



INTERACTIVE
OFFERING MEMORANDUM

FLAGSHIP NASHVILLE LOCATION



122 MARKET EXCHANGE CT | FRANKLIN, TN



EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





TABLE OF CONTENTS



04 EXECUTIVE OVERVIEW



REPRESENTATIVE PHOTO

TESLA



\$22,310,000

PRICE



57,447 SF

GLA



7.12 AC

LOT SIZE



2005/2022

BUILD/REMODELED



9.7 YRS

TERM REMAINING





REPRESENTATIVE PHOTO

Generational Ownership Opportunity

Located on 7.12 AC in one of the most trafficked retail corridors in Nashville, investors may view this asset as a haven which will see substantial appreciation in addition to generated income through the years.

Rare, Infill 7.12AC Parcel with Favorable RC-6 Zoning

Zoning provides for a diverse mix of end uses with the ability to develop to a height of 6 stories at a later date.

Extremely Below Market Rents

At \$16.50 PSF, Tesla is paying less than half of Cool Springs' current market rent of \$36.00 PSF, offering an investor substantial upside at lease expiration.

Attractive Rental Increases

This site offers an attractive 12% rental increase after the first 5-years and 10% rental increases thereafter, providing a hedge against inflation, equity preservation in the Property, and increases in net cash flow.

Brand New Long-Term Lease

This site is a majorly renovated relocation for Tesla, offering a newly signed 10-year corporately guaranteed lease with minimal landlord responsibilities.

New Roof in 2022 with 10-Year Warranty

With no immediate cap-ex requirements, investors can expect this asset to operate as a true NNN through the original term.

Strong Tenant Commitment to Location

With over \$4,500,000 invested in the renovation, Tesla is going all-in on Nashville with this site. This site will be Tesla's only location in the Middle Tennessee market.

Exploding Tenant

With recent upgrades from S&P (BB+) and Moody's (Ba1), Tesla is cited as having a continued positive outlook, given their recent increases in sales, production, EBITDA, cash, margins, etc. amidst its rapid expansion. Tesla continues to be recognized as the EV Leader and is expected to continue its sustained growth and production levels.

LOCATION HIGHLIGHTS

Flagship Location

This Tesla Dealership and Service Plus location is the only Service Center in Middle Tennessee. Relocating from a 12,370 square foot location within 1-mile to the north of Subject Property, Tesla is more than quadrupling its footprint in the market with this 57,447 square foot Dealership and Service Plus location.

Synergistic Auto Corridor

Nearby auto dealers include Cool Springs Auto, Mercedes Benz of Nashville, Infiniti of Cool Springs, Genesis of Cool Springs, Hyundai of Cool Springs, Nissan of Cool Springs.

Substantial Property Appreciation in Direct Area

Median home prices have nearly doubled over the last 5 years.

Robust & Affluent Demographics

Nashville, TN is one of the fastest growing metros in the U.S., with an estimated 36 new residents relocating to the area per day. Franklin is one of the most affluent submarkets in the MSA, with more than 117,000 people in a 5-mile radius and an average household income of over \$147,000.

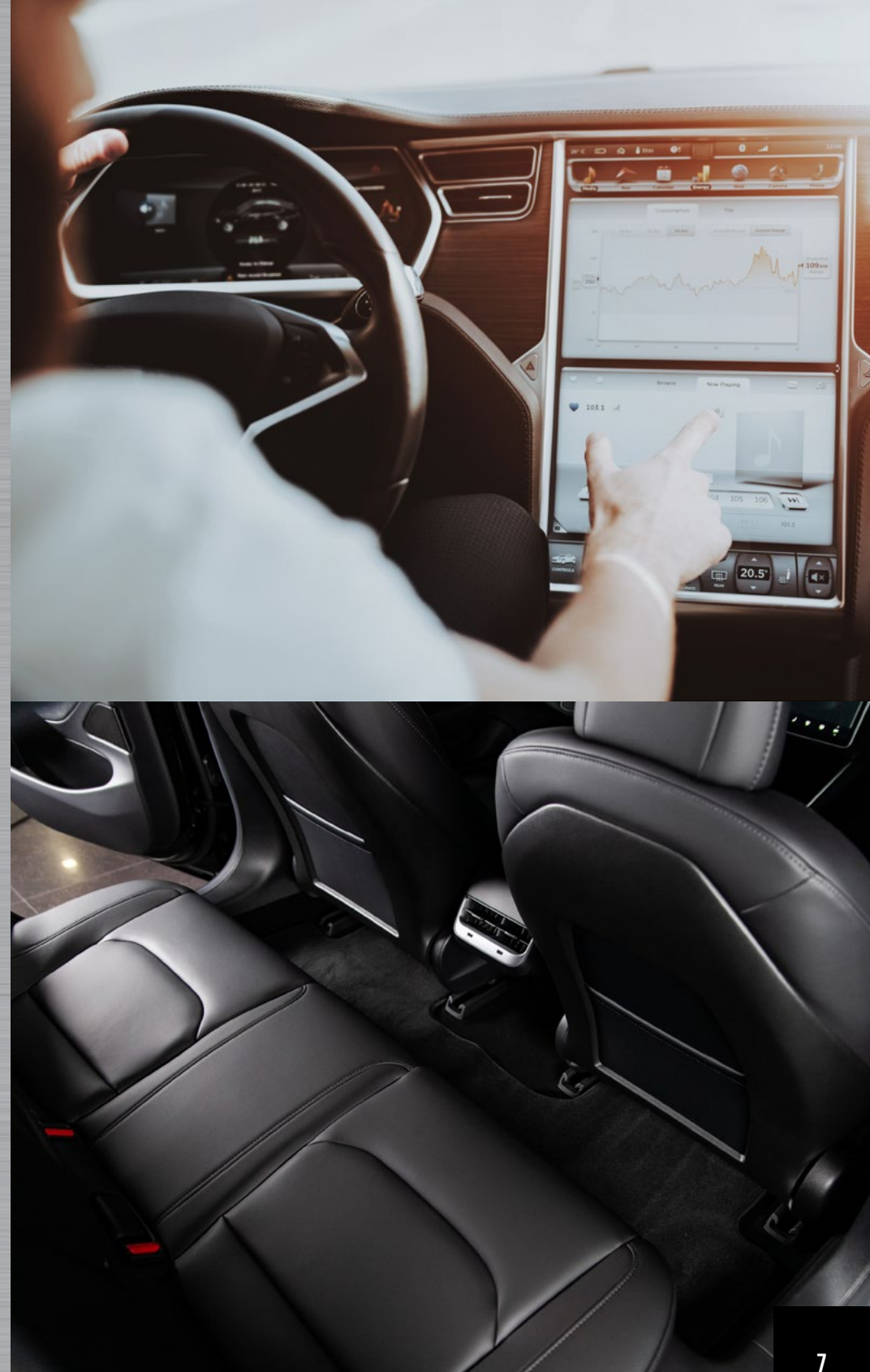
Dense Retail Corridor

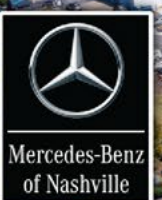
With over 4.2 million square feet of retail within a 1-mile radius, this Tesla is located in the epicenter of shopping for Nashville.

