

Offering Memorandum

Incoming-producing Commercial Property

634 Middle Creek Road, Sevierville, TN 37862



For Sale

634 Middle Creek Road

6,440 SF | \$595,000

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Section 1

PROPERTY INFORMATION

For Sale - 634 Middle Creek Road

Executive Summary

6,440 SF | \$595,000



SALE PRICE: \$595,000

CAP RATE: 7.82%

NOI: \$46,543

LOT SIZE: 1.49 Acres

BUILDING SIZE: 6,440 SF

BUILDING CLASS: C

YEAR BUILT: 1983

RENOVATED: 2018 (Suite 3B)

ZONING: C-4 & R-1

MARKET: Knoxville-Morristown-Sevierville CSA

SUB MARKET: Sevierville

CROSS STREETS: Middle Creek Road & Veterans Boulevard

Property Highlights

- Multi-tenant Property - 2 of 3 suites are occupied
- Additional unimproved land for future development
- Municipal utilities available; Property currently has a septic system
- Located close to Veterans Boulevard & Dolly Parton Parkway
- Located close to LeConte Medical Center



Property Overview

This 1.49-acre tract is improved with a 2,940 square foot single-tenant commercial building and a 3,500 square foot 2-level, 2-tenant building. The single-tenant building is 100% occupied. The 2-tenant building has one tenant on month-to-month tenancy with below-market rent. The other recently renovated suite is being marketed for lease. There is approximately 0.7-acre of unimproved, commercially-zoned land that may be suitable for additional development. Suggested uses are office, retail or self-storage.

Location Overview

Located within the Sevierville city limits, a short distance from LeConte Medical Center.

