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1 Robbins, TN 37852



Price	\$1,123,849
Building Size	9,100 SF
Cap Rate	6.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Brand New 15 Year Absolute NNN Lease | No Landlord Responsibilities- Five 5 Year Options | 10% Rent Increases- Corporate Guarantee "BBB".

2 Chattanooga, TN 37421



Price	\$12,358,460
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

PROPERTY- Recently signed 100 year lease, with firm 15-year base term- Brand new 2015 Construction- Absolute NNN lease (no management responsibility)-3% rent increases every 5-years of the base term; 5% increases in extension periods- Neighborhood Market concept offers fresh, affordable groceries at Walmart's every day low prices- Property offers drive-thru pharmacy and fuel station with convenience items.

3 Chattanooga, TN 37416



Price	\$2,794,000
Building Size	3,808 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Bojangles' operates more than 635 restaurants Nationwide and generated over \$1 Billion Dollars in System-Wide Sales for 2014. Locations include, Alabama, Florida, Georgia, Kentucky, Maryland, Mississippi, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and Washington, D.C., as well as Honduras. Bojangles' has experienced 19 consecutive quarters of same store sales growth. Bojangles', Inc. owns, operates, and franchises a chain of quick-service restaurants. The Bojangles' organization is committed to ensuring that guests always get the best tasting, highest-quality products possible, served quickly by friendly people in a clean and pleasant environment. Bojangles' ranks top five for fast food by Zagat among large chains.

4 Cordova, TN 38018



Price	\$1,370,000
Building Size	1,850 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 1,850-square foot free standing Starbucks with a drive-thru. Starbucks has elected to extend this lease for a period of 10 years and is planning to invest significant capital for this locations "10-year update".

5 Murfreesboro, TN 37130



Price	\$4,147,826
Building Size	10,125 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS Pharmacy located in Murfreesboro, TN. The property is situated on the intersection of SE Broad Street and Mercury Boulevard, and is only a few hundred feet from the downtown Murfreesboro area. The subject building is approximately 10,125 square feet and sits on +/- 1.5 acres of land. CVS is currently operating under a 25 year net lease that started in January of 2012. In addition to the primary term there are five (5), five (5) year option periods, all of which include 5% rent increases.

6 Clarksville, TN 37040



Price	\$5,276,782
Building Size	12,125 SF
Cap Rate	5.50%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

100% fee simple interest of Firestone. Located in Clarksville, TN, the site sits at a highly visible location on the main entrance to the Governor's Square Mall. The mall is a super-regional shopping center located 45 miles north of Nashville, Tennessee, in the heart of one of the fastest growing regions in the nation. The total complex comprises more than 1.1 million square feet. Anchors include Dillard's, Belk, JCPenney, Sears, Best Buy, Dick's Sporting Goods and Carmike Cinema.

7 Covington, TN 38019



Price	\$1,085,000
Building Size	6,300 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, corporate guaranteed, single tenant, NNN leased, O' Reilly Auto Parts, located in Covington, TN (Memphis MSA). The tenant, O' Reilly Automotive, Inc, extended their lease to a new 12-year remaining term, demonstrating their long-term commitment to the location and surrounding trade area. The lease features a 6% rental increase at the beginning of each 4 (5-Year) option period, which generates steady NOI growth and hedges against inflation. The store performs well and is above the national average according to management.

8 Chattanooga, TN 37407



Price	\$2,255,585
Building Size	10,650 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single Tenant Investment Opportunity.

9 Nashville, TN 37211



Price	\$5,455,540
Building Size	11,352 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant, freestanding Walgreens drugstore located in Nashville, TN. The Walgreens is situated at the northwest corner of the highly-trafficked four-way signalized intersection of Nolensville Pike Road and Thompson Lane. There are more than 19-years remaining on the double net lease, which has minimal landlord maintenance responsibilities. The lease is corporately guaranteed by Walgreen Co. (S&P: BBB), a subsidiary of Walgreens Boots Alliance (NASDAQ: WBA, S&P: BBB), the largest drugstore retail chain in the United States.

