

# Available Property Summary

## Commercial Properties

### *Mini-Storage Facilities*



January 2012

Presented By:  
Bob Vercoe, SVP & CCO  
Pam Sprouse, VP & Special Assets Officer



**BUILDING STRONG FINANCIAL FOUNDATIONS**

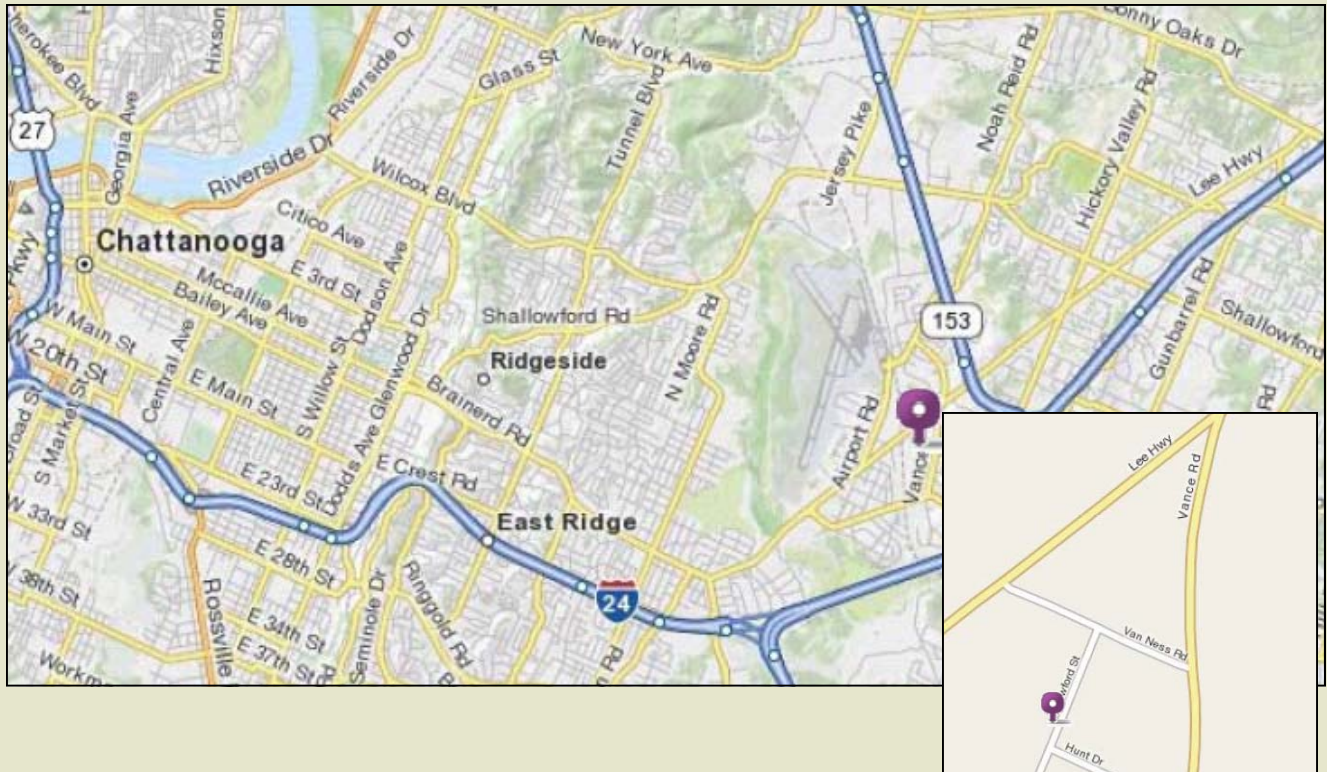
Member FDIC

CORNERSTONE COMMUNITY BANK BUILDING STRONG FINANCIAL FOUNDATIONS			
Address	Building/Site Details	Occupancy Rate	Notes
 <p style="text-align: center;"><b>Mini Max</b> 1415 Crawford Street Chattanooga, TN</p>	Year Built: 1980 Net Rentable Area: 27,824 sf Land Size: 2.245 ac Total Units: 230 Zoning: C-2	84.1%	Net rentable area consists of 354 sf of office/retail space in addition to 27,470 sf of non-climate controlled storage space.
 <p style="text-align: center;"><b>EZ Storage</b> 8117 Ooltewah/Georgetown Rd. Ooltewah, TN</p>	Year Built: 2008 Net Rentable Area: 46,844 sf Land Size: 1.91 ac Total Units: 335 Zoning: C-3	63.7%	Net rentable area consists of 1,763 sf of office/retail space in addition to 25,744 sf (194 units) of climate controlled storage space and 14,587 sf (141 units) of non-climate controlled storage space.
 <p style="text-align: center;"><b>Bonny Oaks Self-Storage</b> 6375 Bonny Oaks Drive Chattanooga, TN</p>	Year Built: 1996 Net Rentable Area: 41,775 sf Land Size: 4.81 ac Total Units: 230 Zoning: C-2	75.5%	Net rentable area consists of 160 sf of office/retail space in addition to 32,829 sf of non-climate controlled storage space.
 <p style="text-align: center;"><b>Storage Solutions</b> 901 Sequoyah Road Soddy Daisy, TN</p>	Year Built: 1998 - 2003 Net Rentable Area: 34,728 sf Land Size: 2.40 ac Total Units: 224 Zoning: C-2	55.5%	Net rentable area consists of 1,171 sf of office/retail space in addition to 30,240 sf (200 units) of non-climate controlled storage space.



