Brainerd Market Center

WALMART SHADOW CENTER

480 GREENWAY VIEW DR | CHATTANOOGA, TN

Multi-Tenant Investment Opportunity

CONFIDENTIAL OFFERING MEMORANDUM

Brainerd Market Center

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MATTHEWS™ BLVD Real Estate Investment Co.

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MATTHEWS REAL ESTATE INVESTMENT SERVICES™

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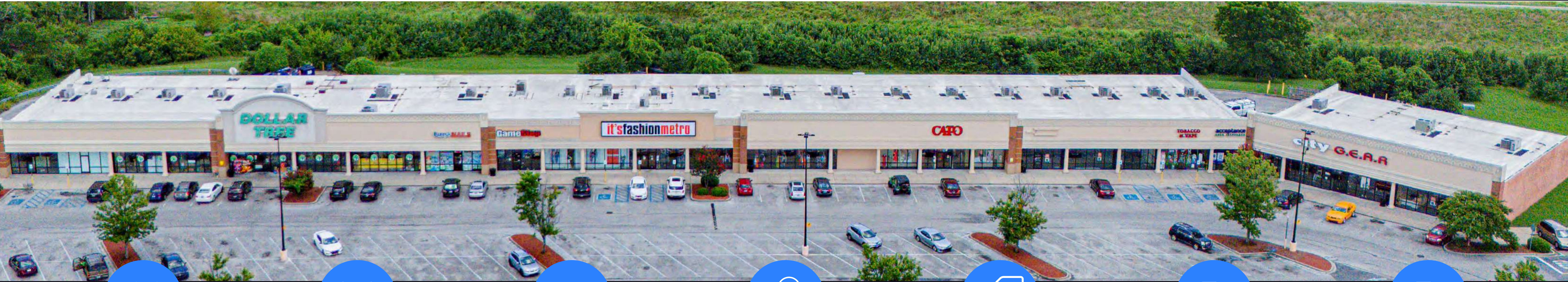
BRAINERD MARKET CENTER

Executive Summary

Offering Introduction

Matthews Real Estate Investment Services™ is pleased to offer the opportunity to acquire **Brainerd Market Center**, a 44,800± SF value-add multi-tenant retail center **located in Chattanooga, TN.**

AND MORE



44,800± SF	5.35± AC	80.36%	7.50% / 11.10%	$4,900,000	$368,289	$543,556
Offering GLA	Land Area	Occupancy	Cap Rate (Current / Stabilized)	Price	Net Operating Income (Current)	Net Operating Income (Year 3)

Investment Highlights

Value-Add Opportunity

At 80% occupancy, Brainerd Market Center offers a rare opportunity of strong “in-place” income with upside in leasing four spaces between 1,600 – 2,800 square feet, representing a potential increase in over $100K in additional NOI.

Walmart Supercenter Shadow

Adjacent to a high performing Walmart Supercenter. Walmart owns its own store.