10 Hermitage, TN 37076



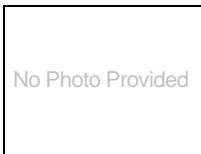
Price	\$1,278,000
Building Size	5,504 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Back on the Market_ A+ Location - Outparcel to Home Depot and Adjacent to Lowes. 2% Annual Rental Increases. 12 Years Remaining on Lease Term. Low Price Point and Low Down Side Risk. We are pleased to present to qualified investors an opportunity to purchase a single tenant investment with approximately 12 years remaining and situated on a Home Depot outparcel along a dense, proven retail trade corridor in Nashville, TN - one of the nation's fastest growing markets. 100% occupied by Jiffy Lube, the lease includes 2 - 10 year option periods. The lease contains 2% annual increases, including all options periods, providing an investor will excellent inflation and real rent growth over the hold period. There are no landlord obligations. Moreover, the asset is being offered at approximately \$230 PSF (below replacement cost), which significantly limits downside risk.

11 Cookeville, TN 38501



Price	\$2,689,335
Building Size	3,808 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Bojangles' investment opportunity located at 1033 South Willow Avenue in Cookeville, Tennessee. The asset completed construction in July 2015 and is operating under a Triple Net Lease with a base term of 15 years. The lease calls for 1.25% rental increases annually. There are three five-year options to extend the lease.

12 Morristown, TN 37814



Price	\$2,000,000
Building Size	17,018 SF
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

20 Year Absolute Net Ground Lease to Aldi, Inc in Morristown, TN. This premier investment is part of a new 6 lot commercial subdivision located at a traffic light with a brand new Wal-Mart SuperCenter across the street. The development, known as Cherokee Crossing, will include retail, restaurants and banks. This Lease features a rare 10% increase in Year 11 and a 7.5% increase in Year 16. No Landlord responsibilities in a very fast growing market/retail corridor.

13 Columbia, TN 38401



Price	\$4,850,000
Building Size	26,133 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant Goodwill located in Columbia, Tennessee. Goodwill Industries of Middle Tennessee is on a fifteen (15) year triple net lease with two (2), five (5) options. The subject property includes a new construction 23,633 square foot building that will be occupied by the retail and warehouse portion and the re-development of a 2,500 square foot street retail building that will be occupied by the career solutions.

14 Knoxville, TN 37914



Price	\$1,176,480
Building Size	4,200 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is an absolute NNN KFC leased to a 155 unit operator for 20 years (15 years remaining). In addition, the lease includes 7.5% increases every 5 years.

15 Bolivar, TN 38008



Price	\$1,623,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located on West Market, Bolivar's main thoroughfare, with an average daily traffic count of 16,180 in front of the property. The site is heavily surrounded by residential communities, which will be served by Family Dollar, Inc. Central High School, Bolivar Middle School, and Bolivar Elementary are all within a mile radius of the property. The site is located within Bolivar's main shopping district, and is surrounded by nationally recognized tenants such as Pizza Hut, Burger King, KFC, and McDonald's. The Tractor Supply Co. and Dollar Tree anchored shopping center is less than a mile from the property, as are community gathering places, such as the City of Bolivar Swimming Pool and City of Bolivar City Hall.



Price	\$1,628,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located at the intersection of Brown Street and East Lake Avenue, two of Celina's major thoroughfares. Strong regional and national tenants like Dutch Craft Mattress Company, Dairy Queen, NAPA Auto Parts, and Save-A-Lot are located within a mile of the property. Also within a mile radius are Cumberland River Hospital, Celina K-8 School, Celina High School, and Clay County High School. The site is surrounded by residential communities, creating a strong customer base for Family Dollar. The property also benefits from its close proximity to Dale Hollow Lake, just 3 miles away, which is a major draw for outdoor tourism in the area.



