



# FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES

## SINGLE TENANT RETAIL INVESTMENT

Corporate Ground Lease - 20 Year Term - 2016 Construction

N. Jackson Street & Hoover Lane, Tullahoma, TN 37388



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### DISCLOSURE

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### ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.



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### INVESTMENT SUMMARY

List Price	\$1,889,000
Land Acreage	1.81 +/- Acres
Building SF	17,018 SF
Current NOI	\$85,000
Initial Cap Rate	4.50%
Average Cap Rate	4.73%

### LEASE SUMMARY

Lease Type	Ground Lease
Taxes, CAM & Insurance	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Parking Lot Replacement	Tenant Responsibility
Lease Term	20 Years
Rent Commencement	November, 2016
Term Remaining	20 Years
Rent Increases	10% at Year 11 7.50% at Options
Option Periods	(4), Five Year Options

### PROPERTY IMAGES

Property Aerial	Click <a href="#">HERE</a> for Image
Property Street View	Click <a href="#">HERE</a> for Image

### INVESTMENT HIGHLIGHTS

- 20 Year Ground Lease Requiring Zero Landlord Responsibilities
- Brand New 17,018 SF Aldi Prototype Store
- 10% Rent Increase At Year 11

### LOCATION HIGHLIGHTS

- Across from Walmart | Next to Chevrolet, Cadillac, GMC Dealership
- 17,000+ Average Daily Traffic Counts
- Population Exceeds 22,000 within 5 Miles
- 1.76% Expected Population Growth within 3 Miles by 2020
- Median Home Value is over \$136,000 within a 3 Mile Radius
- Average Household Income within 1 Mile is Over \$58,000
- Subject Property Located near National Tenants Including PetSmart, Lowe's, Aspen Dental, OfficeMax, Kroger, Walmart, Tractor Supply Company, Dollar General and More

Rent Roll for aldi

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-10	\$7,083.33	\$84,999.96	8,500	10.00%
11-20	\$7,791.67	\$93,500.04	7,012	7.50%
Option 1: 21-25	\$8,376.04	\$100,512.48	7,539	7.50%
Option 2: 26-30	\$9,004.25	\$108,051.00	8,104	7.50%
Option 3: 31-35	\$9,679.56	\$116,154.72	8,712	7.50%
Option 4: 36-40	\$10,405.53	\$124,866.36		



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## INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a brand new free-standing Aldi store at N. Jackson Street and Hoover Lane in Tullahoma, TN. This 20 year ground lease will commence at the close of escrow and require no landlord responsibilities. The initial term of the lease has a 10% rent increase in the eleventh year. The lease offers four, five year options with 7.50% rent increases at each option period.

This investment property is surrounded by many national retailers such as PetSmart, Lowe's, Aspen Dental, OfficeMax, Kroger, Walmart, Tractor Supply Company, Dollar General and many more. The median home value within three miles is over \$136,000. The population within a five mile radius exceeds 22,000 residents and the average household income within a one mile radius exceeds \$58,000.

The subject property is located along a major retail corridor with over 17,000 vehicles per day on N. Jackson Street. It is across from a Walmart Super Center and is next to a Chevrolet, GMC, Cadillac dealership.

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## TENANT OVERVIEW

For nearly 40 years, ALDI US has stuck to the same guiding principle: Great quality shouldn't come at a high price; rather, great quality should come with everyday low prices.

Founded by the Albrecht family, the first ALDI store opened in 1961 in Germany, making ALDI the first discounter in the world. Headquartered in Batavia, Illinois, ALDI now has more than 1,500 stores across 32 states, employs over 22,000 people and has been steadily growing since opening its first US store in Iowa in 1976. And with more demand comes more stores. Over the past decade, we've nearly doubled in size and by 2018, ALDI will bring its total number of US stores to nearly 2,000 – opening their doors to 650 new locations, including Southern California.

The no-frills grocery shopping experience focuses on customers first - delivering high quality food they're proud to serve their family, responsive customer service, everyday low prices and a quick-and-easy shopping experience with only four to five aisles and all the essentials. We carry the most commonly purchased items and display them in their designed shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries we offer are under our ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality and, of course, price. Additionally, we partner with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, we are committed to bringing our shoppers the highest quality products at the lowest possible prices.