Additional Photos



2-Tenant Building

For Sale - 634 Middle Creek Road

Additional Photos

6,440 SF | \$595,000



For Sale - 634 Middle Creek Road

Additional Photos

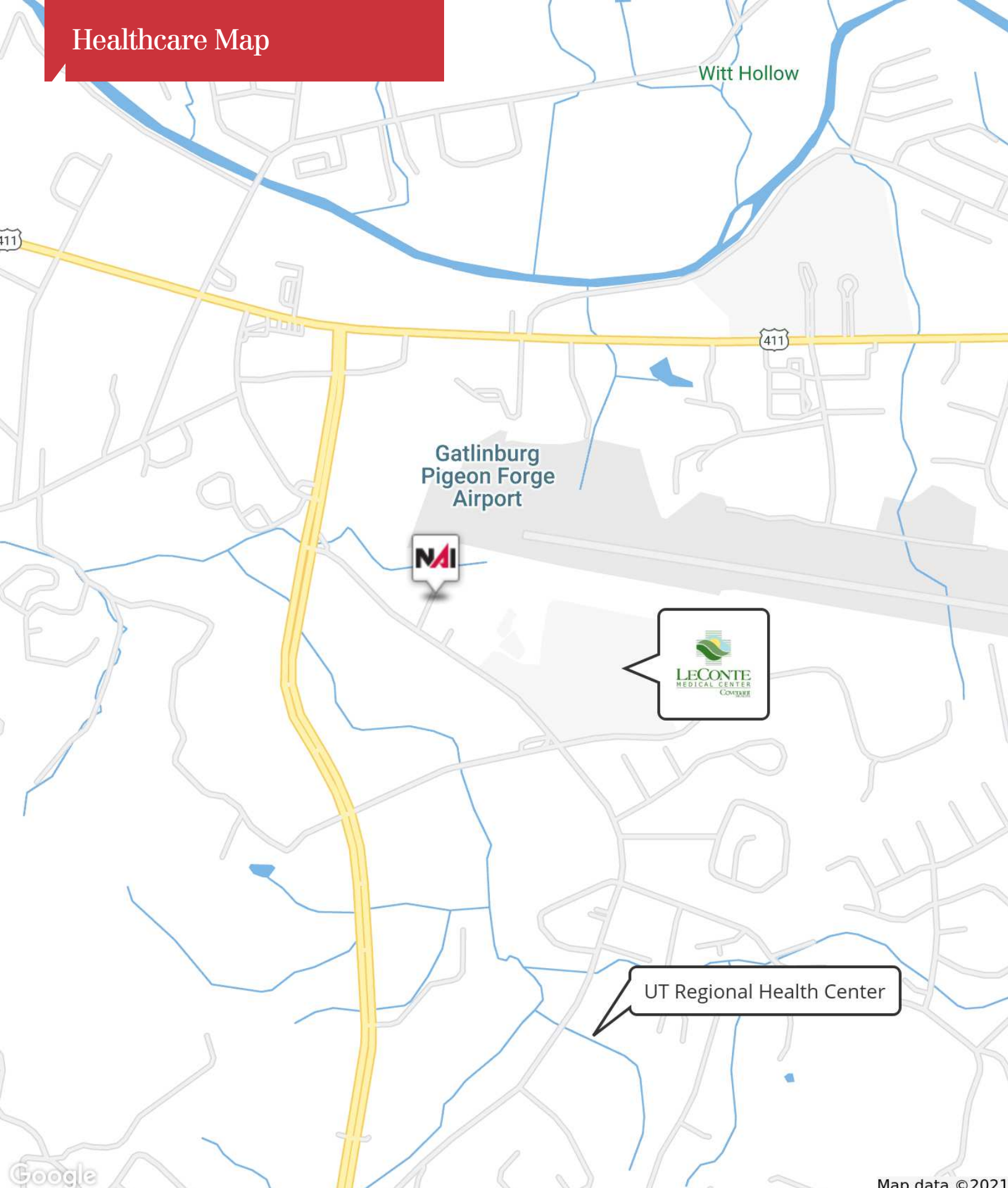
6,440 SF | \$595,000



