

INVESTMENT
OPPORTUNITY



Beacon Roofing Supply

1810 Getwell Rd, Memphis TN 38111



HELIOS
INVESTMENT SERVICES

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Investment Summary

Price	\$5,600,000
Cap Rate	6.42%
NOI	\$359,429
Price Per SF	\$118.97
Guarantor	Corporate
Address	1810 Getwell Rd, Memphis TN 38111
County	Shelby
Building Area	47,070 SF
Land Area	6.37 AC
Year Built	1973 / 2021



Investment Highlights



» STRONG CREDIT TENANT

Ranked #449 on the Fortune 500, Beacon Roofing reported over \$9 billion in revenue in 2023. Beacon has 500+ Locations and 8,000+ Employees across North America

» THRIVING COMMERCIAL CORRIDOR

Neighboring tenants include FedEx, Walmart Distribution Center, Ferguson Plumbing Supply, McDonalds, Hertz Car Rental, Family Dollar, U-Haul, Wendy's, and Circle K

» PROXIMITY

Situated 6 Miles From the Memphis International Airport and 13 Miles From Downtown Memphis

» NEWLY RENOVATED AND NEW ROOF

Renovations Completed in 2021 show long-term commitment to location

» HEDGE AGAINST INFLATION

Secure Investment with 1.5% Annual Increases with Two Seven-Year Option Periods

» STRONG GROWTH OUTLOOK

Beacon has reported year-over-year net sales growth for the last 12 quarters highlighting the resiliency of their business model and the necessity of their products

» PROMISING EXPANSION TRAJECTORY

In 2023, Beacon acquired 21 branches and opened 28 greenfield locations in key markets enhancing customer reach and service

» DENSE POPULATION

Dense 5-Mile population of 206,553 with an average household income of \$70,312

» MISSION CRITICAL

Only Beacon Roofing Supply within a 85+ Mile Radius, acting as a competitive advantage for this location

Lease Summary



Tenant	Beacon Roofing Supply
Premises	Building of Approximately 47,070 SF
Lease Commencement	5/31/2021
Lease Expiration	5/31/2031
Lease Term Remaining	7.1 Years
Renewal Options	2 x 7 Years
Rent Increases	1.5% Annually
Lease Type	NN
Use	Industrial
Right of First Refusal	NO
Square Footage	47,070 SF
Annual Base Rent	\$359,429
Rent per SF	\$7.64



Lease Summary



Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure		X
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



Location Memphis, TN



The commercial real estate market in Memphis reflects a city on the rise, buoyed by a robust local economy and an array of attractions that draw visitors and businesses alike. Over recent years, Memphis has experienced steady economic growth driven by its strategic location as a transportation hub, boasting one of the busiest cargo airports in the world and a prominent position along the Mississippi River. This advantageous positioning has made Memphis a prime destination for logistics and distribution companies, driving demand for industrial real estate space. Additionally, the city's diverse economy, which includes thriving sectors such as healthcare, manufacturing, and technology, has contributed to a healthy demand for office and retail space, further fueling growth in the commercial real estate market.

Memphis is renowned for its rich cultural heritage and iconic attractions, serving as a magnet for tourists and enhancing the appeal of its commercial real estate offerings. The city's vibrant music scene, with its deep roots in blues, soul, and rock 'n' roll, draws music enthusiasts from around the globe to legendary venues like Beale Street and the Stax Museum of American Soul Music. Furthermore, Memphis's status as the home of Elvis Presley's Graceland adds to its allure as a cultural destination, attracting fans of the King of Rock 'n' Roll year-round. Beyond its musical heritage, Memphis offers a wealth of historical and cultural landmarks, including the National Civil Rights Museum and the iconic Peabody Hotel, which hosts the famed "March of the Ducks" daily.

In addition to its cultural offerings, Memphis boasts a thriving culinary scene that reflects its diverse heritage and influences. From mouthwatering barbecue joints to upscale dining establishments showcasing Southern cuisine with a modern twist, the city offers a culinary experience that delights locals and visitors alike. Moreover, Memphis's recreational amenities, such as its expansive parks, scenic riverfront, and numerous outdoor festivals and events, contribute to its quality of life and make it an attractive place for businesses seeking to attract and retain talent. As Memphis continues to evolve and grow, the commercial real estate market stands poised to capitalize on the city's economic momentum and vibrant cultural landscape.

