OFFERING MEMORANDUM

Cleveland, TN

SVN
SECOND STORY
ATLANTA

$1,938,461	6.50%	$126,000	15 Years
Purchase Price	Cap Rate	Net Operating Income	Remaining Term

4641 Georgetown Road NW
Cleveland, TN 37312

Property Summary

Building Size	6,000 SF
Land Area	1.02 AC
Year Built	2026
Occupancy	100%
Tenant	Ziebart (Franchise Operator)

Investment Summary

Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	September 1, 2026
Lease Expiration	July 31, 2041
Annual Base Rent	$126,000
Rent Increases	±10% Every 5 Years
Renewal Options	Two, 5-Year Options

23,800
POPULATION
3 MILE RADIUS

$91,600
AHHI
3 MILE RADIUS

17,900
VPD ON
GEORGETOWN RD
(SR-60)

Investment Highlights

Brand New Construction

- Modern, low-maintenance asset with limited near-term capital expenditure requirements

15-Year Absolute NNN Lease

- Contractual rent escalations every five years and two additional 5-year renewal options

Passive Investment Opportunity

- Absolute NNN structure shifts taxes, insurance, maintenance, utilities, and operating expenses to the tenant

Strong Tenant Commitment

- Tenant has personally guaranteed the full term of the lease

Stable Automotive Service Industry

- Automotive maintenance and protection services provide consistent demand regardless of economic cycles