# Mini Max

1415 Crawford Street



**Conveniently located with easy access to  
Interstate 24 and Lee Highway!**

**Contact Bob Vercoe at 423.385.3225 or Jim Pemberton at  
423.385.3024 for more information on this excellent  
investment opportunity!**



# Mini Max

## 1415 Crawford Street



<b>Total Site Size:</b>	97,182 square feet (2.245 acres)	<b>Year Built:</b>	1980's
<b>Gross Building Area:</b>	27,824 square feet	<b>Tax Appraisal:</b>	\$273,640.00 (2010)
<b>Total Units:</b>	230	<b>Tax Burden:</b>	\$ 7,566.69 (2010)
<b>Climate-controlled:</b>	N/A	<b>Taxes Paid Through:</b>	2010
<b>Non-Climate:</b>	27,470 square feet	<b>Potential Gross Rents:</b>	\$141,900.00 (2010)
<b>RV Parking:</b>	N/A	<b>Insurance:</b>	\$ 3,716.41 (2010)
<b>Office/Retail:</b>	354 square feet	<b>Utilities:</b>	\$ 5,187.91 (2010)
<b>Net Rentable Area:</b>	27,824 square feet	<b>Occupancy:</b>	82%
<b>On-site Living Quarters:</b>	No	<b>Fire Protection:</b>	N/A
<b>Zoning:</b>	C-2		

*Note: Financial data provided by the former owner and relied upon by the Bank.*

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 • 423.385.3225 • [www.cscbank.com](http://www.cscbank.com)



# EZ Storage

8117 Ooltewah/Georgetown Road



**Conveniently located with easy access to  
Interstate 75!**

**Contact Bob Vercoe at 423.385.3225 or Jim Pemberton at  
423.385.3024 for more information on this excellent  
investment opportunity!**

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 · 423.385.3225 · [www.cscbank.com](http://www.cscbank.com)



