HENRY B. GLASCOCK COMPANY

EXPERTS IN REAL ESTATE SINCE 1921

TEL.: (423) 825-0049 | EMAIL: HENRY@GLASCOCKCO.COM

ABSOLUTE AUCTION

NO MINIMUM · NO RESERVE

Sale To Distribute Among Heirs

3501 Dayton Boulevard · Red Bank, Chattanooga, TN

±7,000 SF Multi-Tenant Retail Center · 100% Leased · ±0.78 Acres · Dual Frontage

SATURDAY, AUGUST 1 · 11:00 AM · HELD ON SITE

GlascockAuction.com

HENRY B. GLASCOCK COMPANY
3085 Broad Street, Chattanooga, TN 37408
423-825-0049 (O) | 423-991-7221 (C)

10% Buyer's Premium | TNAL #6300

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PROPERTY OVERVIEW

3501 Dayton Boulevard is a ±7,000-square-foot multi-tenant retail / office on approximately 0.78 acres in the heart of Red Bank, one of Chattanooga's most established and heavily traveled commercial corridors. The center is currently 100% leased and enjoys dual frontage on Dayton Boulevard and West Euclid Avenue, delivering the visibility, access, and parking that retail and service tenants consistently seek. Forty-five on-site parking spaces serve the building — an exceptional ratio for a building of this size.

Held by the same family since 1971 and offered publicly for the first time in more than five decades, the property is well maintained and in good condition. Existing tenants occupy the center on month-to-month terms and have expressed a desire to remain, giving a new owner immediate income in place together with the flexibility to renegotiate leases to market, reposition the center, or occupy space directly.

The seller is out of state and has directed that the property be sold at absolute auction — with no minimum bid and no reserve — to the highest bidder on August 1. This is an uncommon opportunity to acquire a fully occupied, income-producing commercial property on a premier Red Bank corner at a price the open market will set on auction day.

At a Glance

ADDRESS	3501 Dayton Boulevard, Chattanooga (Red Bank), TN 37415
PROPERTY TYPE	Multi-tenant retail / office (commercial)
BUILDING SIZE	±7,000 square feet
LAND AREA	±0.78 acres
PARKING	45 spaces (±6.4 per 1,000 SF)
FRONTAGE	Dual — Dayton Boulevard & West Euclid Avenue
YEAR BUILT	1970
PARCEL ID	118A-C-009, Hamilton County, TN
OCCUPANCY	100% leased — month-to-month tenancies
UTILITIES	All public utilities in place; included under current leases
ZONING	Commercial — buyer to verify with applicable municipality
CONDITION	Good — well maintained
OWNERSHIP	Family owned since 1971 (first offering in 50+ years)
SALE METHOD	**ABSOLUTE AUCTION — no minimum, no reserve**
BUYER'S PREMIUM	10%
EARNEST MONEY	10% purchase price (auction day)
CLOSING	On or before 30 days — Title Guaranty & Trust Co.
DEED	General Warranty Deed

INVESTMENT HIGHLIGHTS

- **100% leased multi-tenant retail —** income in place from day one, with tenants who have expressed a desire to stay.
- **Flexible month-to-month tenancies —** renegotiate to market rents, reposition the center, or occupy space as an owner-user.
- **±7,000 SF on ±0.78 acres with 45 parking spaces —** a ±6.4 per 1,000 SF ratio, well above typical retail standards.
- **Dual frontage on Dayton Boulevard and West Euclid Avenue —** outstanding visibility and access.
- **Prime Red Bank corridor —** the primary commercial spine of Red Bank; neighbors include Domino's, Dollar General, Sonic, and national banking, with dense residential all around.
- **First time to market in over 50 years —** family owned since 1971 and offered publicly for the first time.
- **Selling ABSOLUTE —** no minimum and no reserve. The market sets the price on August 1.
- **Turnkey and versatile —** well-maintained condition suits an income investor or an owner-occupant alike.

