

EPPS MILL INDUSTRIAL PARK



Best in class opportunity in the highly sought-after Southeast Nashville submarket



❖ Epps Mill Industrial Park

- ❖ Two, Rear-Load Facilities Spanning 377,000 Square Feet
- ❖ Class A building specifications, featuring 36' and 32' clear heights as well as optimal car parking and trailer storage
- ❖ Anticipated delivery Q2 2027
- ❖ Well-located industrial assets with direct access to key logistics drivers including I-24, I-40, I-65, and I-840 and the Nashville International Airport
- ❖ Within a two-day drive of over 75% of the U.S. population
- ❖ Nashville's Southeast Submarket boasting 3.8% vacancy and accounting 55% of the market's 2025 absorption
- ❖ Exceptional project sponsorship

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc ("JLL"), on behalf of Sansone Group, is excited to present an equity investment opportunity: the Epps Mill Industrial Park (the "Project" or "Development"). The Project will be a two-building Class-A rear-load facility spanning 377,000 square feet of speculative industrial development. Strategically located in the highly sought-after Southeast Nashville industrial market, the Project occupies a prime position within the I-24 Distribution Corridor in the Murfreesboro area.

This submarket consistently ranks among the nation's strongest industrial hubs, boasting a compelling value proposition driven by constrained development pipeline, declining vacancy rates, and a highly favorable business environment. The Epps Mill Industrial Park benefits from direct access to key logistics arteries including I-24, I-40, I-65, and I-840, as well as Nashville International Airport. This strategic location enables access to 75% of the US population within a two-day truck journey, ensuring the market's enduring strength while offering major opportunities for regional connectivity to Atlanta's world's busiest airport, Memphis' FedEx World Hub, and Louisville's UPS World Hub.

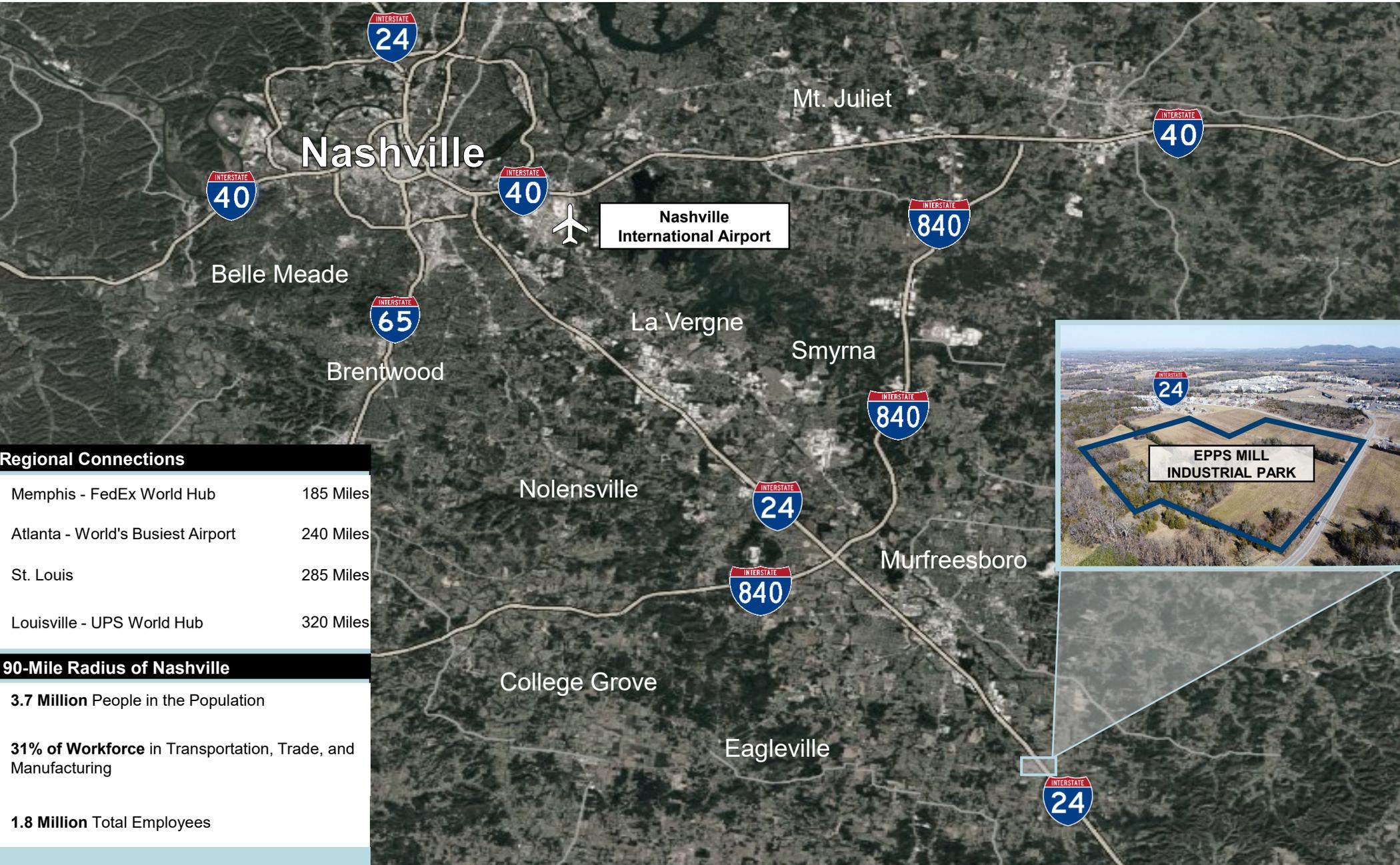
The Corridor attracts a skilled workforce, creating an ideal environment for businesses seeking efficient labor capabilities. The Project's proximity to Murfreesboro's robust workforce further enhances its competitive edge within the Southeast Nashville market, which has outperformed comparable markets in rent growth and absorption.

