



INVESTMENT OFFERING

565 WATER STREET, SAVANNAH, TN 38372

XPAND



SALE PRICE: \$675,000 | 8.0% CAP RATE | NOI: \$54,000 | ABSOLUTE NNN

L | T

206 W. FOURTH STREET • WINSTON-SALEM • NC
LTPCOMMERCIAL.COM • 336.724.1715

PRESENTED BY:

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INVESTMENT OVERVIEW

XPAND



ADDRESS
565 WATER STREET
SAVANNAH, TN 38372



SALE PRICE
\$675,000



CAP RATE
8.0%



NOI
\$54,000



GUARANTEE
PERSONAL



AREA OVERVIEW

XPAND



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

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LEASE SUMMARY

TENANT	State Farm Insurance (Bruce Jacobs)
RENT COMMENCEMENT	At Closing
LEASE TERM	7 Years
RENEWAL OPTIONS	Two 5-Year
LEASE TYPE	Absolute NNN
EXPENSES	Zero Landlord Responsibilities
RENT ESCALATIONS	2% Annual
BONUS DEPRECIATION ELIGIBLE*	*Consult your Tax Advisor

SITE INFO

XPAND



ADDRESS

565 WATER STREET
SAVANNAH, TN 38372



TRAFFIC

7,449 VPD



BUILDING SIZE

±2,964 SF



YEAR BUILT

2001



PARKING SPACES

20



ACRES

0.58



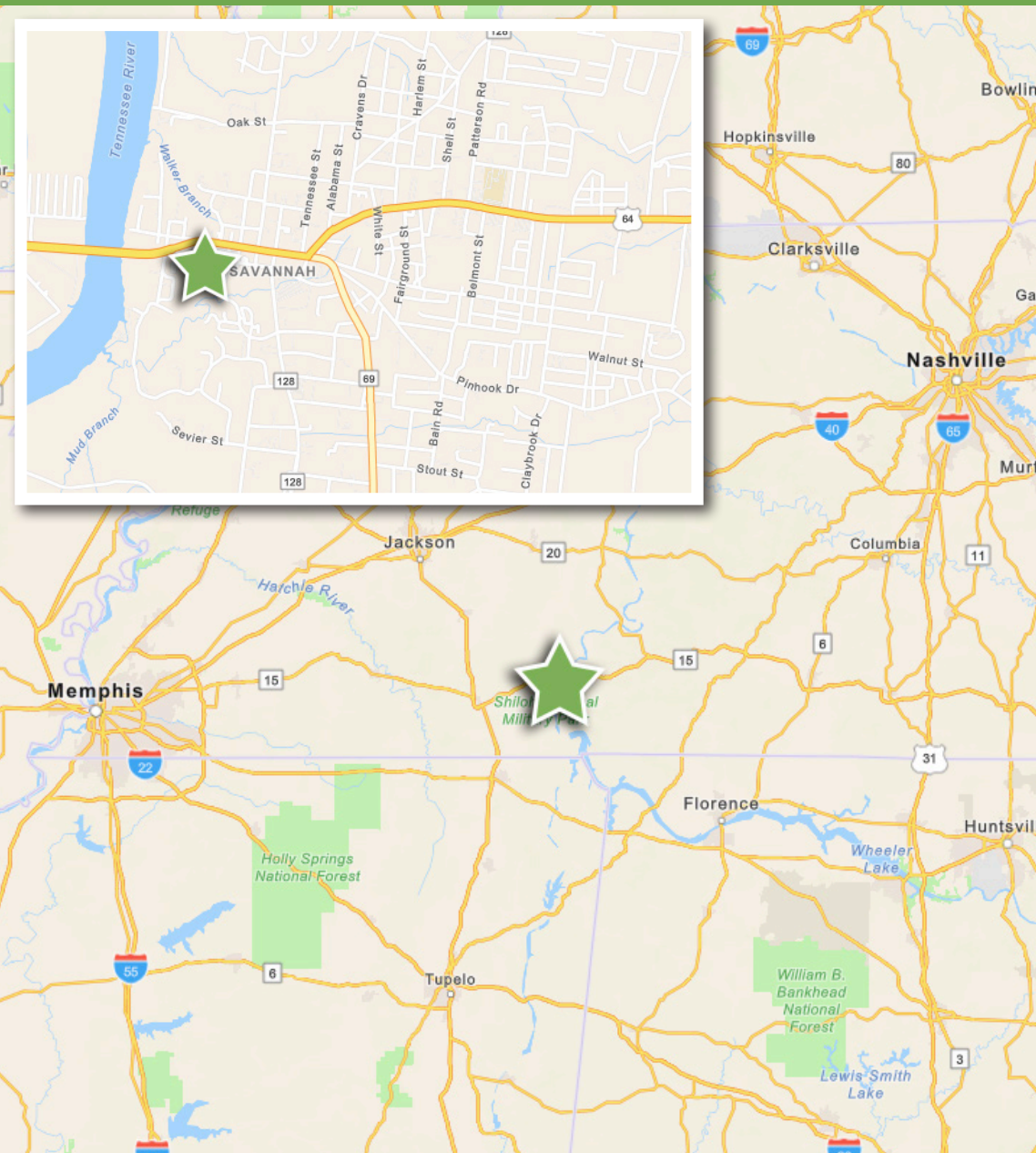




The State Farm® mission is to help people manage the risks of everyday life, recover from the unexpected and realize their dreams.

State Farm Insurance is a group of mutual insurance companies throughout the United States with corporate headquarters in Bloomington, Illinois. There are over 19,000 agents, 343 claim offices, and 30 operations centers across the country. State Farm also has an A++ (Superior) financial strength rating with AM Best, which is the top available rating. J.D. Power, global leader in consumer insights, advisory services, and data and analytics, ranks State Farm the highest among individual life insurance providers for a fifth consecutive year (2020-2024).

Bruce Jacobs is the local, captive agent for State Farm. This State Farm location in Savannah, Tennessee has a 50-year book of business and serves both Tennessee and Mississippi.



SAVANNAH, TENNESSEE

- Tennessee is an income tax-free state.
- 2001 masonry construction.
- Savannah is in Hardin County situated between Memphis and Nashville on the east side of the Tennessee River.
- Hardin County borders both Alabama and Mississippi connecting major markets via Highway 64.
- Savannah has its own general aviation airport – Savannah Hardin County Airport.
- Savannah is a city with a rich history – proximity to Shiloh National Military Park and the Tennessee River Museum.
- Cost of living is low, climate is mild, and there are stable market trends in commercial occupancy.
- Good visibility and adequate parking on a high traffic two-lane road.
- Walking distance to the Courthouse and various downtown businesses.

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	9,248	13,375	23,063
AVERAGE HH INCOME	\$67,132	\$67,951	\$69,395
DAYTIME POPULATION	11,769	15,808	24,014

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LINVILLE TEAM PARTNERS

206 West Fourth Street
Winston-Salem, NC 27101
336.724.1715

Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.