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THE LEARNING EXPERIENCE

SPRING HILL, TN (NASHVILLE MSA)

Asking Price: \$5,840,000 | Cap Rate: 6.25%

- **15-Year Lease | 2022 Construction** - This investment property features a new +/- 15-year lease with 12% rental escalations every 5 years, providing investors with long-term cash flows and a built-in inflation hedge.
- **#1 Ranked MSA for Economic Strength** - According to POLICOM Corporation, Nashville MSA ranked #1 overall in economic strength.
- **4 Elementary Schools Within 3-Mile Radius** - Tennessee is an income-tax free state.

**Offered
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