The Sponsorship team has extensive experience in developing and operating state-of-the-art industrial facilities. The Sponsor is seeking a 90% / 10% JV partnership to fund the Development, which will require a total capitalization of approximately \$55.9 million (\$148 PSF). Sponsorship is requesting approximately \$22.6 million (\$60 PSF) of LP equity to join with the Sponsor's equity of \$2.5 million (\$6.68 PSF) in order to fund the speculative Project, assuming 55% leverage. Based on these metrics, the Project presents a levered IRR of 34.4% and an equity multiple of 2.3x.

PROJECT SUMMARY	
ADDRESS	Epps Mill Industrial Park, Christina, TN
SITE SIZE	46 AC (27 Usable)
SQUARE FOOTAGE	377,000 (Bldg 1: 267,800 & Bldg 2: 109,200)
CLEAR HEIGHT	Bldg 1: 36' & Bldg 2: 32'
PARKING	Auto: +/- 345 spaces Trailer: + / - 85 spaces
CONSTRUCTION TEAM	ARCO
LAND CLOSING	June 2026
CONSTRUCTION TIMELINE	Construction commences July 2026, followed by a 12-month construction period and a 9-month lease up period

DEVELOPMENT SUMMARY			
	LSF	PSF	
Land Closing & Pre-Dev Start Date			Jun-26
Vertical Construction Start Date			Jul-26
Construction Period			12 Months
Delivery Date (Phase 1)			Jun-27
Land Acquisition + Site Costs	\$8.16	\$43.35	\$16,343,423
Hard Costs	\$12.71	\$67.57	\$25,474,852
Soft Costs + Leasing Costs	\$5.19	\$27.60	\$10,405,694
Financing Costs	\$0.51	\$2.72	\$1,023,733
Carry Costs (Interest and Operating)	\$1.35	\$7.17	\$2,703,821
Total Costs	\$27.92	\$148.41	\$55,952,000
1st Month of Full Stabilization			Month 22
Date of Full Stabilization			Apr-28
Stabilized NOI (Untrended)		\$11.78	\$4,442,353
Return on Cost			7.94%