Strategic Location

Within 15 Minutes of Downtown Nashville and within 0.5 miles of Cool Springs Galleria.

Located just off Interstate 65 (150,190 ADT)

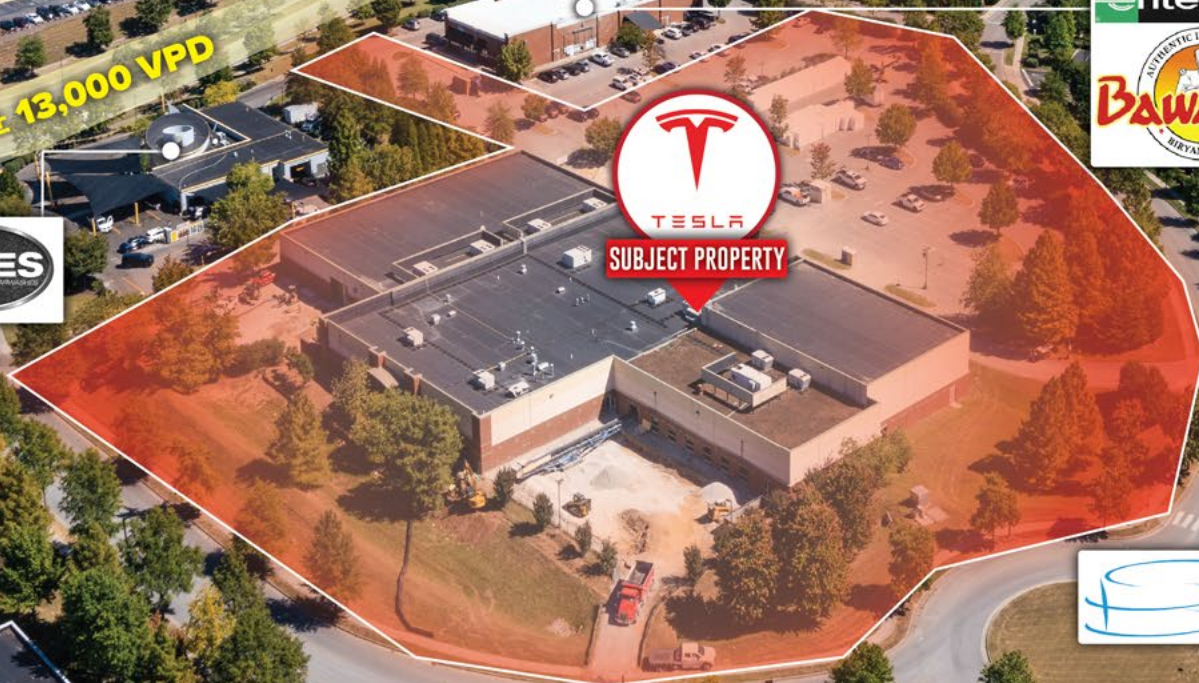
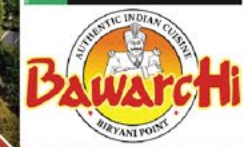




BAKERS BRIDGE AVE ± 13,000 VPD



CAROTHERS PKWY ± 25,000 VPD





COOLSPRINGS GALLERIA
SHOPPING CENTER



± 131,000 VPD



SUBJECT PROPERTY

BAKERS BRIDGE AVE ± 13,000 VPD



iO TENANT OVERVIEW



REPRESENTATIVE PHOTO

TESLA

TESLA



WEBSITE
TESLA.COM



LOCATIONS
±598



YEAR FOUNDED
2003



2021 REVENUE
\$53.823B



NASDAQ
TSLA

Tesla, Inc. is an American electric vehicle and clean energy company based in Austin, Texas. Tesla designs and manufactures electric cars, battery energy storage from home to grid-scale, solar panels and solar roof tiles, and related products and services. Tesla is one of the world's most valuable companies and remains the world's most valuable automaker with a market capitalization of nearly US \$1 trillion. The company had the most worldwide sales of battery electric vehicles and plug-in electric vehicles, capturing 23% of the battery-electric (purely electric) market and 16% of the plug-in market (which includes plug-in hybrids) in 2020. Through its subsidiary Tesla Energy, the company develops and is a major installer of photovoltaic systems in the United States. Tesla Energy is also one of the largest global suppliers of battery energy storage systems, with 3.99 gigawatt-hours (GWh) installed in 2021.

Founded in July 2003 by Martin Eberhard and Marc Tarpenning as Tesla Motors, the company's name is a tribute to inventor and electrical engineer Nikola Tesla. In February 2004, via a \$6.5 million investment, X.com co-founder Elon Musk became the largest shareholder of the company and its chairman. He has served as CEO since 2008. According to Musk, the purpose of Tesla is to help expedite the move to sustainable transport and energy, obtained through electric vehicles and solar power. Tesla began production of its first car model, the Roadster sports car, in 2009. This was followed by the Model S sedan in 2012, the Model X SUV in 2015, the Model 3 sedan in 2017, and the Model Y crossover in 2020. The Model 3 is the all-time best-selling plug-in electric car worldwide, and, in June 2021, became the first electric car to sell 1 million units globally. Tesla's global sales were 936,222 cars in 2021, a 87% increase over the previous year, and cumulative sales totaled 2.3 million cars at the end of 2021. In October 2021, Tesla's market capitalization reached \$1 trillion, the sixth company to do so in U.S. history.



SOURCE: TESLA.COM

VEHICLE	PRODUCTION	DELIVERIES
Model S/X	19,935	18,672
Model 3/Y	345,988	325,158
Total	365,923	343,830

In the 2nd quarter of 2022, Tesla reported revenue of \$16.83 billion, net income of 2.3 billion, and total stockholder equity of 36.38 billion. As of August 8th, 2022, Tesla has a market capitalization of \$910.03 billion. Its operating margin is among the highest in the industry at 14.6% and a positive free cash flow of \$621 million. Tesla ended the quarter with the highest vehicle production month in its history. The company increased its cash position by \$0.8B to \$18.3B during the quarter. Tesla overcame several challenges such as supply-chain issues to COVID-19 disruptions in Shanghai, and startup costs in Austin and Berlin, to finish the quarter impressively.

Due to two straight years of profitability, strong cash flow, very little debt, and other positive factors, Tesla is expecting a credit upgrade by ratings companies by the end of 2022.

TESLA SEMI

Tesla unveiled plans to develop an all-electric heavy-duty truck with a range of 300 to 500 miles, the Tesla Semi, in late 2017. The truck had drawn approximately 2,000 pre-orders by the end of Q1 2018. The company's manufacturing efforts have primarily focused on Model 3 and Model Y, it plans to begin production on the Tesla Semi in 2023. Production of the Tesla Semi will take place at Giga Nevada and Giga Texas.



TESLA GIGAFACTORY

Tesla's Gigafactory Berlin-Brandenburg opened on March 22, 2022 with a planned capacity to produce 500,000 electric vehicles annually as well as batteries. In April 2022, Tesla's Gigafactory 5 opened in Austin, Texas. The Gigafactory spans over 2,000 acres and is roughly 15 minutes from downtown Austin. The facility is used to build the company's Cybertruck, its Semi, and the Model 3 and Model Y for the eastern half of North America.