Section 2

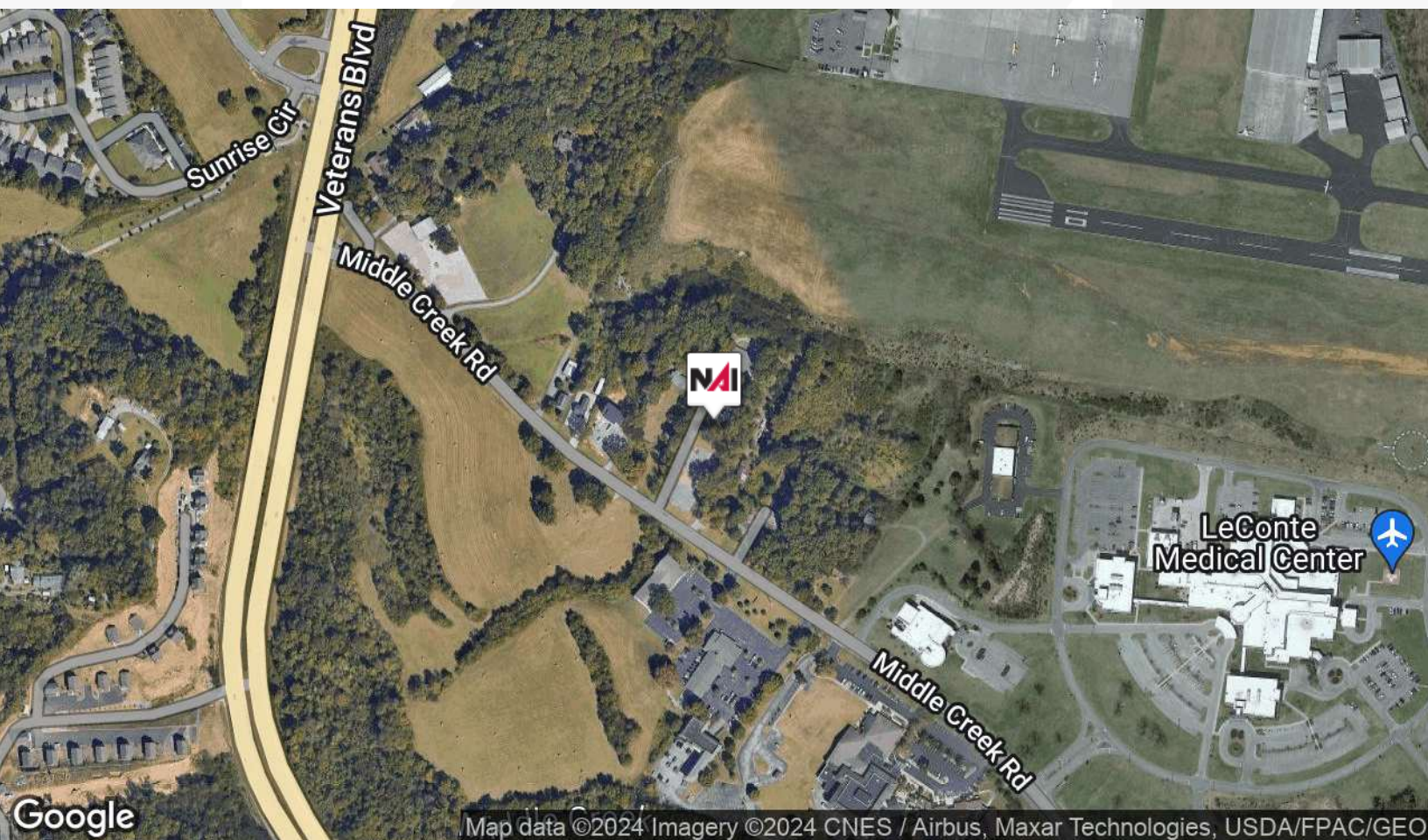
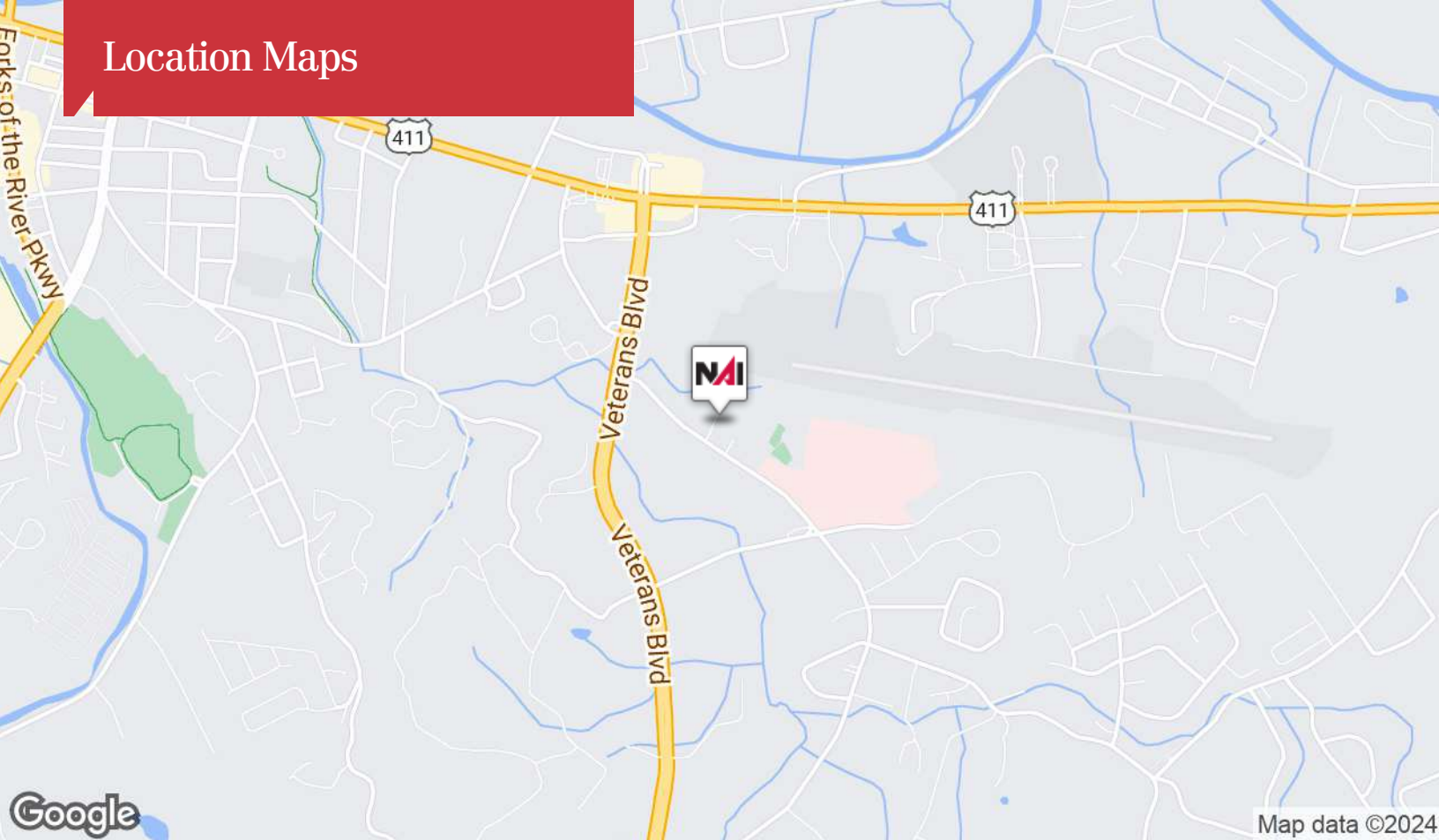
LOCATION INFORMATION