# EZ Storage

## 8117 Ooltewah/Georgetown Road



<b>Total Site Size:</b>	<b>83,200 square feet (1.91 acres)</b>	<b>Year Built:</b>	<b>2008</b>
<b>Gross Building Area:</b>	<b>51,643 square feet</b>	<b>Tax Appraisal:</b>	<b>\$843,120.00 (2010)</b>
<b>Total Units:</b>	<b>335</b>	<b>Tax Burden:</b>	<b>\$ 23,313.95 (2010)</b>
<b>Climate-controlled:</b>	<b>25,744 square feet (194 units)</b>	<b>Taxes Paid Through:</b>	<b>2010</b>
<b>Non-Climate:</b>	<b>14,587 square feet (141 units)</b>	<b>Potential Gross Rents:</b>	<b>\$269,538.00 (2010)</b>
<b>RV Parking:</b>	<b>4,750 square feet</b>	<b>Insurance:</b>	<b>\$ 3,716.41 (2010)</b>
<b>Office/Retail:</b>	<b>1,763 square feet</b>	<b>Utilities:</b>	<b>\$ 22,994.14 (2010)</b>
<b>Net Rentable Area:</b>	<b>46,844 square feet</b>	<b>Occupancy:</b>	<b>52%</b>
<b>On-site Living Quarters:</b>	<b>No</b>	<b>Fire Protection:</b>	<b>Climate-controlled only</b>
<b>Zoning:</b>	<b>C-3</b>		

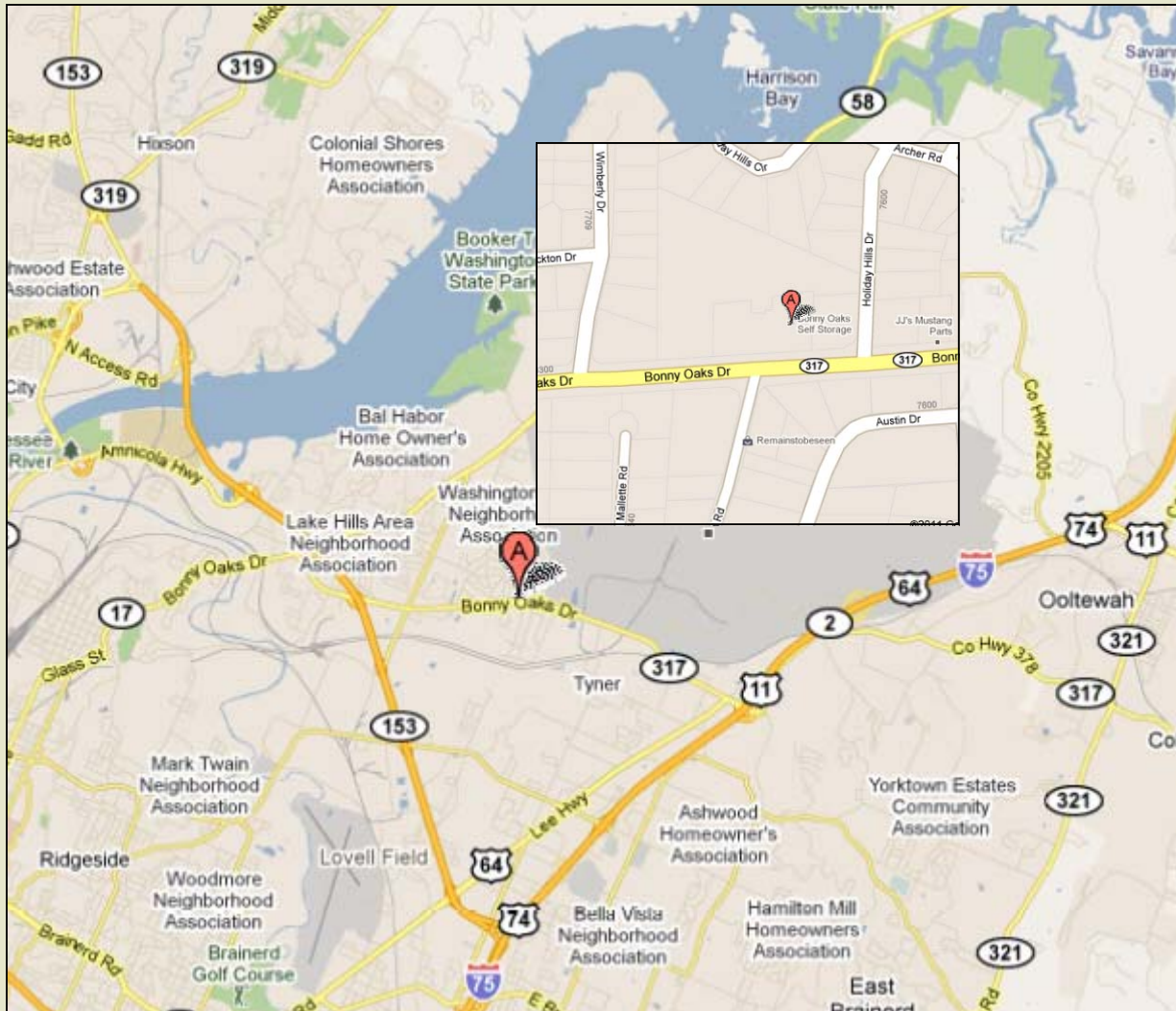
*Note: Financial data provided by the former owner and relied upon by the Bank.*