14

FINANCIAL OVERVIEW



TESLA

LEASE SUMMARY

Tenant Trade Name	Tesla
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	10
Lease Commencement Date	7/1/2022
Rent Commencement Date	12/1/2022
Lease Expiration Date	6/30/2032
Term Remaining on Lease	±9.7 Years
Increase	12% in Year 5; 10% Every 5 Years in Options
Options Remaining	Two, 5-year Options
Purchase Price	\$22,310,000
Cap Rate	4.25%
GLA	±57,447 SF
Built	2005/2022
NOI	\$947,876
Land Area	±7.12 AC
Address	122 Market Exchange Ct Franklin, TN 37067
Landlord Responsibilities	Roof and Structure, HOA, CAM Capped at \$5,000 annually

FINANCIAL OVERVIEW

DATE	ANNUAL RENT	MONTHLY RENT	\$ PSF / YR	CAP RATE
7/1/2022-11/30/2022	0	\$0.00	\$0.00	-
12/1/2022-6/30/2027	\$947,876	\$78,989.63	\$16.50	4.25%
7/1/2027-6/30/2032	\$1,062,770	\$88,564.13	\$18.50	4.76%
Option 1 (7/1/2032-6/30/2037)	\$1,169,046	\$97,420.54	\$20.35	5.24%
Option 2 (7/1/2037-6/30/2042)	\$1,285,951	\$107,162.59	\$22.39	5.76%

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i6 AREA OVERVIEW



TESLA

FRANKLIN, TN

Franklin is a unique blend of history and progress. Founded in 1799, the city has grown from a tiny, agricultural community into a strong blend of residential, commercial, and corporate citizens. Franklin has several attractions including a Civil War battlefield, several museums and antebellum mansions, a thriving downtown shopping area, and the Cool Springs Galleria.

Downtown Franklin, comprised of a beautiful 15 block historic district, offers true Southern hospitality with a great American Main Street and 200 years of rich history. Visitors will find commemorative brick sidewalks, beautiful landscaping, lovely Victorian architecture, and stunning renovated historic buildings. Downtown offers elegant shopping, restaurants, antique shops, a variety of clothing stores, art galleries, professional services, and more.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	43,534	113,720	340,019
2022 Estimate	38,492	100,609	310,138
2010 Estimate	29,246	77,130	246,463
Growth 2022-2027	13.1%	13.03%	9.63%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	16,505	40,359	128,097
2022 Estimate	15,198	37,259	118,324
2010 Estimate	11,459	28,771	95,137
Growth 2022-2027	8.6%	8.32%	8.26%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$137,661	\$159,296	\$143,848

FRANKLIN'S GROWTH

Franklin is attracting an impressive mix of people from all walks of life, all across the country. A convenient 30 minute drive from Nashville, this growing town is alluring to families, celebrities, and tech geniuses alike thanks to the plethora of attractive offerings. The Grove, in particular, is a preferred point of relocation, offering a perfect blend of southern charm and innovation.

Franklin median home sale prices have jumped 26.1% year-over-year and have nearly doubled over the last 5 years from \$475k in Sept 2019 to \$900k in April 2022. The city has become a go-to destination for many, growing the population by about 9% from 2019-2020.



26.1%
HOME VALUE
YEAR-OVER-YEAR
GROWTH



9%
POPULATION
GROWTH FROM
2019-2020



\$900K
MEDIAN HOME
SALE PRICE



SOURCE: GROVELIVING.COM

FRANKLIN

MAJOR DEVELOPMENTS

1

THE FACTORY AT FRANKLIN

HOLLADY PROPERTIES PLANS TO REDEVELOP THE FACTORY AT FRANKLIN. THE REDEVELOPMENT WILL OFFER OVER 150,000 SF OF SHOPPING, DINING, AND ENTERTAINMENT OPPORTUNITIES. IN ADDITION, A SIGNIFICANT AMOUNT OF OFFICE SPACE FOR BUSINESSES WILL ALSO BE CREATED, MAKING THE FACTORY A STATE-OF-THE-ART MIXED-USE SPACE. NEW RESTAURANTS AND RETAIL STORES HAVE OPENED EARLY IN FALL 2022. MANY INTERIOR AND EXTERIOR RENOVATIONS ARE EXPECTED TO BE COMPLETED EARLY 2023.

2

CAROTHERS CROSSING WEST

20-ACRE MIXED-USE FACILITY THAT FEATURES 330 APARTMENT UNITS, 50,000 SF OF OFFICE SPACE, AND 19,200 SF OF RETAIL SPACE.

3

AUREUM

THE AUREUM IS A 22 ACRE VERTICALLY INTEGRATED MIXED-USE PROJECT. THE 1.7 MILLION SF PROJECT WILL INCLUDE 750,000 SF OF OFFICE SPACE, 480 RESIDENTIAL UNITS, 700 HOTEL ROOMS, AND 100,000 SF OF RETAIL AND RESTAURANT SPACE.

4

OVATION

OVATION IS A 77 ACRE MIXED-USE PROJECT THAT WILL FEATURE 1.4 MILLION SF OF OFFICE SPACE, 950 LUXURY APARTMENTS, A 160-ROOM BOUTIQUE HOTEL, AND VAST SPACES FOR RETAIL.

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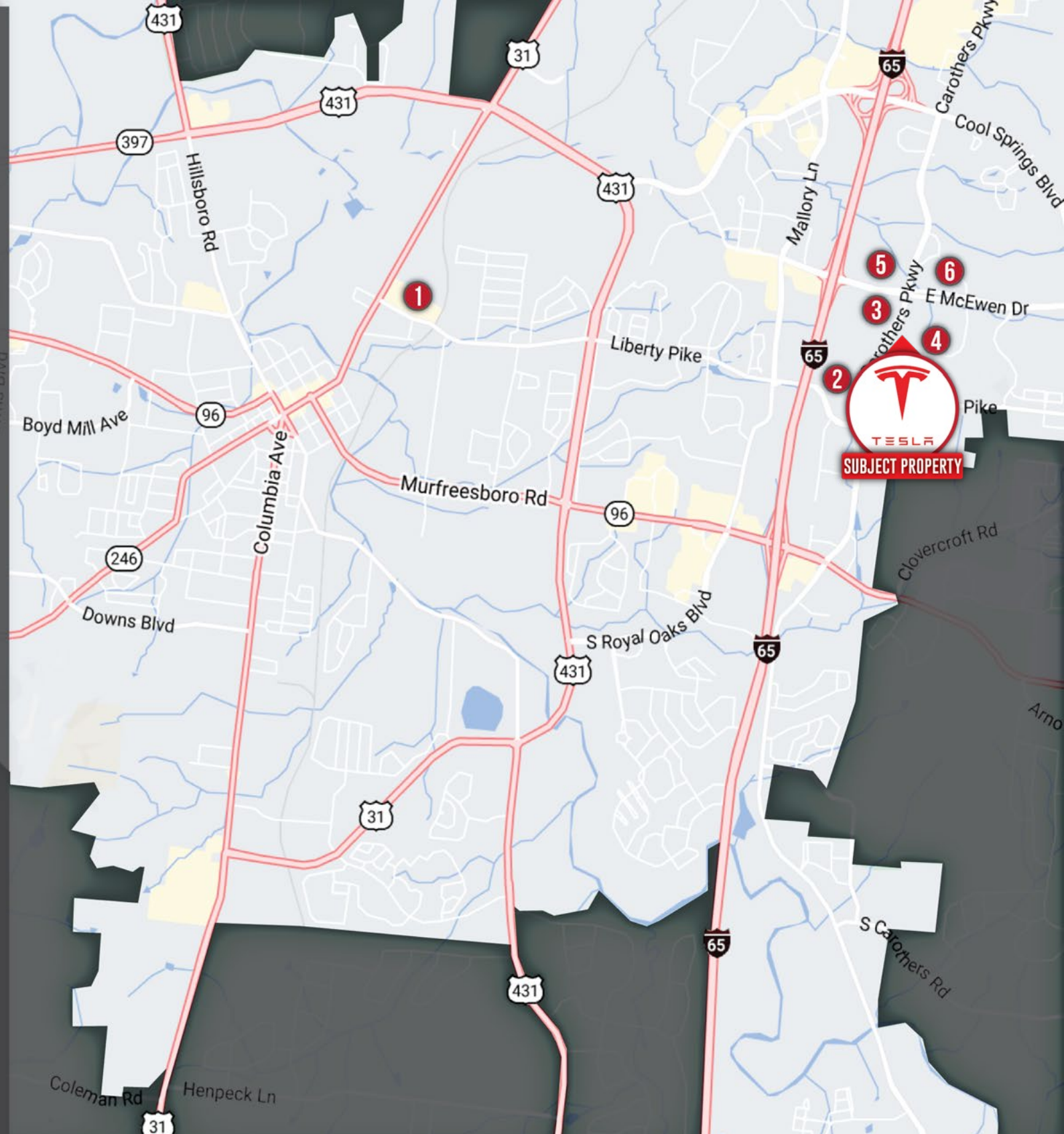
FRANKLIN PARK

