BUCHANAN REALTY GROUP

CONFIDENTIAL INVESTMENT OFFERING

BRADFORD SQUARE SHOPPING CENTER

MULTI-TENANT RETAIL · 100% OCCUPIED

323 East Main Street · Brownsville, Tennessee 38012

LIST PRICE	CAP RATE	NET RENTABLE
$4,550,000	8.00%	81,570 SF
was $4,850,000	was 7.50%	11 line items · 100% leased

EXCLUSIVELY LISTED BY · STAN CLAMPITT, EXECUTIVE BROKER

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Buchanan Realty Group · www.buchananrealtygroup.com

Confidential Investment Offering · June 2026

SECTION 01

INVESTMENT OVERVIEW

Executive Summary

Buchanan Realty Group is pleased to present Bradford Square Shopping Center, an 81,570-square-foot, 100% occupied multi-tenant retail center anchored by a roster of national, credit-rated tenants in Brownsville, Tennessee. The offering presents a stabilized, income-producing asset positioned in the direct path of growth created by Ford's transformational BlueOval City investment.

$4,550,000	8.00%	$363,719	100%	$55.78
LIST PRICE	CAP RATE	NOI	OCCUPANCY	PRICE / SF

Investment Highlights

- **100% Occupied — Stabilized Income.** All eleven line items are leased and producing $416,137 in scheduled base rent, delivering immediate, predictable cash flow with zero leasing risk at closing.
- **National Credit Tenancy.** The roster is anchored by national, recession-resistant retailers — Sherwin-Williams, Dollar Tree, AutoZone, and Rent-A-Center, plus CitiTrends — spanning value, essential, and necessity-driven retail categories.
- **Brand-New CitiTrends Lease.** A fresh 12,120 SF lease backfills the former Kroger anchor box with a 600+ store national retailer, secured with five 5-year renewal options — a meaningful extension of the center's weighted-average lease term.
- **Out-Parcel Development Opportunity.** The site offers the potential to develop an additional out-parcel, creating a clear path to incremental income and value creation for a future owner.
- **Path of Growth — Ford BlueOval City.** Located in the direct path of Ford's ~$5.6 billion BlueOval City megacampus (~6 miles east, ~6,000 jobs), Bradford Square stands to capture sustained retail demand, population growth, and household-formation tailwinds across West Tennessee.

SECTION 02

AT A GLANCE

Property Overview

PROPERTY NAME	Bradford Square Shopping Center
ADDRESS	323 East Main Street, Brownsville, TN 38012
COUNTY	Haywood County, Tennessee
PROPERTY TYPE	Multi-Tenant Retail
NET RENTABLE AREA	81,570 SF
OCCUPANCY	100% Leased
TENANCY	11 Line Items
YEAR OFFERED	2026
LIST PRICE	$4,550,000
PRICE / SF	$55.78
GOING-IN CAP RATE	8.00%
IN-PLACE NOI	$363,719

Location & Positioning

Bradford Square Shopping Center is a multi-tenant retail center fronting East Main Street (US-70 / US-76) in Brownsville, the county seat of Haywood County in West Tennessee. The property sits along the primary commercial corridor serving the community, with direct frontage and high visibility from a main thoroughfare that connects local residents to the surrounding highway network and Interstate 40. The center's tenant mix — combining a large-format furniture anchor with national value, auto-parts, and consumer-finance retailers alongside local and regional merchants — serves the daily needs of the surrounding residential trade area.

