



2437 US-411, Etowah, TN



1510 Tennessee Ave, Etowah, TN



1680 Tennessee 30, Athens, TN

ETOWAH & ATHENS, TN STORAGE PORTFOLIO

1510 TENNESSEE AVE & 2437 US-411, ETOWAH, & 1680 TENNESSEE 30, ATHENS, TN | OFFERING MEMORANDUM

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2437 US 411 & 1510 Tennessee Avenue, Etowah, TN 37331



Total NRSF - ±23,474 SF

1680 Tennessee 30, Athens, TN 37303



NRSF - ±21,282 SF



Walmart
Supercenter

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
belk

FOOD CITY

DOLLAR GENERAL
market

1680 TN-30 #2347
Athens, TN 37303

DOLLAR GENERAL

Ridgewood Golf Club
Golf Course

McMinn Central High School
±619 Students

350 Employees
JM Johns Manville
A Berkshire Hathaway Company

Starr Regional Health and Rehabilitation
±88 Beds

TRUIST
market

FOOD CITY **CIRCLE K**
Advance Auto Parts
Walgreens **Waffle House**

1510 Tennessee Ave
Etowah, TN 37331

AutoZone
DOLLAR TREE

2347 US-411
Etowah, TN 37331

EVONIK
Leading Beyond Chemistry



01

PROPERTY
OVERVIEWS

INVESTMENT HIGHLIGHTS

- Very strong performance from the facilities with unit and square footage occupancy both currently at 96%
- Extremely high occupancy despite no money spent on advertising currently
- All three sites within 15 minutes of each other totaling 44,756 NRSF
- Benefiting from DENSO Manufacturing in Athens — recent \$100 million expansion adding 200 jobs, one of the largest employers in McMinn County
- Starr Haven subdivision in Etowah just approved for 159 single-family homes to be developed





1680 Tennessee 30, Athens, TN



1510 Tennessee Ave, Etowah, TN

PORTFOLIO OVERVIEW

Facility Overview

Facility Name	Etowah & Athens, TN Portfolio
Lot Size (Acres)	± 12.29
Year Built	2022
Year Expanded	2023
Number of Buildings	18
Number of Stories	2
Net Rentable SF	±44,756
Total Units	365
Climate Controlled Units	25
Non-Climate Controlled Units	340
Parking Spaces	0
Unit Occupancy	96%
Square Foot Occupancy	96%
Economic Occupancy	76%
Management	Owner-Operated with Employees