FRANKLIN PARK OFFERS 1.25 MILLION SF OF QUALITY, CLASS-A OFFICE SPACE FOR LEASE. THE PROPERTY CONTAINS 71 ACRES OF SMART MIXED-USE SPACE WITH 5 OFFICE TOWERS. OTHER AMENITIES INCLUDE A 600-SEAT AMPHITHEATER, A GREAT LAWN, RESIDENTIAL SPACES, AND 3+ MILES OF WALKING PATHS AND BOARDWALKS.

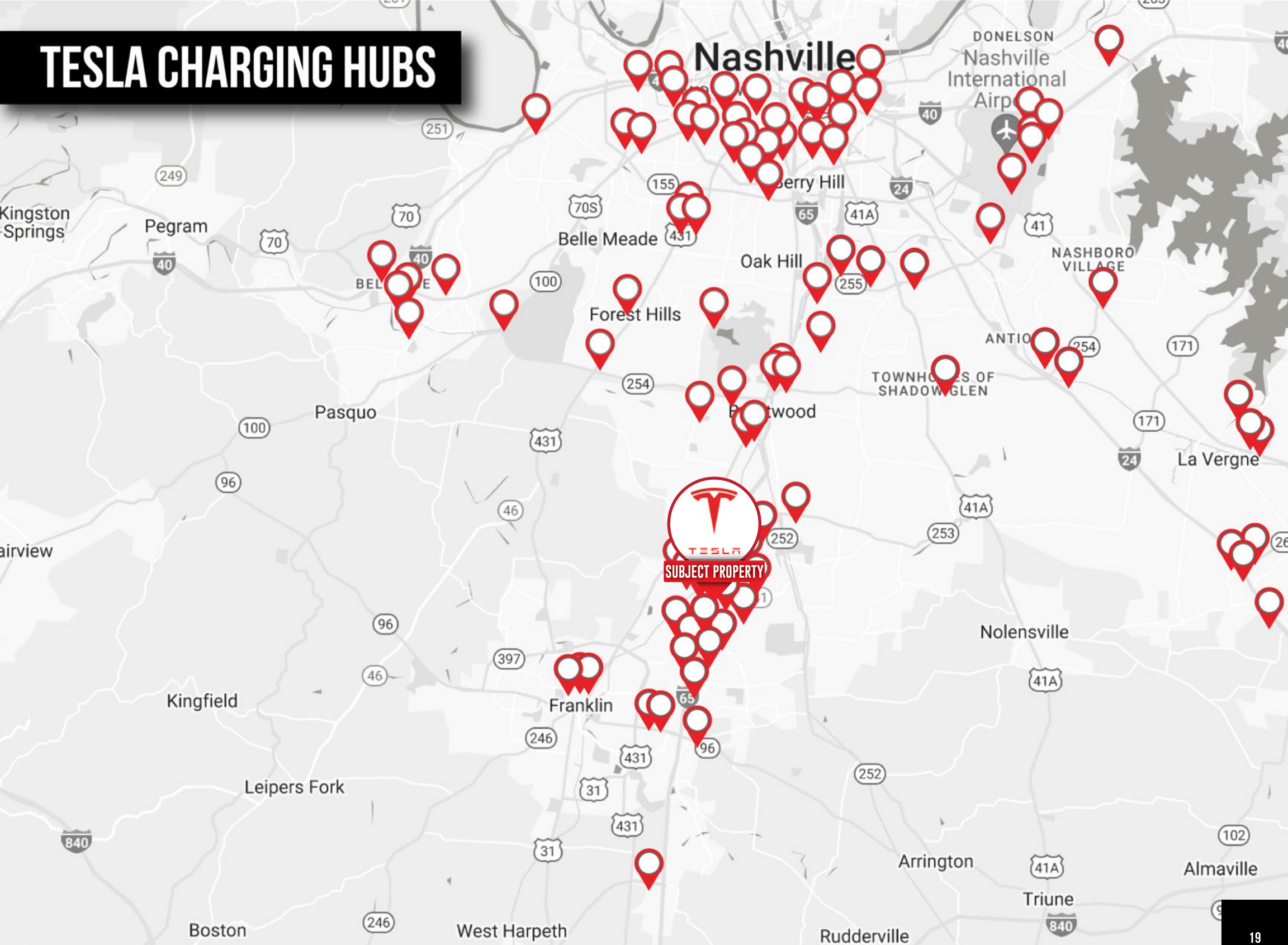
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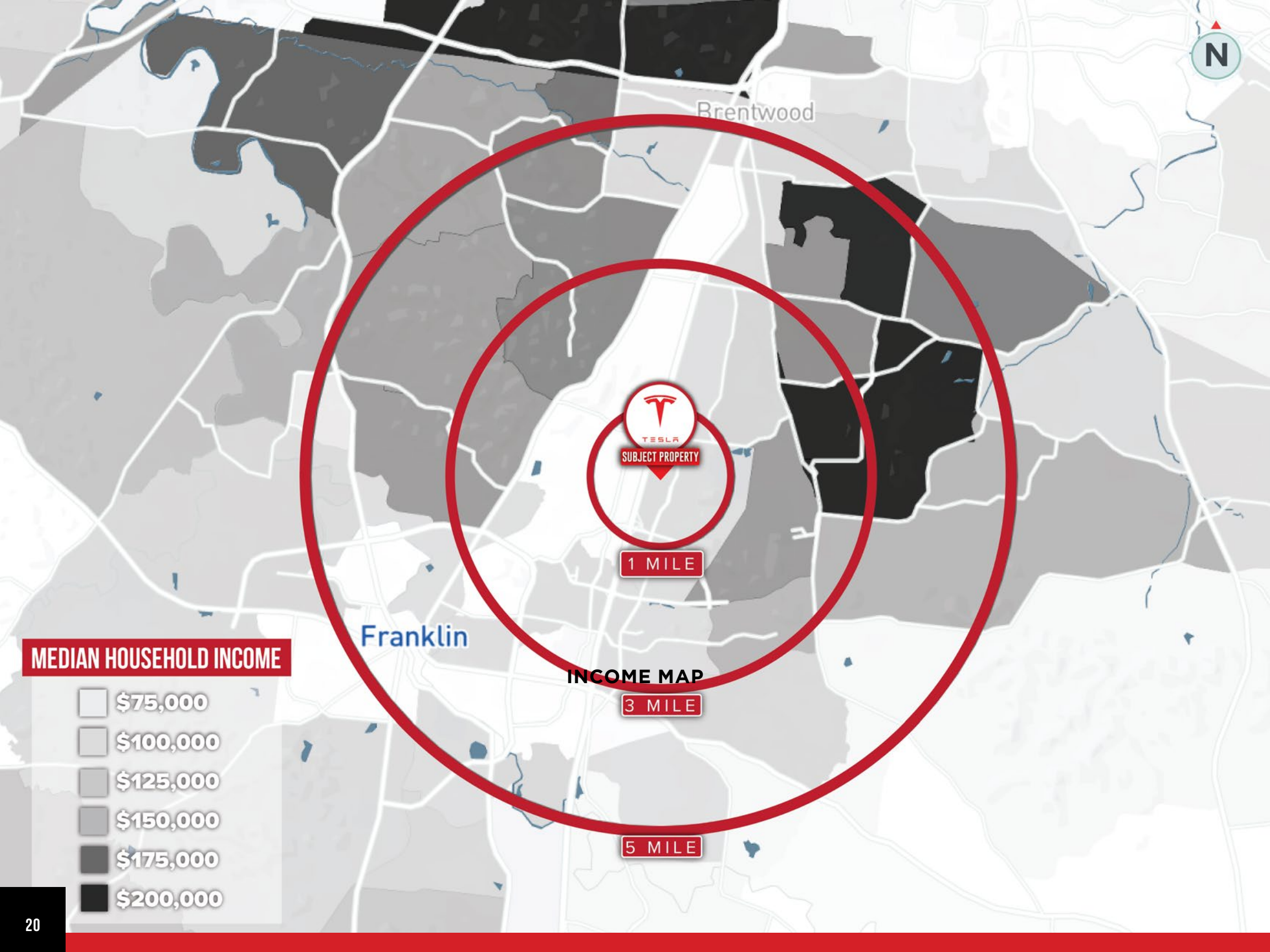
BIGBY