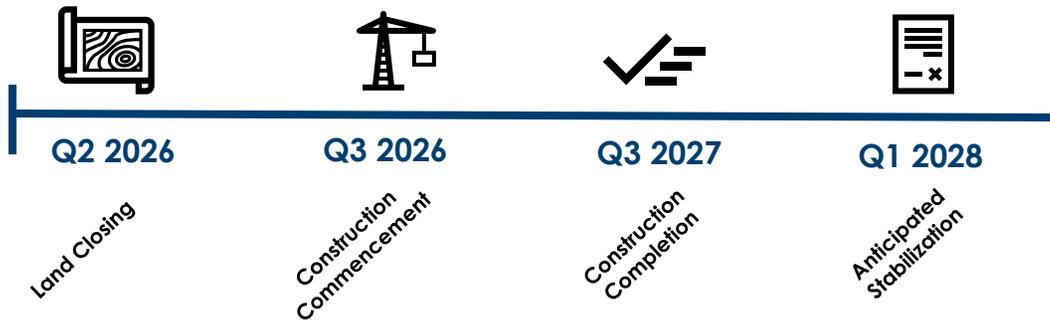
LOCATION OVERVIEW



SITE ACCESS MAP



SITE PLAN & PROJECT OVERVIEW



85
TRAILER SPOTS



345
AUTO PARKING SPOTS



36' & 32'
CLEAR HEIGHT

PROPERTY FEATURES	
SITE SIZE	46 AC (27 Usable)
TOTAL BUILDING SF	377,000 (Bldg 1: 267,800 & Bldg 2: 109,200)
DIMENSIONS	Bldg 1: 970' x 240' & Bldg 2: 310' x 210'
CLEAR HEIGHT	Bldg 1: 36' & Bldg 2: 32'
DOCKS	85 (Bldg 1) & 28 (Bldg 2)
AUTO PARKING	+/- 345 spaces
TRAILER PARKING	+ / - 85 spaces
CONFIGURATION	Rear-Load
LIGHTING	LED
SPRINKLERS	ESFR

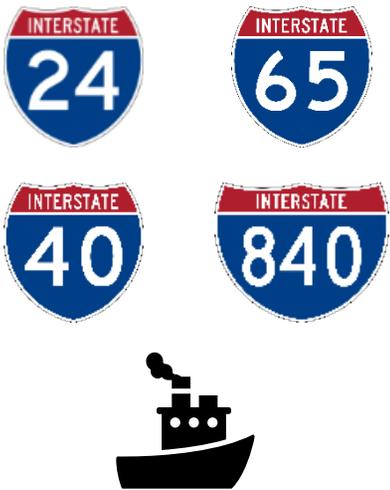


NASHVILLE INDUSTRIAL MARKET

Nashville's industrial market continues to demonstrate remarkable resilience, with YTD leasing volumes reaching 8.6 million square feet, marking the second highest activity level in the past four years. Nearly 3 million square feet has been delivered so far this year, maintaining Nashville's strong development momentum. Net absorption has maintained positive momentum in Q3, contributing to YTD net absorption of 2.3 million square feet. The vacancy rate remains healthy at 5.6%, well below the national average of 7.6%.

The Southeast (Epps Mill Industrial Park's submarket) and IBD submarkets led Q3 activity, with transactions spanning from over 300,000 square feet to under 2,000 square feet, showcasing active demand across both large-block and small business segments. Average asking rent has demonstrated stability at \$9.00 per square foot, remaining above \$8.40 for seven consecutive quarters. With 42% of the square footage under development already pre-leased, Nashville's industrial market remains well-positioned to meet continued strong demand.