PROPERTY DETAILS

4,200,000

List Price

\$288,344

Current NOI

\$373,471

Year 2 NOI

\$390,481

Year 4 NOI

96%

Unit Occupancy

96%

SF Occupancy

76%

Economic Occupancy

6.87%

Current Cap Rate

8.89%

Year 2 Cap Rate

9.30%

Year 4 Cap Rate



1510 Tennessee Ave, Etowah, TN

FINANCIAL OVERVIEW

	T-12		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
Income															
Gross Potential Rent	\$449,820	\$10.05	\$456,767	\$10.21	\$463,923	\$10.37	\$477,841	\$10.68	\$492,176	\$11.00					
Apartment Income	\$35,799	\$0.80	\$36,873	\$0.82	\$37,980	\$0.85	\$39,119	\$0.87	\$40,292	\$0.90					
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					
Tenant Insurance (Net)	\$13,378	\$0.30	\$17,714	\$0.40	\$22,776	\$0.51	\$24,200	\$0.54	\$24,925	\$0.56					
Admin Fees	\$2,480	\$0.06	\$4,608	\$0.10	\$4,746	\$0.11	\$4,889	\$0.11	\$5,035	\$0.11					
Late Fees	\$18,930	\$0.42	\$19,497	\$0.44	\$20,082	\$0.45	\$20,685	\$0.46	\$21,305	\$0.48					
Economic Vacancy	-23.5%	(\$105,772)	(\$2.36)	-11.3%	(\$51,818)	(\$1.16)	-8.9%	(\$41,479)	(\$0.93)	-8.9%	(\$42,723)	(\$0.95)	-8.9%	(\$44,005)	(\$0.98)
Effective Gross Income	\$414,634	\$9.26	\$483,641	\$10.81	\$508,028	\$11.35	\$524,010	\$11.71	\$539,730	\$12.06					
Expenses															
Real Estate Taxes	\$6,851	\$0.15	\$6,851	\$0.15	\$6,851	\$0.15	\$15,470	\$0.35	\$15,573	\$0.35					
Insurance	\$40,372	\$0.90	\$27,105	\$0.61	\$27,647	\$0.62	\$28,200	\$0.63	\$28,764	\$0.64					
Utilities & Trash	\$9,248	\$0.21	\$9,433	\$0.21	\$9,622	\$0.21	\$9,814	\$0.22	\$10,011	\$0.22					
On-Site Payroll	\$21,816	\$0.49	\$22,253	\$0.50	\$22,698	\$0.51	\$23,152	\$0.52	\$23,615	\$0.53					
Management Fees	\$20,732	\$0.46	\$24,182	\$0.54	\$25,401	\$0.57	\$26,200	\$0.59	\$26,986	\$0.60					
Bank and Credit Card Fees	\$9,329	\$0.21	\$10,882	\$0.24	\$11,431	\$0.26	\$11,790	\$0.26	\$12,144	\$0.27					
Advertising & Marketing	\$0.00	\$0.00	\$12,000	\$0.27	\$12,240	\$0.27	\$12,485	\$0.28	\$12,734	\$0.28					
Office & Administrative	\$3,820	\$0.09	\$3,897	\$0.09	\$3,975	\$0.09	\$4,054	\$0.09	\$4,135	\$0.09					
Telephone & Internet	\$3,542	\$0.08	\$3,613	\$0.08	\$3,685	\$0.08	\$3,759	\$0.08	\$3,834	\$0.09					
Repairs & Maintenance	\$10,580	\$0.24	\$10,792	\$0.24	\$11,007	\$0.25	\$11,228	\$0.25	\$11,452	\$0.26					
Total Operating Expenses	\$126,291	\$2.82	\$131,007	\$2.93	\$134,557	\$3.01	\$146,152	\$3.27	\$149,249	\$3.33					
Operating Expense Ratio	30.5%	-	27.1%	-	26.5%	-	27.9%	-	27.7%	-					
Net Operating Income	\$288,344	\$6.44	\$352,634	\$7.88	\$373,471	\$8.34	\$377,857	\$8.44	\$390,481	\$8.72					

10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$456,767	\$463,923	\$477,841	\$492,176	\$506,941	\$522,149	\$537,814	\$553,948	\$570,567	\$587,684
Apartment Income	\$36,873	\$37,980	\$39,119	\$40,292	\$41,501	\$42,746	\$44,029	\$45,350	\$46,710	\$48,111
Merchandise Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Insurance (Net)	\$17,714	\$22,776	\$24,200	\$24,925	\$25,673	\$26,443	\$27,237	\$28,054	\$28,895	\$29,762
Admin Fees	\$4,608	\$4,746	\$4,889	\$5,035	\$5,186	\$5,342	\$5,502	\$5,667	\$5,837	\$6,012
Late Fees	\$19,497	\$20,082	\$20,685	\$21,305	\$21,945	\$22,603	\$23,281	\$23,979	\$24,699	\$25,440
Economic Vacancy	(\$51,818)	(\$41,479)	(\$42,723)	(\$44,005)	(\$45,325)	(\$46,685)	(\$48,085)	(\$49,528)	(\$51,014)	(\$52,544)
Effective Gross Income	\$483,641	\$508,028	\$524,010	\$539,730	\$555,922	\$572,599	\$589,777	\$607,471	\$625,695	\$644,466
Expenses										
Real Estate Taxes	\$6,851	\$6,851	\$15,470	\$15,573	\$15,884	\$16,202	\$16,526	\$16,857	\$17,194	\$17,538
Insurance	\$27,105	\$27,647	\$28,200	\$28,764	\$29,339	\$29,926	\$30,525	\$31,135	\$31,758	\$32,393
Utilities & Trash	\$9,433	\$9,622	\$9,814	\$10,011	\$10,211	\$10,415	\$10,623	\$10,836	\$11,053	\$11,274
On-Site Payroll	\$22,253	\$22,698	\$23,152	\$23,615	\$24,087	\$24,569	\$25,060	\$25,561	\$26,073	\$26,594
Management Fees	\$24,182	\$25,401	\$26,200	\$26,986	\$27,796	\$28,630	\$29,489	\$30,374	\$31,285	\$32,223
Bank and Credit Card Fees	\$10,882	\$11,431	\$11,790	\$12,144	\$12,508	\$12,883	\$13,270	\$13,668	\$14,078	\$14,500
Advertising & Marketing	\$12,000	\$12,240	\$12,485	\$12,734	\$12,989	\$13,249	\$13,514	\$13,784	\$14,060	\$14,341
Office & Administrative	\$3,897	\$3,975	\$4,054	\$4,135	\$4,218	\$4,302	\$4,388	\$4,476	\$4,566	\$4,657
Telephone & Internet	\$3,613	\$3,685	\$3,759	\$3,834	\$3,910	\$3,989	\$4,068	\$4,150	\$4,233	\$4,317
Repairs & Maintenance	\$10,792	\$11,007	\$11,228	\$11,452	\$11,681	\$11,915	\$12,153	\$12,396	\$12,644	\$12,897
Total Operating Expenses	\$131,007	\$134,557	\$146,152	\$149,249	\$152,625	\$156,080	\$159,617	\$163,237	\$166,942	\$170,735
<i>Operating Expense Ratio</i>	<i>27.1%</i>	<i>26.5%</i>	<i>27.9%</i>	<i>27.7%</i>	<i>27.5%</i>	<i>27.3%</i>	<i>27.1%</i>	<i>26.9%</i>	<i>26.7%</i>	<i>26.5%</i>
Net Operating Income	\$352,634	\$373,471	\$377,857	\$390,481	\$403,297	\$416,519	\$430,160	\$444,234	\$458,753	\$473,731