Price	\$3,511,000
Building Size	7,386 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located near the intersection of Gunbarrel Rd and Shallowford Rd, two of Chattanooga's major thoroughfares, in a dense retail corridor. The property benefits from its high traffic location; Gunbarrel Rd experiences an annual average daily traffic count of 27,395 vehicles in front of the site, while Shallowford Rd boast a traffic count of 22,968 vehicles a day. Additionally, the property is located just off of I-75, a major six-lane interstate highway, which has an annual average daily traffic count of 76,185 vehicles. The site is outparcel to Gunbarrel Place Shopping Center, which includes Office Depot, Mattress Outlet, Koko FitClub, and Educational Outfitters. The site is located next to Hamilton Place, the second largest shopping mall in Tennessee, with 1,170,712 square feet of retail area, over 200 stores and services, and anchored by Dillard's, Belk, Forever 21, JCPenney, and Sears. In addition to Hamilton Place, the property is surrounded on all sides by other shopping centers featuring national retailers such as PetCo, Panda Express, Party City, Tilly's, Staples, Old Navy, Ulta Beauty, DSW, and many others.



Price	\$3,266,640
Building Size	4,500 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate Verizon Wireless single-tenant net lease. Verizon just extended the lease an additional five-years. The property faces the entrance to Johnson City Marketplace, a Lowe's and Kohl's anchored power center. The property is also across the street from Johnson City Crossing, a 240,000 SF power center anchored by Bed, Bath & Beyond, Michael's, Ross Dress for Less, PetSmart, Stein Mart, HH Gregg and Old Navy. The average household income is \$89,076 people within the 1-mile radius of the property. 72,937 people are within the 5-mile radius of the Verizon store. Cellco Partnership - Corporate Verizon Wireless lease. Verizon Wireless is Moody's rated A3 and Fitch A- with stable outlook. Verizon Communications - CP is S&P Rated A-2, Investment grade rating.

19 Memphis, TN 38111



Price	\$1,660,245
Building Size	4,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

4000 sf Bank of America branch with \$46M in deposits.

20 Greeneville, TN 37745



Price	\$2,265,456
Building Size	3,800 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The Bojangles' site sits approximately on 1.48 acres. Located amongst many successful QSR' s in the immediate area such as but not limited to Pal' s, Zaxby' s, Dunkin Donuts, and McDonalds. Located near a Super Wal-Mart, Lowe' s Home improvement, Ingles' and Food City.

21 Chattanooga, TN 37409



Price	\$3,050,000
Building Size	13,235 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free standing Rite Aid near schools and on a Main road true Triple net including tenant responsible for roof and structure Initial term thru May 31 2024 . 13235 sq. ft. on 1.14 acres.

22 Cleveland, TN 37312



Price	\$3,275,000
Building Size	2,538 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple basis (land & building), a single tenant freestanding Taco Bell drive-thru located 4530 North Lee Highway in Cleveland, TN (the Property). The Property is leased on a 100% absolute triple net (NNN) basis to the largest Taco Bell franchisee in the country Tacala, LLC. The tenant entered into a new 20 year absolute triple net lease in 2010 (expiring 2030), with 8% rent increases every 5 years. Additionally, the lease requires the tenant to report annual sales, which rank in the top 10% nationally and have increased 25% since 2011. The Property offers an investor the very rare combination of a best-in-class tenant achieving extremely high unit level sales, a long term absolute triple net lease, and an irreplaceable retail location within one of the highest job growth markets in the United States.

23 Madisonville (Knoxville MSA), TN 37354



Price	\$2,296,000
Building Size	2,700 SF
Cap Rate	5.20%
Property Sub-type	Street Retail
Status	Active

Property Notes

Property Description

Madisonville is a city in and the county seat of Monroe County, Tennessee. It is located near highway 411 and is only 14 miles north of Athens and 38 miles south of the third largest city in Tennessee with 183,270 people, Knoxville. The population is 4,759 at the 2013 census. Hiwassee College is one mile north of Madisonville and has 364 undergraduate students and the University brings in \$6.23 million annually.

