

SUBJECT PROPERTY PHOTO



\$1,950,000 @ 7.10% Cap

- ❖ 2% Annual Rent Increases - No Early Termination Clause
- ❖ Single Tenant Absolute Triple Net Lease (NNN)
- ❖ Located Near Tennessee Wesleyan University
- ❖ ZERO Landlord Responsibilities for Passive Ownership
- ❖ Advance Financial - Won Fastest Growing Private Companies 5 Straight Years in a Row by Inc Magazine

NO EARLY TERMINATION
CLAUSE



216 N. Coast Hwy 101, Encinitas, CA 92024

1317 DECATUR PIKE | ATHENS, TENNESSEE

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ERIK@NNNSEARCH.COM



SEARCH OUR CURRENT INVENTORY @

www.NNNsearch.com

In Association with TN Broker Foundry Commercial.

OFFERING OVERVIEW



SUBJECT PROPERTY PHOTO



Advance Financial - Athens, TN

Net Lease Realty Partners is pleased to offer for sale a Corporate backed Advanced Financial 24/7 on the **ONLY 15 year NNN Lease WITHOUT an early termination clause**, located in Athens, TN (Chattanooga MSA). The subject property is located on Decatur Pike Roadway which has over 21,680 ADT - STRONG TRAFFIC, located near several shopping centers.

The subject property is leased to Advance Financial, a Line of Credit and Installment Loan Company. Advance Financial is family owned and operated, founded in 1996. It grew from 3 stores, to more than 100 locations throughout Tennessee, offering cash loans and other services including check cashing, \$2 Bill Pay Services, \$2 ATMS, Free Money Orders, Wire Transfer Services, and Prepaid Cards.

Advance Financial is also a leading fintech company offering online line of credit and installment load in 13 states across the country.

The property was built in 2016 and is situated on an 0.6 Acre Parcel.

The Absolute Triple Net Lease (NNN) commenced on November 14, 2016 and will run through November 30, 2031, with two (2) x 5-Year Options to extend the lease. The lease also features 2% Annual rental increase - a great hedge against inflation for a potential investor. Given the Absolute Net Lease structure of the asset, there are no landlord responsibilities - Perfect for out of area/state, passive Real Estate investors!

PRICE: **\$1,950,000**

NOI: **\$138,487 / Year**

Cap Rate: **7.10%**

Remaining Term: **± 10.5 Years**

****Cap Rate calculated off Dec 2021 Rental increase, Seller to credit difference in rent at closing**

FINANCIAL OVERVIEW



SITE ADDRESS:



**1317 Decatur Pike,
Athens, TN 37303**

VALUATION PRICE:

\$1,950,000

NET INCOME (NOI):

\$138,487 / YEAR

CAP RATE:

7.10%

Gross Leasable Area (GLA):

2,400 SF (Approx.)

Lot Size:

0.6 ACRES

Year Built:

2016

Ownership Type:

Fee Simple

Tenant Trade Name:

Advance Financial 24/7

Lessee:

Advance Financial

Credit:

Corporate

Lease Type:

Absolute NNN Lease

Rent Commencement:

November 14, 2016

Lease Term:

15 Years

Remaining Term

± 10.5 Years

Rental Increases:

2% Increases Annually

Tenant Options:

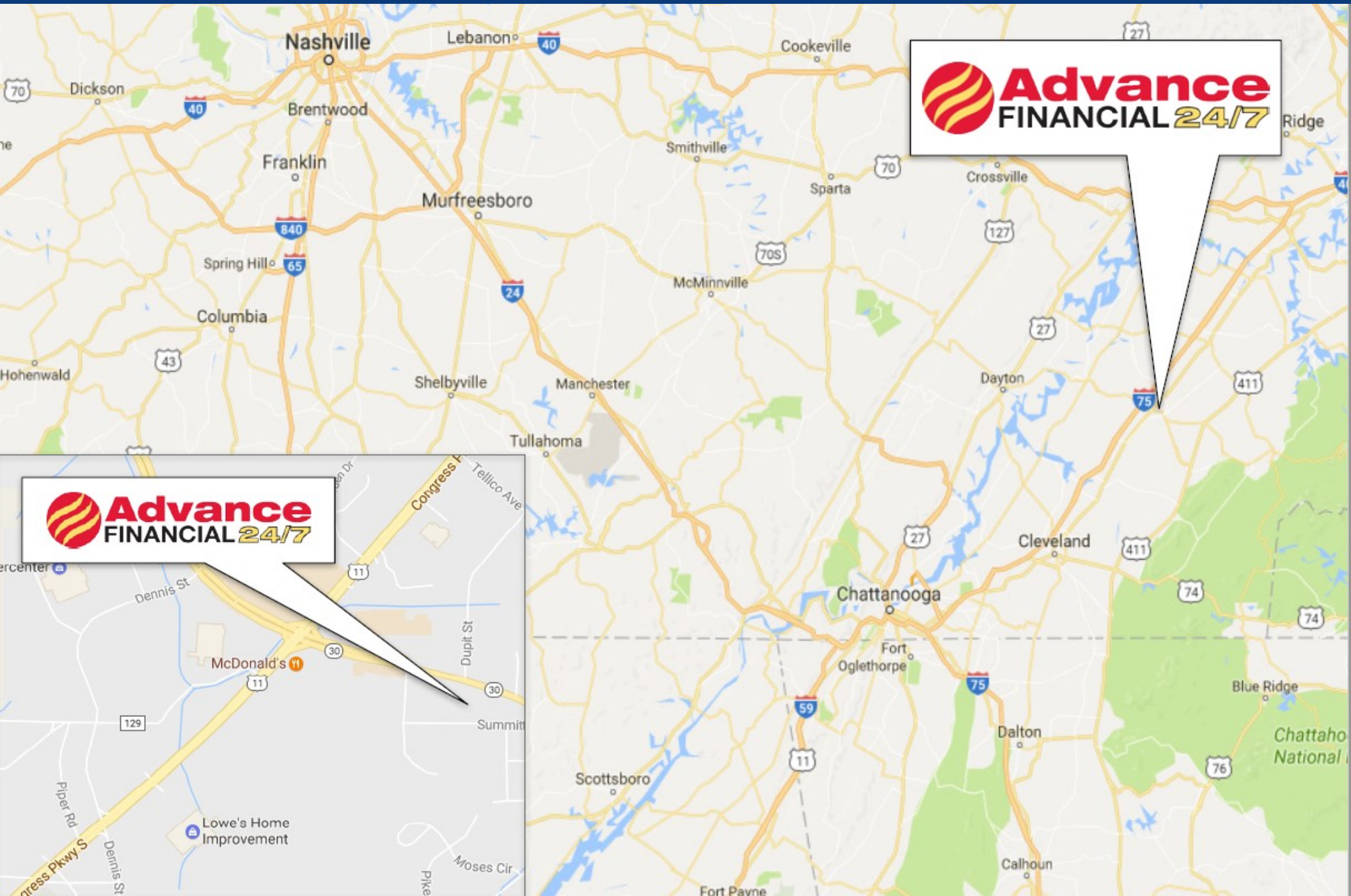
TWO (2) X 5 Year Options

Right of First Refusal:

No

<u>Term</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
Year 1	\$125,432	\$10,453
Year 2	\$127,941	\$10,662
Year 3	\$130,499	\$10,875
Year 4	\$133,109	\$11,092
<i>Current Rent</i> Year 5	\$135,772	\$11,314
Year 6	\$138,487	\$11,541
Year 7	\$141,257	\$11,771
Year 8	\$144,082	\$12,007
Year 9	\$146,964	\$12,247
Year 10	\$149,903	\$12,492
Year 11	\$152,901	\$12,742
Year 12	\$155,959	\$12,997
Year 13	\$159,078	\$13,257
Year 14	\$162,260	\$13,522
Year 15	\$165,505	\$13,792
Option 1	\$168,815	\$14,068
Option 2	\$179,148	\$14,929