1510 Tennessee Avenue



2437 US 411





UNIT MIX - 2437 US 411 & 1510 TENNESSEE AVENUE, ETOWAH, TN

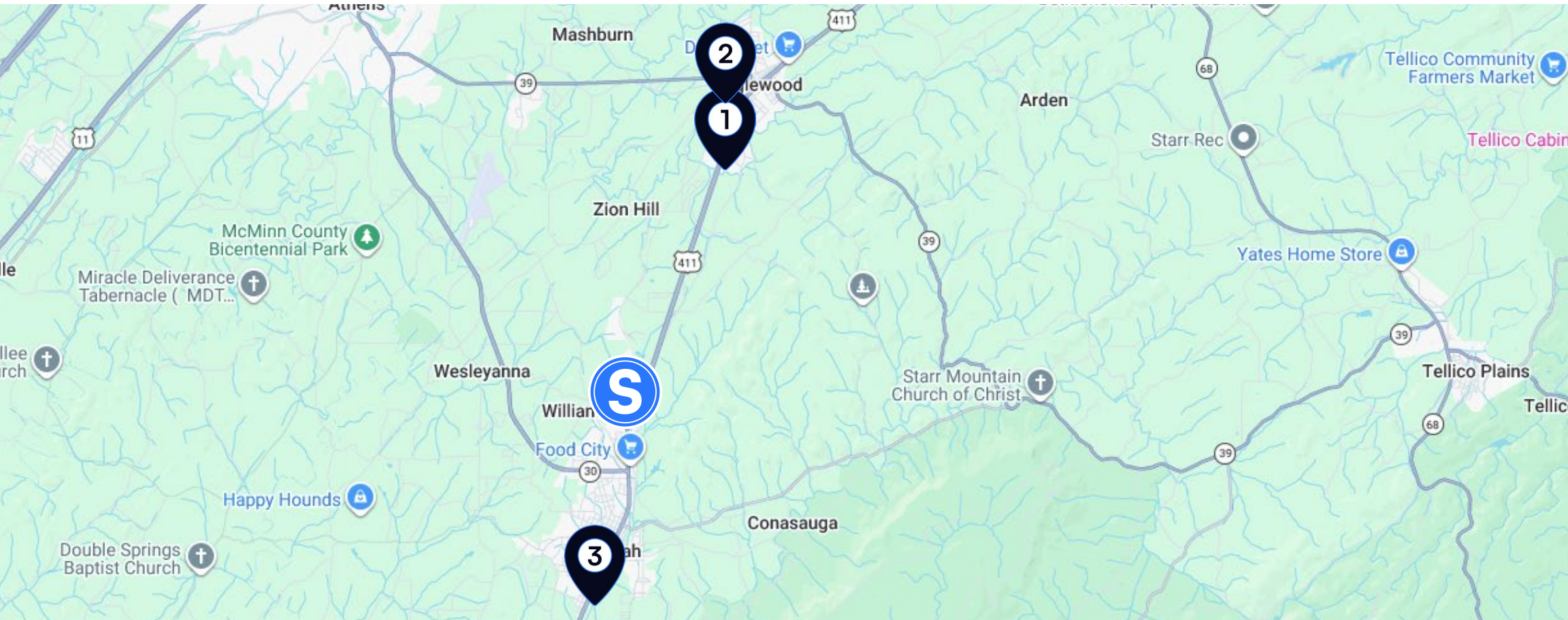
Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	NRSF	Current Rates	Monthly GPI	Annual Total
8 X 6	48	8	8	0	384	\$59	\$472	\$5,664
10 X 5	50	12	12	0	600	\$49	\$588	\$7,056
6 X 10	60	4	4	0	240	\$59	\$236	\$2,832
6 X 12	72	8	8	0	576	\$69	\$552	\$6,624
8 X 12	96	3	3	0	288	\$89	\$267	\$3,204
10 X 10	100	20	20	0	2,000	\$79	\$1,580	\$18,960
10 X 20	200	6	6	0	1,200	\$129	\$774	\$9,288
14 X 22	308	1	0	1	308	\$179	\$179	\$2,148
5 X 10	50	32	30	2	1,600	\$59	\$1,888	\$22,656
6 X 12	72	1	1	0	72	\$59	\$59	\$708
6 X 15	90	1	1	0	90	\$79	\$79	\$948
8 X 12	96	1	1	0	96	\$69	\$69	\$828
10 X 10	100	26	24	2	2,600	\$89	\$2,314	\$27,768
10 X 13	130	5	4	1	650	\$99	\$495	\$5,940
10 X 15	150	23	21	2	3,450	\$109	\$2,507	\$30,084
20 X 8	160	32	30	2	5,120	\$109	\$3,488	\$41,856
10 X 18	180	5	5	0	900	\$115	\$575	\$6,900
10 X 20	200	12	12	0	2,400	\$129	\$1,548	\$18,576
Facility Totals	-	203	193	10	23,474	-	\$18,177	\$218,124

