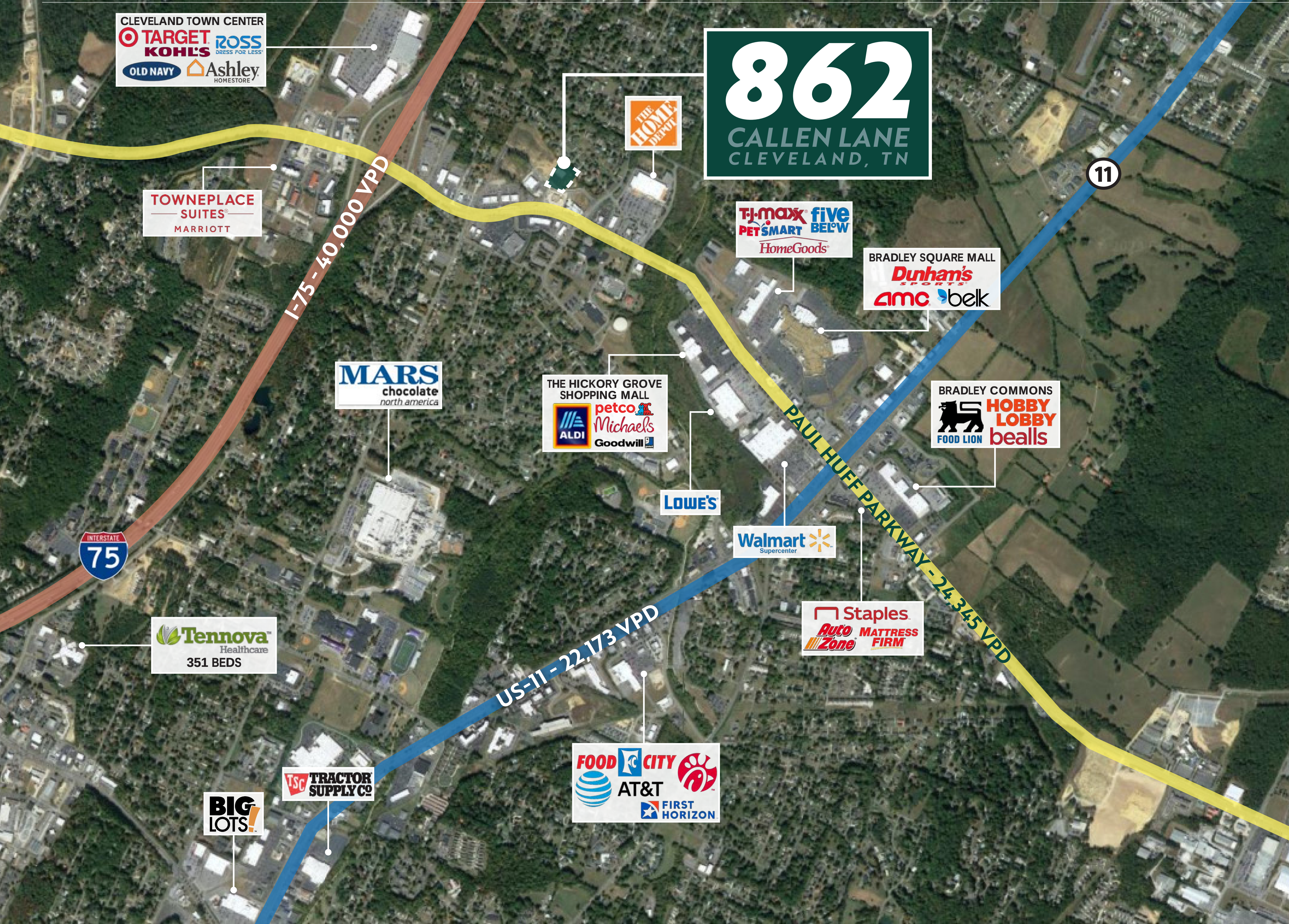
# SOUTHWEST AERIAL

# IMMEDIATE TRADE AREA



# MARKET AERIAL





# BUILDING PHOTO



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