The BlueOval City Effect

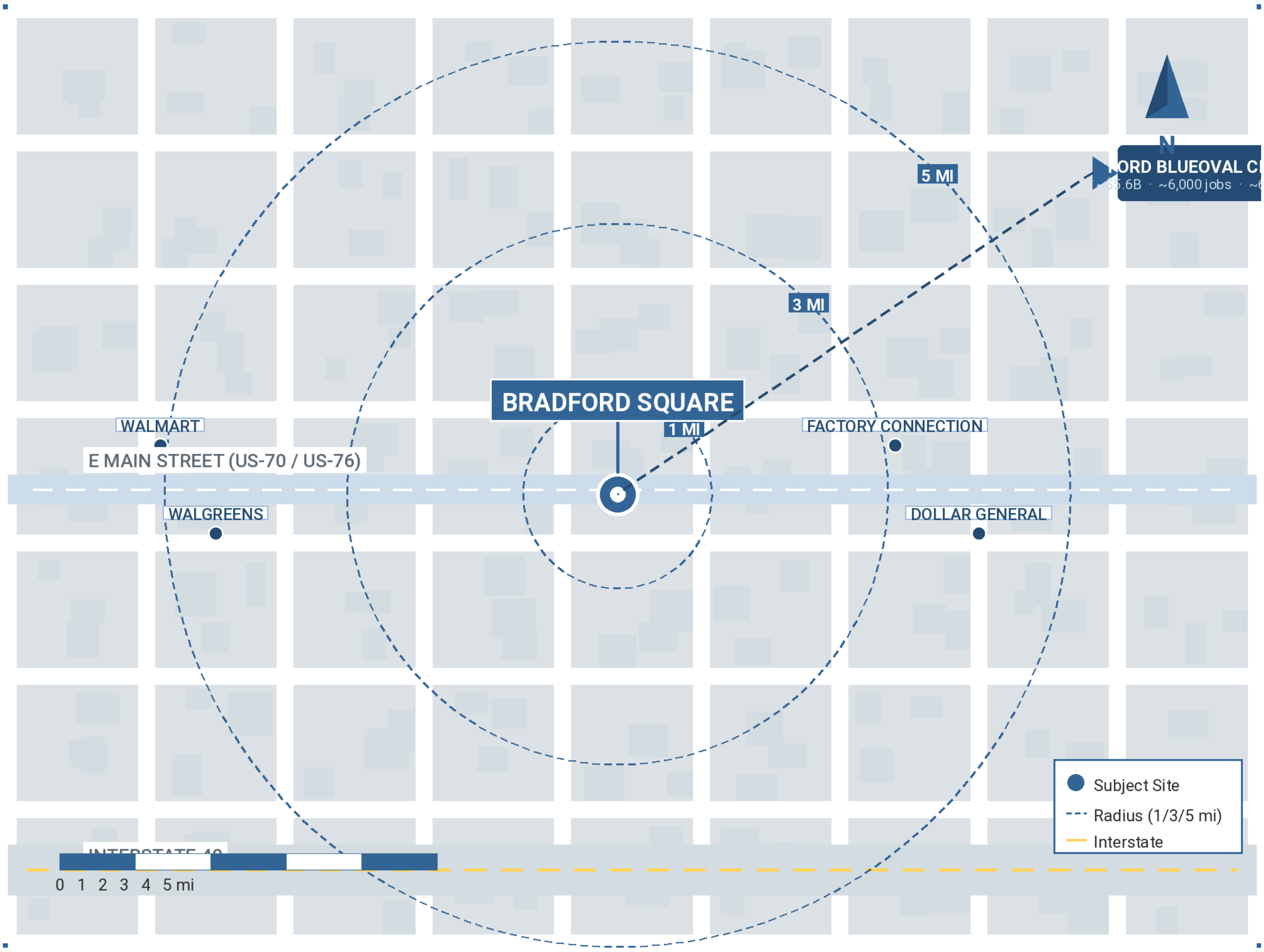
Bradford Square is positioned directly in the path of growth generated by Ford's BlueOval City — a ~$5.6 billion advanced manufacturing campus under construction approximately six miles east of the property that is expected to create roughly 6,000 direct jobs and thousands of additional indirect and supplier positions. As the largest single economic-development project in Tennessee's history, BlueOval City is forecast to drive population growth, new household formation, and sustained retail spending across Haywood County and the surrounding region — demand tailwinds from which an established, 100% leased retail center is uniquely positioned to benefit.

Value-Add Potential

While the asset is fully leased and producing stable income today, a future owner benefits from multiple avenues of value creation: a developable out-parcel opportunity capable of generating incremental, net-new rent; meaningful mark-to-market upside as in-place leases (many below prevailing market rates) roll over time; and the long-duration security of the brand-new CitiTrends lease with five 5-year renewal options on the former Kroger anchor box.