2437 US 411 & 1510 TENNESSEE AVENUE

NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		10x30 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
S Subject Property	2437 US 411 & 1510 Tennessee Avenue, Etowah, TN	\$59.00	-	\$79.00	-	\$109.00	-	\$129.00	-	\$169.00	-	-
1 King-Storage-Englewood	471 S Amhurst Pl, Englewood, TN	\$45.00	-	\$70.00	-	\$85.00	-	-	-	\$160.00	-	2.15 Miles
2 The Storage Place	311 Athens Pike, Englewood, TN	\$40.00	-	\$70.00	-	\$80.00	-	\$100.00	-	-	-	3.19 Miles
3 King Self Storage - Etowah	1417 Tennessee Ave, Etowah, TN	-	-	\$50.00	-	-	-	-	-	-	-	4.83 Miles
Averages		\$42.50	-	\$63.33	-	\$82.50	-	\$100.00	-	\$160.00	-	
Average Rent Per SF		\$0.85	-	\$0.63	-	\$0.55	-	\$0.50	-	\$0.53	-	



UNIT MIX - 1680 TENNESSEE 30, ATHENS

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	NRSF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	2	2	0	50	\$59	\$118	\$1,416
5 X 10	50	2	2	0	100	\$79	\$158	\$1,896
10 X 10	100	11	10	1	1,100	\$139	\$1,529	\$18,348
10 X 15	150	8	7	1	1,200	\$139	\$1,112	\$13,344
10 X 20	200	2	2	0	400	\$199	\$398	\$4,776
Totals	-	25	23	2	2,850	-	\$3,315	\$39,780