Healthcare Map

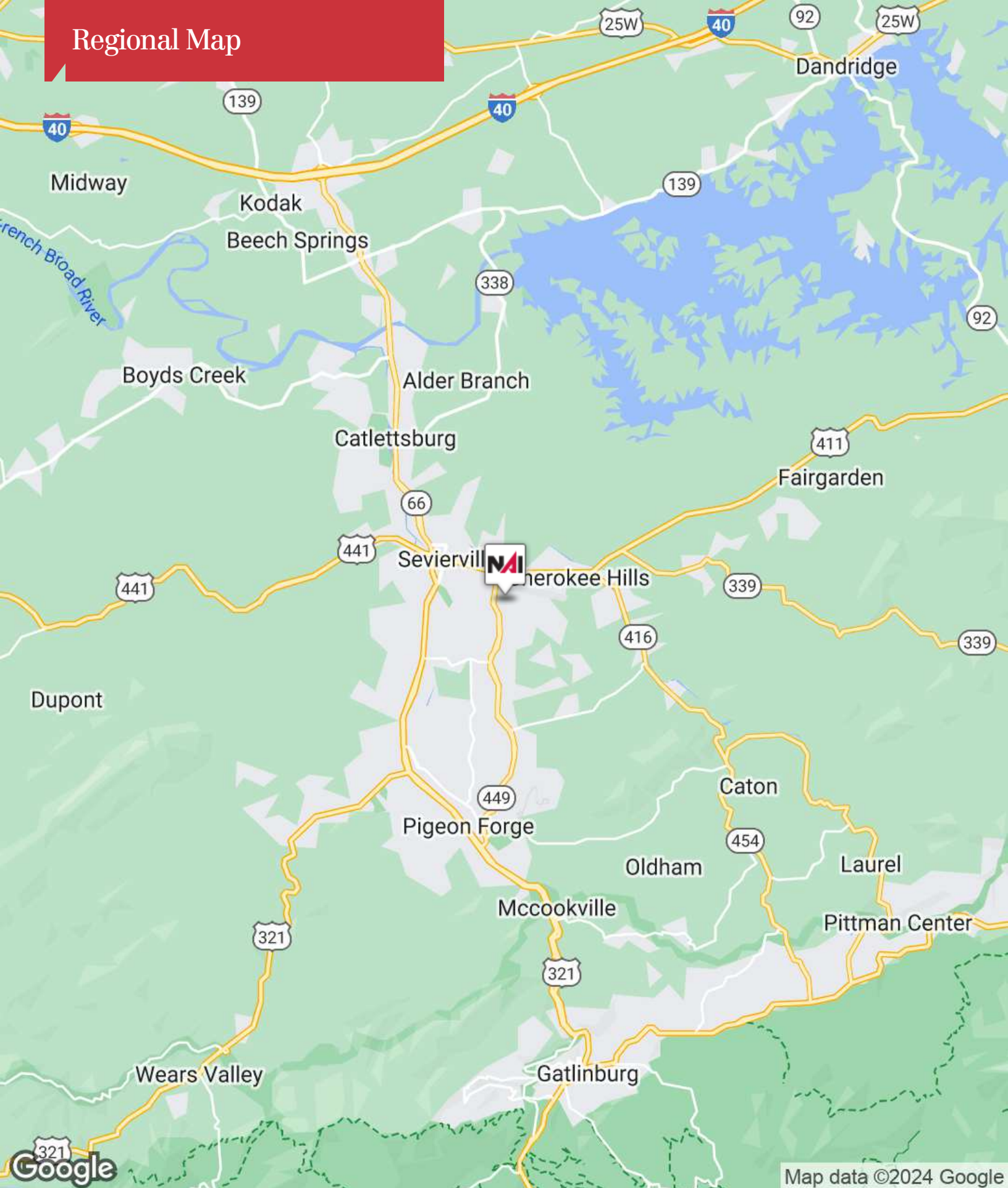


Map data ©2021

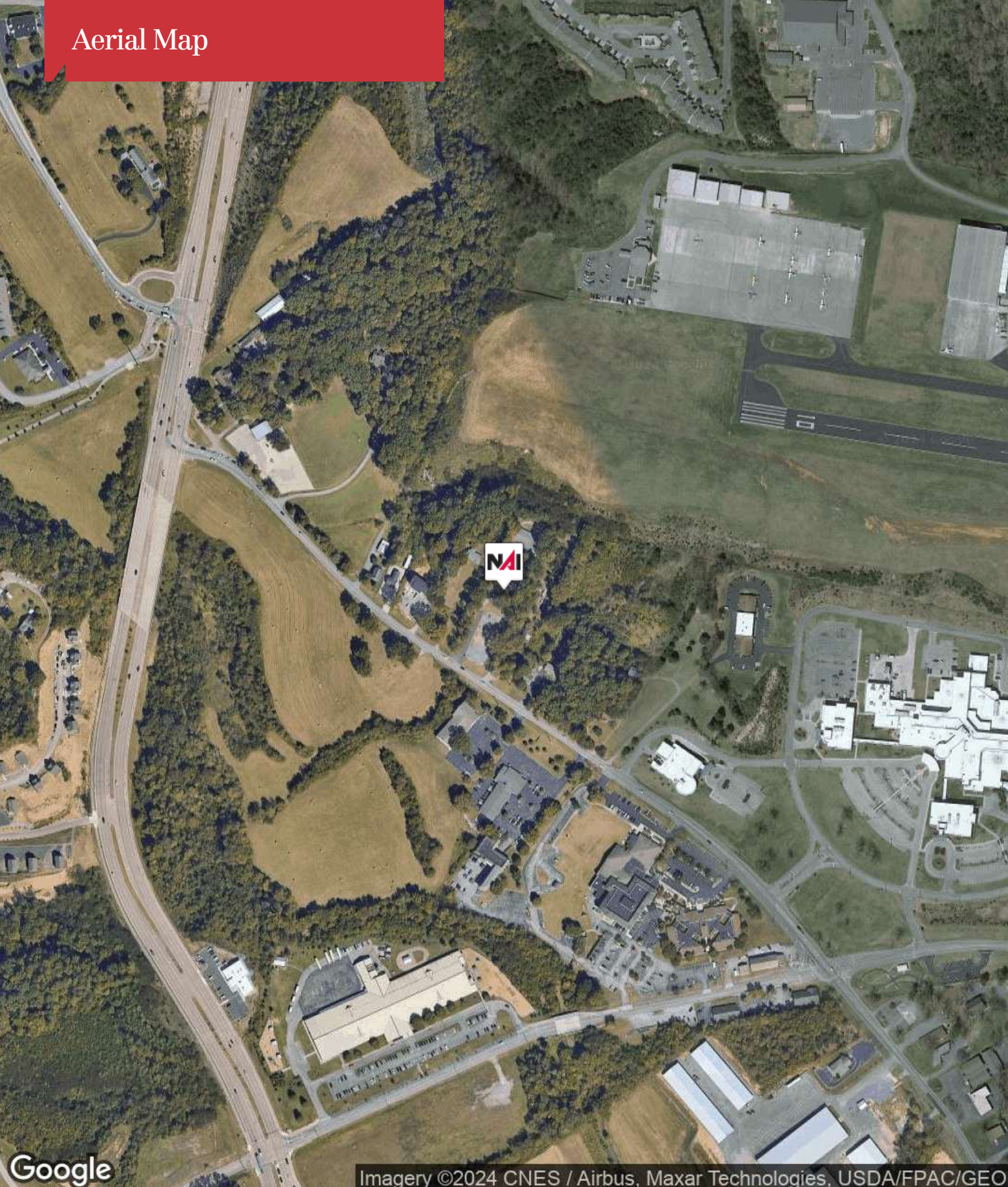
Location Maps



Regional Map



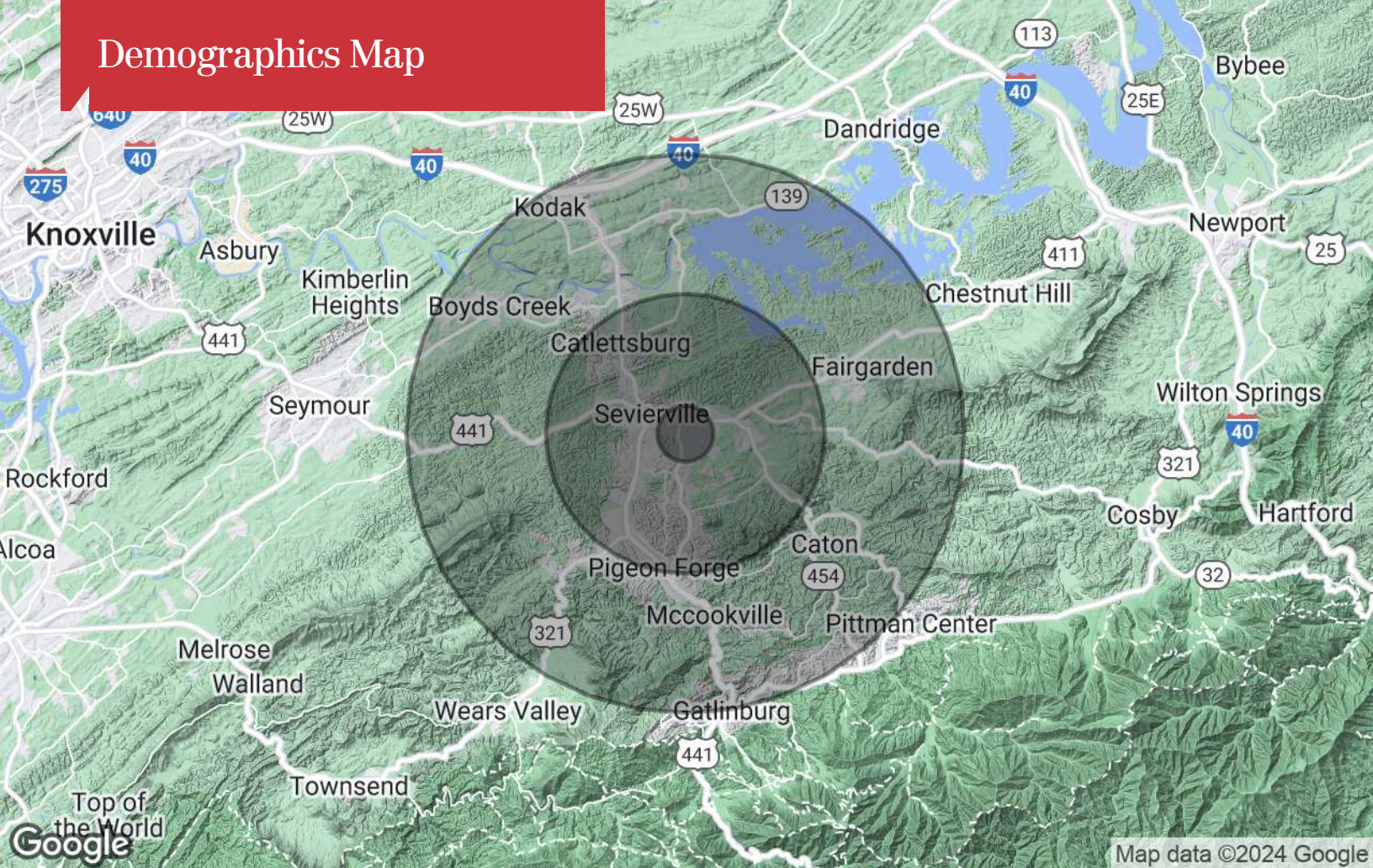
Aerial Map



Google

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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,928	28,617	68,064
MEDIAN AGE	37.3	37.5	40.1
MEDIAN AGE (MALE)	33.5	35.1	38.9
MEDIAN AGE (FEMALE)	42.3	41.2	41.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	891	12,914	29,568
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$54,007	\$49,952	\$53,315
AVERAGE HOUSE VALUE		\$200,738	\$213,388

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.7%	96.2%	97.1%
% BLACK	3.7%	1.6%	0.9%
% ASIAN	1.7%	1.2%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.9%	0.7%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.4%	8.5%	5.4%