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 · 423.385.3225 · [www.cscbank.com](http://www.cscbank.com)



# Bonny Oaks Self Storage

6375 Bonny Oaks Drive



**Conveniently located with easy access to  
Highway 153 and Interstate 75!**

**Contact Bob Vercoe at 423.385.3225 or Jim Pemberton at  
423.385.3024 for more information on this excellent  
investment opportunity!**

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 • 423.385.3225 • [www.cscbank.com](http://www.cscbank.com)



# Bonny Oaks Self Storage

## 6375 Bonny Oaks Drive



<b>Total Site Size:</b>	209,524 square feet (4.81 acres)	<b>Year Built:</b>	1996
<b>Gross Building Area:</b>	43,600 square feet	<b>Tax Appraisal:</b>	\$478,800.00 (2010)
<b>Total Units:</b>	230	<b>Tax Burden:</b>	\$ 13,239.78 (2010)
<b>Climate-controlled:</b>	10,000 square feet (54 units)	<b>Taxes Paid Through:</b>	2010
<b>Non-Climate:</b>	33,600 square feet (176 units)	<b>Potential Gross Rents:</b>	\$275,832.00 (2010)
<b>RV Parking:</b>	Yes	<b>Insurance:</b>	\$ 3,716.41 (2010)
<b>Office/Retail:</b>	1,140 square feet	<b>Utilities:</b>	\$ 16,631.69 (2010)
<b>Net Rentable Area:</b>	41,775 square feet	<b>Occupancy:</b>	70%
<b>On-site Living Quarters:</b>	No	<b>Fire Protection:</b>	N/A
<b>Zoning:</b>	C-2		