PHOTOGRAPHS

Street-front elevation along Dayton Boulevard

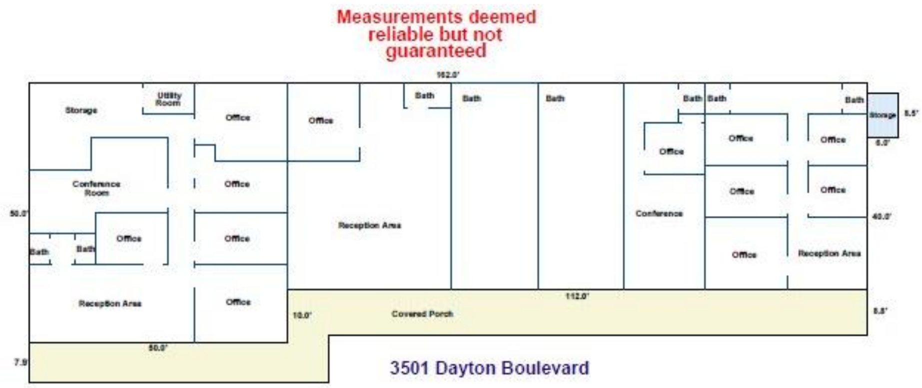
Storefronts and covered walkway — currently 100% occupied

High-visibility Dayton Boulevard corridor frontage

Interior of corner unit

Interior of corner unit

BUILDING SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Main Level	1.0	6980.0	424.0	6980.0
OTH	Storage	1.0	51.0	29.0	51.0
P/P	Covered Porch	1.0	1452.5	359.8	1452.5
	Net LIVABLE	cnt	1	(rounded)	6,980

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Main Level		50.0 x	50.0 =	2500.0
		112.0 x	40.0 =	4480.0
2 total items			(rounded)	6,980

AERIAL & LOCATION

Subject outlined — dual frontage on Dayton Boulevard and West Euclid Avenue

Location & Market

Red Bank lies immediately north of downtown Chattanooga along the Dayton Boulevard corridor, a densely traveled retail and service artery. The subject occupies a high-visibility, signalized stretch surrounded by national and regional operators — Domino's, Dollar General, Sonic, and national banking among them — with established residential neighborhoods on every side feeding steady daily traffic. Downtown Chattanooga and US-27 access are only minutes away.

Directions

From downtown Chattanooga, follow US-27 North and exit toward Red Bank / Dayton Boulevard; continue on Dayton Boulevard to the subject property at the corner of West Euclid Avenue. For navigation, search “3501 Dayton Blvd, Chattanooga, TN 37415.” Auction signage is posted on site. Prospective bidders are encouraged to inspect the property in advance.

TENANCY & INCOME

The center is currently 100% leased to a mix of established retail and service tenants on month-to-month terms. Existing leases convey with the property, and current tenants have expressed a desire to remain and to negotiate terms with a new owner. A buyer therefore acquires income in place on day one, along with the flexibility to renegotiate to market, restructure the tenant mix, or occupy space directly.

Utilities are currently in place and included under the existing leases. **A rent roll and income-and-expense summary are available from the auctioneer upon request.** The property is sold subject to existing tenancies; bidders should verify all lease and income information as part of their own due diligence.

Rent roll, lease abstracts, and income & expense figures available on request — contact Henry Glascock at 423-991-7221.

AUCTION DAY — HOW IT WORKS

The auction will be conducted on site at 11:00 AM on Saturday, August 1. Please plan to arrive by 10:45 AM to register.

- **Register on arrival —** bring photo identification and complete a brief registration form (about 15 minutes before start).
- **Bring earnest money —** a personal check or cash for the earnest money (10% of the purchase price) if you are the winning bidder.
- **Bidding opens at 11:00 AM —** the property sells absolute to the highest bidder, with no minimum and no reserve.
- **Sign and deposit —** the winning bidder signs the Auction Real Estate Sales Contract on site; earnest money is deposited with the title company the next business day.
- **Close within 30 days —** the balance is due at closing at Title Guaranty & Trust Company.

FREQUENTLY ASKED QUESTIONS

Q. What do I need to bring to the auction?

A. Just a personal check or cash for the earnest money. If you are the winning bidder, it will be promptly deposited with the title company the following business day. Plan to arrive about 15 minutes before 11:00 AM to complete a brief registration form.