* Demographic data derived from 2020 ACS - US Census

Section 3

FINANCIAL ANALYSIS

Financial Summary

Investment Overview

Price	\$595,000
Number of Units	3
Price per Unit	\$198,333
Approximate Square Footage	6,440
Price per Square Footage	\$92
GRM	-
CAP Rate	7.82%

PROFORMA PROFIT & LOSS STATEMENT

Operating Data

Gross Scheduled Income	-
Vacancy Cost (NaN%)	- -
Gross Operating Income	\$55,800
Operating Expenses	- \$9,257
Net Operating Income	\$46,543
Debt Service	- \$37,697
Pre-Tax Cash Flow	\$8,846
Cash-on-Cash Return % (yr 1)	7.43%
Principal Reduction (yr 1)	+ \$14,219
Total Return (yr 1)	\$23,065
Return on Investment %	19.38%

PROFORMA PROFIT & LOSS STATEMENT

Financing Data

Loan Amount	\$476,000
LTV	80.00%
Interest Rate	5.000%
Debt Service	\$37,697
Debt Service Monthly	\$3,141
Amortization	20

PROFORMA PROFIT & LOSS STATEMENT

Income & Expenses

Income Summary

PROFORMA PROFIT & LOSS STATEMENT

Building 1	\$21,600
Building 2 Suite 2A	\$10,200
Building 2 Suite 2B	\$24,000
Gross Income	\$55,800

Expense Summary

PROFORMA PROFIT & LOSS STATEMENT

Property Taxes	\$3,407
Insurance	\$3,700
Repairs & Maintenance	\$2,000
Utlities (Water)	\$150
Gross Expenses	\$9,257
Net Operating Income	\$46,543

Section 4

ABOUT THE COMPANY

For Sale - 634 Middle Creek Road

Agent Profile & Contact Info

6,440 SF | \$595,000



David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

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Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
National Association of Realtors (NAR)
Tennessee Association of Realtors (TAR)

Education

United States Naval Academy, Annapolis, Maryland, 1975
(B.S., International Security Affairs)

Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.