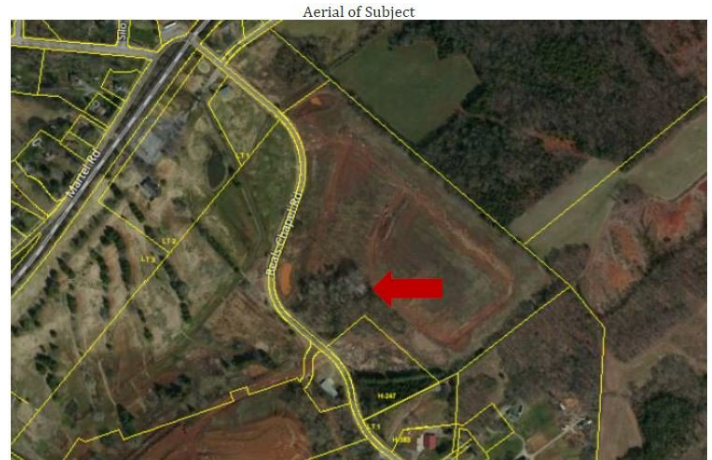


# Fee Simple Sale of Cell Tower Ground Lease

## 1375 Beals Chapel Rd, Lenoir City, TN 37772



Listing ID:	30035492
Status:	Active
Property Type:	Special Purpose For Sale
Special Purpose Type:	See Agent
Gross Land Area:	1 Acre
Sale Price:	\$146,500
Unit Price:	\$146,500 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Loudon
Property Use Type:	Net Leased Investment (NNN)
Building/Unit Size (RSF):	1 SF



### Overview/Comments

#### Ground Lease

Absolute Net - Tenant pays all expenses.

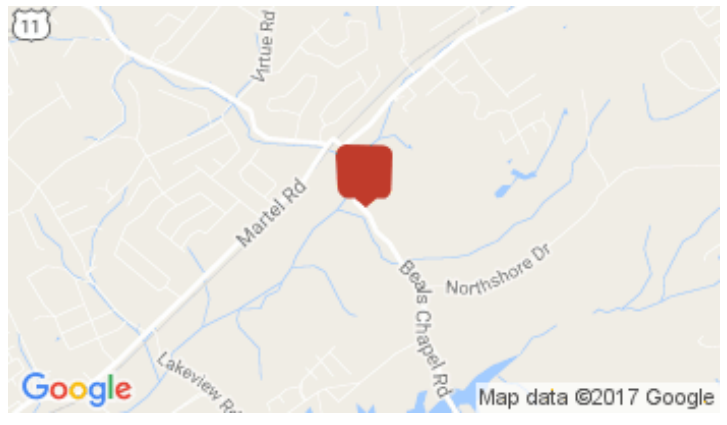
Gross Rent Multiplier: 92.3

Capitalization Rate: 13

Current lease term is in second extension through May 26, 2019

Tenant has two more extension options at 115% of previous term's rental through May, 2029.

The subject is land leased for a cell phone tower on Beals Chapel Road in Lenoir City, TN. The site is hilly and steep, and located in a rural area near Ft. Loudon Lake. The leased area is 1 acre which includes a 10,000 sq. ft. level and fenced area on top of a hill as well as a paved access road/easement.



#### More Information Online

<http://gprknoxville.catylist.com/listing/30035492>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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