National Tenant Roster

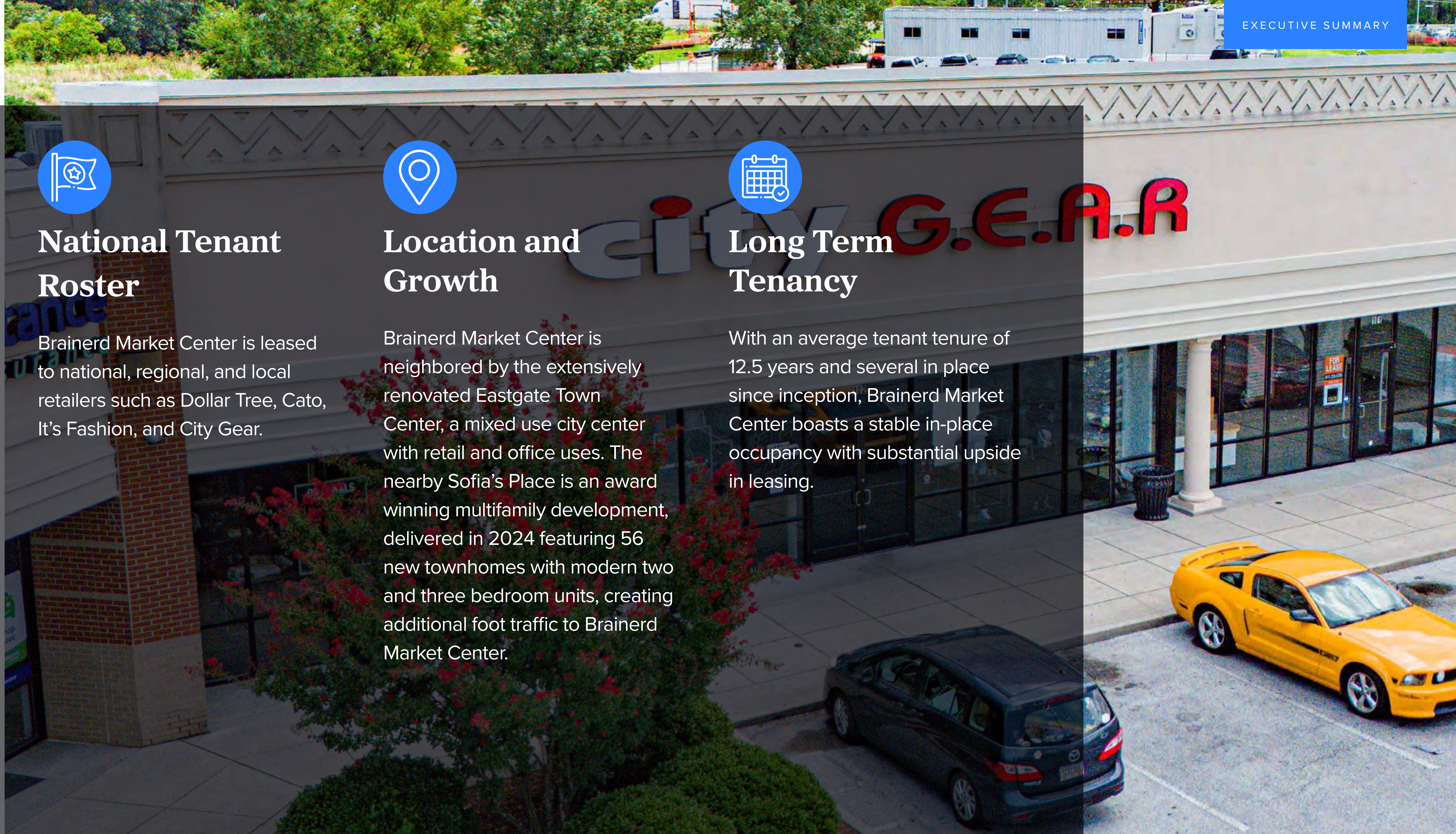
Brainerd Market Center is leased to national, regional, and local retailers such as Dollar Tree, Cato, It’s Fashion, and City Gear.

Location and Growth

Brainerd Market Center is neighbored by the extensively renovated Eastgate Town Center, a mixed use city center with retail and office uses. The nearby Sofia’s Place is an award winning multifamily development, delivered in 2024 featuring 56 new townhomes with modern two and three bedroom units, creating additional foot traffic to Brainerd Market Center.

Long Term Tenancy

With an average tenant tenure of 12.5 years and several in place since inception, Brainerd Market Center boasts a stable in-place occupancy with substantial upside in leasing.



West Facing View

Brainerd Market Center has an average tenant tenure of 12.5 years with several taking occupancy at the center since its initial construction in 2004. Adjacent to high performing Walmart Supercenter, owned by Walmart.

Location Attributes

Chattanooga, TN-GA MSA

Situated just southeast of the downtown Chattanooga area and Interstate 75, Hurricane Creek fronts the E Brainerd Rd retail corridor - a high growth area of the city with notable newer retail development. Having experienced a renaissance over the last 10 years, which has fueled its explosive growth; Chattanooga offers residents an extremely high quality of life with a bustling downtown, beautiful riverfront, majestic mountain views and some of the best outdoor recreation in the country. In addition to an attractive cost of living 5% below the national average, Chattanooga has some of the fastest internet in the Western Hemisphere, supporting the 3rd fastest-growing job market in the country over the last several years.

