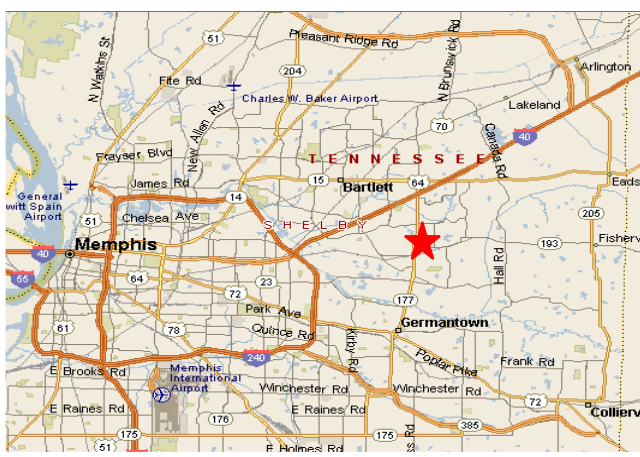
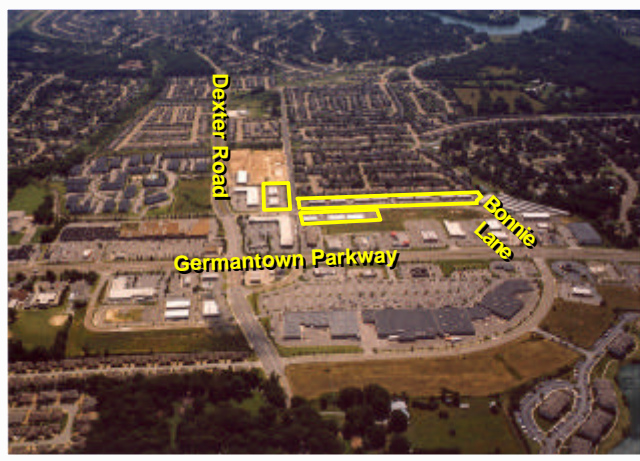


# Bonnie Lane Office Centre

Germantown Parkway and Dexter Road  
Cordova, Tennessee



## Available For Sale:

8.8 Acres

13 individual brick buildings totaling 86,045 s.f.

## Financial Information:

\$11,100,000 Purchase Price

\$939,638 projected NOI

82% current occupancy

9.45 leveraged Cash on Cash Return

16.81% leveraged IRR

## Upside Potential:

- The property is an irreplaceable tract with few available sites to develop and little competition within the submarket.
- The property is easily accessible from Germantown Parkway which carries over 45,000 cars per day.
- The property is well positioned in the high growth community of Cordova in east Shelby County.

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McNeill Investment Company

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Germantown, TN 38138

Phone: 901/754-7774

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Demographics	1 Mile	3 Miles	5 Miles
Population (2004 Est.)	12,000	60,454	133,809
Average Household Income	\$67,600	\$68,181	\$72,343
Daytime Employment	3,961	24,694	65,312

Traffic Count Germantown Pkwy.	45,460
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The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.