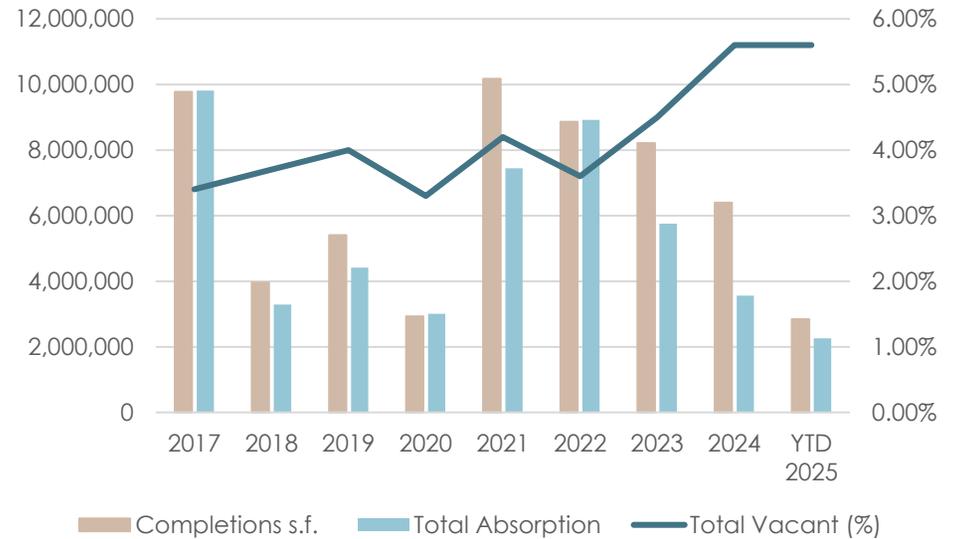
Nashville Transportation Infrastructure



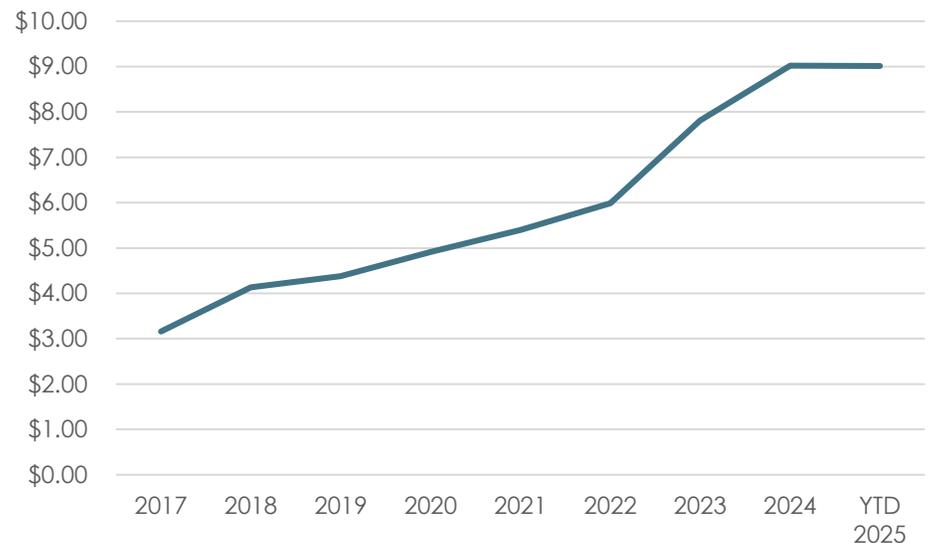
Port of Nashville



Historical Supply and Demand Trends



Historical Class A Asking Rents



SOUTHEAST NASHVILLE INDUSTRIAL MARKET



Historical Supply and Demand Trends



SOUTHEAST SUBMARKET Q4 2025 FUNDAMENTALS

FORECAST

Inventory	61,654,405 SF	↔
2025 net absorption	1,034,845 SF	▲
Under construction	707,588 SF	▲
2025 deliveries	294,789 SF	▼
Occupancy	96.2%	▲
Total vacancy	3.8%	▼

HIGHLIGHTS

- **Strong occupancy recovery and performance:** The submarket achieved 96.3% occupancy in 2025, in line with the 96% avg. occupancy over the past decade
- **Robust leasing momentum with positive absorption:** The market posted strong positive absorption of 1,034,845 SF in 2025, indicating healthy tenant demand which poised to continue to perform.
- Expect **continued demand and positive rent growth for Class A space** in Southeast Nashville, driven by cost-conscious users seeking more affordable options compared to northern and eastern markets, and reinforced by high barriers to entry such as limited developable land and lengthy permitting processes.

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