Non-Climate Controlled

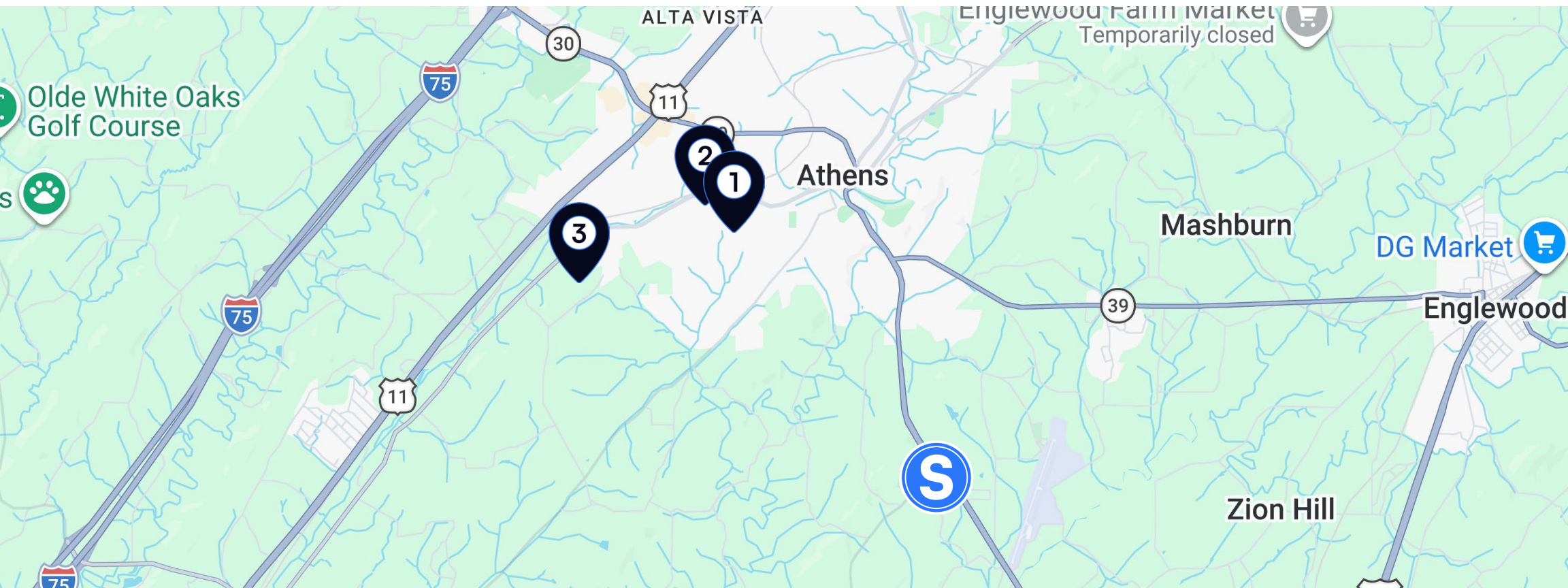
Unit Size	Unit SF	Total Units	Occupied	Vacant	NRSF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	20	19	1	1,000	\$59	\$1,180	\$14,160
10 X 10	100	22	19	3	2,200	\$109	\$2,398	\$28,776
10 X 15	150	31	31	0	4,650	\$109	\$3,379	\$40,548
10 X 20	200	29	28	1	5,800	\$139	\$4,031	\$48,372
12 X 6	72	3	3	0	216	\$79	\$237	\$2,844
12 X 8	96	9	7	2	864	\$99	\$891	\$10,692
12 X 12	144	18	17	1	2,592	\$119	\$2,142	\$25,704
15 X 20	300	1	0	1	300	\$229	\$229	\$2,748
30 X 15	450	1	1	0	450	\$259	\$259	\$3,108
6 X 6	36	2	2	0	72	\$59	\$118	\$1,416
12 X 24	288	1	1	0	288	\$219	\$219	\$2,628
Totals	-	137	128	9	18,432	-	\$15,083	\$180,996

Facility Totals	-	162	151	11	21,282	-	\$18,398	\$220,776
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1680 TENNESSEE 30

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

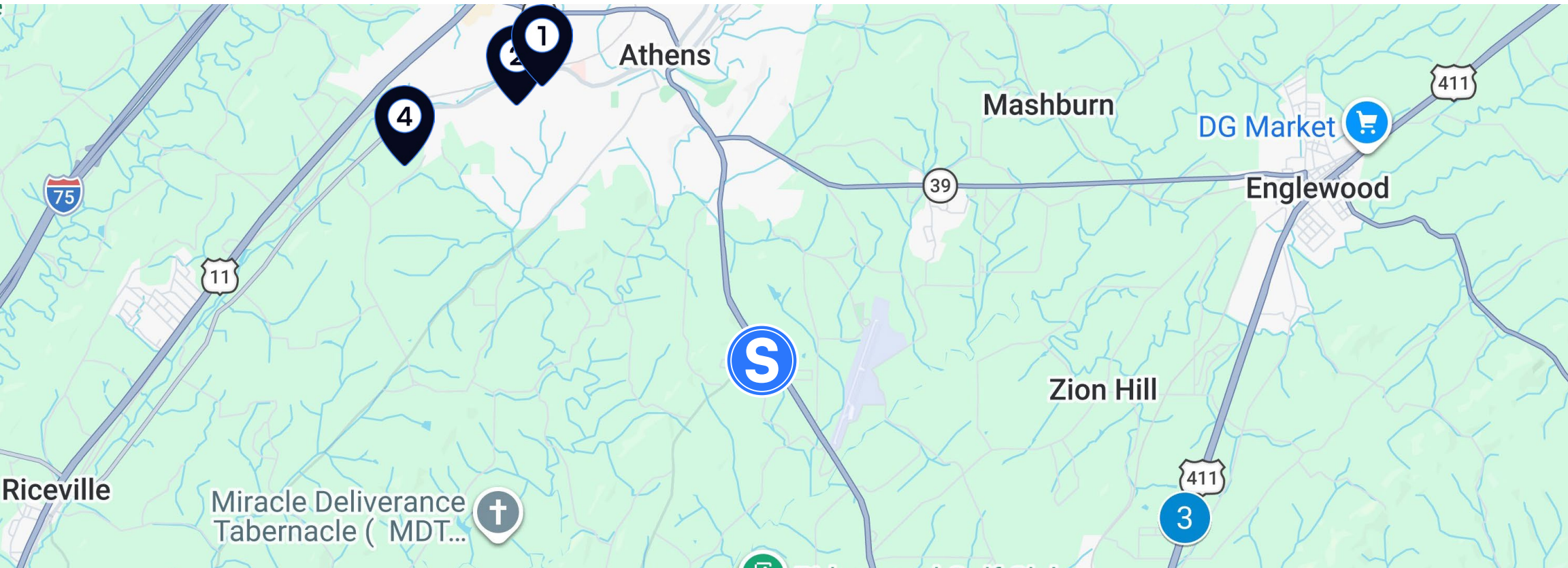
Facility Name	Address	5x10 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
S Subject Property	1680 Tennessee 30, Athens, TN	\$79.00	-	\$139.00	-	\$139.00	-	\$199.00	-	-
1 Athens Mini Storage	104 Benton Rd, Athens, TN	\$65.00	-	\$95.00	-	-	-	-	-	3.46 Miles
2 Assured Storage of Athens	511 Old Riceville Rd, Athens, TN	\$89.00	\$84.00	\$104.00	\$98.00	\$172.00	\$163.00	\$161.00	\$120.00	3.70 Miles
3 Remington Storage	2620 TN-39, Athens, TN	-	-	\$110.00	-	\$155.00	-	\$200.00	-	4.10 Miles
Averages		\$77.00	\$84.00	\$103.00	\$98.00	\$163.50	\$163.00	\$180.50	\$120.00	
Average Rent Per SF		\$1.54	\$1.68	\$1.03	\$0.98	\$1.09	\$1.09	\$0.90	\$0.60	



