

EXECUTIVE SUMMARY

Cordova Village

1315 N. Germantown Pkwy

Cordova, TN 38016

TIKTIN
— Real Estate —
INVESTMENT SERVICES



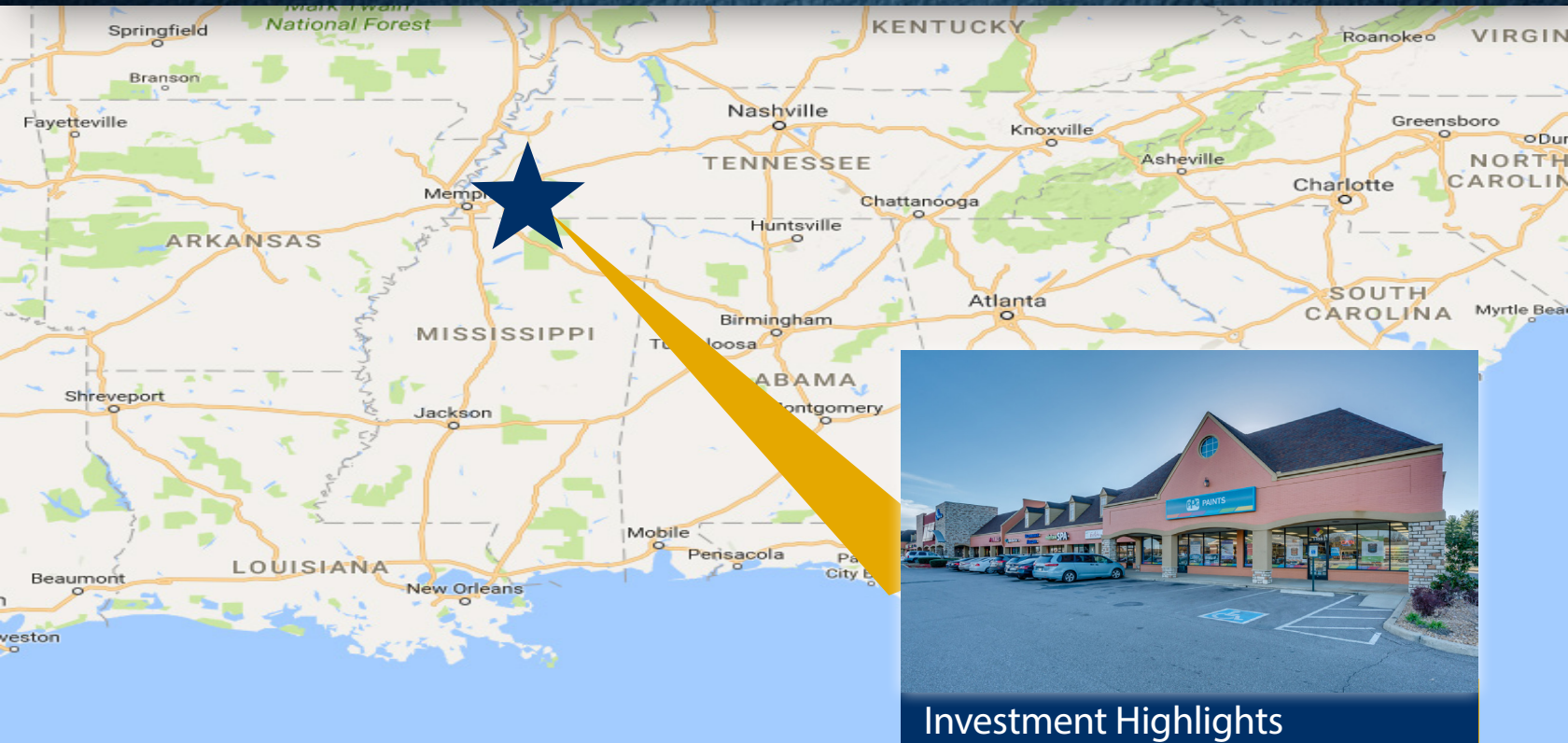
CORDOVA VILLAGE		BASE RENT	
1315-1355 N. Germantown Pkwy, Cordova, TN 38016		Occupied Space (30,000 SF)	\$496,188
OFFERING PRICE		Available Space at Market Rents	-
Price	\$5,680,000	Gross Potential Rent	\$496,188
Down Payment	30%/\$1,704,000	Expense Reimbursement	\$143,055
Current Occupancy	100%	Gross Potential Income	\$639,243
Rentable Square Feet	30,000 SF	Vacancy/Collection Allowance (5% of GPR)	\$31,962
Price/Rentable SF	\$189.33	Effective Gross Income	\$607,281
Cap Rate	8.00%	Total Expenses	\$152,653
Lot Size	3.05 Acres	Net Operating Income	\$454,628
Year Built/Renovated:	1988/2013		
VITAL DATA		TOTAL RETURN	8.00% /\$454,628
Current Net Operating Income:	\$454,628	Debt Service	\$241,751
		Debt Coverage Ratio	1.88
		Net Cash Flow After Debt Service	12.49%/\$212,877
		CASH ON CASH TOTAL RETURN	12.49%/\$212,877

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Investment Highlights

- 100% Leased Center with Excellent Tenant Mix Including National and Local Tenants
- N. Germantown Pkwy is a Major N/S Corridor with 6 Lanes of Traffic
- Situated at the Signalized Corner of N. Germantown Pkwy and Club Pkwy
- Great Visibility on N. Germantown Pkwy
- Strong Demographics - Average Household Income \$84k within 5 Miles
- National Retailers in the Surrounding Area Include Kroger, Target, Wells Fargo, Walmart, Costco, Amongst others
- Traffic Counts of 56,000 Vehicles Per Day
- Below Market Rents

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EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present the Cordova Village located in Cordova, TN. Cordova Village is a 30,000+/- square foot shopping center located in Shelby County, TN. The Property is currently 100% occupied by tenants such as PPG Paints, Subway, and Domino's Pizza, among others.

This center is situated on the corner of North Germantown Pkwy and Autumn Creek Drive, which experiences traffic counts in excess of 56,000 vehicles per day. The property sits on a 3.05 acre lot with a lighted parking area consisting of 200 parking spaces as well as multiple points of ingress and egress.

Cordova is a community in Shelby County, Tennessee, United States. Cordova lies east of Memphis, north of Germantown, south of Bartlett, and northwest of Collierville.

The majority of Cordova has been annexed by the City of Memphis. The remainder of Cordova is in unincorporated Shelby County, in the Memphis Annexation Reserve area. The boundaries of the Cordova community are inexact, but are generally regarded as the Wolf River on the south, Whitten Road on the west, Interstate 40 on the north, and Pisgah Road on the east.

BROKER OF RECORD - Frank Dyer | Loeb RealGroup, LLC
TN License No: 270296

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