24 Union City, TN 38261



Price	\$2,100,000
Building Size	3,441 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Arby's in Union City, Tennessee. With 11 years remaining on a corporate backed absolute triple net lease, this property has no landlord responsibilities. Located on Reelfoot Avenue, this property is visible to more than 24,270 vehicles every day. Built in 2002 the subject property is an approximate 3,441-square foot, single-tenant building on an estimated 1.09 acres of land. Other major tenants nearby include Walmart, Shell, Dollar Tree, Verizon, Taco Bell, McDonald's, Applebee's, and many more. Current rent of \$115,000 will be raised to the new rent rate of \$125,000 on April 1, 2017. The advertised cap rate of 5.95% reflects the rent escalation in April 2017.

25 East Ridge, TN 37412



Price	\$13,213,120
Building Size	43,157 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

43,157 square foot Walmart Neighborhood Market in East Ridge, Tennessee. This newly constructed grocery store, which opened in late 2015, has over 14.5 years remaining on an absolute triple-net (NNN) lease that features a 3 percent escalation in rent every five years in the base term, and 5 percent escalations in rent in each of the 17, five-year options. The lease is corporately guaranteed by Wal-Mart, Incorporated, the number one Fortune 500 company with a Standard & Poor's rating of AA.

26 Chattanooga, TN 37411



Price	\$12,807,220
Building Size	42,311 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

42,311-square foot Walmart Neighborhood Market in Chattanooga, Tennessee. This newly constructed grocery store, which opened in early 2016, has 15 years remaining on an absolute triple-net (NNN) lease that features a 3 percent escalation in rent every five years in the base term, and 5 percent escalations in rent in each of the 17, five-year options. The lease is corporately guaranteed by Wal-Mart, Incorporated, the number one Fortune 500 company with a Standard & Poor's rating of AA.

27 Kingsport, TN 37660



Price	\$13,714,940
Building Size	43,101 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

43,101- square foot Walmart Neighborhood Market in Kingsport, Tennessee. This newly constructed grocery store, which opened in late 2015, has over 14.5 years remaining on an absolute triple-net (NNN) lease that features a 3 percent escalation in rent every five years in the base term, and 5 percent escalations in rent in each of the 17, five-year options. The lease is corporately guaranteed by Wal-Mart, Incorporated, the number one Fortune 500 company with a Standard & Poor's rating of AA.

28 Hixson, TN 37343



Price	\$12,645,560
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$632,278 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.

29 Morristown, TN 37814



Price	\$12,822,900
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$641,145 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.



Price	\$15,364,160
Building Size	43,101 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15 year absolute triple net (NNN) lease. The current annual rent is \$768,208 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non structural components of the building, including the roof.



Price	\$12,197,260
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$609,863 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.



Price	\$12,645,560
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Hixson, Tennessee. Built in 2016 and situated on 7.88 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$632,278 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.

33 Murfreesboro, TN 37129



Price	\$12,197,260
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Murfreesboro, Tennessee. Built in 2016 and situated on 7.62 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$609,863 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.

34 Morristown, TN 37814



Price	\$12,822,900
Building Size	41,117 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Morristown, Tennessee. Built in 2016 and situated on 6.06 acres of land, Walmart is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy, and a six-pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15-year absolute triple net (NNN) lease. The current annual rent is \$641,145 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five-year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non-structural components of the building, including the roof.

35 Murfreesboro, TN 37128



Price	\$15,364,160
Building Size	43,101 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market in Murfreesboro, Tennessee. Built in 2016 and situated on 5.82 acres of land, Walmart is comprised of 43,101 square feet of retail space which includes a drive thru pharmacy, and a six pump fuel station on an outparcel to the property. Walmart has an established loyal customer base, which will be served by this new location. The subject property provides an investor the opportunity to acquire an asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 15 year absolute triple net (NNN) lease. The current annual rent is \$768,208 which is subject to a 3% rental increase every five years throughout the base term and a 5% rental increase in each of the 17, five year option periods. There are zero landlord responsibilities; tenant is responsible for real estate taxes, insurance, and any costs associated with repairs and maintenance to both structural and non structural components of the building, including the roof.