1680 TENNESSEE 30

NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
S Subject Property	1680 Tennessee 30, Athens, TN	\$59.00	-	\$109.00	-	\$109.00	-	\$139.00	-	-
1 Assured Storage of Athens	511 Old Riceville Rd, Athens, TN	-	-	\$97.00	\$92.00	\$95.00	\$97.00	\$182.00	\$155.00	3.70 Miles
2 Red Storage	602 Old Riceville Rd, Athens, TN	\$65.00	-	\$100.00	-	\$150.00	-	\$200.00	-	3.76 Miles
3 Storage Park	2437 Hwy 411, Etowah, TN	\$59.00	\$30.00	\$89.00	\$45.00	\$109.00	\$55.00	-	-	4.05 Miles
4 Remington Storage	2620 TN-39, Athens, TN	-	-	-	-	\$125.00	-	\$180.00	-	4.10 Miles
Averages		\$62.00	\$30.00	\$95.33	\$68.50	\$119.75	\$76.00	\$187.33	\$155.00	
Average Rent Per SF		\$1.24	\$0.60	\$0.95	\$0.69	\$0.80	\$0.51	\$0.94	\$0.78	



02

MARKET OVERVIEWS

ETOWAH, TN

DEMOGRAPHIC ANALYSIS

1.6%

ANNUAL POPULATION
GROWTH 2020-2025

1.4%

ESTIMATED POPULATION
GROWTH 2025-2030

0.4%

ANNUAL HOUSEHOLDS
GROWTH 2020-2025

1.4%

ESTIMATED HOUSEHOLDS
GROWTH 2025-2030

4,459

OWNER OCCUPIED
HOUSEHOLDS

1,541

RENTER OCCUPIED
HOUSEHOLDS

\$55,966

MEDIAN HOUSEHOLD
INCOME



14,053

TOTAL
POPULATION

\$180M

CONSUMER
SPENDING

\$75,153

AVERAGE
HOUSEHOLD INCOME

60 MILES

ETOWAH TO
CHATTANOOGA



ATHENS, TN DEMOGRAPHIC ANALYSIS

1.6%

ANNUAL POPULATION
GROWTH 2020-2025

1.4%

ESTIMATED POPULATION
GROWTH 2025-2030

0.5%

ANNUAL HOUSEHOLDS
GROWTH 2020-2025

1.4%

ESTIMATED HOUSEHOLDS
GROWTH 2025-2030

6,756

OWNER OCCUPIED
HOUSEHOLDS

3,611

RENTER OCCUPIED
HOUSEHOLDS

\$47,244

MEDIAN HOUSEHOLD
INCOME



24,102

TOTAL
POPULATION

\$281M

CONSUMER
SPENDING

\$75,639