BIGBY IS A 2 MILLION MIXED-USE DEVELOPMENT CONTAINING OFFICES SPACES, RETAIL SPACES, 330 LUXURY APARTMENTS, 15 TOWNHOMES, AND A 200-ROOM HOTEL.



TESLA CHARGING HUBS





An aerial photograph of the Nashville skyline at sunset. The city is illuminated with warm orange and yellow light from the setting sun. The skyline features numerous skyscrapers, including the AT&T Building. The city is situated along the banks of the Cumberland River, which is visible in the foreground. A bridge crosses the river in the distance.

NASHVILLE, TN

With a population of over 690,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

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2.4 MILLION
2022 ESTIMATED
POPULATION



3.2%
EMPLOYMENT
GROWTH



\$126.5 BILLION
GROSS METRO
PRODUCT

GERMANTOWN

HISTORIC COMMUNITY NAMED AFTER EUROPEAN IMMIGRANTS.

NASHVILLE FOOD ADVENTURES, JEFFERSON ST SOUND MUSEUM, NASHVILLE FARMERS MARKET, O-KU, THE OPTIMIST, ETC.

NORTH NASHVILLE

FULL OF RICH HISTORY AND BOOMING WITH NEW DEVELOPMENTS.

MINT JULIP, SCREENWORKS, FISK UNIVERSITY, TSU, ETC.

EAST NASHVILLE

HOME TO THE CREATIVE CLASS

EAST NASHVILLE BEER WORKS, PEDEGO, THE CANDLE BAR, FOLK, BUTCHER & BEE, TWO TEN JACK, ETC.

HERMITAGE

A GROWING COMMUNITY UNDERGOING NEW DEVELOPMENTS.

TROPICAL SMOOTHIE CAFE, LOWE'S, STARBUCKS, HOME DEPOT, ETC.

DONELSON

A NEIGHBORHOOD FULL OF INTERESTING ATTRACTIONS AND DIVERSE EATERIES.

METRO NASHVILLE ARTS COMMISSION, THE NASHVILLE TAP HOUSE, ETC.

DOWNTOWN

THE FAMOUS ELECTRIFYING NEIGHBORHOOD WITH HISTORY AND CLASS.

EAST NASHVILLE BEER WORKS, PEDEGO, THE CANDLE BAR, FOLK, BUTCHER & BEE, TWO TEN JACK, ETC.

MIDTOWN

COMPILED OF MUSIC ROW, WEST END AND HILLSBORO VILLAGE.

CENTENNIAL PARK, VANDERBILT, SARRATT GALLERY, MIDTOWN CAFE, MELLOW MUSHROOM, HOPSMITH, ETC.

WEDGEWOOD-HOUSTON

FULL OF BREWERIES, DISTILLERIES, ARTISTS, AND MUSICIANS.

DISKIN CIDER, NASHVILLE CRAFT DISTILLERY, FORT NEGLEY, WEHO ART CRAWL, ETC.

HILLSBORO

COLLECTION OF RETAIL AND DINING SUITABLE FOR A DAY STROLL.

BELCOURT THEATRE, ICONIC GUITAR MUSEUM, BELMONT MANSION, GRILLED CHEESERIE, ETC.

BERRY HILL

THE FAMOUS ELECTRIFYING NEIGHBORHOOD WITH HISTORY AND CLASS.

EAST NASHVILLE BEER WORKS, PEDEGO, THE CANDLE BAR, FOLK, BUTCHER & BEE, TWO TEN JACK, ETC.

GREEN HILLS

ONE OF THE MOST DESIRABLE AREAS IN NASHVILLE.

THE MALL AT GREEN HILLS, H. AUDREY, CHAR RESTAURANT, HILTON, ETC.

NASHVILLE AIRPORT

\$6.8 BILLION IN REVENUE

TENNESSEE BREW WORKS, STARBUCKS, FEDEX, AMAZON, ETC.

ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the fourth strongest economy in the United States as of 2021. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than **500 healthcare companies**, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall **economic benefit of \$46.7 billion** and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates **more than \$92 billion in revenue** and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry.