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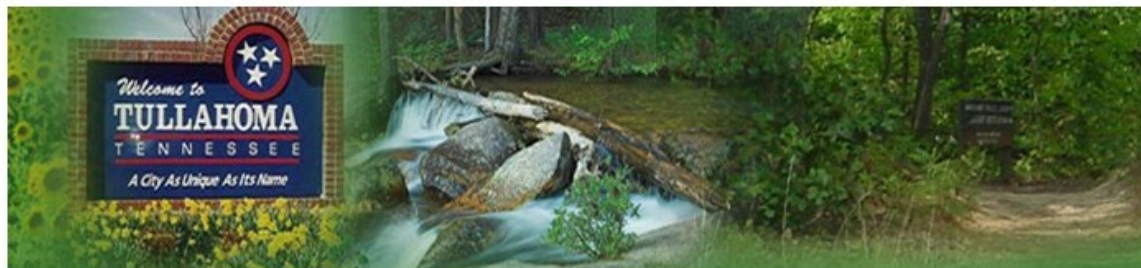
## LOCATION OVERVIEW

### Tullahoma, TN

Tullahoma is a city in Coffee and Franklin counties in the south-central part of the U.S. state of Tennessee. The population was 18,655 at the 2010 census. In 2014 the population was estimated to be 18,899. It is the principal city of the Tullahoma micropolitan area, which consists of Coffee, Franklin, and Moore counties and is the largest micropolitan area in Tennessee.

The Tullahoma Regional Airport operates as an airport originally constructed in 1942 for the U. S. Army Air Corps and features wide heavy duty runways, a large ramp, taxiways and large hangars. Over 100 aircraft are presently based at the airport, with additional capacity available. Over 2000 transient aircraft visit the airport annually.

Tullahoma is a hub for aviation, aeronautics and avionics activities and industries. The University of Tennessee Space Institute is a one-of-a kind educational and applied science facility. Engineers and technicians in Tullahoma created the X-43 as part of NASA's Hyper-X program. The unmanned experimental hypersonic aircraft design achieved a speed of Mach 9.68 during a 2004 test. William Northern Field at the Tullahoma Regional Airport is the state's sixth largest general aviation airport and the nearby Beechcraft Heritage Museum houses a large collection of Beechcraft and related aircraft. The Goodrich Landing Gear Division in Tullahoma supports commercial, military, regional, and business customers throughout the world.



