

OFFERING MEMORANDUM
ORLEANS PLACE

1779 KIRBY PKWY • MEMPHIS, TN 38138



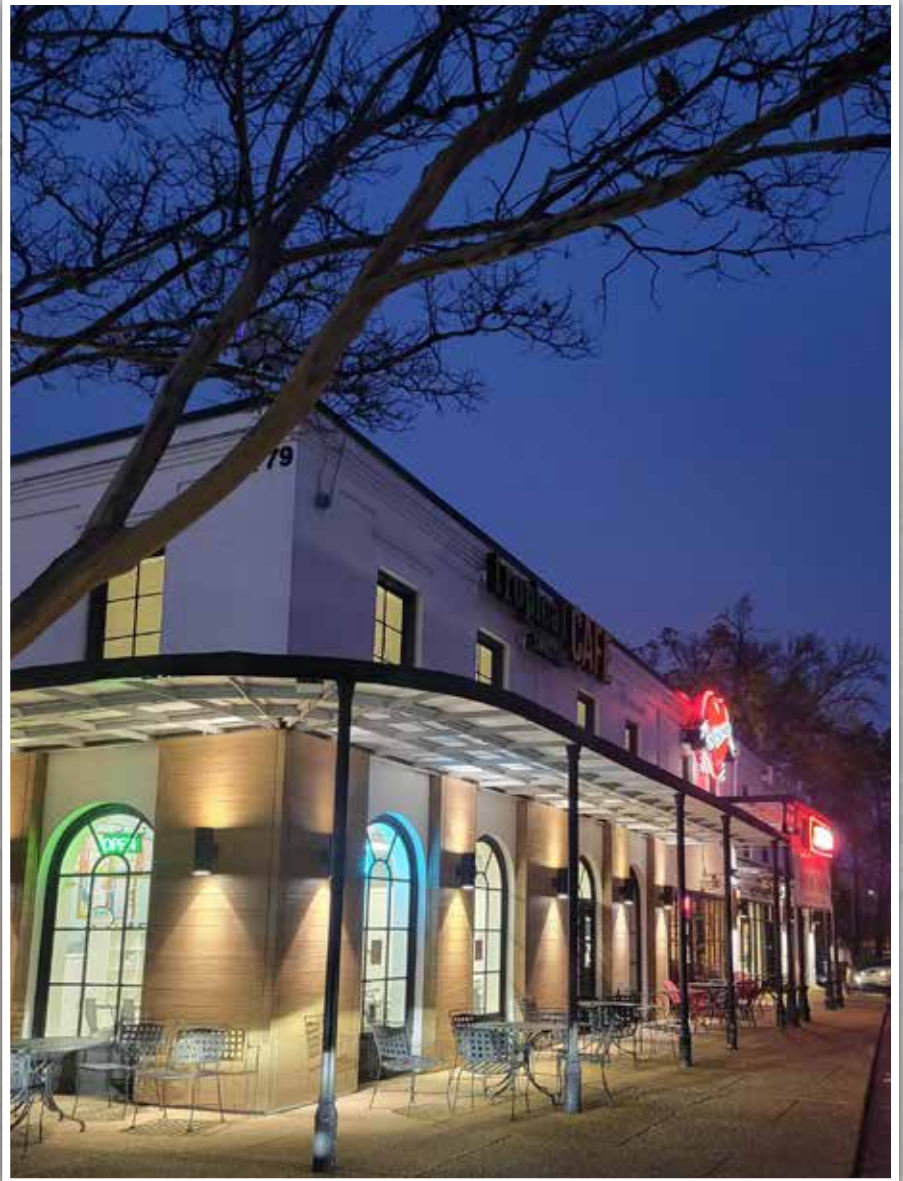
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EXECUTIVE SUMMARY



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Price: \$8,025,171

Current NOI: \$451,028.52

100% Occupied NOI: \$541,699.07

100% Occupied Cap: 6.75%

Price Per SF: \$270

Square Feet: 31,040

Year Built: 1979

Lot Size (Acres): 2.21

INVESTMENT HIGHLIGHTS



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- Trophy Asset In One of the More Affluent Areas of Memphis
- All NNN Leases
- The Most Competitive Rates in the Area
- Surrounded by other High Traffic Retail Sites such as McDonald's, Zaxby's, and Kroger Grocery
- Great Tenant Mix with National Brands and Local Staples