DISTRIBUTION CENTER/
WAREHOUSE

HEADQUARTERS



ups
DISTRIBUTION
CENTER

FedEx
WAREHOUSE

Memphis
International
Airport

sam's club

Walmart
DISTRIBUTION CENTER

Walmart Rainbow
FAMILY DOLLAR T-Mobile
ALDI TACO BELL Jack in the box BURGER KING Krystal
PAPA JOHN'S Checkers IHOP POPEYES
LEXUS LINCOLN ACURA HYUNDAI CHEVROLET
Pop Days Ford GMC KIA

BEACON

MANUFACTURER
Riviana Brownco.

WAREHOUSES/
MANUFACTURER
WD-40 Kellanova
NICKEY

FERGUSON Hertz U-HAUL
FAMILY DOLLAR Wendy's McDonald's K

Simmons Bank
LIBERTY + STADIUM

CHRISTIAN BROTHERS
CBU
UNIVERSITY

THE UNIVERSITY OF
MEMPHIS

The Links at
Audubon

Links At Galloway
Golf Course

TARGET macy's
Kroger WHOLE FOODS SUPERLO FOODS
DOLLAR TREE five BELOW Auto Zone Foot Locker
AT&T Burlington Michaels
TJ-maxx Dillard's FedEx
Starbucks Wendy's Little Caesars Pizza chili's POPEYES

Kroger LOWE'S five BELOW ALDI
Aaron's Walgreens TJ-maxx
HARBOR FREIGHT T-Mobile ExtraSpace Storage
at home ROSS Auto Zone HIBBETT SPORTS
Reilly Chick-fil-A PAPA JOHN'S Hardee's
Planet Fitness KFC TACO BELL Little Caesars Pizza McDonald's THE POPEYE RESTAURANT Wendy's

sam's club T-Mobile
SUPERLO FOODS McDonald's Wendy's PORSCHE Audi
Volkswagen HONDA SUBARU NISSAN RAM HYUNDAI
CHEVROLET Jeep KIA GMC

MEMPHIS
ZOO

ExtraSpace Storage metro by T-Mobile
FAMILY DOLLAR BURGER KING POSTAL FINCHES POPEYES

Rhodes College
-1818-



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TO GO
WOW
FOR
LESS.

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Walmart
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BEACON

INTERSTATE
240

WOODLAND[™]
TREE SERVICE

Tenant Overview



Beacon Roofing Supply is one of the largest publicly traded distributors of residential and commercial roofing materials in the United States. Headquartered in Herndon, Virginia, the company operates over 500 branches across all 50 states and 6 provinces in Canada. Beacon was founded in 1928 and has grown over the decades through a series of strategic acquisitions and expansions into new geographic markets.

Beacon serves contractors in new construction and re-roofing projects for both residential and commercial properties. Its product offerings encompass asphalt shingles, synthetic underlayments, metal roofing, clay and concrete tiles, and roofing accessories like vents and fasteners. In addition to distributing branded roofing products, Beacon operates its own manufacturing facilities producing complementary items like waterproofing systems and insulation products. The company prides itself on industry-leading services like job-site delivery, tailor-made marketing support for contractors, and training programs. Beacon's stock trades publicly on the NASDAQ under the ticker BECN.