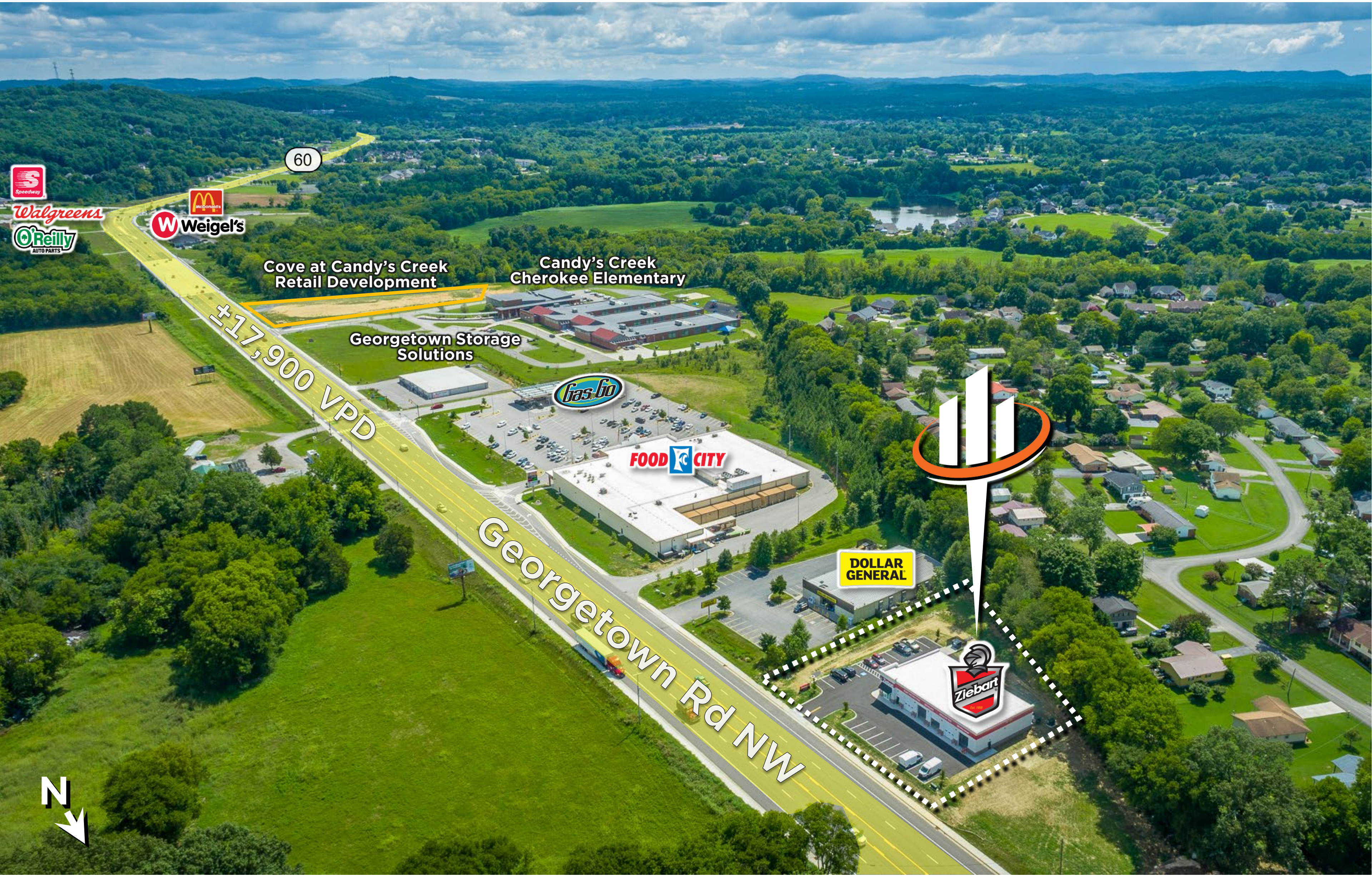
$75M TDOT Infrastructure Project

- Significant improvements made to Georgetown Road NW (SR-60) from late 2021 to early 2026
- Widened to 5 lanes, new bridge and