LOCATION MAP



AERIAL MAP



SUBWAY

**Advance
Auto Parts**

**LIBERTY
TAX
SERVICE**

**Advance
FINANCIAL 24/7**

arby's

Decatur Pike - 21,680 VPD

RETAIL MAP



AREA OVERVIEW

Street/Cross Road	Average Vehicles Per Day
Congress Pkwy S	15,760
Decatur Pike	21,680



SUBJECT PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
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AREA OVERVIEW



CITY OVERVIEW


Athens is a city in McMinn County, Tennessee, United States. It is the county seat of McMinn County and the principal city of the Athens Micropolitan Statistical Area, which is part of the larger Chattanooga-Cleveland-Athens Combined Statistical Area.

Nestled in the foothills of the Great Smoky Mountains, Athens offers a southern hospitality that grew during the years in which it was a small agricultural center. Over the years, Athens has grown industrially but has been able to maintain the reputation of the "The Friendly City."

McMinn County is located in Southeast Tennessee along the I-75 and U.S. 411 corridors halfway between the metropolitan areas of Chattanooga and Knoxville. With a population estimated at over 52,000 people, the 430 square mile county is still considered rural. Though rural, numerous Fortune 500 companies and subsidiaries call McMinn County home. Some notable industries include Mayfield Dairy Farms, Resolute Forestry Products, Johnson Controls, Denso Manufacturing, J.M. Huber, Heil Company, Johns Manville and Thomas and Betts. We also welcome H.P. Pelzer as our newest industry to McMinn County. McMinn County is also proud to be home to Tennessee Wesleyan University, Cleveland State Community College-Athens Campus and the Tennessee College of Applied Technology at Athens.

The Chattanooga, TN-GA Metropolitan Statistical Area, as defined by the United States Office of Management and Budget, is an area consisting of six counties – three in southeast Tennessee (Hamilton, Marion, and Sequatchie) and three in northwest Georgia (Catoosa, Dade, and Walker) – anchored by the city of Chattanooga. As of the 2016 census, the MSA had a population of 554,439.

Tennessee Wesleyan University

A photograph of a diverse group of people, likely employees, with their hands stacked in a huddle. They are wearing dark blue polo shirts with the Advance Financial logo. The image is partially obscured by the text overlay.

Advance Financial: Line of Credit and Installment Loan Company

About us

Family owned and operated, Advance Financial was founded in 1996 in Franklin, Tennessee. From its humble beginnings as a 3-store chain, the company has grown to include more than 100 locations throughout Tennessee, offering cash loans and other services including check cashing, \$2 Bill Pay Services, \$2 ATMs, Free Money Orders, Wire Transfer Services, and Prepaid Cards. Advance Financial is also a leading fintech company offering online line of credit and installment loans in 13 states across the country.

