



INVEST BEYOND MULTIFAMILY

Foundations Plaza 6925 Shallowford Rd Chattanooga TN

TARGETED RETURN* 18 - 20% IRR

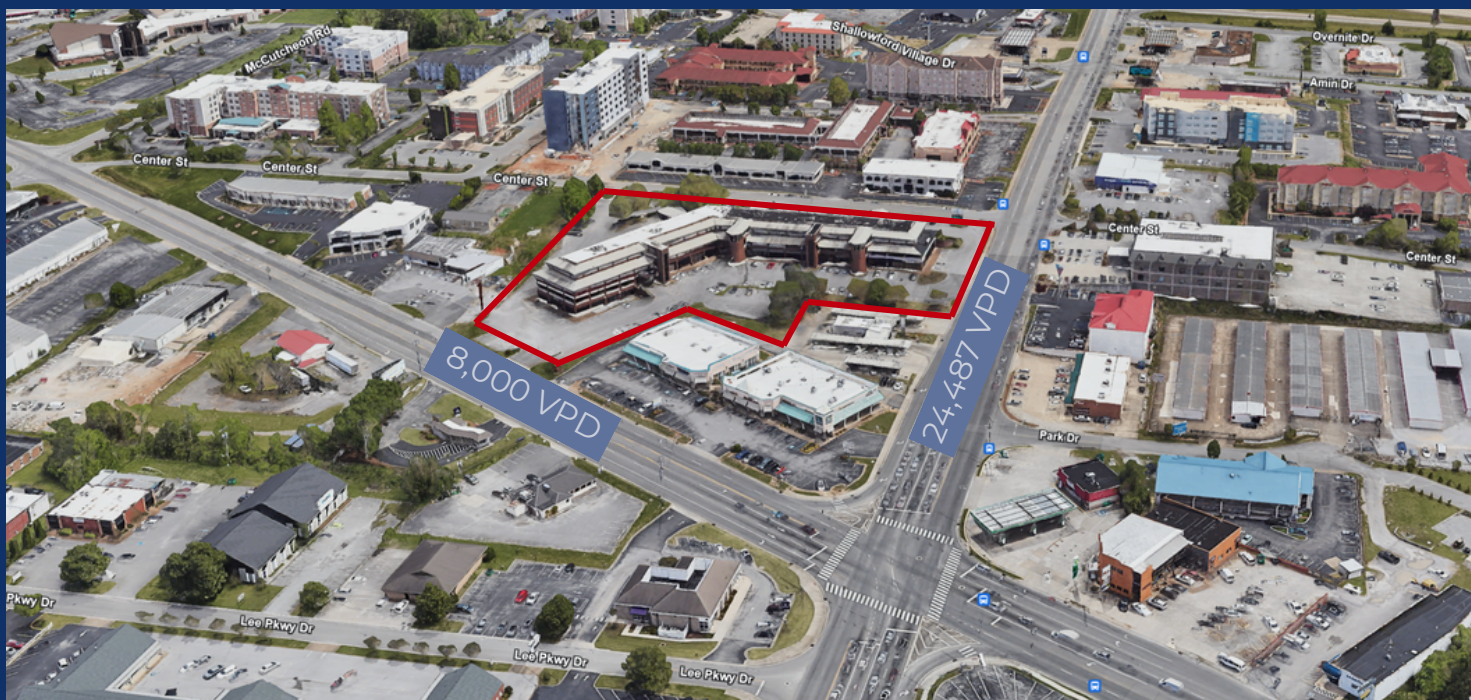


One of our best deals ever. 66,000 sq ft asset built in 1985. Added over \$2.0mm of value in due diligence. Surrounded by numerous post covid developments which include hotels and hundreds of new apartments.





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<p>Location</p>	<ul style="list-style-type: none"> • Two blocks from I-75 North and South Exits • Five miles south of Volkswagen’s US assembly plant boasting 5,000 jobs with brand new battery and electric car expansions in addition to a 1,000,000 sq ft Amazon warehouse • Property located on the corner of two 4-lane roads totaling 32,000 VPD
<p>Purchase Price</p>	<ul style="list-style-type: none"> • \$4,500,000
<p># of Units</p>	<ul style="list-style-type: none"> • 34 in current configuration with a diverse tenant mix ranging from retail, office and restaurants
<p>Rentable Sq FT</p>	<ul style="list-style-type: none"> • 66,324 - 14,000 of which has been leased up during due dilligence
<p>Average Rent</p>	<ul style="list-style-type: none"> • \$13.50 / sq ft / year
<p>Occupancy</p>	<ul style="list-style-type: none"> • 45% at contract signing 68% currently 23% leased during DD - adding \$2,880,000 in value
<p>Upside</p>	<ul style="list-style-type: none"> • Increase occupancy at current rate and bring rent rates to market.
<p>Rent Roll</p>	<ul style="list-style-type: none"> • \$399,000 at Contract Signing, \$615,000 Currently, \$855,000 Proforma