infrastructure upgrades over Cadies Creek, signalized Intersections
- Traffic volumes projected to increase to over 30,000 VPD

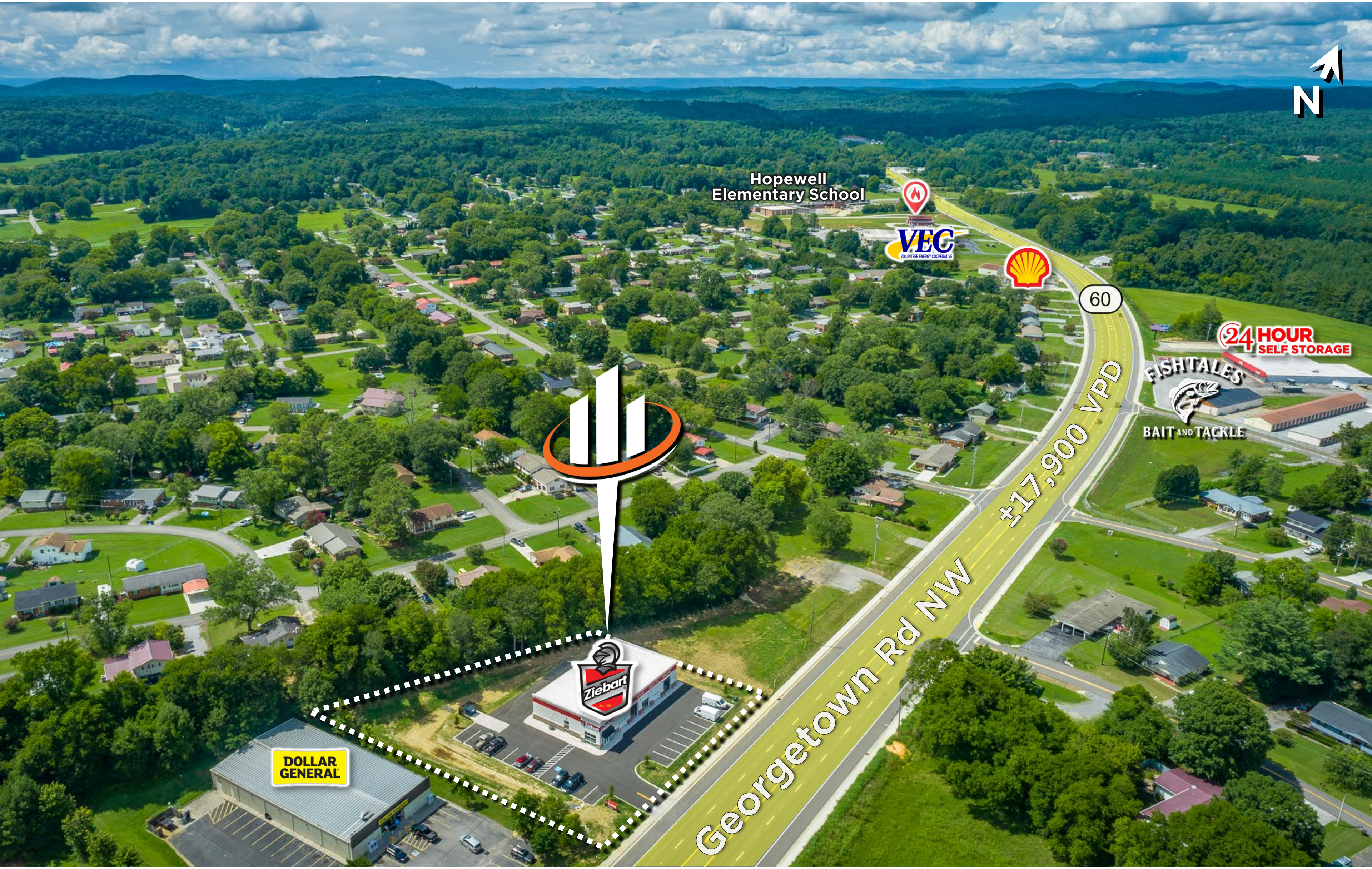
Rapidly Expanding Georgetown Rd Corridor