Market Overview

Brownsville is the county seat of Haywood County, located along Interstate 40 midway between Memphis and Nashville in West Tennessee. The city serves as the primary retail and service hub for Haywood County and the surrounding rural trade area, with East Main Street functioning as the community's principal commercial corridor.



Bradford Square — Location & Trade Area (1, 3, and 5-mile rings) with BlueOval City proximity

East Main Street Corridor

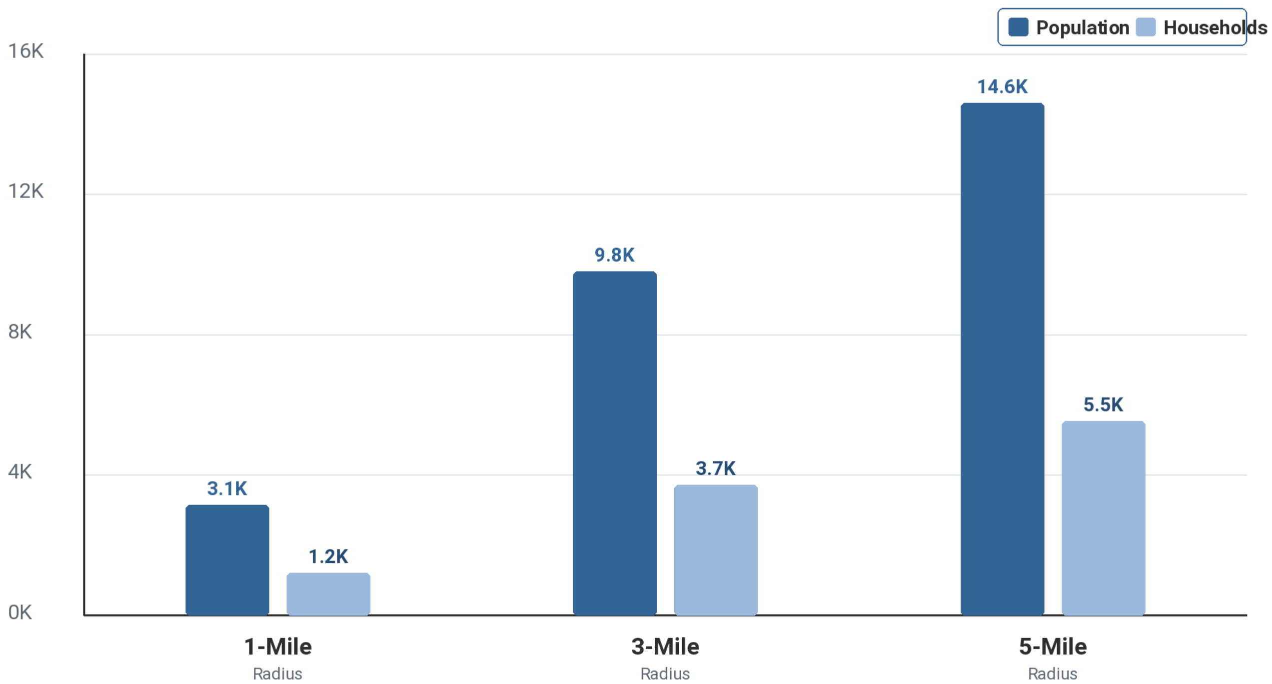
East Main Street (US-70 / US-76) carries the bulk of Brownsville's retail traffic, lined by a concentration of national and regional retailers. Co-tenants and nearby national credit operators along the corridor include a Walmart Supercenter, Walgreens, Dollar General, and Factory Connection, establishing the trade area as the community's primary destination for everyday goods, services, and value-oriented retail. Bradford Square's frontage on this corridor provides strong visibility, convenient access, and direct exposure to the daily traffic generated by surrounding retailers.

Ford BlueOval City — Transformative Demand Driver

Approximately six miles east of the Property, Ford Motor Company is constructing BlueOval City — a ~$5.6 billion electric-vehicle and battery manufacturing campus representing the largest economic-development investment in Tennessee history. The project is expected to create roughly 6,000 direct jobs, with thousands more across the supplier and service ecosystem. The resulting population growth, new household formation, and consumer spending are projected to deliver durable retail demand across Haywood County and the broader region — positioning established, well-located retail assets such as Bradford Square to capture sustained appreciation and leasing momentum.