<p>History</p>	<p>During the pandemic, a number of tenants vacated. Several others have since outgrown their space or purchased their own building and moved out. A previous prospective buyer had the building under contract for over one year with the intent to demolish it and build a large hotel on this site. Due to this reason, the seller had not worked to lease up the vacant spaces or renew leases with existing tenants. We signed a purchase agreement on 8-7-2023 with an occupancy of just 45%. In similar instances with other deals, we would aggressively market the properties during due diligence to increase occupancy. This particular seller was against us marketing the property and severely limited what we were able to do. Even with our hands tied, we were able to sign nine new tenants and renew three existing leases. Most of these leases command higher rates relative to the existing tenants. The revenue has increased from \$399k to \$615k. This is over \$2mm in forced appreciation.</p>
<p>Project Differentiators</p>	<ul style="list-style-type: none"> • Mis-Managed by previous Landlord • \$68 / sq ft purchase price Vs. \$250+ replacement cost • Demonstrated ability to place tenants • Several existing tenants paying well below-market rent will lead to additional upside • Increased resale value by improving building aesthetics and filling vacant units • Ideal location with significant commercial construction in the area <ul style="list-style-type: none"> ◦ Courtyard by Marriot being built across the street ◦ Drury Inn being built 3 blocks away ◦ Holiday Inn being built 6 blocks away ◦ Tru by Hilton recently completed across the street ◦ Element Hotel recently completed 1 block away ◦ Home 2 Suites recently completed 1 block away
<p>Financials</p>	<ul style="list-style-type: none"> • Current annual rent roll - \$615k with 32% vacancy • Current projected NOI - \$467k • Planned Capital Improvements and Reserves - \$400k • Proforma NOI (with 10% vacancy) - \$698k
<p>Operational Plan</p>	<ul style="list-style-type: none"> • Paint building and awnings • Improve signage • Bring tenants up to market rent • Fill vacancies
<p>Diverse Tenant Sample</p>	<ul style="list-style-type: none"> • Pedi Queen LLC - Nail Salon • Pilates and Yoga Studio • Credit Cord - Credit Repair Business • Roger & Associates - Polygraph Business • Freedom 4T Coworking - Coworking Office • Hunter & Grayson - Permanent Makeup/Tattoo • Roc Luxury Studios - Hair Braiding • New Life - Meeting Center • Bar Watson - Restaurant and Club • V Frances - Event Center



Investment Opportunity

- 8% pref, paid quarterly
- 50/50 GP/LP split of the proceeds upon sale capped at 20% IRR
- Capital returned at sale of building, 2-5 year hold period expected
- Target Return: 18-20% IRR*
- Funds due February 5, expected close February 15

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MEET THE OPERATORS



Ash Patel

Ash has been a full time Commercial Real Estate Investor for almost 15 years. This was after a 15 year corporate career. He is a value add investor and has purchased and/or developed retail, warehouse, flex, office, industrial, land, mixed use, medical, restaurants etc. From vacant buildings to fully leased NNN properties, the consistent theme is extraordinary returns. He is a hands on property manager and also teaches others how to invest in non-residential commercial property through his Mastermind at Invest Beyond Multifamily. Ash is a champion of CRE and helping others. He has spoken on numerous stages and to this day still takes the time to educate others.



Rinku Patel

Rinku Patel is a business owner and seasoned CRE professional with almost 20 years of experience. Over these years, she has closed over \$300mm of value add assets with a public company before branching out on her own. Based in Atlanta, Rinku manages a portfolio of properties and has added tremendous value with lease ups, renovations and attracting top tier tenants. Her focus is on finding properties with significant value-add opportunities then executing on her plan. High returns and a love of CRE have ignited Rinku's passion for this industry. She is also a champion of education and mentoring women to become leaders in CRE.



Jonathan Clark

Jonathan has a degree in mechanical engineering and an MBA. He fell in love with CRE after owning and self-managing several warehouse and flex space properties. He appreciates the stark difference compared to his early investments which were residential properties. He built and successfully exited a 7-figure HVAC business which allows him to focus his attention towards commercial Real Estate.