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250

Source: Nashville Chamber



#2 HOTTEST JOB MARKET IN THE COUNTRY

- Wall Street Journal, 2020

#3 IN THE SOUTH'S BEST CITIES

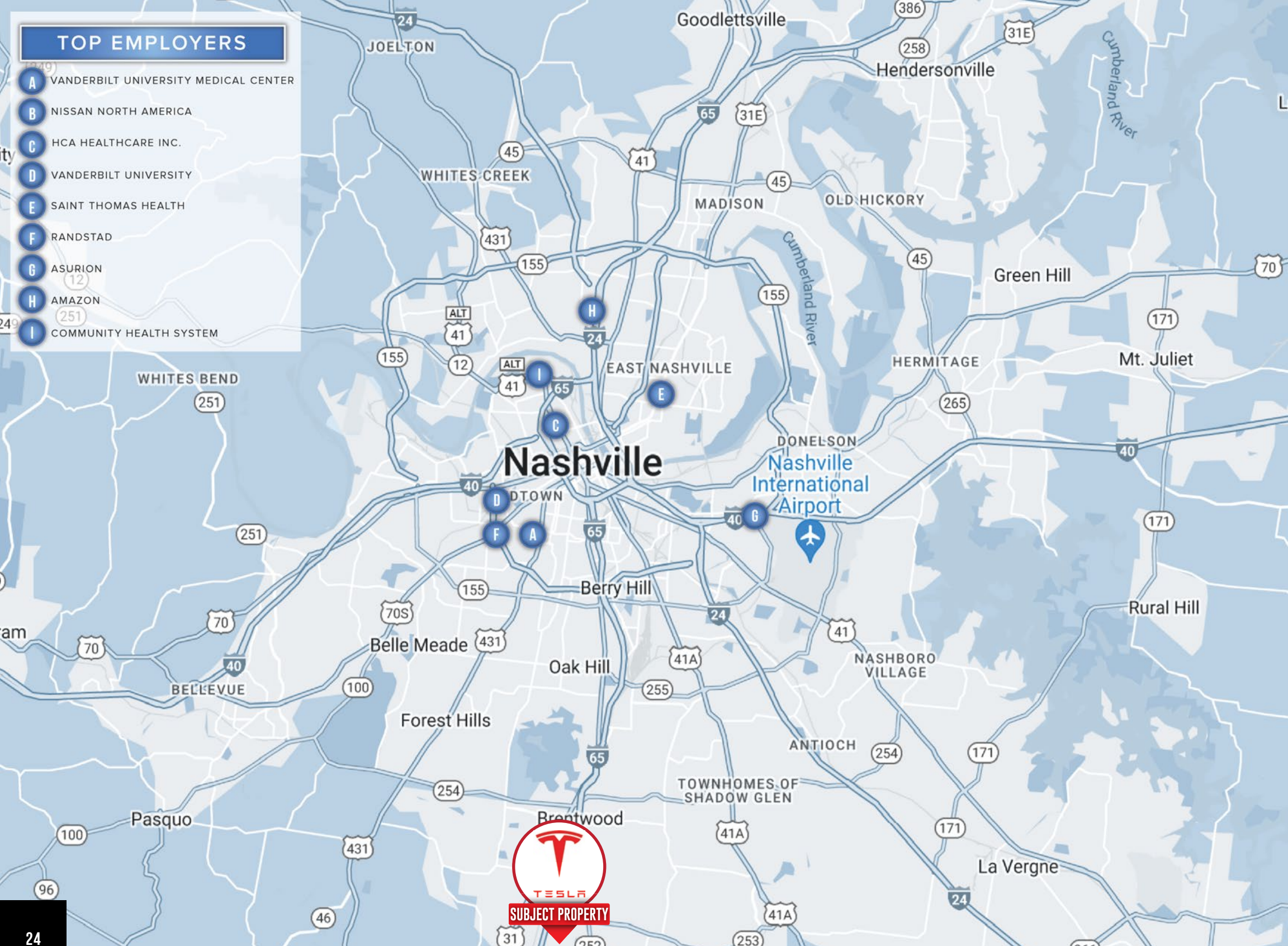
- Southern Living, 2020

#4 IN US BEST PERFORMING CITIES

- Milken Institute, 2020

TOP EMPLOYERS

- 
- A VANDERBILT UNIVERSITY MEDICAL CENTER
- B NISSAN NORTH AMERICA
- C HCA HEALTHCARE INC.
- D VANDERBILT UNIVERSITY
- E SAINT THOMAS HEALTH
- F RANDSTAD
- G ASURION
- H AMAZON
- I COMMUNITY HEALTH SYSTEM



ECONOMIC DEVELOPMENTS

THREE TWIN TOWER DEVELOPMENTS IN DOWNTOWN NASHVILLE

Three new developments in downtown Nashville have been proposed and are set to be reviewed in the next few months. One set of twin towers are going to be located at Nashville's famous "Sticks" roundabout off Korean Veterans Boulevard in SoBro. The towers are to be mixed-use developments and will feature a luxury hotel. Another set of twin towers is called the 2nd and Peabody. One of the towers is set to be an office building and the other tower is set to have hotel and residential space. Both towers will feature retail amenities on the main floors. The last set of twin towers will be located on 8th Avenue. It will be another mixed-use development with one tower standing at 16 stories high and another tower standing at 20 stories high.



ECONOMIC DEVELOPMENTS CONT.

ORACLE AMERICA CAMPUS

Oracle America just closed on its new riverfront site in Nashville where it will build a 65-acre campus complete with waterways, parks, and walking paths. The tech titan hopes to create 8,500 new jobs in Nashville by the end of 2031, with an average annual salary of \$110,000. The \$1.2 billion development will also bring 11,500 ancillary jobs and 10,000 temporary positions during construction.

The project makes up nearly half of a massive 125-acre redevelopment of the river's east side called River North. Oracle's campus will replace Ready Mix concrete, trucking service stations and other industrial tenants. Design plans includes waterways, parks and walking paths throughout the campus.

CAMPUS RENDERING

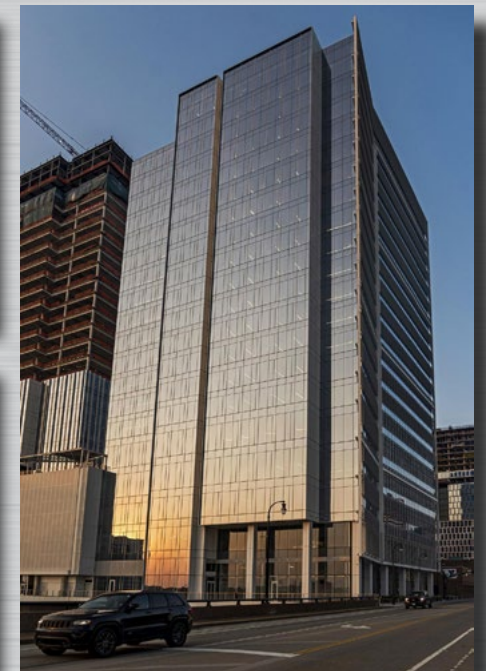
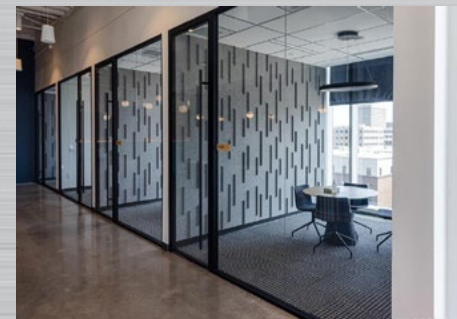


AMAZON, NASHVILLE YARDS

Four years ago, Amazon announced plans to invest in Nashville, constructing two buildings in the Nashville Yards development that will bring more than 5,000 corporate and technology-related jobs with an average salary that ranges from \$150,000 to \$200,000 per year. A year later in 2019, it crossed the 1,000 employee milestone while providing increasing employment opportunities for the city's construction companies, food services and others.