Q. Will there be liens, back taxes, or past debts on the property?

A. No. The property will be conveyed free and clear of any liens, back property taxes, or past debts. Current property taxes are prorated to the date of closing. The purchaser buys title insurance to insure clear title at closing, and the auctioneer will coordinate that process.

Q. How much earnest money is due on auction day?

A. Ten percent (10%) of the purchase price is due on auction day. See the Financial Terms section for a worked example.

Q. What about the existing tenants and leases?

A. The property is 100% leased on month-to-month terms and is sold subject to existing tenancies; the leases convey with the property. Current tenants have expressed interest in remaining and negotiating with the new owner. A rent roll and income summary are available from the auctioneer upon request.

Q. What other expenses will the buyer have at closing?

A. The cost to record the deed plus transfer taxes based on the purchase price, along with the cost of title insurance and any purchaser closing fees.

Q. Is the earnest money refundable?

A. The earnest money is refundable only if the seller cannot provide clear title at closing. There are no financing contingencies. Bidders are encouraged to inspect the property and complete their due diligence before the auction. The property sells “as is, where is.”

Q. When is closing?

A. On or before 30 days after the auction, with Title Guaranty & Trust Company, 617 Walnut Street, Chattanooga, TN 37402 (423-266-5751). The seller has the option to extend the closing date.

FINANCIAL TERMS

A **ten percent (10%) buyer's premium** is added to the high bid to determine the purchase price. **Ten percent (10%) of the purchase price** is due as earnest money on auction day, with the balance due at closing within 30 days. Example:

High Bid	$700,000
Buyer's Premium (10%)	+ $70,000
Purchase Price	**$770,000**
Earnest Money (10% of purchase price)	− $77,000
Balance Due at Closing	**$693,000**

This example is for illustration only. The buyer's premium is added to every winning bid to arrive at the purchase price.

AUCTION TERMS & CONDITIONS

AUCTION DATE: Saturday, August 1 at 11:00 AM. The auction will take place on site.

SALE METHOD: The property sells ABSOLUTE to the highest bidder — no minimum bid and no reserve.

INSPECTION: Inspect at your own risk prior to the auction. Sold "as is, where is."

BIDDING TERMS: Pay 10% of the high bid as earnest money at the signing of the Auction Contract. Balance is due at closing within 30 days. A copy of the contract may be reviewed prior to the auction by contacting the auctioneer.

BUYER'S PREMIUM: A 10% buyer's premium is charged at this auction. For each $10,000 of bid amount, $1,000 is added to arrive at the purchase price (e.g., a $10,000 bid = $11,000 purchase price).

CLOSING: The balance of the purchase price is due on or before 30 days after the auction. The seller has the option to extend the closing date.

CLOSING ATTORNEY: Closings are conducted by Title Guaranty & Trust Company, 617 Walnut Street, Chattanooga, TN. Deed preparation and seller's attorney's fees are paid by the seller; all other normal closing costs are paid by the purchaser. Taxes are prorated as of the date of closing. Title insurance through Title Guaranty & Trust Company is paid by the purchaser.

TENANCIES: The property is sold subject to all existing month-to-month leases and tenancies. Leases convey with the property. Bidders should independently verify all lease, rent, and income information.

AGENCY: Henry B. Glascock, broker, is acting exclusively as agent for the seller and does not represent the purchaser.

SPECIAL NOTE: The property sells "as is, where is" with all faults, subject to easements, leases, restrictions, covenants, conditions, zoning, and all other matters revealed by a current survey or inspection of the property or contained in public records. The only representations and warranties made are those contained in the Contract of Sale. The property will be conveyed by General Warranty Deed. Information contained herein was obtained from sources deemed reliable, but neither the seller, Henry B. Glascock Company, nor their agents will be responsible for any errors or omissions. Bidders should carefully verify all information before submitting a bid. The terms of the Contract of Sale control in the event of any inconsistency with this brochure or other advertisements. Announcements made at the auction take precedence over written materials.

ADDITIONAL TERMS: Any additional terms or conditions of sale added by the auctioneer will be announced prior to the auction.