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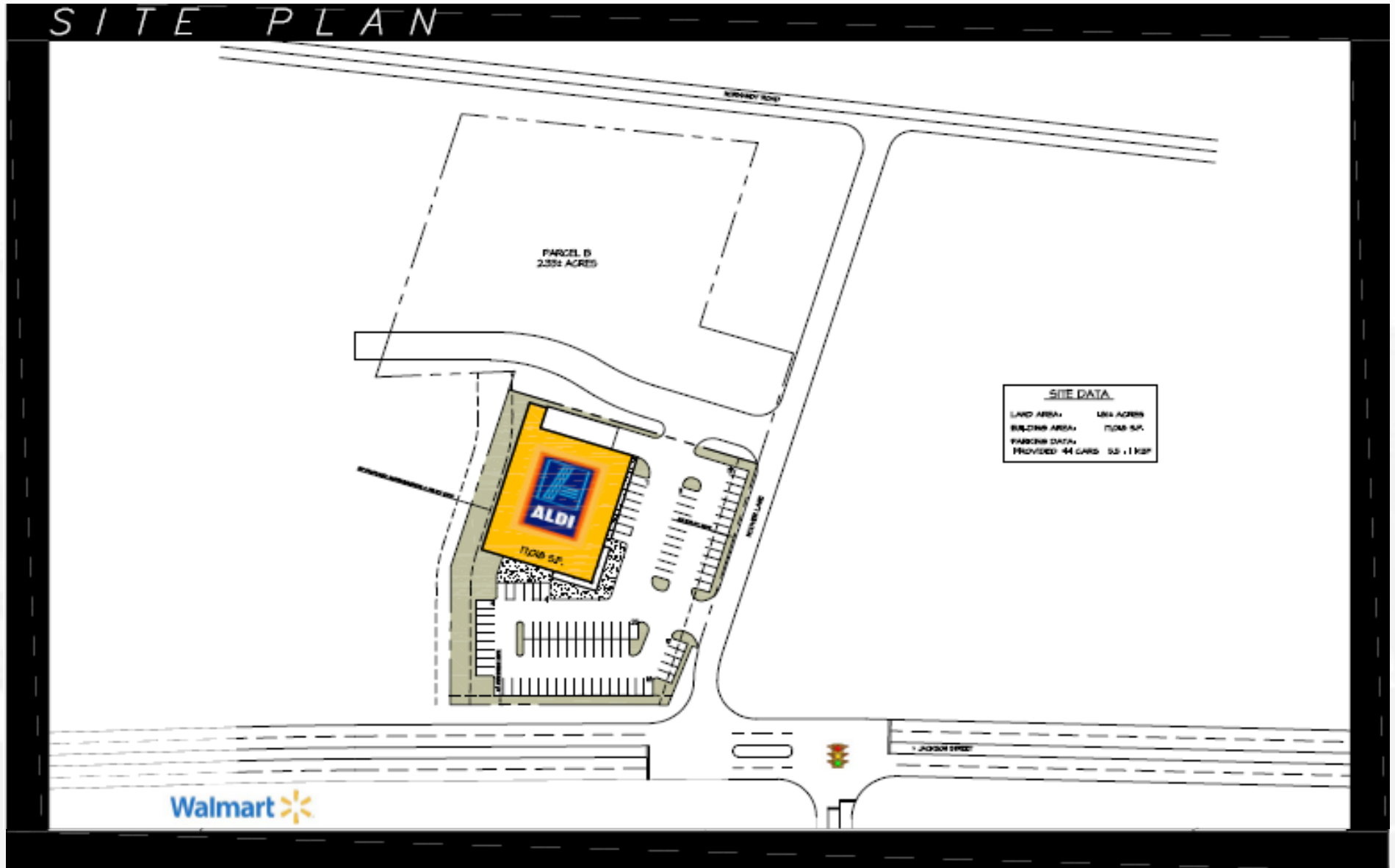
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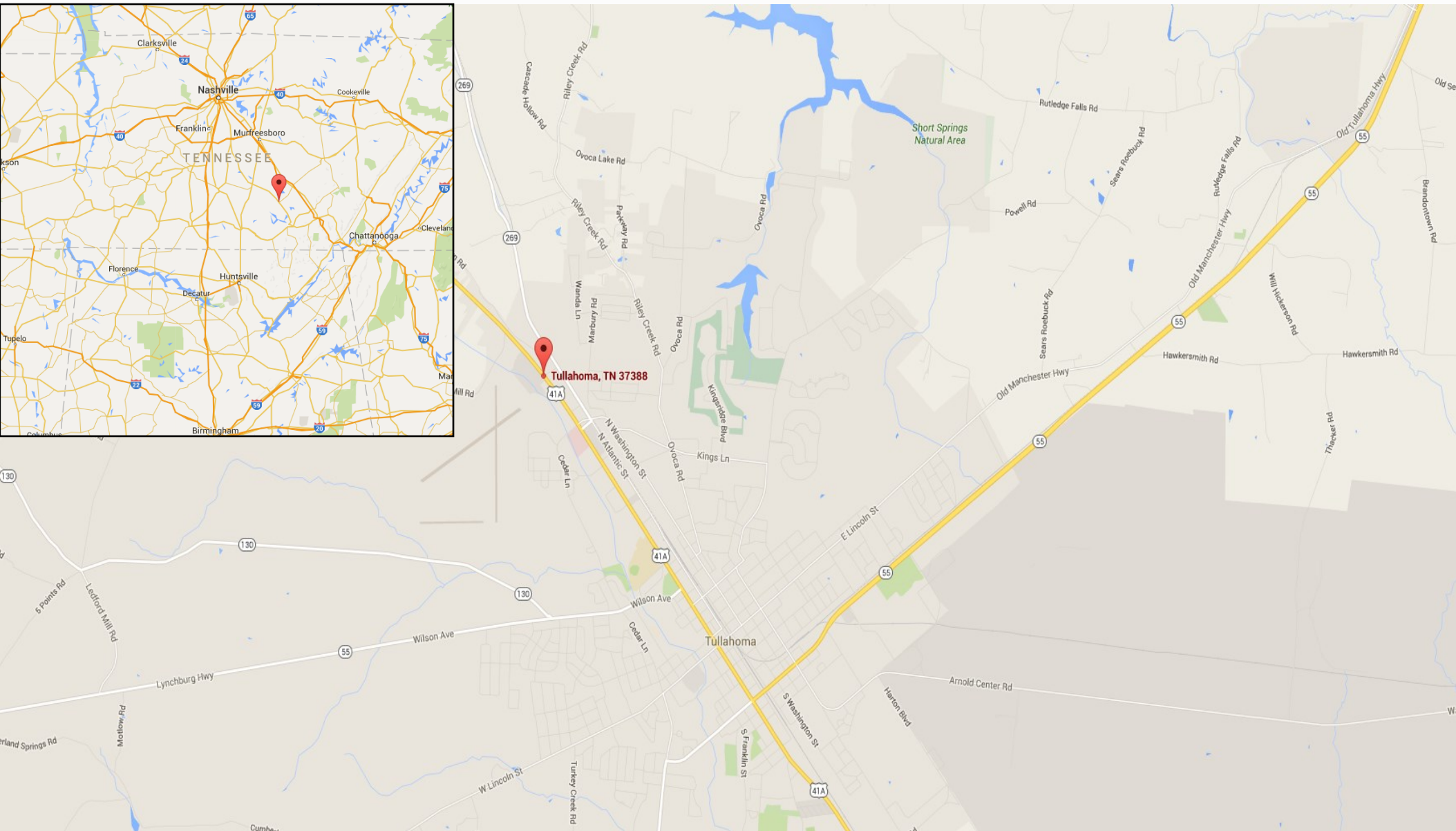
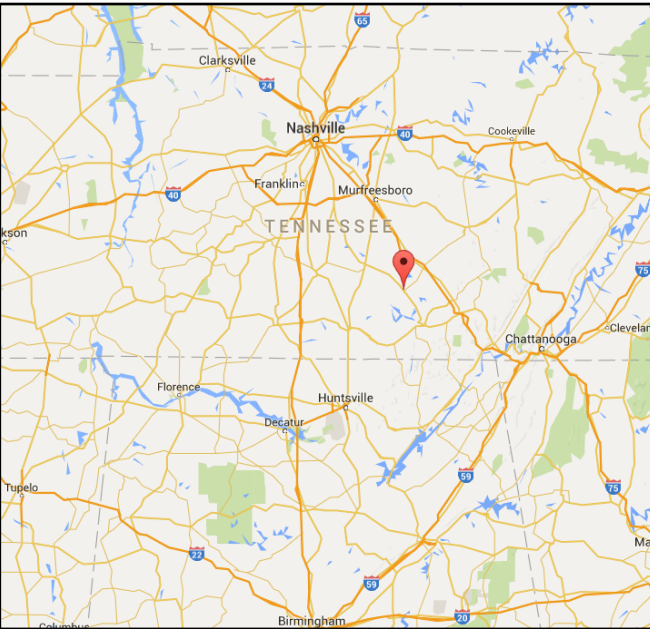
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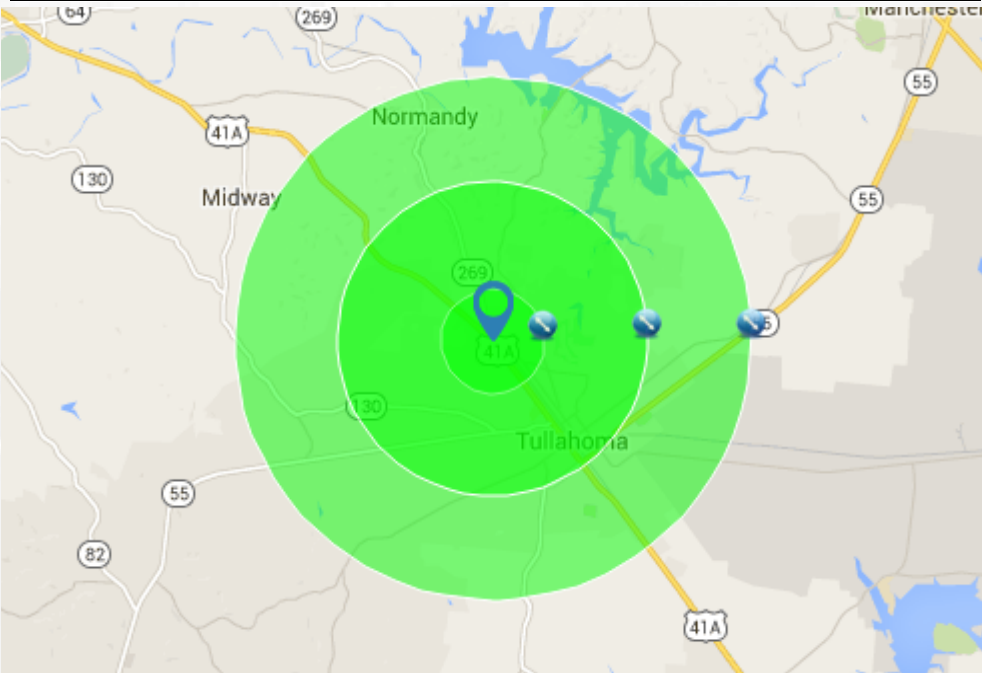
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Population	1 Mile	3 Mile	5 Mile
<b>2015 Total Population:</b>	1,289	15,577	22,532
<b>2020 Population:</b>	1,304	15,851	22,809
<b>Pop Growth 2015-2020:</b>	1.16%	1.76%	1.23%
<b>Average Age:</b>	40.50	41.20	40.50
<b>Households</b>			
<b>2015 Total Households:</b>	516	6,436	9,239
<b>HH Growth 2015-2020:</b>	1.16%	1.79%	1.27%
<b>Median Household Inc:</b>	\$42,977	\$40,219	\$38,853
<b>Avg Household Size:</b>	2.50	2.40	2.40
<b>2015 Avg HH Vehicles:</b>	2.00	2.00	2.00
<b>Housing</b>			
<b>Median Home Value:</b>	\$127,297	\$136,475	\$132,253
<b>Median Year Built:</b>	1982	1971	1973