Best Adventure Towns in the U.S. to Live & Play
– National Geographic

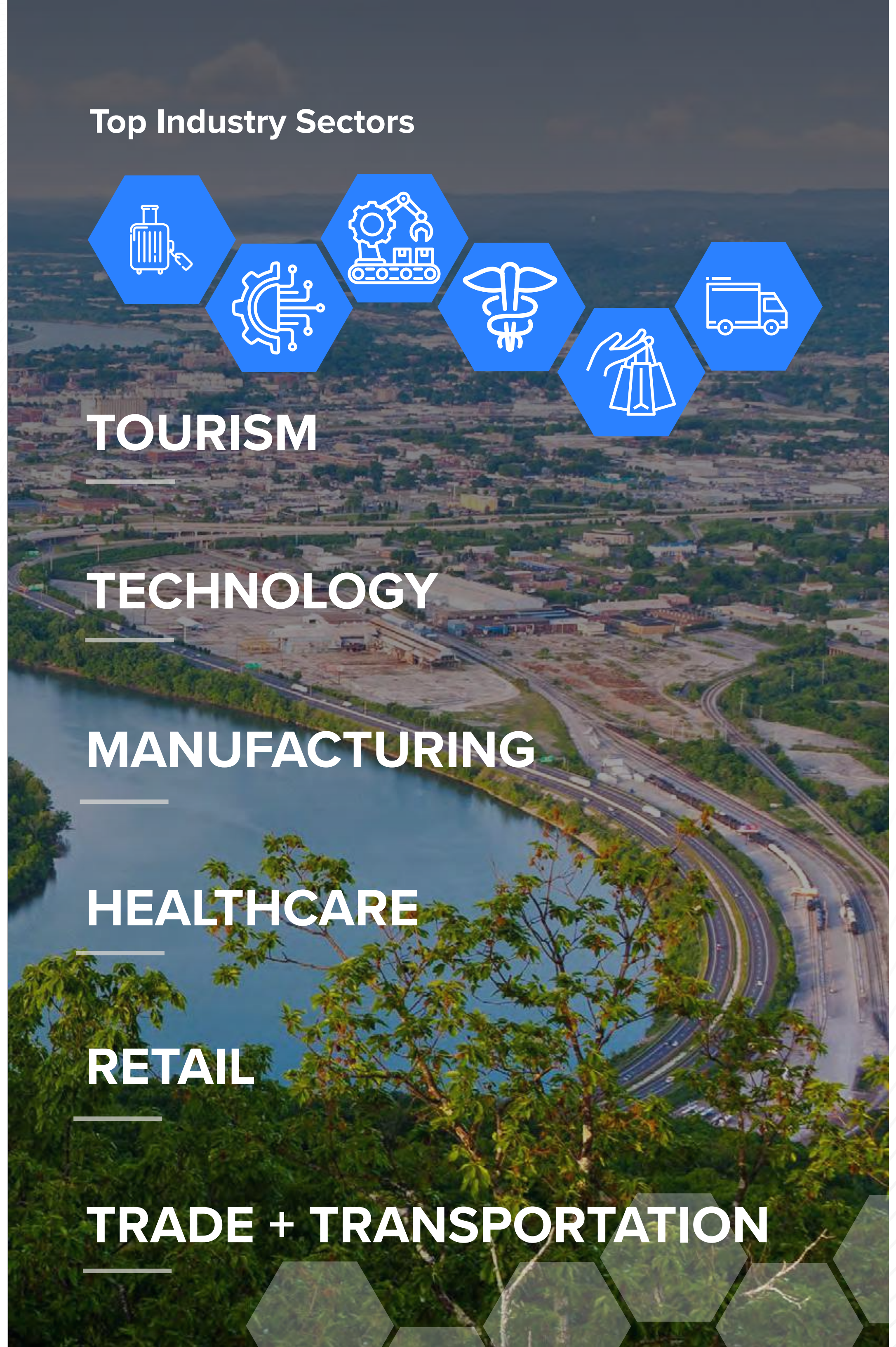
South's New Adventure Mecca
– Men's Journal Magazine