SAMPLE CONTRACT

The winning bidder will execute the Henry B. Glascock Company Auction Real Estate Sales Contract on auction day. A sample copy of the contract is available for review prior to the auction — contact the auctioneer to request one. Key financial and closing terms are summarized under Auction Terms & Conditions and Financial Terms in this package. The executed Contract of Sale controls in the event of any inconsistency with this brochure.

HENRY B. GLASCOCK COMPANY

AUCTIONS - APPRAISAL - REAL ESTATE BROKERAGE

AUCTION REAL ESTATE SALES CONTRACT
3501 DAYTON BLVD, RED BANK, TENNESSEE
AUGUST 1ST, 2026

As a result of the efforts of **HENRY B. GLASCOCK AND KARL SODERGREN**, hereinafter referred to as "Auctioneer," the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in **Hamilton County, TN**, together with all plants, trees, and shrubbery now on the premises; together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the "Property," identified as **3501 Dayton Blvd, Red Bank, TN, Hamilton County tax parcel (118A-C-009)** and further described in Exhibit "A" attached hereto and made a part hereof.

The purchase price of the Property, including a ten percent (10%) buyer's premium, is $__________________. Said amount shall be paid in cash, in full, at closing. Purchaser's obligation to close shall not be contingent upon Purchaser's ability to obtain financing. Purchaser shall pay all usual and customary closing costs. For an outline of the financial terms of sale, see below.

Bidder Number	OUTLINE OF FINANCIAL TERMS OF SALE	
	High Bid...=	__________
	Buyer's Premium (10%) ....+	__________
	Purchase Price...$	__________
	Earnest Money (10%) ....-	__________
	Balance Due at Closing...................................$	__________

Purchaser has paid to Auctioneer the sum of $____________________, as earnest money, which earnest money shall be promptly deposited into the escrow account of Title Guaranty & Trust Company and is to be applied as part payment of the purchase price at the time of closing or as otherwise provided herein. All parties hereto agree that Title Guaranty & Trust Company may deposit the earnest money in an interest-bearing escrow account and all parties hereto understand and agree that disbursement of earnest money can occur only as follows: (a) at closing; (b) upon written agreement signed by all parties to this contract; (c) upon court order; or (d) upon failure of Seller to perform Seller's obligation to close in accordance with this contract, the earnest money shall be returned to Purchaser and this shall be Purchaser's sole and exclusive remedy in the event of a default by Seller, Purchaser hereby waiving all other rights and remedies available at law or in equity; or (e) upon failure of Purchaser to fulfill Purchaser's obligations to close in accordance with this contract, the earnest money shall be paid to Seller as liquidated damages and not a penalty, the parties hereto agreeing that the damages caused by a breach of the contract are difficult or impossible to estimate accurately, the parties hereto intend to provide for liquidated damages rather than a penalty and the earnest money is a reasonable estimate of the probable loss upon a breach. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Title Guaranty & Trust Company, in its sole discretion, shall notify Purchaser and Seller in writing that Title Guaranty & Trust Company is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court, whereupon Title Guaranty & Trust Company shall be discharged from any further liability with respect to the earnest money deposit and shall be entitled to recover its fees and expenses, including Auctioneer's commission and attorneys' fees in connection with said interpleader from the earnest money; or, upon fifteen (15) days written notice to the parties Title Guaranty & Trust Company may make a disbursal of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto release and discharge Title Guaranty & Trust Company and Auctioneer from any claims related to the earnest money and shall not seek damages from Title Guaranty & Trust Company and Auctioneer by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

Seller shall within thirty (30) days after auction convey title to Purchaser by General Warranty Deed, subject only to (1) zoning ordinances affecting said Property, (2) general utility easements of record serving said Property, (3) subdivision restrictions of record, and (4) all matters that would be shown on a current and accurate survey of said property. The purchaser acknowledges that they have reviewed the preliminary title opinion provided by Title Guaranty & Trust Company, attorney, and that they have no objections as to the title.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.

Commission is to be paid to Auctioneer pursuant to and in accordance with that certain agreement between Auctioneer and Seller regarding authorization and compensation, and to Broker, if any, pursuant to the auction sales brochure relative to the subject Property, which documents are incorporated herein by reference.