Population:	1 Mile	3 Mile	5 Mile
<b>2020 Projection</b>	1,304	15,851	22,809
<b>2015 Estimate</b>	1,289	15,577	22,532
<b>2010 Census</b>	1,296	15,243	22,459
<b>Growth 2015-2020</b>	1.16%	1.76%	1.23%
<b>Growth 2010-2015</b>	(0.54%)	2.19%	0.33%
<b>2015 Population Hispanic Origin</b>	27	456	645
<b>2015 Population by Race:</b>			
<b>White</b>	1,160	14,143	20,227
<b>Black</b>	68	818	1,420
<b>Am. Indian &amp; Alaskan</b>	5	44	67
<b>Asian</b>	30	231	284
<b>Hawaiian &amp; Pacific Island</b>	1	5	12
<b>Other</b>	26	336	521
<b>U.S. Armed Forces</b>	8	29	36
<b>Households:</b>			
<b>2020 Projection</b>	522	6,551	9,356
<b>2015 Estimate</b>	516	6,436	9,239
<b>2010 Census</b>	520	6,297	9,207
<b>Growth 2015 - 2020</b>	1.16%	1.79%	1.27%
<b>Growth 2010 - 2015</b>	(0.77%)	2.21%	0.35%
<b>Owner Occupied</b>	394	4,337	6,212
<b>Renter Occupied</b>	122	2,100	3,027
<b>2015 Avg Household Income</b>	\$58,027	\$57,585	\$55,529
<b>2015 Med Household Income</b>	\$42,977	\$40,219	\$38,853
<b>2015 Households by Household Inc:</b>			
<b>&lt;\$25,000</b>	130	1,838	2,769
<b>\$25,000 - \$50,000</b>	161	1,910	2,720
<b>\$50,000 - \$75,000</b>	90	1,024	1,461
<b>\$75,000 - \$100,000</b>	62	756	1,067
<b>\$100,000 - \$125,000</b>	41	408	519
<b>\$125,000 - \$150,000</b>	10	155	278
<b>\$150,000 - \$200,000</b>	12	192	235
<b>\$200,000+</b>	11	156	190



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## MORE THAN \$3.9 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$3.9 billion.

### *FORTIS NET LEASE SPECIALIZES IN THE ACQUISITION AND DISPOSITION OF THE FOLLOWING:*

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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