AVERAGE
HOUSEHOLD INCOME

58 MILES

ATHENS TO
CHATTANOOGA



CHATTANOOGA, TN DEMOGRAPHIC ANALYSIS

2.6%

ANNUAL POPULATION
GROWTH 2020-2025

1.6%

ESTIMATED POPULATION
GROWTH 2025-2030

2.3%

ANNUAL HOUSEHOLDS
GROWTH 2020-2025

1.6%

ESTIMATED HOUSEHOLDS
GROWTH 2025-2030

23,471

OWNER OCCUPIED
HOUSEHOLDS

29,806

RENTER OCCUPIED
HOUSEHOLDS

\$49,600

MEDIAN HOUSEHOLD
INCOME



113,020

TOTAL
POPULATION

\$1.3B

CONSUMER
SPENDING

46,000+

FUTURE RESIDENTIAL
DEVELOPMENTS

\$75,639

AVERAGE
HOUSEHOLD INCOME



SCENIC CITY OF THE SOUTH

#1 Place to Live in Tennessee

— U.S. News & World Report

#4 Best Places to Travel in the U.S.

— NOOGAtoday

Top 20 Friendliest Cities in the U.S.

— Condé Nast Traveler

Top 30 Best Performing Cities

— Milken Institute

Top 15 South's Best Cities

— One KW

North America's First National Park City

— Southern Living

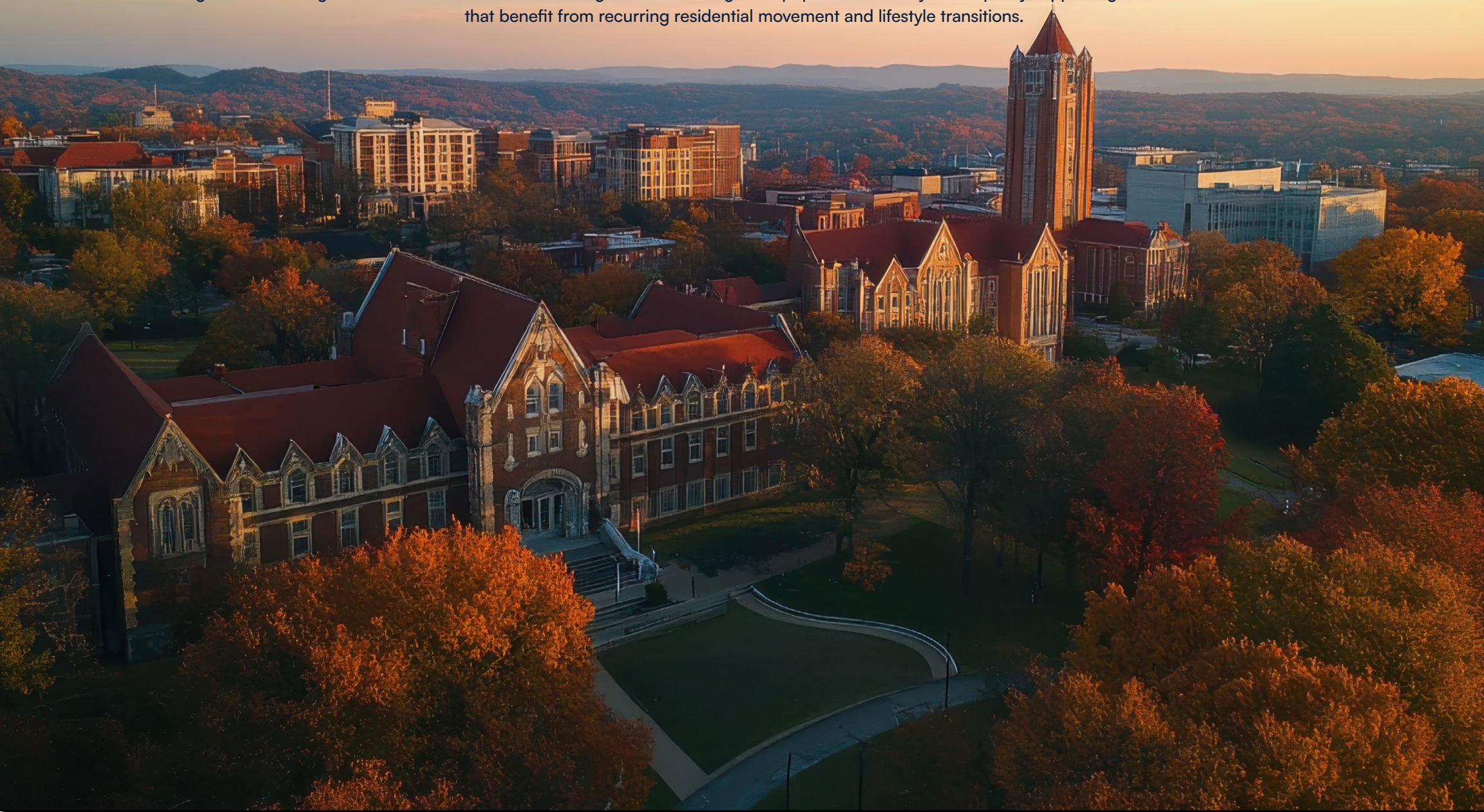
Chattanooga, Tennessee sits along the Tennessee River at the base of the Appalachian Mountains, offering a mix of urban amenities and easy access to outdoor recreation. The city is known for destinations like Lookout Mountain, Ruby Falls, the Tennessee Aquarium, and an extensive riverwalk that connects parks, neighborhoods, and downtown attractions. Over the past two decades, significant public and private investment has reshaped the riverfront and downtown core, adding residential developments, restaurants, cultural venues, and improved public spaces. Its location within a day's drive of major Southeastern cities also makes it a convenient hub for business and tourism.