Special Stipulations

1. If Purchaser defaults on any of the terms and conditions of this contract, Purchaser shall pay all reasonable attorney's fees arising in a lawsuit for specific performance.
2. Real estate taxes on the Property shall be prorated as of the date of closing. Payment and proration of taxes and assessments is final as between Purchaser and Seller.
3. Sale shall be closed on or before September 1, 2026. Closing shall be conducted by Title Guaranty & Trust Company (423-266-5751). Closing costs shall be paid by the Purchaser and shall include, but not limited to, deed preparation and attorney's fees to prepare such deed, recording fees, title examination, tax search fee and transfer tax fee, if applicable, roll back taxes, if applicable. Title insurance through Title Guaranty & Trust Company shall be paid by the Purchaser.
4. Possession of the Property shall be granted by Seller to Purchaser no later than the date of closing.
5. Property is sold "as is" and Seller makes no warranty as to any buildings, structures, easements, leases, restrictions, covenants, conditions, zoning and/or any and all other matters including those that would be revealed by a current survey or an inspection of the Property or contained in public records. Purchaser acknowledges that Purchaser is purchasing the Property on an "as is" basis with no warranties of any kind, express or implied, either oral or written, whether of habitability, merchantability, fitness for a particular purpose, condition of improvements, environmental condition or otherwise made by Seller, Auctioneer, or any agent of Seller or Auctioneer, including but not limited to, information contained in the sales brochure or supplemental brochures and/or presentations and warranties regarding zoning matters, the ability of the Purchaser to construct new improvements, the ability of Purchaser to remodel existing improvements, the availability of zoning variances, building and demolition permits or plats of consolidation and/or subdivision. No liability for inaccuracies, errors or omissions contained in any materials provided to Purchaser is assumed by Seller, Auctioneer or any of their agents. In

addition, the parties hereto acknowledge that Auctioneer is not obligated to and has not made any independent investigation of the condition of the Property. Purchaser acknowledges that equipment and fixtures attached to the building shall remain with the real estate

6. Purchaser represents that either Purchaser or duly authorized agent of Purchaser has inspected the property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property and verified all facts and information contained in any materials provided to Purchaser prior to executing this contract. Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Seller, Auctioneer, or others, including, but not limited to, any relating to the description of physical condition of the Property, or the dimensions of the Property or any other physical dimensions thereof, the estimated real estate taxes of the Property, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented herein. Purchaser has relied on their own examination and investigation thereof. No person has been authorized to make any representation on behalf of Seller. Purchaser agrees (a) to purchase the Property without offset or any claim against, or liability to, Seller or its agents, whether or not any layout or dimension of the Property or any part thereof, is accurate or correct, and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any minor inaccuracy or error.

7. Seller may extend contract closing date for thirty (30) days.
8. Henry B. Glascock Company, broker/auctioneer, is acting exclusively as agent for the Seller and does not represent the Purchaser.
9. Time is of the essence.
10. All notices required or permitted under this contract shall be in writing, sent to the addresses set forth below, and shall be sent by (i) nationally recognized overnight courier, (ii) certified mail with return receipt requested and postage prepaid, or (iii) by email provided that a copy is sent in accordance with clause (i) and (ii) of this sentence.

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.

____
Signature: Purchaser

____
Print Purchaser's Name

____
Address

____
City, State Zip

____
Daytime Telephone **Home Telephone**

____
Email

____
Signature: Auctioneer
Henry B. Glascock

Henry Glascock
____
Print Auctioneer's Name

____
Signature: Seller

____
Print Seller's Name and Title

DISCLAIMER

Attorney Review Recommended

It is recommended that all information in this property information package and all other auction-related material be carefully reviewed by your attorney. All terms and procedures are subject to and may be superseded by changes distributed or announced to bidders prior to the auction. The property is sold on an "as is, where is" basis with all faults, and the seller makes no representations or warranties except for the warranty of title set forth in the General Warranty Deed to be delivered to the purchaser at closing.

Property Inspection

Your complete inspection of the property prior to the auction is encouraged. Please contact Henry Glascock with any questions at 423-991-7221 or 423-825-0049.

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