36 Spring Hill, TN 37174



Price	\$2,765,000
Building Size	3,037 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

3,037 square foot building with drive thru on 1.38 acres developed in 2015.

37 Old Hickory, TN 37138



Price	\$3,472,278
Building Size	19,026 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Absolute NNN lease located on Highway 24 approximately 8 miles from Downtown Nashville, TN. Rent per square foot is (conservatively) 50% under-market.

38 Sevierville, TN 37862



Price	\$12,812,520
Building Size	41,921 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

RARE PARENT GUARANTEE (NYSE: WMT)! We are pleased to offer an opportunity to purchase one a single tenant retail asset on a NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). The brand new 15 year primary term expires in September 2030 and includes 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,921 square feet on approximately 5.62 acres of land. Strategically located along route 441 (Dolly Parton Parkway, one of the main corridors in the region and which connects directly to Route 66) and also situated adjacent to the Pigeon Forge Airport, the site offers convenient ingress / egress, excellent street visibility and ample parking.

39 Clarksville, TN 37042



Price	\$12,630,120
Building Size	41,921 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

RARE PARENT GUARANTEE! We are pleased to offer an opportunity to purchase one a single tenant retail asset on an absolute NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). The brand new 15 year primary term expires in September 2030 and includes 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,921 square feet on approximately 8.50 acres of land. Strategically located along route 236 (just a block away from the north/south route 41 - one of the main corridors in the region) and across the street from the Clarksville Regional Airport.

40 Antioch, TN 37013



Price	\$5,415,000
Building Size	14,422 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

14,422-square-foot free standing Walgreens situated on 1.30 acres in the well-established Antioch neighborhood of Nashville, Tennessee. Antioch is a residential and commercial community located 15 miles southeast of Nashville' s CBD. Built in 2002, Walgreens signed a 25-year absolute NNN lease which has 12 years of primary term remaining. The property is ideally positioned on a hard corner at the signalized intersection of Bell Road and Blue Hole Road (Combined Traffic Count: 48,395 VPD), just 0.9 miles west of Interstate 24 (Traffic Count: 154,559 VPD) which connects directly to Downtown Nashville. Walgreens is also an outparcel to the 27,600 square foot Mill Creek Village (occupied by Fifth Third Bank, Subway, Cane Ridge Dentist, and Snap Fitness among others) and is located across Blue Hole Road from the Family Golf Center which features a driving range, miniature golf, and go karts. In addition, the site is immediately adjacent to the 26-unit Villas at Belle Park providing Walgreens with a built-in customer base. In all, there are 14,616 multifamily units within a 3-mile radius.

41 Memphis, TN 38125



Price	\$4,340,000
Building Size	15,120 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in a single-tenant, free standing Walgreens store (the Property or Walgreens) located in Memphis, TN. The Property is subject to an absolute triple net lease to Walgreens Boots Alliance, Inc. (the Tenant or Walgreens), the global leader in pharmacy-led health and well-being retail.

42 Lebanon, TN 37087



Price	\$3,265,000
Building Size	6,505 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Logan' s Roadhouse opened its first restaurant in 1991 in Lexington, KY, and has grown as an affordable, full-service casual dining steakhouse offering specially seasoned aged steaks and southern-inspired dishes in a roadhouse atmosphere. Headquartered in Nashville, Tennessee, Logan' s Roadhouse presently runs 233 company-operated and 26 franchised Logan's Roadhouse restaurants in 23 states.