- Accelerated surrounding commercial development including brand new Food City, Dollar General, Georgetown Storage, and Candy's Creek Cherokee Elementary School
- Cove at Candy's Creek retail development scheduled to deliver May 2027

South Aerial View



North Aerial View



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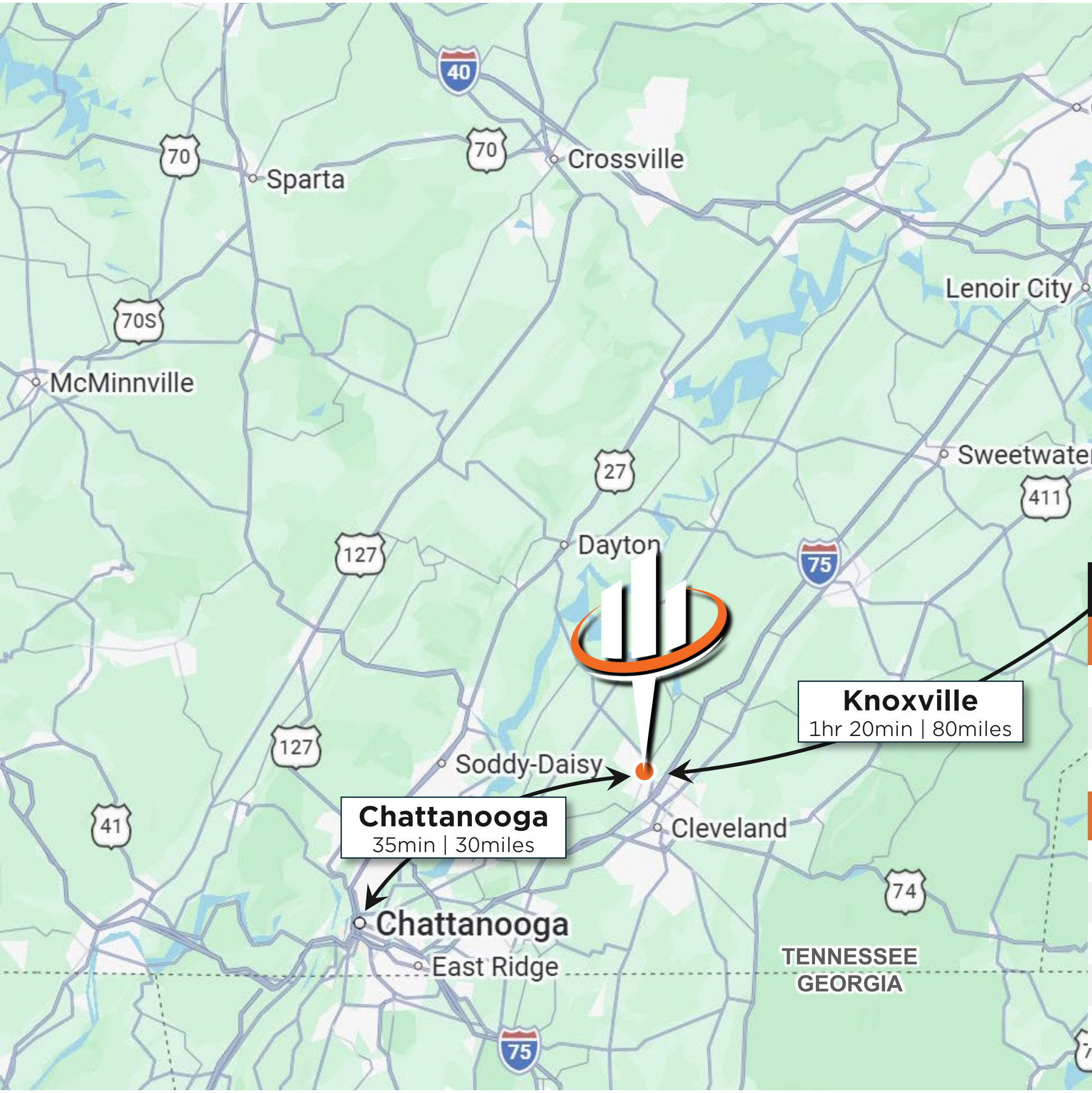
Property Photos

Regional Connectivity

Strategic Location | Near Chattanooga, Knoxville, and the Georgia state line with direct access via I-75



2026 DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,272	23,829	56,532
2030 Projection	2,356	24,750	59,002
Median Age	42.8	41	38.2
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	893	9,475	22,311
Persons Per HH	2.5	2.5	2.4
Average HH Income	$79,306	$91,614	$82,703
Median Home Value	$304,086	$298,696	$292,790
Total Households	893	9,475	22,311


DOLLAR GENERAL
1.02AC
Ziebart
Georgetown Rd NW
±17,900 VPD
60

TENANT	The River Hills Group, LLC dba Ziebart
LEASE GUARANTY	Personal
LEASE TYPE	Absolute NNN
ORIGINAL TERM	15 Years
RENT COMMENCEMENT	September 1, 2026
LEASE EXPIRATION	July 31, 2041
TERM REMAINING	15 Years
RENEWAL OPTIONS	Two, 5-Year Options
RENTAL INCREASES	±10% Every 5 Years
LANDLORD RESPONSIBILITIES	N/A
TENANT RESPONSIBILITIES	Roof and Structural, Taxes, Insurance, HVAC Maintenance, Utilities, Maintenance

RENT SCHEDULE		
BASE RENT	**Monthly**	**Annual**
Years 1-5	$10,500.00	$126,000.00
Years 6-10	$11,550.00	$138,000.00
Years 7-15	$12,655.00	$151,860.00
OPTION RENT	**Monthly**	**Annual**
Years 16-20 (Option 1)	$13,920.50	$167,046.00
Years 21-25 (Option 2)	$15,312.55	$183,750.60