TRADE-AREA DEMOGRAPHICS (APPROX.)	POPULATION	HOUSEHOLDS	AVG. HH INCOME
1-Mile Radius	3,150	1,210	$41,800
3-Mile Radius	9,800	3,720	$44,200
5-Mile Radius	**14,600**	**5,540**	**$46,500**

Demographic figures are approximate estimates for the trade area surrounding 323 East Main Street, Brownsville, TN, and are provided for summary purposes only. Prospective purchasers should verify all demographic data independently.



Population & Households by Radius

SECTION 04

NATIONAL, CREDIT-WORTHY TENANTS

Anchor Tenant Profiles

Bradford Square's anchor roster is composed of national, credit-rated retailers in value-oriented and essential-service categories — businesses that have historically demonstrated resilience across economic cycles and that generate consistent, necessity-driven consumer traffic.

CitiTrends

NASDAQ: CTRN · 12,120 SF · ANCHOR

Headquartered in Savannah, Georgia, CitiTrends is a national value-priced specialty retailer of urban apparel, accessories, and home goods for the entire family. The company operates more than 600 stores across 30+ states and caters to a value-conscious consumer base — a segment that has historically outperformed during periods of economic uncertainty. CitiTrends recently executed a brand-new lease at Bradford Square, backfilling the former Kroger anchor box.

Lease: $6.00/SF — $72,720/yr · Expiration ~Jun 2031 · Five 5-year renewal options

Dollar Tree

NASDAQ: DLTR · 9,000 SF

Dollar Tree, Inc. is a Fortune 500 variety-discount retailer operating more than 15,000 stores under the Dollar Tree and Family Dollar banners across the United States and Canada. With annual revenues in excess of $30 billion, Dollar Tree is among the largest and most resilient value retailers in the country, offering fixed-price and low-price merchandise across consumable, household, and seasonal categories.

Lease: $7.50/SF — $67,500/yr · Expiration 07/31/2029 · Two 5-year renewal options

AutoZone

NYSE: AZO · 5,000 SF

AutoZone is the nation's leading retailer and distributor of automotive replacement parts and accessories, operating more than 6,000 stores across the United States, Mexico, and Brazil. A Fortune 500 company, AutoZone serves both do-it-yourself (DIY) and commercial customers — an essential, recession-resistant service category driven by an aging vehicle fleet and ongoing vehicle-maintenance demand.

Lease: $5.28/SF — $26,400/yr · Expiration 09/30/2028 · Two 4-year renewal options

Sherwin-Williams

NYSE: SHW · 5,000 SF · S&P 500

The Sherwin-Williams Company is a global leader in the manufacture, distribution, and sale of paint, coatings, and related products and a constituent of the S&P 500. Operating more than 4,500 company-operated stores worldwide, Sherwin-Williams is one of the highest-credit tenants in the retail real estate sector, serving professional contractors and do-it-yourself consumers alike.

Lease: $8.10/SF — $40,500/yr · Expiration 06/30/2030 · One 5-year renewal option

Rent-A-Center

NASDAQ: RENT · 8,460 SF

Rent-A-Center is a national leader in the lease-to-own retail category, offering furniture, appliances, electronics, and computers through flexible, no-credit-needed payment plans. The company operates hundreds of locations across the United States, serving a value-oriented consumer base with an essential, recession-resistant service offering.

Lease: $3.91/SF — $33,119/yr · Expiration 05/31/2029 · Two 5-year renewal options

Farmers Home Furniture

22,125 SF · ANCHOR

Farmers Home Furniture is a regional furniture and home-furnishings retailer operating more than 250 stores across the Southeast, offering quality furniture, bedding, and appliances at value price points. As Bradford Square's largest tenant, Farmers Home Furniture anchors the center with a high-draw, destination-use category that generates repeat consumer traffic.