America's Most Interesting Towns
– Reader's Digest

A Model of Urban Renewal
– Garden & Gun Magazine

#97 Best Places for Business & Careers
– Forbes

#75 in Cost of Doing Business
– Forbes



Top Industry Sectors

TOURISM

TECHNOLOGY

MANUFACTURING

HEALTHCARE

RETAIL

TRADE + TRANSPORTATION

Major Business Installations

TVA

amazon

DUPONT

McKee A FAMILY BAKERY

KOMATSU

RockTenn

of Tennessee

Demographics

HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles	10 Miles
2020 Population	3,457	51,907	143,714	337,561
2025 Estimated Population	3,365	52,117	148,871	352,003
2030 Projected Population	3,552	55,146	158,019	373,808
Annual Growth 2025 to 2030	1.10%	1.20%	1.20%	1.20%
Income				
2025 Est. Average Household Income	$47,278	$69,931	$70,326	$80,462
2025 Est. Median Household Income	$33,392	$53,638	$52,038	$59,943
Households & Growth				
2020 Households	1,601	22,556	59,339	138,378
2025 Estimated Households	1,553	22,580	61,231	144,863
2030 Projected Households	1,641	23,922	65,052	154,206
Projected Annual Growth 2025 to 2030	1.10%	1.20%	1.20%	1.30%
Race & Ethnicity				
2025 Est. White	1,785	31,954	87,410	244,388
2025 Est. Black or African American	855	12,264	38,110	63,235
2025 Est. Asian or Pacific Islander	34	960	3,318	6,652
2025 Est. American Indian or Native Alaskan	8	120	480	742
2025 Est. Other Races	682	6,803	19,451	36,781
2025 Est. Hispanic	582	5,019	14,980	25,070

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE CoStar™

1.20%

2025 - 2030 Annual Growth

Within 3 Mile Radius

$70K+

Estimated Average Household Income

Within 5 Mile Radius

Location Attributes

Residential Momentum:
FUELING RETAIL DEMAND

Situated immediately next to the high-traffic Walmart Supercenter is **Sophia's Place, a brand new fully gated townhome community** featuring two and three bedroom units and drive-in garages. This urban chic new development complements the immediate area and Brainerd Market Center with **additional foot traffic and population.**

1,540 - 1,934
UNIT SQUARE FOOTAGE

$1,400 - $1,900
RENTAL RANGE

Fully gated, modern finishes, drive-in garages
AMENITIES

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BRAINERD MARKET CENTER

Property Details

Property Aerial

Brainerd Market Center benefits from the adjacent Walmart Supercenter, an upgraded Eastgate Town Center (2M SF of mixed use collectively), new townhome community and easy access to Interstate 75.

Site Details

LOCATION | The Property is situated adjacent Walmart Supercenter between I-75 and Brainerd Rd (SR 64). The address is 480 Greenway View Dr., Chattanooga, TN 37411.

YEAR BUILT | 2004

LAND AREA | 5.35± AC

ZONING | C2

2025 TAXES | $60,942

SHAPE, TOPOGRAPHY AND FRONTAGE | The irregular-shaped site sits at grade with Greenway View Dr. It is bound by South Chickamauga Creek Greenway to the north and east, I-75 to the south and Walmart and Greenway View Dr. to the west.

UTILITIES AND SERVICES | All utilities available including electricity, telephone, water sewer & gas.

ACCESS | There are three (3) points of ingress/egress to the Shopping Center – all from Greenway View Dr.

VISIBILITY AND SIGNAGE | The Property enjoys visibility from I-75 and Greenway View Dr. with a prominent pylon sign located at the corner of Brainerd Rd and Greenway View Dr.

PARKING LOT | 275 spaces - 6.74 per 1,000 SF

LANDSCAPING | The landscaping features manicured trees, shrubs and plants throughout the site, parking lot, and around the entrances.

Improvement Features

OFFERING GLA | 44,800± SF

PROPERTY COMPOSITION | The Property is composed of two (2) multitenant, one-story shopping center buildings.

BUILDING STRUCTURE AND FAÇADE MATERIALS | The structure consists of brick, steel frame and concrete masonry. The foundation is concrete slab.

STOREFRONTS | Storefronts include tenant-specific signage, attractive glass entry doors and fixed pane windows in metal framing.

HVAC | Heating and cooling are supplied from electric rooftop packaged units.

INTERIOR FINISHES | Retail finishes are fitted with tenant-specific retail display systems.

West Facing View

North Facing View

At 80% Occupancy, Brainerd Market Center offers a unique opportunity for upside in leasing with a stable income with national tenants directly adjacent to a Walmart Supercenter.