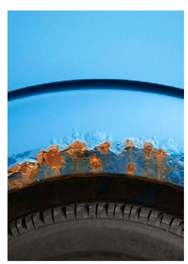
Founded in 1959, Ziebart is a nationally recognized automotive appearance and protection brand specializing in rust protection, paint protection, detailing, window tinting, and vehicle preservation services. Headquartered in Troy, Michigan, the company operates through a well-established network of corporate and franchise locations across the United States and internationally, with more than 400 licensed locations and approximately 1,300 service centers in 37 countries. Ziebart's long-standing brand presence, diversified operating platform, and essential automotive service offerings support consistent customer demand and operational durability, reinforcing its strength as a stable, long-term net lease tenant.

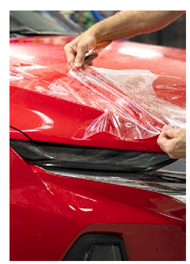
#1	A+ Accredited Business	65+	25 Million
Brand in Car Care	**BBB Rating**	**Years in Business**	**Vehicles Protected**

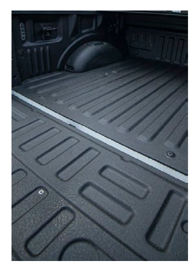
Automotive Appearance and Protection Services


Auto Detailing


Window Tint


Rust Protection


Paint Protection


Spray-On Bed Liner


Fleet Programs


Dealership Programs

Market Overview

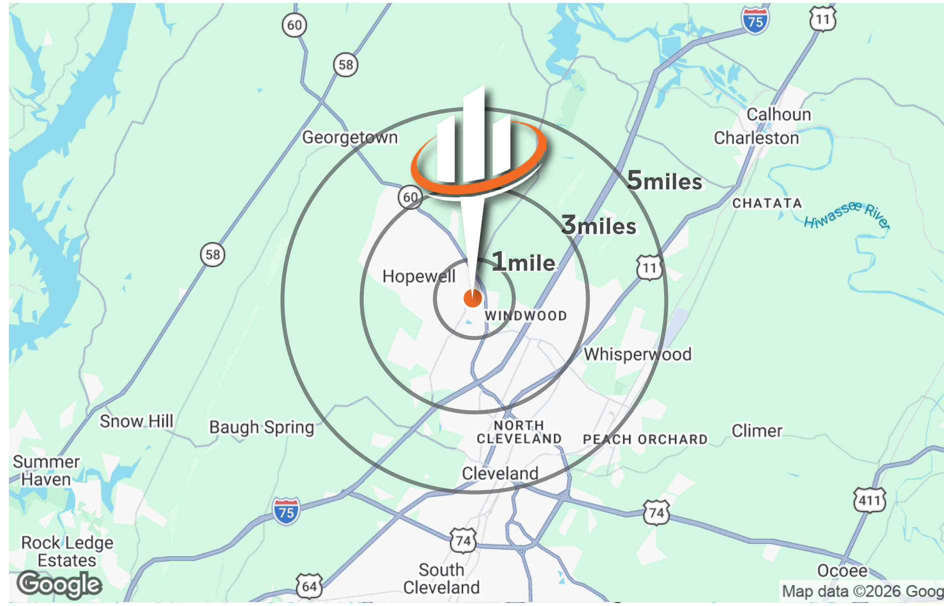
Cleveland, TN | Affordable cost of living drives steady consumer demand

3RD Best City to Live in Tennessee
USA Today

+13% Population Growth
Since 2015

$100k+ Average Household Income
37312 Zip Code

12+ Fortune 500
Manufacturers



Strong workforce pipeline supported by Lee University

Whirlpool Corporation | Coca-Cola | amazon
GP Georgia-Pacific | DURACELL | Vulcan Materials Company
Owens Corning | EATON | International Paper

Home to Fortune 500 Manufacturers

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