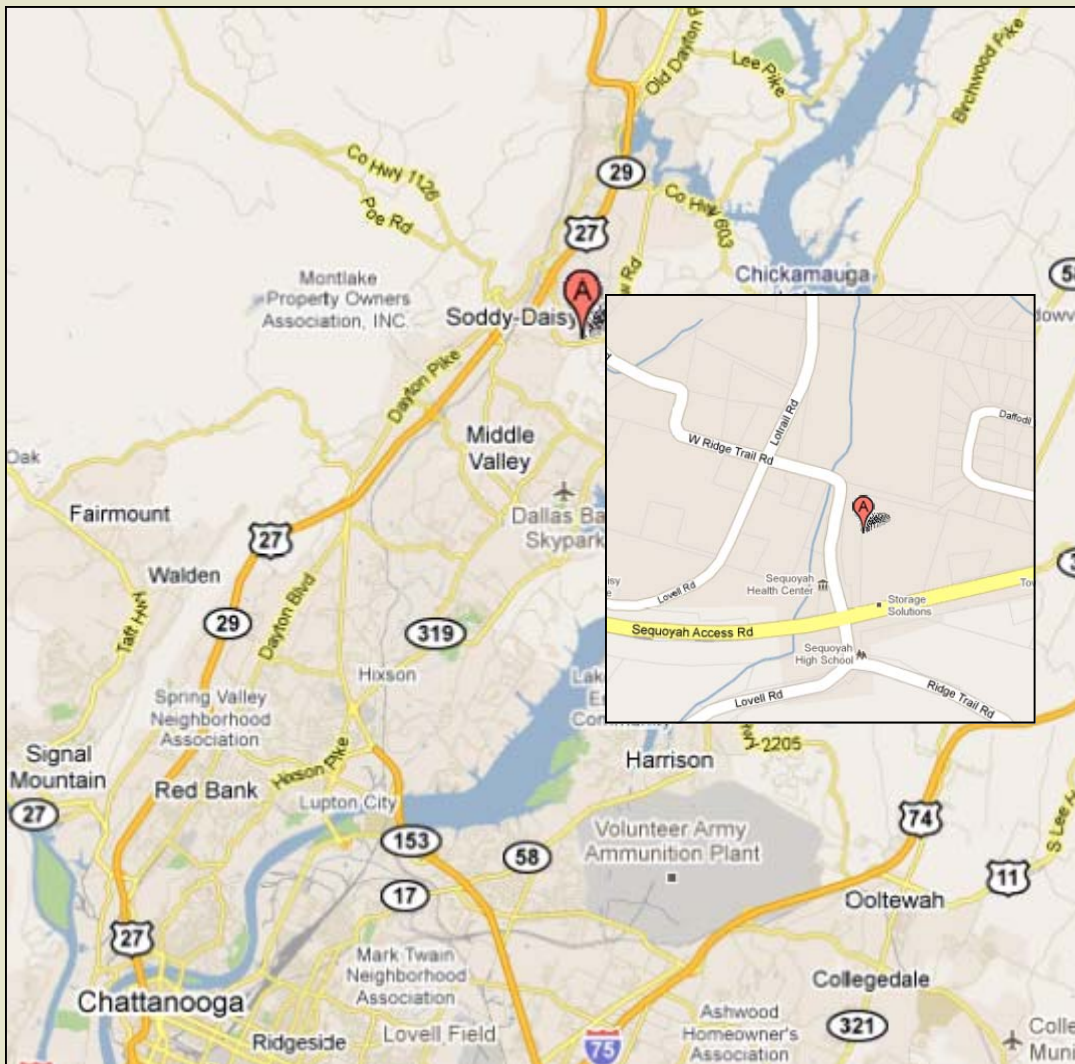
*Note: Financial data provided by the former owner and relied upon by the Bank.*

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 · 423.385.3225 · [www.cscbank.com](http://www.cscbank.com)



# Storage Solutions

## 901 Sequoyah Road



**Conveniently located with easy access to  
Highway 27 and Highway 153!**

**Contact Bob Vercoe at 423.385.3225 or Jim Pemberton at  
423.385.3024 for more information on this excellent  
investment opportunity!**

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 · 423.385.3225 · [www.cscbank.com](http://www.cscbank.com)



# Storage Solutions

## 901 Sequoyah Road



<b>Total Site Size:</b>	104,544 square feet (2.40 acres)	<b>Year Built:</b>	Between 1998 & 2003
<b>Gross Building Area:</b>	36,005 square feet	<b>Tax Appraisal:</b>	\$1,176,900 (2010)
<b>Total Units:</b>	224	<b>Tax Burden:</b>	\$16,247 (2010)
<b>Climate-controlled:</b>	4,488 square feet (24 units)	<b>Taxes Paid Through:</b>	2010
<b>Non-Climate:</b>	30,240 square feet (200 units)	<b>Potential Gross Rents:</b>	\$181,921 (2010)
<b>Office/Living Quarters:</b>	1,171 square feet	<b>Insurance:</b>	\$5,400 (2010)
<b>Net Rentable Area:</b>	34,728 square feet	<b>Utilities:</b>	\$8,700 (2010)
<b>On-site Living Quarters:</b>	Yes	<b>Occupancy:</b>	49%
<b>Zoning:</b>	C-2		

*Note: Financial data provided by the former owner and relied upon by the Bank.*

6401 Lee Hwy, Suite 119, Chattanooga, TN 37421 · 423.385.3225 · [www.cscbank.com](http://www.cscbank.com)