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BRAINERD MARKET CENTER

Tenant Information

Site Plan

SUITE	TENANT	SQUARE FOOTAGE
101	***Available***	2,800
102	**City Gear**	4,400
104	**Acceptance Insurance**	1,200
105	***Available***	1,600
106	***Available***	2,800
108	**Tobacco & Vape Shop**	1,600
109	**Cato**	4,160
113	**It's Fashion**	10,240
115	**GameStop**	1,600
116	**Danny's Nails**	2,000
117	**Dollar Tree**	10,800
119	***Available***	1,600

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BRAINERD MARKET CENTER

Financial Summary

Financial Overview

Offering GLA	44,800± SF
Occupancy	80.36%
NOI	$368,289
Analysis Period Commencement	09/01/26

Potential Gross Revenue	PSF	YEAR 1
Base Rental Revenue	$12.35	$553,296.00
Absorption & Turnover Vacancy	($3.35)	($150,144.00)
SCHEDULED BASE RENTAL REVENUE	**$9.00**	**$403,152.00**
Expense Reimbursement Revenue		
Common Area Maintenance	$0.61	$27,126.00
Insurance	$0.28	$12,693.00
Real Estate Taxes	$1.09	$48,971.00
Management Fees	$0.09	$3,896.00
TOTAL REIMBURSEMENT REVENUE	**$2.07**	**$92,686.00**
TOTAL POTENTIAL GROSS REVENUE	**$11.07**	**$495,838.00**
General Vacancy	$0.00	$0.00
EFFECTIVE GROSS REVENUE	**$11.07**	**$495,838.00**
Operating Expenses		
Common Area Maintenance	($0.68)	($30,548.00)
Insurance	($0.37)	($16,704.00)
Real Estate Taxes	($1.36)	($60,942.00)
Management Fee	($0.33)	($14,875.00)
Non-Recoverable	($0.10)	($4,480.00)
TOTAL OPERATING EXPENSES	**($2.85)**	**($127,549.00)**
NET OPERATING INCOME	**$8.22**	**$368,289.00**

Rent Roll

							ANNUAL MINIMUM RENT				RENEWAL OPTIONS		
Suite	**Tenant**	**SF**	**% Of Offering**	**Lease Start**	**Lease End**	**Adj.**	**Rent $/SF**	**Monthly**	**Annual**	**Recovery Method**	**Term**	**Date**	**Rent $/SF**
101	**Available**	2,800	6.25%										
	*Analysis assumes suite is leased September 1, 2027 per MLA - 2.												
102	**City Gear**	4,400	9.82%	12/01/16	01/31/29		$17.50	$6,416.67	$77,000.00	CAM & MGT - PRS + 15%	5 Yr.	02/01/29	$19.00
										INS - PRS + 15%			
										TAX - PRS			
104	**Acceptance Insurance**	1,200	2.68%	09/01/04	09/30/27		$19.63	$1,962.67	$23,552.04	CAM & MGT - PRS + 15%			
						10/01/26	$20.22	$2,021.55	$24,258.60	INS - PRS + 15%			
										TAX - PRS			
105	**Available**	1,600	3.57%										
	*Analysis assumes suite is leased November 1, 2027 per MLA - 2.												
106	**Available**	2,800	6.25%										
	*Analysis assumes suite is leased January 1, 2028 per MLA - 2.												
108	**Tobacco & Vape Shop**	1,600	3.57%	05/15/26	05/31/31		$16.00	$2,133.33	$25,600.00	CAM & MGT - PRS + 15%	5 Yr.	06/01/31	$18.55
						06/01/27	$16.48	$2,197.33	$26,368.00	INS - PRS + 15%		06/01/32	$19.10
						06/01/28	$16.97	$2,263.25	$27,159.04	TAX - PRS		06/01/33	$19.68
						06/01/29	$17.48	$2,331.15	$27,973.81			06/01/34	$20.27
						06/01/30	$18.01	$2,401.09	$28,813.03			06/01/35	$20.88
109	**Cato**	4,160	9.29%	04/01/04	01/31/28		$12.88	$4,463.34	$53,560.08	CAM - PRS	5 Yr.	02/01/28	$14.50
										INS - PRS			
										TAX - PRS			
113	**It's Fashion**	10,240	22.86%	08/01/10	01/31/28		$6.90	$5,883.86	$70,606.32	CAM - PRS	3 Yr.	02/01/28	$7.02
										INS - PRS	5 Yr.	02/01/31	$7.27
										TAX - PRS			
115	**GameStop**	1,600	3.57%	04/01/04	03/31/27		$20.09	$2,678.67	$32,144.00	CAM & MGT - PRS + 15%			
	*Analysis extends Tenant through Year 1 (8/31/27).									INS - PRS + 15%			
										TAX - PRS			
116	**Danny's Nails**	2,000	4.46%	03/01/11	11/30/28		$12.00	$2,000.00	$24,000.00	CAM & MGT - PRS + 15%	3 Yr.	12/01/28	$12.36
										INS - PRS + 15%		12/01/29	$12.73
										TAX - PRS		12/01/30	$13.11
117	**Dollar Tree**	10,800	24.11%	06/23/12	06/30/27		$8.75	$7,875.00	$94,500.00	CAM - PRS + 15%	5 Yr.	07/01/27	$9.50
										PROP INS - PRS			
										TAX - PRS			
119	**Available**	1,600	3.57%										
	*Analysis assumes suite is leased March 1, 2028 per MLA - 1.												

