

OFFERING MEMORANDUM

201-207 E Lafayette St.
JACKSON, TN

EXCLUSIVELY LISTED BY:

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01

INVESTMENT OVERVIEW

201-207 E Lafayette St.
Jackson, TN



EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

ADDRESS	201-207 E Lafayette St. Jackson, TN
SQUARE FEET	29,651
UNITS	13
PARCEL #	078P N 008.00
SALE PRICE	\$ 4,906,000
CAP RATE	7.5 %



Discover an exceptional investment opportunity in the thriving retail scene of Jackson, TN. This beautifully renovated 29,651 SF building, originally built in 1920, features three commercial units and ten residential units, offering four distinct spaces, each with significant potential for retail and lifestyle ventures. With a remarkable 100% occupancy rate, this property stands as a model of stability and income generation. Its blend of historic charm and modern amenities creates an inviting environment for retailers and lifestyle businesses. With an emphasis on lasting appeal and strong rental income, this property represents an attractive investment for those looking to enter Jackson's growing market.



INVESTMENT HIGHLIGHTS

With a remarkable 90% occupancy rate, this meticulously maintained building offers immediate returns and promising future potential. This property stands as a testament to lasting quality, making it perfect for visionary investors looking to enhance their portfolio with a profitable asset. Seize the opportunity to own this highly desirable property in the flourishing Jackson area.

- 29,651 SF historic building
- Built in 1920
- 3 Commercial Units
- 10 Residential Units
- Opportunity Zone
- Prime location in Jackson, TN
- 90% occupancy

02

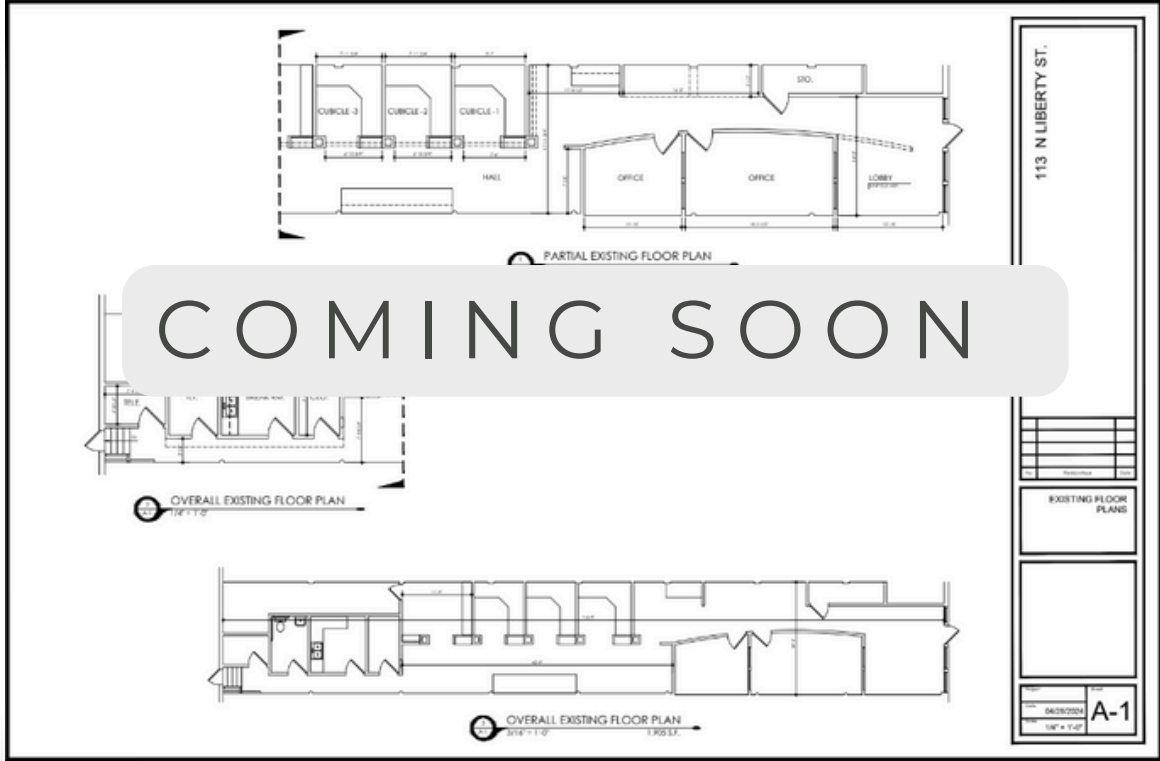
SITE PLAN

201-207 E Lafayette St.
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SITE PLAN



113 N LIBERTY ST.

PARTIAL EXISTING FLOOR PLAN

COMING SOON

OVERALL EXISTING FLOOR PLAN
1/8" = 1'-0"

OVERALL EXISTING FLOOR PLAN
3/16" = 1'-0"

NO.	DESCRIPTION

EXISTING FLOOR PLANS



DATE: 04/26/2024
SCALE: 1/8" = 1'-0"

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PROPERTY PHOTOS

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FINANCIAL OVERVIEW

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FINANCIAL SUMMARY

	MONTHLY	ANNUAL
Gross Scheduled Income	\$30,131.00	\$361,572.00
Vacancy Rate	10%	
Rental Income	\$27,117.90	\$325,414.80
Building Improvement Income	\$5,457.36	\$65,488.32
NNN/CAM income	\$5,307.00	\$63,684.00
Effective Gross Income	\$37,882.26	\$454,587.12
Expenses		
Real Estate Taxes	\$1,370.42	\$16,445.04
Insurance	\$1,197.73	\$14,372.76
Utilities/Wifi	\$400.00	\$4,800.00
Cleaning	\$403.33	\$4,839.96
Repairs and Maintenance	\$1,500.00	\$18,000.00
Management Fees	\$2,308.44	\$27,701.28
Subscriptions / Dues	\$39.99	\$479.88
Total Expenses	\$7,219.91	\$86,638.92
Net Operating Income	\$30,662.35	\$367,948.20

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AREA OVERVIEW

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AREA OVERVIEW

DOWNTOWN JACKSON, TENNESSEE

With recent reinvestment in Downtown Jackson, the demand for new residential and mixed-use development opportunities continues to rise. In 2023, Downtown saw 23 new businesses and over \$12 million invested in public and private improvements. Downtown Jackson, offers a blend of cultural, historic, and entertainment experiences. Key attractions include the Ned McWherter Cultural Arts Center for theater and concerts, the Rockabilly Hall of Fame and Casey Jones Museum, honoring Jackson's musical and railroad heritage. Outdoor highlights include The Jackson Walk with its seasonal Farmers Market and The AMP, an outdoor music venue hosting free concerts. Art lovers will enjoy downtown's murals and galleries, while local eateries and coffee shops add to the charm. Guided historical tours provide insights into the area's past, making downtown Jackson a vibrant destination for all interests.



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NEARBY AMENITIES

Rockabilly Hall of Fame and Museum



The Ned McWherter West
Tennessee Cultural Arts Center



AMP at the Market



The Jackson Walk and Farmers Market



OFFERING MEMORANDUM
NEARBY
AMENITIES

Starbucks Coffee



The Blacksmith



Rock'n Dough Pizza



And More....

OFFERING MEMORANDUM

DEMOGRAPHICS

JACKSON, TENNESSEE

	3MI	5MI	10MI
MEDIAN AGE	38	40	40
MEDIAN INCOME	\$48,549	\$59,129	\$78,488
MEDIAN PROPERTY VALUE	\$167,535	\$197,471	\$247,081
POPULATION	11,104	19,166	36,211



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MEET OUR LISTING TEAM

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