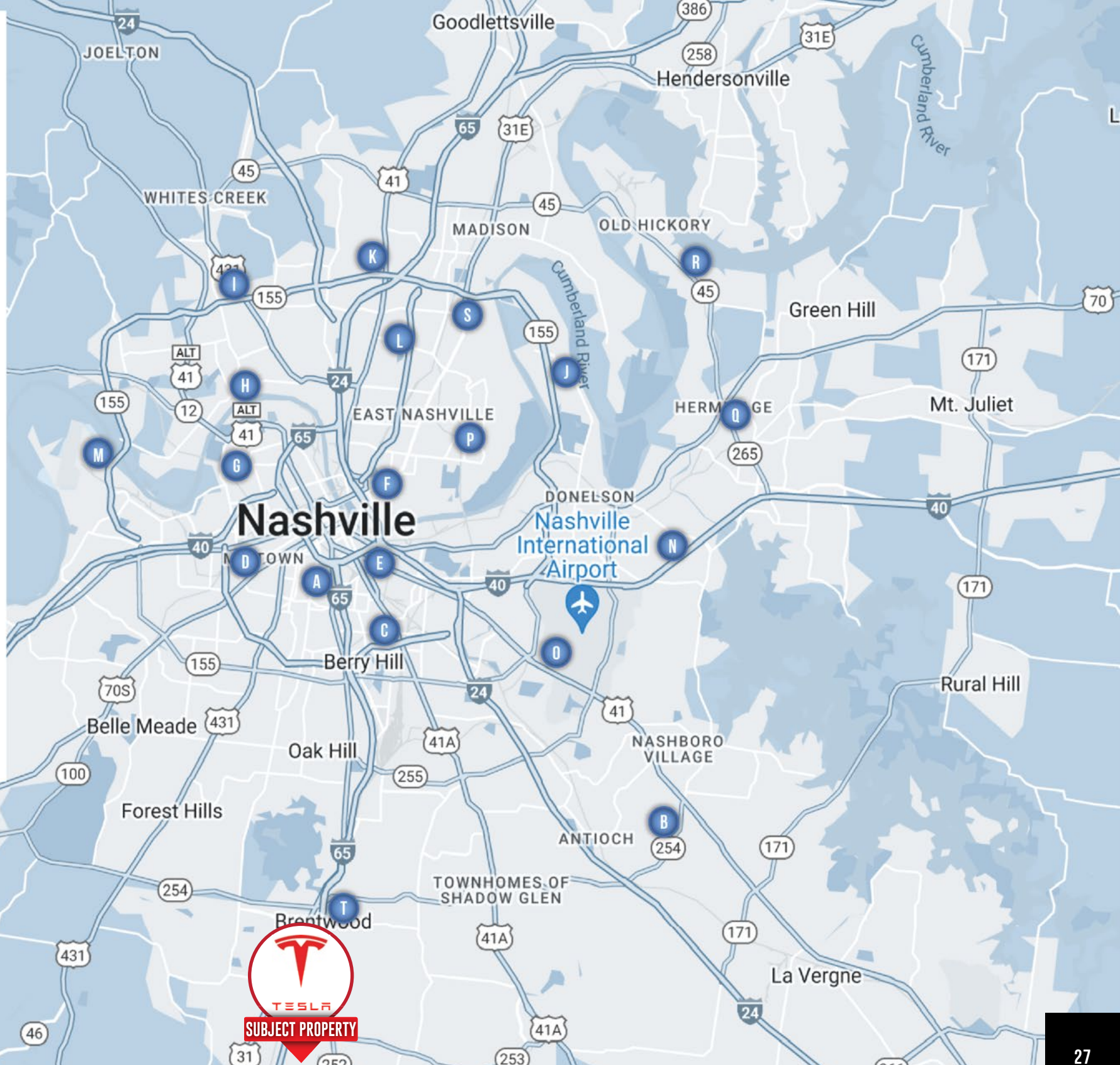
On the north side of the first tower, Amazon's second building, which was acquired from Nashville Yards developer Southwest Value Partners, will stand at 28 stories. Its expected finish date is 2023. Together, the two account for over 1 million square feet of office space, and a direct investment of more than \$230 million.

AMAZON TOWER



DEVELOPMENTS

- A** 19TH & CHET
- B** THE HILLSON
- C** NASHVILLE ZOO EXPANSION 2020
- D** HILLSBORO HS RENOVATION/ADDITION
- E** PUBLIC HOUSING/WORKFORCE HOUSING
- F** TITANS MIXED USE PROJECT
- G** CUMBERLAND SHORES AT TSU
- H** THE RIVERSIDE 10-20 YEAR BUILD OUT
- I** 633 WEST GREEN LANE
- J** RYMAN/ LINCOLN PROPERTIES
- K** SKYLINE COMMONS
- L** BROADMOOR AND ELLINGTON PARKWAY
- M** PROLOGIS WARHOUSE PROJECT
- N** BUCHANAN POINT
- O** PROPOSED RUNWAY EXTENSION
- P** 1500 PORTER (PORTER HILL)
- Q** BLUE HILLS MULTIFAMILY
- R** RYMAN/ LINCOLN PROPERTIES
- S** CORE PROJECT
- T** RADNOR YARDS



#8 BEST BIG CITIES

- Conde Nast Traveler's Choice Awards, 2020

NASHVILLE TOURISM

Nashville is the capital and largest city in Tennessee. It is a genuine geographic bull's eye. Nashville is perfectly positioned to draw people together. In 2019, Nashville brought in 16.1 million visitors. With more than 51,300 hotel rooms total in the MSA, Nashville is accommodating for all travelers. In the past 5 years, Nashville's demand (hotel rooms sold) has grown faster than any other top 30 US city. In addition, over 100 new restaurants, bars, and cafes opened in Nashville in 2019. Direct visitor spending was over \$7.52 billion in 2019, supporting over 74,000 jobs and generating \$566 million in state and local taxes.



NASHVILLE SPORTS

Nashville is home to three major sports teams: Tennessee Titans, Nashville Predators, and Nashville SC. The NFL's Tennessee Titans plays at the Nissan Stadium and have an average fan attendance of 64,509 people. The Titans have achieved 2 league championships, 1 conference championship, and 10 division championships. The NHL's Nashville Predators plays at the Bridgestone Arena and have an average fan attendance of 17,407 people. The Predators have achieved 1 conference championship and 2 division championships. The MLS's Nashville SC plays at the Nissan Stadium and have an average fan attendance of 12,801 people. Nashville SC began playing in 2020.