BUILDING MATERIALS

INDUSTRY/ SPECIALTY

ROOFING SUPPLY

SPECIALTY

HERNDON, VA

HEADQUARTERS

500+

LOCATIONS

1928

FOUNDED

8,000+

EMPLOYEES

PUBLIC

COMPANY TYPE

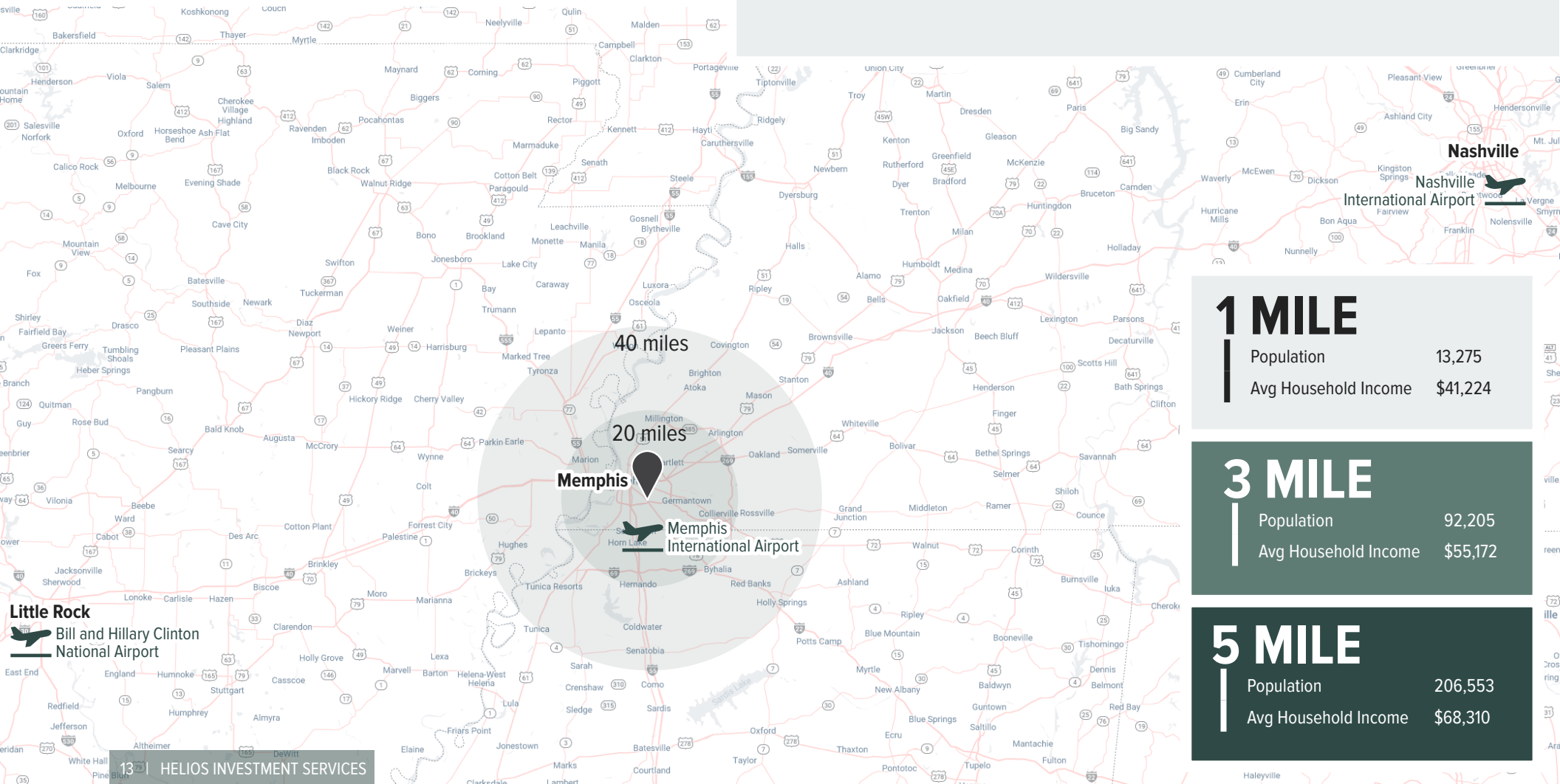
WWW.BECN.COM

WEBSITE



Location Highlights

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
10240	Barr Ave NE	11,712	2022	0.12 mi
10240	Getwell Rd W	2,007	2022	0.12 mi
10240	Getwell Rd SE	2,849	2022	0.19 mi
10240	Getwell Rd NW	3,029	2022	0.20 mi
10240	Getwell Rd NE	2,756	2022	0.24 mi
Getwell Rd	Allenbrooke Cove S	42,372	2022	0.48 mi
New Getwell Rd	Allenbrooke Cove S	49,882	2020	0.48 mi
Getwell Rd	Dunn Ave S	29,023	2020	0.59 mi
Getwell Rd	Dunn Ave S	29,167	2022	0.59 mi



1 MILE

Population 13,275

Avg Household Income \$41,224

3 MILE

Population 92,205

Avg Household Income \$55,172

5 MILE

Population 206,553

Avg Household Income \$68,310

Little Rock
Bill and Hillary Clinton National Airport

Nashville
Nashville International Airport

40 miles

20 miles

Memphis

Memphis International Airport

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