*Analysis assumes Tenants exercise stated option(s) per the Lease before rolling to respective MLA's (see MLA section).

44,800± SF	36,00± SF	8,800± SF	80.36%	19.64%	$400,962
OFFERING GLA	OCCUPIED	AVAILABLE	OCCUPANCY	VACANCY	SCHEDULED BASE RENT

Cash Flow Analysis

For the Years Ending	PSF Aug 2027	Year 1 Aug 2026 7	Year 2 Aug 2028	Year 3 Aug 2029	Year 4 Aug 2030	Year 5 Aug 2031	Year 6 Aug 2032	Year 7 Aug 2033	Year 8 Aug 2034	Year 9 Aug 2035	Year 10 Aug 2036
Potential Gross Revenue											
Base Rental Revenue	$12.35	$553,296.00	$565,332.00	$579,192.00	$589,848.00	$599,489.00	$621,051.00	$666,205.00	$700,724.00	$725,934.00	$778,453.00
Absorption	($3.35)	($150,144.00)	($40,815.00)	$0.00	$0.00	$0.00	($13,838.00)	($26,793.00)	($9,290.00)	$0.00	($14,335.00)
SCHEDULED BASE RENT REVENUE	**$9.00**	**$403,152.00**	**$524,516.00**	**$579,192.00**	**$589,848.00**	**$599,489.00**	**$607,213.00**	**$639,412.00**	**$691,434.00**	**$725,934.00**	**$764,118.00**
Expense Reimbursement Revenue											
Common Area Maintenance	$0.61	$27,126.00	$32,861.00	$35,676.00	$36,742.00	$37,840.00	$37,901.00	$37,933.00	$39,798.00	$41,076.00	$41,591.00
Insurance	$0.28	$12,693.00	$15,926.00	$17,394.00	$17,916.00	$18,453.00	$18,730.00	$20,256.00	$21,646.00	$22,622.00	$22,811.00
Real Estate Taxes	$1.09	$48,971.00	$59,112.00	$64,026.00	$65,946.00	$67,925.00	$68,288.00	$69,957.00	$73,610.00	$76,450.00	$76,992.00
Management Fees	$0.09	$3,896.00	$8,242.00	$10,043.00	$10,197.00	$10,371.00	$10,537.00	$12,098.00	$14,643.00	$15,545.00	$16,378.00
TOTAL REIMBURSEMENT REVENUE	**$2.07**	**$92,686.00**	**$116,142.00**	**$127,138.00**	**$130,801.00**	**$134,589.00**	**$135,457.00**	**$140,243.00**	**$149,698.00**	**$155,693.00**	**$157,773.00**
TOTAL POTENTIAL GROSS REVENUE	**$11.07**	**$495,838.00**	**$640,658.00**	**$706,330.00**	**$720,649.00**	**$734,077.00**	**$742,670.00**	**$779,655.00**	**$841,132.00**	**$881,628.00**	**$921,891.00**
General Vacancy	$0.00	$0.00	$0.00	($23,930.00)	($24,566.00)	($25,080.00)	($22,879.00)	($369.00)	($19,981.00)	($30,738.00)	($28,789.00)
EFFECTIVE GROSS REVENUE	**$11.07**	**$495,838.00**	**$640,658.00**	**$682,401.00**	**$696,083.00**	**$708,998.00**	**$719,791.00**	**$779,286.00**	**$821,151.00**	**$850,889.00**	**$893,101.00**
Operating Expenses											
Common Area Maintenance	($0.68)	($30,548.00)	($31,159.00)	($32,094.00)	($33,057.00)	($34,048.00)	($35,070.00)	($36,122.00)	($37,206.00)	($38,322.00)	($39,471.00)
Insurance	($0.37)	($16,704.00)	($17,038.00)	($17,549.00)	($18,076.00)	($18,618.00)	($19,177.00)	($19,752.00)	($20,345.00)	($20,955.00)	($21,584.00)
Real Estate Taxes	($1.36)	($60,942.00)	($62,161.00)	($64,026.00)	($65,946.00)	($67,925.00)	($69,963.00)	($72,061.00)	($74,223.00)	($76,450.00)	($78,743.00)
Management Fee	($0.33)	($14,875.00)	($19,220.00)	($20,472.00)	($20,882.00)	($21,270.00)	($21,594.00)	($23,379.00)	($24,635.00)	($25,527.00)	($26,793.00)
Non-Recoverable	($0.10)	($4,480.00)	($4,570.00)	($4,707.00)	($4,848.00)	($4,993.00)	($5,143.00)	($5,297.00)	($5,456.00)	($5,620.00)	($5,789.00)
TOTAL OPERATING EXPENSES	**($2.85)**	**($127,549.00)**	**($134,147.00)**	**($138,848.00)**	**($142,809.00)**	**($146,855.00)**	**($150,946.00)**	**($156,611.00)**	**($161,864.00)**	**($166,873.00)**	**($172,380.00)**
NET OPERATING INCOME	**$8.22**	**$368,289.00**	**$506,511.00**	**$543,553.00**	**$553,274.00**	**$562,143.00**	**$568,845.00**	**$622,675.00**	**$659,287.00**	**$684,016.00**	**$720,721.00**
Leasing Capital Costs											
Tenant Improvements	$0.00	$0.00	($93,600.00)	$0.00	$0.00	$0.00	($25,600.00)	($31,520.00)	($8,800.00)	$0.00	($23,680.00)
Leasing Commissions	$0.00	$0.00	($59,132.00)	$0.00	$0.00	$0.00	($55,879.00)	($61,205.00)	($21,306.00)	$0.00	($58,595.00)
Capital Reserves	($0.10)	($4,570.00)	($4,707.00)	($4,848.00)	($4,993.00)	($5,143.00)	($5,297.00)	($5,456.00)	($5,620.00)	($5,789.00)	($5,962.00)
TOTAL LEASING & CAPITAL COSTS	**($0.10)**	**($4,570.00)**	**($157,439.00)**	**($4,848.00)**	**($4,993.00)**	**($5,143.00)**	**($86,776.00)**	**($98,181.00)**	**($35,726.00)**	**($5,789.00)**	**($88,237.00)**
CASH FLOW BEFORE DEBT SERVICE & TAXES	**$8.12**	**$363,719.00**	**$349,072.00**	**$538,705.00**	**$548,280.00**	**$557,000.00**	**$482,069.00**	**$524,494.00**	**$623,561.00**	**$678,228.00**	**$632,484.00**