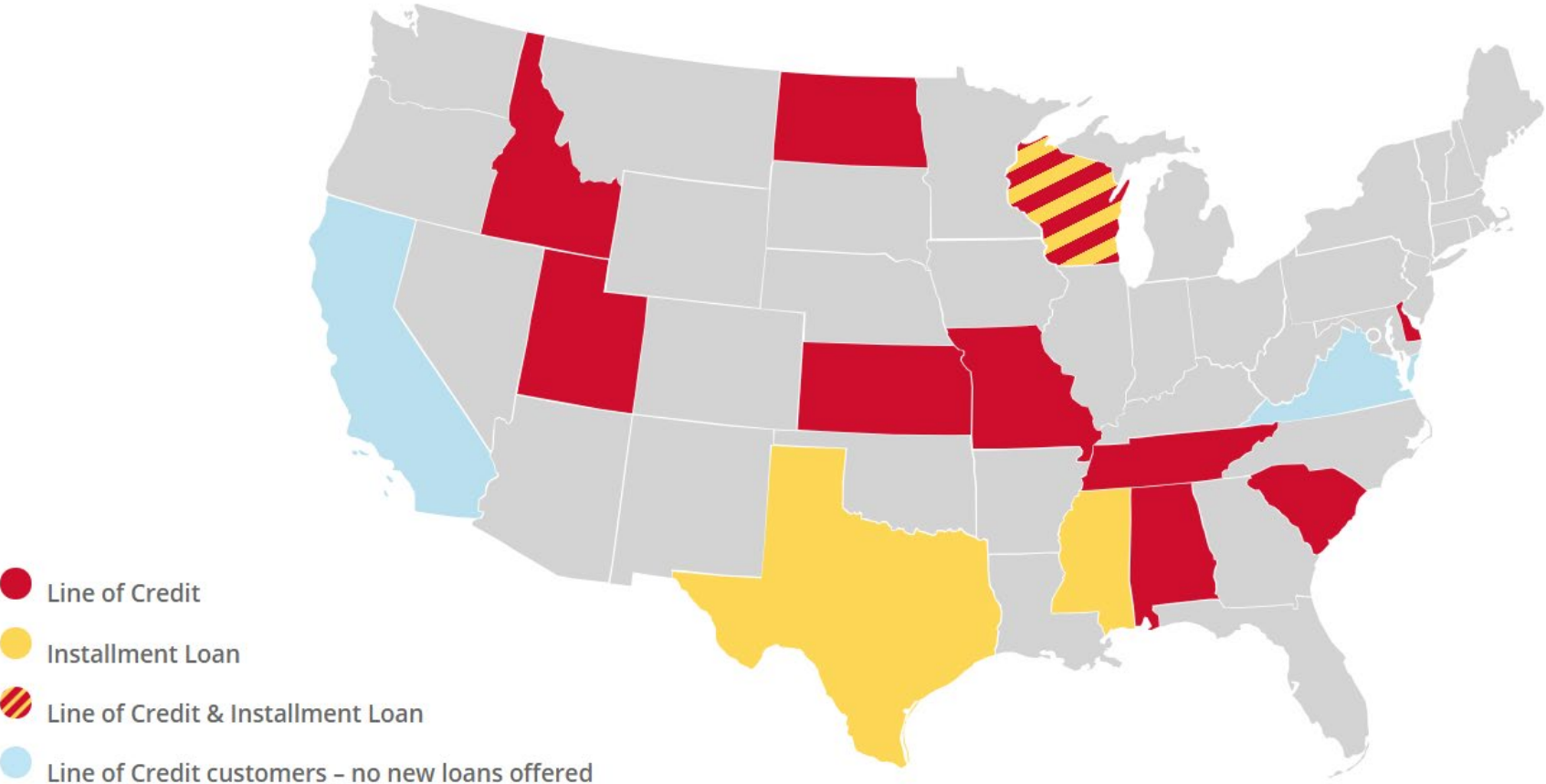
Recent recognitions include 2019 Inc. 5000 fastest-growing private companies for the eighth straight years; A+ rating by the Better Business Bureau; Nashville's 4th fastest growing company (2019, Nashville Business Journal); Forbes Best Employers for New Graduates (2018); and, Indeed Top-Ranked Workplace for Compensation/Benefits (2019). Advance Financial is the second largest family-owned company headquartered in Nashville (2019, Nashville Business Journal).

Our Philosophy...

