

Fully Occupied Medical Office Building
LONG-TERM NNN LEASES

862
CALLEN LANE
CLEVELAND, TN

Offered For Sale

\$4,547,000

6.50%



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

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 \$295,583

CAP 6.50%

PRICE \$4,547,000



34,790 PEOPLE
IN 3 MILE RADIUS



\$91,838 AHHI
IN 3 MILE RADIUS



24,345 VPD ON
PAUL HUFF PARKWAY





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



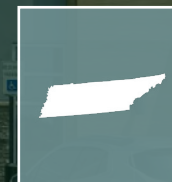
INFLATION HEDGE

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

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

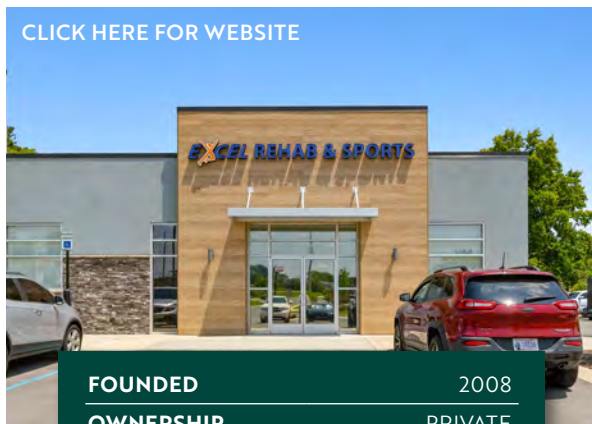


TENANTS	GUARANTEE	SF	% OF SF	RCD	LXD	LEASE TERM REMAINING	ANNUAL RENT	RENT PSF	RENT INCREASES	LEASE TYPE	MGMT FEE	CAM CAPS	RENEWAL OPTIONS
Excel Rehab & Sports	Corporate	3,000	31%	8/1/2022	7/31/2032	8.0 Years	\$100,234	\$33.41	Annual See Rent Schedule	NNN	5% Of Cam + Insurance	5% On Controllables	2, 5-Year
Specialists in Pain Management	Personal	4,170	43%	9/1/2022	8/31/2032	8.1 Years	\$149,809	\$35.93	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	6.9 Years	\$45,540	\$18.00	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%				\$295,583	\$29.11					

UNDERWRITING ASSUMPTIONS													
1) Analysis shows a one-year snapshot of NOI with an Analysis Period from August 1, 2024 - July 31, 2025													
2) CAM, Insurance, and Taxes are based on figures provided by the Owner													

PROFORMA		
INCOME	Annual	PSF
Base Rent	\$295,583	\$30.47
Expense Reimbursements	\$76,374	\$7.87
EFFECTIVE GROSS REVENUE	\$393,871	\$40.61
EXPENSES		
Cam	\$31,137	\$3.21
Insurance	\$9,700	\$1.00
RE Taxes	\$20,758	\$2.14
Management Fee (5% Of Base Rent)	\$14,779	\$1.52
TOTAL OPERATING EXPENSES	\$76,374	\$7.87
NET OPERATING INCOME	\$295,583	\$30.47

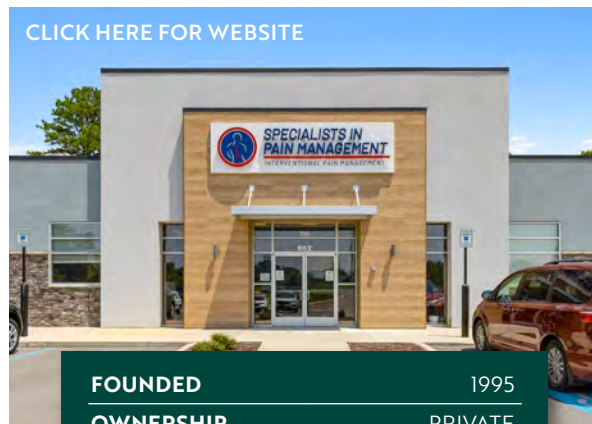


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FOUNDED	2008
OWNERSHIP	PRIVATE
# OF LOCATIONS	10
HEADQUARTERS	CLEMSON, SC
GUARANTY	CORPORATE

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.