Chattanooga's population has been steadily increasing, reflecting its growing appeal to families, young professionals, and remote workers. Hamilton County has seen consistent growth, and new housing developments continue to expand both in the city center and surrounding suburbs. Factors contributing to this trend include comparatively affordable housing, job growth in manufacturing, logistics, and technology, and the city's widely recognized high-speed internet infrastructure. As more people relocate from larger metropolitan areas, Chattanooga continues to experience new residential construction, school enrollment growth, and expanding local businesses, signaling sustained upward momentum.



THE UNIVERSITY OF TENNESSEE
CHATTANOOGA

The University of Tennessee at Chattanooga (UTC) serves as a stabilizing economic anchor for the region, supporting thousands of students, faculty, and staff while contributing meaningful annual spending to the local economy. Its steady enrollment base, academic calendar, and research partnerships create recurring population turnover and transitional housing patterns throughout the year. As students relocate between semesters, internships, and off-campus housing, and as faculty and staff move into the area for professional opportunities, this mobility contributes to consistent demand for flexible space solutions. The university's continued growth and integration within downtown Chattanooga reinforces long-term population stability while quietly supporting service-based real estate sectors that benefit from recurring residential movement and lifestyle transitions.



CHATTANOOGA MARKET ACCELERATION

\$262K

Median Home Value in
Chattanooga

13.7%

Of Chattanooga Workforce is
Employed in the Retail Industry

32%

Of Chattanooga Residents 25
Years and Older Hold a Bachelor's
Degree or Higher

79.8%

Of Chattanooga Workforce Holds
White-Collar Positions

29.4%

Of Chattanooga Households Earn
Over \$100,000 Annually

\$34B

Regional GDP powering sustained
economic growth

81.1%

Of the local Work Force are
employed by Private Companies

121,882

2030 Estimated
Population Within 5 Miles

1.9M

2030 Estimated Population of
Chattanooga Metro Area

DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	6,125	39,464	102,393
2025 Population	7,768	45,640	113,020
2030 Population Projection	8,550	49,577	121,882
Annual Growth 2020-2025	6.7%	3.9%	2.6%
Annual Growth 2025-2030	2.0%	1.7%	1.6%
Median Age	39.2	34.8	36.1

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	3,407	18,389	44,144
2025 Households	4,454	21,713	49,238
2030 Household Projection	4,930	23,695	53,277
Annual Growth 2020-2025	6.6%	3.5%	2.3%
Annual Growth 2025-2030	2.1%	1.8%	1.6%
Owner Occupied Households	1,452	8,834	23,471
Renter Occupied Households	3,478	14,861	29,806

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$85,439	\$84,208	\$75,639
Median Household Income	\$63,178	\$55,263	\$49,600
< \$25,000	1,235	6,082	13,641
\$25,000 - 50,000	722	4,136	11,102
\$50,000 - 75,000	575	2,680	6,781
\$75,000 - 100,000	553	2,438	5,604
\$100,000 - 125,000	489	2,024	4,179
\$125,000 - 150,000	231	1,081	2,260
\$150,000 - 200,000	246	1,246	2,240
\$200,000+	403	2,026	3,430

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its business for real properties located within **2437 US 411 & 1510 Tennessee Avenue, Etowah, TN & 1680 Tennessee 30, Athens, TN**, (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



MATTHEWS™

OFFERING MEMORANDUM

ETOWAH & ATHENS, TN STORAGE PORTFOLIO

1510 TENNESSEE AVE & 2437 US-411, ETOWAH, & 1680 TENNESSEE 30, ATHENS, TN | OFFERING MEMORANDUM



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