Financial Details

Property Metrics	
Net Rentable Area (SF)	44,800 SF
Occupied GLA (SF)	36,000 SF
Available GLA (SF)	8,800 SF
Occupancy Rate	80.36%
Vacancy Rate	19.64%
Analysis Period Commencement	09/01/26
Analysis Term (Years)	10 Years
Reimbursement Method	Calendar Reimbursement Using Calendar Inflation
Inflation Rates	
General Inflation	3.00%
Real Estate Tax Growth Rate	3.00%
Expense Growth Rate (starting year 2)	3.00%
Market Rent Inflation	3.00%

Expense Summary	PSF	Annual
Common Area Maintenance	$0.68	$30,548.16
Insurance	$0.37	$16,704.15
Real Estate Tax	$1.36	$60,941.98
Management Fee	$0.33	$14,875.00
Non-Recoverable	$0.10	$4,480.00
Total Operating Expenses	**$2.85**	**$127,549.29**

Expense Detail Report	PSF	Annual
Sweeping	$0.46	$20,820.00
Landscaping	$0.12	$5,290.03
Electric	$0.01	$481.34
Water/Sewer	$0.05	$2,076.14
Fire Protection	$0.02	$1,025.70
Repairs & Maintenance	$0.02	$854.95
Property Insurance	$0.28	$12,564.00
Liability Insurance	$0.09	$4,140.15
Real Estate Taxes	$1.36	$60,941.98
Management Fee	$0.33	$14,875.00
Non-Recoverable	$0.10	$4,480.00