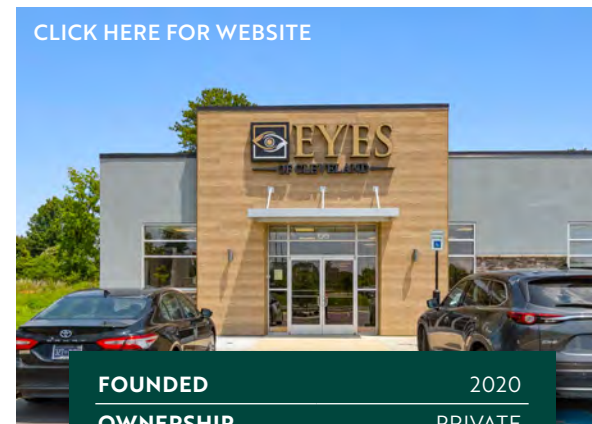
RENT SCHEDULE		
YEAR	BASE RENT	BASE RENT PSF
1	\$97,828	\$32.61
2	\$99,019	\$33.01
3	\$100,234	\$33.41
4	\$101,473	\$33.82
5	\$102,737	\$34.25
6	\$104,026	\$34.68
7	\$105,341	\$35.11
8	\$106,682	\$35.56
9	\$108,050	\$36.02
10	\$109,446	\$36.48

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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

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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



BROOKES
EDGE
324 UNITS

COURTYARD[®]
BY MARRIOTT

CLEVELAND TOWN CENTER
TARGET
KOHL'S
ROSS
DRESS FOR LESS
OLD NAVY **Ashley**
HOMESTORE



I-75 - 40,000 VPD

TRUIST



MCALISTER'S
DELICIOUS
SALSARITA'S
FRESH MEXICAN GRILL

Orangetheory
Freddie's
STEAKBURGER

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

862
CALLEN LANE
CLEVELAND, TN



PAUL HUFF PARKWAY - 24,345 VPD

Advance
Auto Parts

WYATT ROAD

CALLEN LANE

POPEYES



Publix

Great Clips
T-Mobile

TRUIST



MOUSE CREEK
DENTAL CARE

BENTON DR - 3,000 VPD

MOUSE CREEK ROAD - 9,638 VPD

PAUL HUFF PARKWAY - 24,345 VPD



WYATT ROAD

POPEYES



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



CALLEN LANE

862

CALLEN LANE
CLEVELAND, TN

862
CALLEN LANE
CLEVELAND, TN



IMMEDIATE TRADE AREA

862 CALLEN LANE CLEVELAND, TN

10



CLEVELAND TOWN CENTER
TARGET
KOHL'S
ROSS
DRESS FOR LESS
OLD NAVY
Ashley
HOMESTORE

COURTYARD
BY MARRIOTT

Hampton Inn

Wendy's

TACO BELL

TACO BELL

LONGHORN
STEAKHOUSE

CHIPOTLE
MEXICAN GRILL

PANDA EXPRESS
CHINESE KITCHEN

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

McALISTER'S
DELI

SALSARITA'S
FRESH MEXICAN GRILL

Orange Theory
Freddy's
STEAKBURGERS

CALLEN LANE

Advance Auto Parts
POPEYES

Cheddar's
SCRATCH KITCHEN

OUTBACK
STEAKHOUSE

IHOP

THE HOME DEPOT

TOWNEPLACE SUITES
MARRIOTT

INTERSTATE
75

BENTON DR - 3,000 VPD

Publix

Starbucks
crumbl cookies
BUFFALO WILD WINGS

PAUL HUFF PARKWAY - 24,345 VPD

MOUSE CREEK ROAD - 9,638 VPD

862
CALLEN LANE
CLEVELAND, TN

MARKET AERIAL

862 CALLEN LANE CLEVELAND, TN

11



US-11 - 22,173 VPD

I-75 - 40,000 VPD

PAUL HUFF PARKWAY - 24,345 VPD



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Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Executive Vice President

561.427.6151

pwagor@atlanticretail.com

NATIONAL TEAM

JUSTIN SMITH

Head of Capital Markets

617.239.3610

jsmith@atlanticretail.com

CHRIS PETERSON

Vice President

917.780.4233

cpeterson@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

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