TENNESSEE TITANS

(National Football League)



NASHVILLE PREDATORS

(National Hockey League)

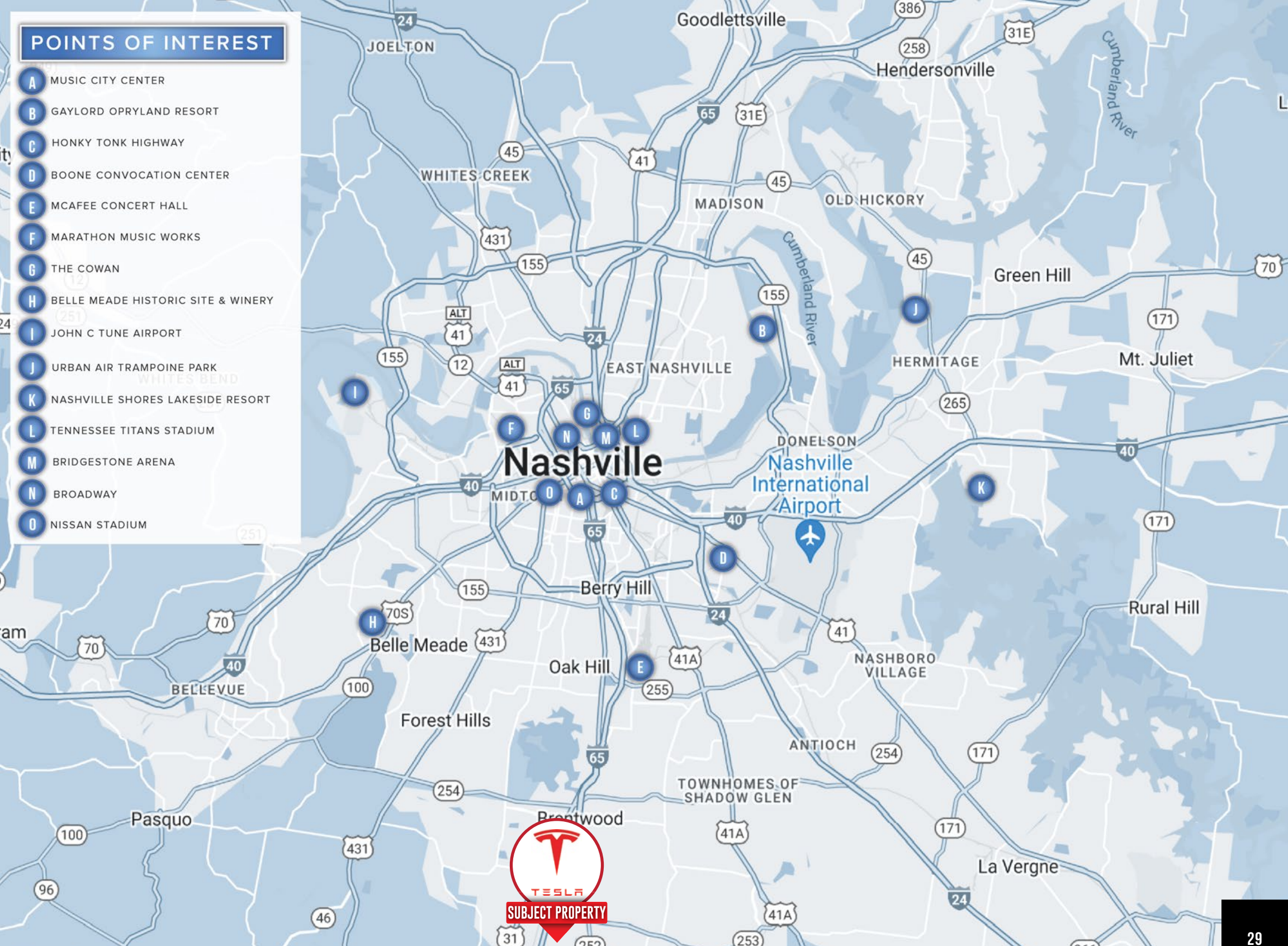


NASHVILLE SC

(Major League Soccer)

POINTS OF INTEREST

- A** MUSIC CITY CENTER
- B** GAYLORD OPRYLAND RESORT
- C** HONKY TONK HIGHWAY
- D** BOONE CONVOCATION CENTER
- E** MCAFFEE CONCERT HALL
- F** MARATHON MUSIC WORKS
- G** THE COWAN
- H** BELLE MEADE HISTORIC SITE & WINERY
- I** JOHN C TUNE AIRPORT
- J** URBAN AIR TRAMPOINE PARK
- K** NASHVILLE SHORES LAKESIDE RESORT
- L** TENNESSEE TITANS STADIUM
- M** BRIDGESTONE ARENA
- N** BROADWAY
- O** NISSAN STADIUM





GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.



MUSIC CITY CENTER

Nashville's downtown convention facility, opened in May 2013. The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.



NASHVILLE'S HONKY TONK HIGHWAY

Broadway is the busiest street in Nashville. The thriving downtown area is home to over 100 restaurants, bars, and music venues. Lower Broadway, also known as Nashville's Honky Tonk Highway, is the center of entertainment in Music City. A honky-tonk is an establishment that contains at least one stage and a bar. Lower Broadway is filled with honky-tonks giving it the popular tourist destination name.

VANDERBILT UNIVERSITY

Established in 1873, Vanderbilt University is a highly competitive private research university located a mile and a half southwest of downtown Nashville. Currently, over 13,000 students attend the university. Vanderbilt is made up of 10 schools and colleges: College of Arts & Science, Blair School of Music, Divinity School, School of Engineering, Graduate School, Law School, School of Medicine, School of Nursing, Owen Graduate School of Management, and Peabody College of Education and Human Development. Vanderbilt offers over 70 majors and has over 475 student organizations.

The Vanderbilt Commodores participate in 6 men's sports and 9 women's sports. Vanderbilt is a member of the Southeastern Conference (Eastern Division), the Southland Bowling League, and the American Athletic Conference (Lacrosse) and plays at the NCAA Division I level.

Vanderbilt is known for its medical center. The Vanderbilt University Medical Center is the only Level 1 (highest level) trauma center in Middle Tennessee, the region's only Level 4 (highest level) neonatal intensive care unit, and the state's only dedicated burn center serving adults and children. Vanderbilt-related operations and student and visitor spending generated an economic impact of \$11.9 billion, supporting approximately 79,200 jobs, and more than \$4.2 billion in labor income.



SOURCE: VANDERBILT UNIVERSITY

VANDERBILT UNIVERSITY



ENROLLMENT

- ±13,537 Total Students
- ±4,783 Total Faculty



QUICK FACTS

- Total research expenditures funding: \$249M (FY 2019)
- Sponsored research and project awards: \$279M (FY 2019)
- Vanderbilt University Medical Center: More than 2M patient visits annually



RANKINGS (2021)

- U.S. News & World Report, 2021
 - #9 in Best Value Schools
- Princeton Review, 2021
 - #1 in Students Love Their College, Great Financial Aid
 - #2 in Happiest Students, Best Quality of Life, Best-Run Colleges, College City Gets High Marks, Most Beautiful Campus
 - #3 in Best Counseling Services
 - #4 in Best Athletic Facilities

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This Offering Memorandum contains select information pertaining to the business and affairs of **Tesla** located at **122 Market Exchange Ct, Franklin, TN 37067** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

OFFERING MEMORANDUM



122 MARKET EXCHANGE CT | FRANKLIN, TN

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