43 Murfreesboro, TN 37128



Price	\$5,303,000
Building Size	14,564 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is located at the northeast corner of Old Fort Parkway (21,609 AADT) and Agripark Drive approximately three miles west of downtown Murfreesboro. The property benefits from excellent visibility and access as a hard corner location within a dense retail corridor. With access to Interstate 24 (105,021 AADT) only two blocks east of the property, this is a prime location for retail. Adjacent to the subject site is U.S. Bank, Hardee's, and various local retailers which occupy the shops building and pad sites. Directly behind the property is a high performing Sam's Club, while across from the property are two shopping centers anchored by Kroger and Kohl's. Walgreens, McDonald's, Pizza Hut, Subway, Waffle House, and Fifth Third Bank, among others, tenant the pads outparcel to the centers. Just across the interstate are a number of prominent retail centers: Towne Centre, a 390,607 square foot retail center anchored by Lowe's Home Improvement, Target, and T.J. Maxx; Stones River Mall, an enclosed regional shopping mall with over 670,000 square feet of retail floor area and over 60 stores and services; and The Oaks Shopping Center, a 32-acre master development.

44 Bristol, TN 37620



Price	\$4,739,720
Building Size	11,945 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Bristol, TN. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

45 Memphis, TN 38133



Price	Price Not Disclosed
Building Size	51,000 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in a single-tenant, freestanding CarMax Auto Superstore located in Memphis, Tennessee. CarMax Memphis is located in an ideal regional retail node and features outstanding visibility and access. The Property carries a corporate guarantee from CarMax, Inc., the parent company. CarMax Memphis boasts a true triple net lease with absolutely no landlord responsibilities, eight years of remaining term, and landlord-friendly rent escalations.

46 Nashville, TN 37204



Price	Price Not Disclosed
Building Size	56,000 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in a single-tenant, freestanding CarMax Auto Superstore located in Nashville, Tennessee. CarMax Nashville is located in the highly desirable Hundred Oaks area and features outstanding visibility and access. The Property carries a corporate guarantee from CarMax, Inc., the parent company. CarMax Nashville boasts a true triple net lease with absolutely no landlord responsibilities, over eight years of remaining term, and landlord-friendly rent escalations.

47 Tullahoma, TN 37388



Price	\$2,838,261
Building Size	4,273 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located in Tullahoma, Tennessee. The property is roughly 4,273 square feet and is situated on approximately 1.04 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is \$163,200. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

48 Oak Ridge, TN 37830



Price	\$2,926,957
Building Size	6,414 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located in Oak Ridge, Tennessee. The property is roughly 6,414 square feet and is situated on approximately 1.36 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is \$168,300. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

49 Bulls Gap, TN 37711



Price	\$1,515,000
Building Size	8,320 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Most competitively priced family Dollar in the state of Tennessee. Offering the best return of all new discount stores in the state. 2014 Construction on 15 year NNN lease with six 5-year options and regular rent bumps. No landlord obligations.



Price	\$7,000,000
Building Size	15,680 SF
Cap Rate	5.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant net leased Walgreens property located in the Nashville MSA. This Walgreens location has exceptional store sales and is positioned at the hard corner of a strategic signalized intersection. Walgreens has successfully operated at this location since 1999 and recently extended the lease an additional ten years demonstrating their commitment to this location. This Walgreens location operates as a 24-hour store. There are now over 13 years remaining on the Walgreens lease that expires on April 30, 2029. Walgreens Company is the largest drug retailing chain in the United States and is an investment grade rated company (S&P: BBB). Walgreens Company is a subsidiary of Walgreens Boots Alliance, Inc. Walgreens Boots Alliance, Inc. is an investment grade rated company (S&P: BBB) and is publicly traded (NASDAQ: WBA) with a market capitalization in excess of \$96 billion.



