

For Sale

# Investment

2,950 SF +/-



## 2094 Frayser Blvd

Memphis, Tennessee 38127

### Property Features

- 2,950 SF NNN Retail Strip Center
- 100% Occupied with 4 Tenants
- \$44,564 Net Operating Income
- Sales Price: \$524,285
- Ample on-site parking with 20 spaces
- Located at the prominent corner of Frayser Blvd. and Overton Crossing
- High-visibility corner location with traffic counts over 9,000 vehicles per day



LOT SIZE: 0.337 Acres

BUILDING SIZE: 2,950 SF

OCCUPANCY: 100%

### For more information:

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## Financial Summary

NAI Saig Company • 2094 Frayser Blvd, Memphis, TN

### RENT ROLL

| Unit                      | Tenant                   | SF    | Lease End  | Monthly Rent | Annual Rent | Rent PSF |
|---------------------------|--------------------------|-------|------------|--------------|-------------|----------|
| 101                       | Direct General Insurance | 1,000 | 8/31/2027  | \$1,450.00   | \$17,400.00 | \$17.40  |
| 102                       | Vernon Battery           | 350   | 10/1/2031  | \$800.01     | \$9,600.12  | \$27.43  |
| 103                       | Natasha Badger           | 600   | 12/31/2026 | \$800.00     | \$9,600.00  | \$16.00  |
| 104+105                   | Metro PCS                | 1,000 | 1/1/2030   | \$1,750.00   | \$21,000.00 | \$21.00  |
| TOTAL — 2094 FRAYSER BLVD |                          | 2,950 |            | \$4,800.01   | \$57,600.12 | \$19.53  |

### OPERATING EXPENSES

| Expense Item             | Annual Amount | Notes                 |
|--------------------------|---------------|-----------------------|
| City Taxes               | \$2,897.73    | City of Memphis       |
| County Taxes             | \$3,034.23    | Shelby County Trustee |
| Insurance                | \$3,600.00    |                       |
| Water                    | \$700.00      |                       |
| Parking Lot Maintenance  | \$500.00      |                       |
| Management Fee           | \$2,304.00    | 4.0% of collections   |
| TOTAL OPERATING EXPENSES | \$13,035.96   |                       |

- No vacancy or credit loss deduction applied — property is fully leased.
- City and County tax amounts as provided by ownership.
- Management fee at 4.0% of collections; no capex reserve included.

### NET OPERATING INCOME (NOI)

**\$44,564.16**

### VALUATION CAP RATE

| Cap Rate | NOI         | Indicated Value |
|----------|-------------|-----------------|
| 8.5%     | \$44,564.16 | \$524,284       |

Note: Indicated Value = NOI / Cap Rate.