Lease: $3.25/SF — $71,906/yr · Expiration 03/31/2027 · Two 5-year renewal options

SECTION 05

IN-PLACE INCOME

Tenant Roster & Rent Roll

The following rent roll summarizes the in-place leases as of the date of this Offering Memorandum. The center is 100% leased across eleven line items, producing $416,136.84 in annual scheduled base rent.

TENANT	SQ. FT.	MONTHLY	ANNUAL RENT	$/SF	LEASE EXP.	OPTIONS
Farmers Home Furniture	22,125	$5,992.19	$71,906.28	$3.25	03/31/2027	(2) 5-Yr
CitiTrends (New Lease)	12,120	$6,060.00	$72,720.00	$6.00	~Jun 2031	(5) 5-Yr
Dollar Tree	9,000	$5,625.00	$67,500.00	$7.50	07/31/2029	(2) 5-Yr
Rent-A-Center (RAC)	8,460	$2,759.88	$33,118.56	$3.91	05/31/2029	(2) 5-Yr
Wholesale Electric	8,115	$3,000.00	$36,000.00	$4.44	11/30/2028	None
Gwenda Watkins (Beauty)	7,200	$2,300.00	$27,600.00	$3.83	05/31/2031	Bump 06/27
Sherwin-Williams	5,000	$3,375.00	$40,500.00	$8.10	06/30/2030	(1) 5-Yr
AutoZone	5,000	$2,200.00	$26,400.00	$5.28	09/30/2028	(2) 4-Yr
Puff City Inc.	3,300	$2,266.00	$27,192.00	$8.24	08/31/2027	None
First Heritage Credit	1,250	$850.00	$10,200.00	$8.16	12/31/2028	None
Main Source Trading (Recycling Bin)	N/A	$250.00	$3,000.00	—	—	None
TOTAL / 11 LINE ITEMS	**81,570**	**$34,678.07**	**$416,136.84**	**$5.10**	**100% Leased**	**—**

Rent Roll Notes

Rent roll provided for summary purposes only. Dollar amounts reflect in-place contractual base rent and exclude tenant reimbursements for common area maintenance, real estate taxes, and insurance, which are passed through to tenants. “Bump 06/27” denotes a scheduled contractual rent increase effective June 2027 for the Gwenda Watkins suite. “~Jun 2031” for CitiTrends reflects the recently executed lease; prospective purchasers should review the underlying lease and any amendments during due diligence. Square footage is approximate and prospective purchasers should verify all areas, rents, expiration dates, and option terms against the actual leases and estoppels.

SECTION 06

INCOME & RETURNS

Financial Summary

The financial summary below reflects the in-place net operating income derived from current scheduled base rent plus reimbursement revenue, less the owner's total operating expenses.

INCOME & EXPENSE SUMMARY	ANNUAL
Scheduled Base Rent	$416,136.84
Total Reimbursement Revenue	$56,664.61
Effective Gross Revenue	$472,801.45
Total Operating Expenses	($109,081.99)
Net Operating Income (NOI)	$363,719.46

Effective Gross Revenue equals scheduled base rent plus total reimbursement revenue. Net Operating Income equals Effective Gross Revenue less Total Operating Expenses. Reimbursement revenue reflects tenant recoveries of common area maintenance, real estate taxes, and insurance passed through under the leases.

Return & Valuation Metrics

8.00%	$55.78	23.1%	$4.46	$363,719
GOING-IN CAP RATE	PRICE PER SF	OPEX RATIO	NOI PER SF	IN-PLACE NOI

VALUATION SUMMARY	VALUE
List Price	$4,550,000
Going-In Capitalization Rate	8.00%
Net Operating Income (in-place)	$363,719.46
Price per Square Foot	$55.78
NOI per Square Foot	$4.46
Operating Expense Ratio	23.1%

Going-in capitalization rate of 8.00% is calculated as in-place net operating income of $363,719 divided by the offering price of $4,550,000. This represents an attractive, market-competitive yield for a stabilized, 100% occupied, multi-tenant retail center tenanted by a roster of national, credit-rated retailers and positioned in the direct path of growth created by Ford’s BlueOval City investment.

Contact & Disclaimer

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