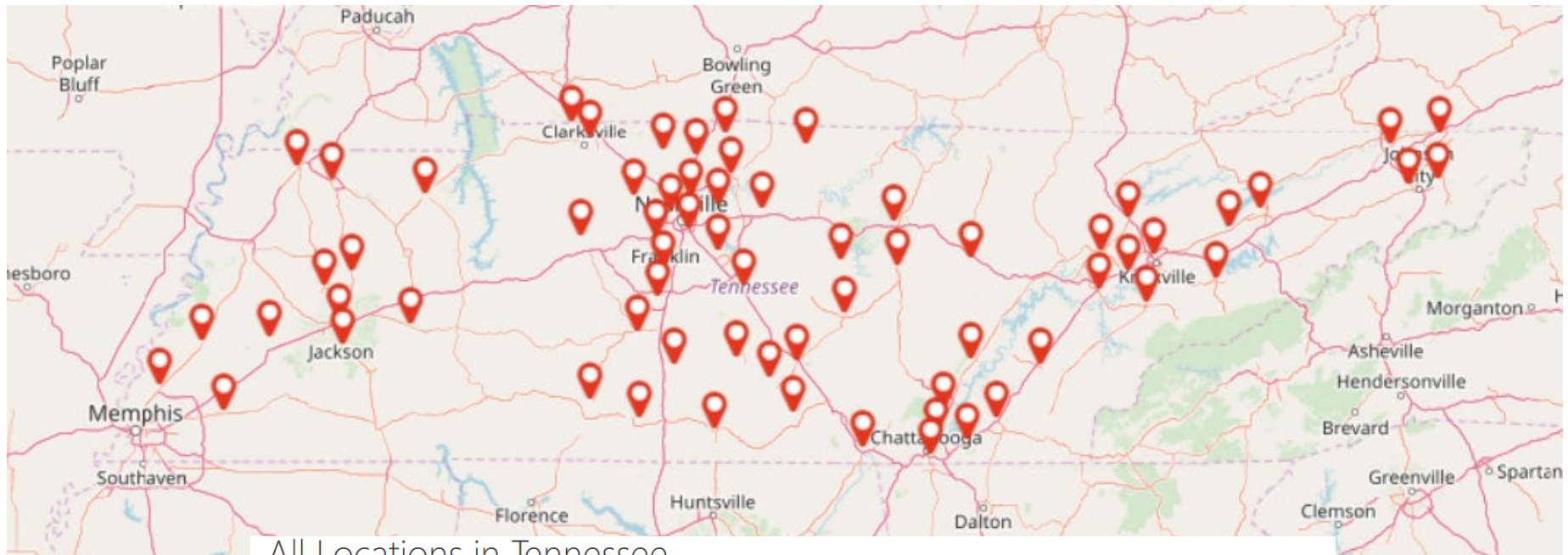
We are in the business of serving others ... that is what we do, who we are, and why we are here; therefore, we will strive to always serve our customers with courtesy, efficiency and integrity.

We value our employees as our most important asset; therefore, we will strive to serve our employees with the same respect and considerations, which we expect them to show our customers.

STATES SERVICED



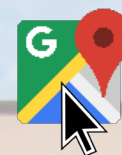
TENNESSEE LOCATIONS



All Locations in Tennessee

Alcoa (1)	Crossville (1)	Jackson (2)	Lewisburg (1)	Oak Ridge (1)	Spring Hill (1)
Antioch (2)	Covington (1)	Jefferson City (1)	Lexington (1)	Oakland (1)	Springfield (1)
Ashland City (1)	Dayton (1)	Johnson City (2)	Madison (2)	Ooltewah (1)	Tullahoma (1)
Athens (1)	Dickson (1)	Jonesborough (1)	Martin (1)	Paris (1)	Union City (1)
Bristol (2)	Elizabethton (1)	Kimball (1)	Manchester (1)	Portland (1)	Winchester (1)
Brownsville (1)	Fayetteville (1)	Kingsport (3)	McMinnville (1)	Pulaski (1)	White House (1)
Chattanooga (5)	Franklin (1)	Knoxville (6)	Milan (1)	Sevierville (1)	
Clarksville (5)	Gallatin (1)	Lafayette (1)	Millington (1)	Shelbyville (1)	
Cleveland (1)	Hendersonville (1)	Lavergne (1)	Morristown (2)	Smithville (1)	
Clinton (1)	Hermitage (1)	Lawrenceburg (1)	Mount Juliet (1)	Smyrna (1)	
Columbia (2)	Hixson (1)	Lebanon (1)	Murfreesboro (5)	Soddy Daisy (1)	
Cookeville (1)	Humboldt (1)	Lenoir City (1)	Nashville (17)	Sparta (1)	

1317 Decatur Pike Athens, Tennessee



OPEN
All Checks
Cached

Free
Money
Orders

WE
CASH

WE
CASH

OPEN
Cash Loans
up to \$
4000

SEARCH OUR CURRENT INVENTORY @

www.NNNsearch.com