Financial Details

MLA Categories	MLA - 1	MLA -2	MLA - 3
Renewal Probability	80.00%	80.00%	80.00%
Market Rent			
New	$20.00	$16.00	$10.00
Months Vacant			
New	6	6	6
Tenant Improvements (PSF)			
New	$10.00	$10.00	$10.00
Renewal	$0.00	$0.00	$0.00
Leasing Commissions			
New	6.00%	6.00%	6.00%
Renewal	3.00%	3.00%	3.00%
Other			
Reimbursements	CMI + 15%, IT	CMI + 15%, IT	CIT
Term Lengths (Years)	5	5	10
Rent Increase (Annual)	3%	3%	10% (Year 6)
Tenants	**City Gear**	**Cato**	**It's Fashion Metro**
	GameStop	**Danny's Nails**	**Dollar Tree**
		Acceptance Insurance	
		Tobacco & Vape Shop	

Analysis Assumptions

General Information

Tenant Underwriting
This analysis reflects speculative leasing assumptions regarding future occupancy, rents, expense reimbursements and speculative renewal terms for existing Tenants. The Rent Roll cites instances where Tenants are assumed to exercise their options and where future assumptions have been made.

Analysis Period
The analysis is performed on a fiscal year basis, beginning on September 1, 2026 and running for 10 years. The owned gross leasable area for the Center being offered is approximately 44,800 SF.

Recoverable Operating Expenses
Recoverable Operating Expenses are based off the 2025 Reconciliations. Unless otherwise noted, Recoverable Operating Expenses are assumed to increase by 3.00% on an annual basis starting in year 2.

Tenant Recovery Methods
Tenant recovery methods modeled in Argus are based on 2025 Tenant Reconciliations.

Non-Recoverable Expenses
The Analysis includes a Non-Recoverable Expense of $0.10/SF. Potential investors are encouraged to make their own assumption regarding this expense.

Inflation
A general inflation rate is fixed at 3.00% annually throughout the analysis, starting in Year Two.

Vacancy Factor
As of the Analysis Start Date, the Analysis assumes the Center is 80.36% Occupied based on owned gross leasable area of 44,800 SF. A General Vacancy factor of five percent (5.00%) of the Tenant's Potential Gross Revenue is applied during the Analysis and its calculation is reduced by absorption and turnover vacancy in Argus. In addition, General Vacancy excludes the following Tenants during their current term and any subsequent term(s): Dollar Tree & It's Fashion.

Renewal Probability
All Tenants are assumed to occupy their respective spaces throughout their current lease term and exercise any stated option period at their stated option rents (see MLA's for new market lease assumptions).

Management Fee
A Management Fee of 3.00% of Effective Gross Revenue is applied throughout the analysis.

Real Estate Tax
The projected Real Estate Tax expense of the Center is based on the 2025 Tax Bill.

Capital Expenditures

Leasing Commissions
Leasing commissions are incurred for new and renewing tenants. Commissions are based on rates paid in the current marketplace and are calculated at a blend of 6.00% for new tenants and 3.00% for renewals.

Tenant Improvement Allowance
Tenant Improvements are incurred for new and renewing tenants. Improvements are based on rates paid in the current marketplace and are calculated at a blend of $10.00/SF for new Tenants $0.00/SF for renewals.

Reserves for Replacement
The Analysis assumes an annual Capital Reserve of $0.10 PSF on the total GLA of 44,800 SF, growing by inflation.

MATTHEWS™ BLVD Real Estate Investment Co.

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05

BRAINERD MARKET CENTER

Procedure for Offers

Procedure for Offers

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews Real Estate Investment Services™, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/broker registration that has been approved by the owner and Matthews™. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.

IMPORTANT OFFER SELECTION CRITERIA

When submitting offers, please be advised that Matthews™ will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

BIDDER NOTIFICATION

All bidders will be notified in writing of their offer's acceptance or rejection.

DUE DILIGENCE DOCUMENTS

Seller will provide buyer with organized due diligence documents during buyer's due diligence period. Specific documents will include, but are not limited to:

- Lease agreements
- Title report
- Survey
- Historic operating statements
- Declaration of covenants, operations, and reciprocal easements

Report updates, reliance letters, and/or new reports shall be the responsibility of the buyer.

Confidentiality and Conditions of Sale

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ Real Estate Partners and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™. The owner and Matthews™ reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.

MATTHEWS™ BLVD Real Estate Investment Co.

Brainerd Market Center

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