Price	\$3,888,000
Building Size	10,318 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Parent Company: CVS Health Corporation (NYSE: CVS; S&P: BBB+) is the largest pharmacy health care provider in the United States with integrated offerings across the entire spectrum of pharmacy care. The company operates more than 7,800 retail locations, has more than 200,000 employees and as of March 2015, produced TTM revenues of \$143 billion. Long-Term Lease: 7.5 years of primary term remaining with ten 5-year renewal options. Excellent Access/Visibility: Ideally positioned on a signalized hard corner at the intersection of Western Avenue and Ed Shouse Drive (Combined Traffic Count: 66,952 VPD) just 0.2 miles west of I-640 (Traffic Count: 75,622 VPD).Absolute NNN Lease: No Landlord responsibilities One-time Rent Reduction: Rent decreases by 5% in the first option period.



Price	\$7,843,000
Building Size	14,550 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This new prototype Walgreens store was completed just over one year ago, and has opened strong from all indications. Walgreens relocated and consolidated two established stores (Shelby & Ross and Riverdale & Holmes) to this superior location with a strong retail presence.

53 East Ridge, TN 37412



Price	\$1,660,800
Building Size	2,393 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 2,393 +/- sf freestanding Popeyes located on Ringgold Road in East Ridge, TN, a suburb of Chattanooga, TN. The tenant signed a 20-year NNN Lease that includes 10% rental increases every 5 years. The tenant is a 5-unit franchisee that has been in the system for 18 years. The parent company, Popeyes, was founded in 1992 and currently franchises and operates over 2,000 restaurants worldwide. Popeyes recently had another quarter of double-digit revenue growth, climbing 13.4 percent year over year. That makes 28 consecutive quarters that Popeyes (NASDAQ: PLKI) has outpaced its competition in the chicken quick-service restaurant segment.

54 Decherd, TN 37324



Price	\$2,616,822
Building Size	12,000 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Freestanding CVS Pharmacy.

55 Castalian Springs, TN 37031



Price	\$1,550,000
Building Size	12,500 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Beautiful full brick building with latest Dollar General Design. Building is in perfect condition and is one of the higher grossing stores in its district.

56 Mount Juliet, TN 37122



Price	\$1,400,000
Building Size	9,168 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a free standing 9,100 square foot building on a corner lot with 3 acres. Building and property is for sale. Tenant desires to remain. 3 years remaining on lease with option to renew. Tenant has been in same location since 1994.

57 Spring Hill, TN 37174



Price	\$2,420,000
Building Size	2,311 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is a single tenant Burger King investment. This absolute net-leased offering has no landlord obligations and over 6 years left in the lease term.

58 Chattanooga, TN 37421



Price	\$7,976,640
Building Size	9,100 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23 years remaining on the lease. Current annual rent is \$458,657. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years of experience across the executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

59 Memphis, TN 38111



Price	\$5,745,600
Building Size	14,490 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- 13+ Year Absolute NNN Investment- Walgreens corporate guarantee.

60 Murfreesboro, TN 37129



Price	\$4,510,000
Building Size	25,984 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a newer constructed Northern Tool + Equipment that consists of 25,984 square feet and is situated on a 6.2 +/- acre parcel (more than double other NT+E sites) in Murfreesboro, TN.

61 Franklin, TN 37067



Price	\$4,229,591
Building Size	8,400 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Red Lobster located at 1718 Galleria Boulevard in Franklin, Tennessee. The property is 8,400 square feet and is situated on approximately 2.39 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23 years remaining on the lease. Current annual rent is \$243,202. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

62 McMinnville, TN 37110



Price	\$2,538,000
Building Size	3,832 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Built in 2015 with 15 years remaining on the Bojangles' lease, this is a prime retail restaurant investment opportunity in McMinnville, TN. Contact listing broker for more information.

63 Loudon, TN 37774



Price	\$1,997,987
Building Size	3,695 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Built in 2014 with 14 years remaining on the Bojangles' lease, this is a prime retail restaurant investment opportunity in Loudon, TN. Bojangles strategically located at exit 72, east of I-75. Contact listing broker for more information.