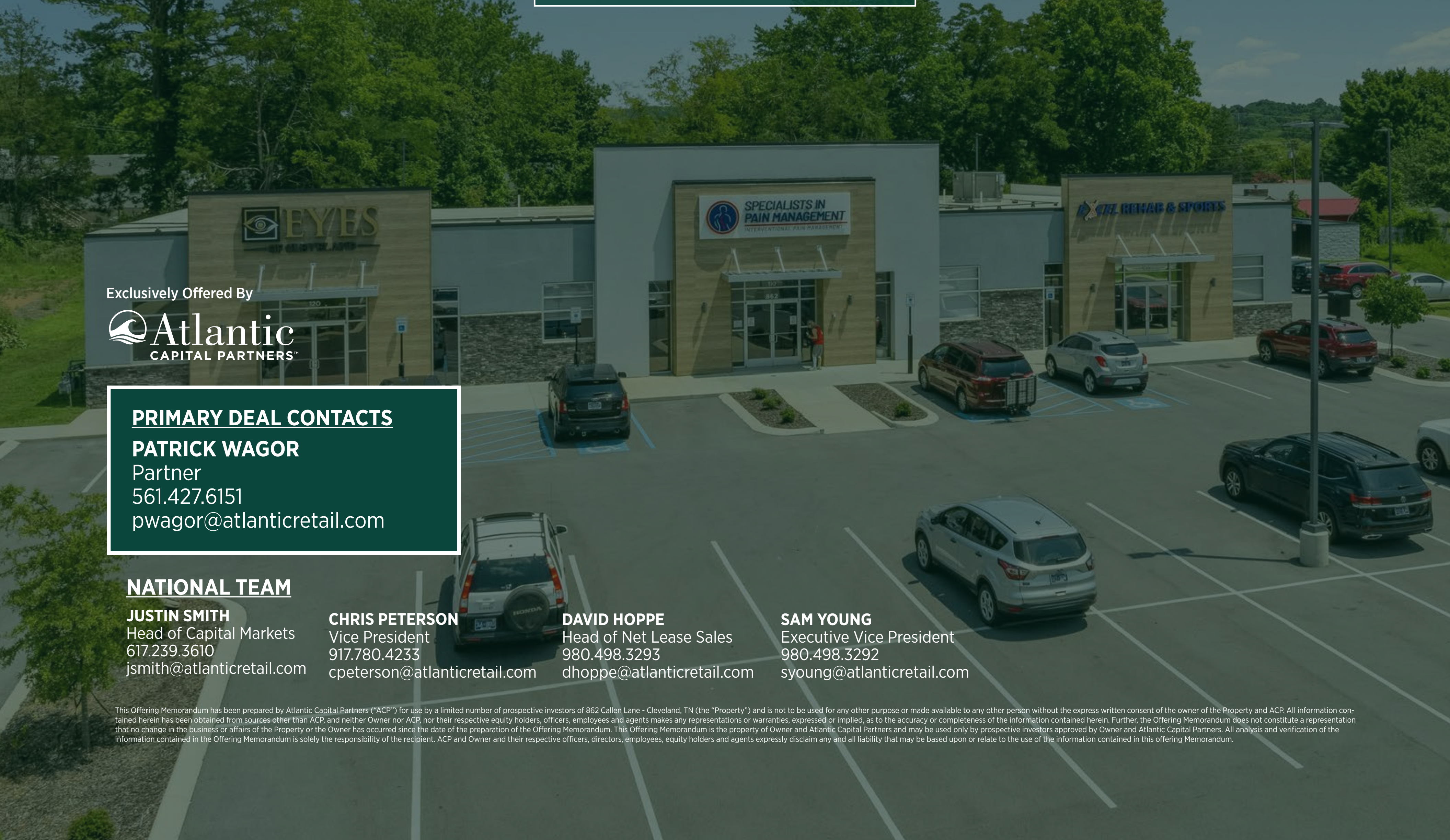


Exclusively Offered By
Atlantic
CAPITAL PARTNERS™


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