64 Memphis, TN 38114



Price	\$2,475,000
Building Size	13,712 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreens located at the signalized corner of Airways Boulevard and Lamar Avenue (with an approximate traffic count of 47,000 cars per day). Tenant recently exercised the first five year option to extend on this double net lease where landlord is responsible for roof and structure. Roof was recently replaced. There is a possibility to purchase the cell phone tower adjacent to the subject property for an additional income of \$1,155 per month. The cell tower site lease ends in 2020 and includes nine additional 5- year extensions with 5% rental increases each extension. The subject property is located next to a Kroger Grocery Store. Surrounding national tenants in the immediate area include McDonald's, KFC, Dollar General, Popeye's Louisiana Kitchen, Advanced Auto Parts, Auto Zone, Cricket, Burger King, O'Reilly Auto Parts, and Checkers. Major employers in the area include Federal Express Corporation with 30,000 local employees, Memphis City Schools with 16,000 employees, the US Government (including Memphis VA Medical Center) with 14,800 employees.

65 Chattanooga, TN 37416



Price	\$1,697,000
Building Size	2,054 SF
Cap Rate	6%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

One story commercial building occupied by convenience store with gas. There is a canopy over the gas pump islands with a kiosk.

66 La Vergne, TN 37086



Price	\$8,277,819
Building Size	14,564 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The subject investment is a corporate Rite Aid located at 5192 Murfreesboro Road in La Vergne, Tennessee. The property sits on approximately 1.62 acres of land and is comprised of roughly 14,564 square feet of building space. The property is subject to a 20-year triple net "NNN" lease with no landlord responsibilities. The lease calls for 10 percent rental increases every 10 years. There is approximately 13 years remaining on the initial term of the lease. There are six, 5-year tenant renewal options in addition to the 20 year initial term. Rite Aid Corporation is one of the nation's leading drugstore chains. With approximately 4,623 stores in 31 states and the District of Columbia, they have a strong presence on both the East and West Coasts.



Price	\$9,043,000
Building Size	14,112 SF
Cap Rate	5.85%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Walgreens, the nation's largest drugstore chain, constitutes the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), the first global pharmacy-led, health and well-being enterprise. More than 8 million customers interact with Walgreens each day in communities across to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. Walgreens operates more than 8,000 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. Walgreens digital business includes Walgreens.com, Drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com. Walgreens also manages more than 400 healthcare clinics and provider practice locations around the country.



Price	\$4,593,020
Building Size	11,945 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Kingsport, TN. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.



Price	\$1,150,000
Gross Leasable Area	16,400 SF
Cap Rate	6.37%
Property Sub-type	Strip Center
Status	Active

Property Notes

Property Description

Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. The company designs small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. Dollar General prides itself not on carrying every brand and size, but the most popular ones. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. They have a rich culture and history of going the extra mile for their customers and the communities where they do business.



Price	\$2,508,000
Building Size	3,808 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Existing Bojangles' location in Morristown, Tennessee. Approximately 1.226 Acres 17+ year lease with (4)four (5) five year options.

71 Mount Juliet, TN 37122



Price	\$2,364,000
Building Size	9,698 SF
Cap Rate	6.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

INVESTMENT HIGHLIGHTS:* NNN lease with attractive rental increases* Strong tenant, Service King, national leader of collision repair centers* 7.5 years of lease term remaining on an original 10 year lease* Limited landlord obligations.*

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Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

73 Memphis, TN 38119



Price	\$2,983,800
Building Size	13,600 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

INVESTMENT HIGHLIGHTS- Absolute NNN Ground Lease with 22.5 Years Remaining- Rent Increases by 20.99% at Option 1- Building Was Built-to-Suit CVS in 2011- Absolute NNN Lease Zero Landlord Responsibilities- Lease Features 10% Rental Increases at Options 2-5.

74 Knoxville, TN 37922



Price	\$2,670,000
Building Size	4,945 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility15-Year Primary Term with Options up to 50 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee5 Mile Population Exceeds 105,000 People - 22% Increase Since 2000Average Household Income is 1.25x More Than National Average Traffic Counts Exceed 34,000 Vehicles Per Day.