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RENT ROLL



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1779-01	UPS STORE 6/1/05 - 5/31/30 \$4,535.67 Per Month Base Rent
1779-01A	ONE AND ONLY BBQ 12/01/07 - 11/30/30 \$2,599.58 Per Month Base Rent
1779-02	TROPICAL SMOOTHIE CAFE 1/1/05 - 6/30/26 \$5,125.05 Per Month Base Rent
1779-04	BROOKLYN BRIDGE 6/15/87 - 6/30/27 \$5,935.42 Per Month Base Rent
1779-05	AD SCOTT FITNESS 12/1/25 - 3/31/30 \$1,166.67 Per Month Base Rent
1789-02	SALON LIANI 11/1/07 - 3/31/27 \$3,534.62 Per Month Base Rent
1789-03	SANA YOGA 7/5/23 - 6/30/33 \$7,920.25 Per Month Base Rent
1789-06	SALON SERVICES GROUP 1/21/13-9/30/27 \$2,563.79 Per Month Base Rent
1789-08	PILATES CENTER 4/1/08 - 3/31/28 \$4,720.62 Per Month Base Rent
1789-10	
1789-11	MARD CLEANERS 8/1/92 - 7/31/30 \$1,850 Per Month Base Rent

INCOME & EXPENSE



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Scheduled Base Rent: \$607,327.39

Scheduled Exp Recoveries: \$222,408.76

Other Revenue: \$20,507.97

Total Potential Gross Revenue: \$829,736.15

Total Operating Expenses: \$288,037.08

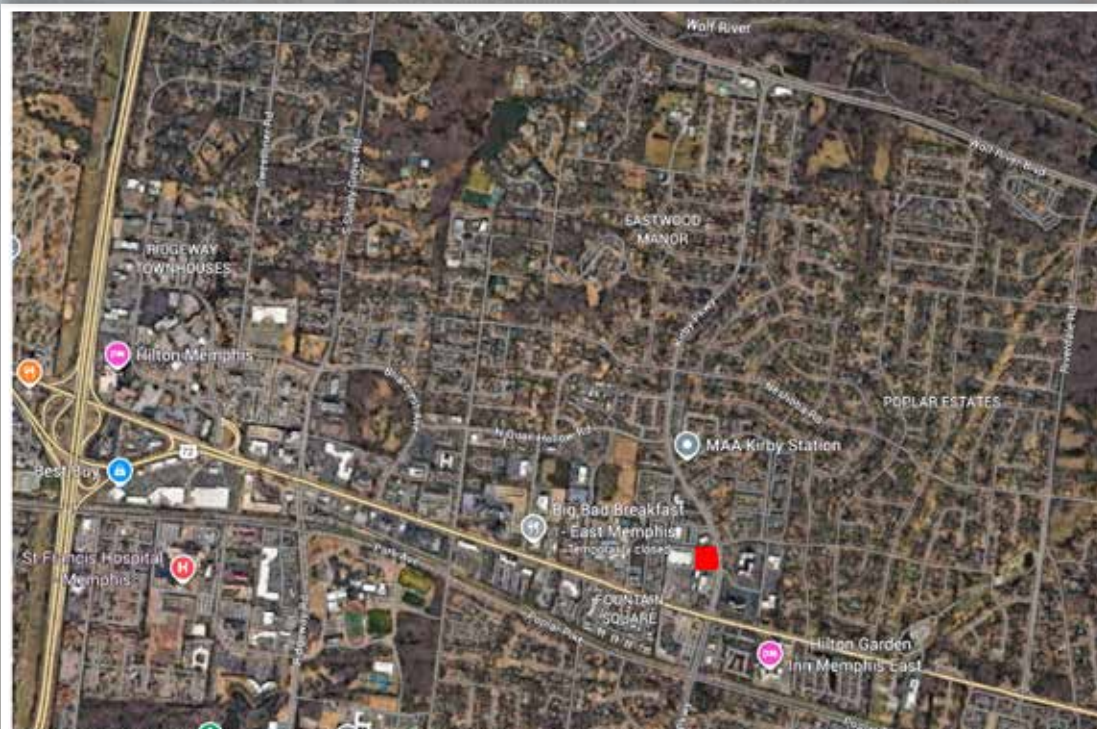
Net Operating Income: \$541,699.07

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

AERIAL IMAGES



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TENANT PROFILES



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UPS STORE

The UPS Store is a locally owned franchise offering a range of products and services designed specifically to help and support small business owners in the local community.

ONE AND ONLY BBQ

One and Only BBQ has become a Memphis staple for dine-in, carry-out, and catering.

BROOKLYN BRIDGE

At Correale's Brooklyn Bridge Restaurant you can experience culinary excellence at its finest, where carefully selected ingredients transform into masterful creations that delight the senses. Their skilled chefs craft memorable dishes that celebrate the joy of sharing exceptional food with those you love.

TROPICAL SMOOTHIE CAFÉ

Established at this location 20 years ago, Tropical Smoothie Café serves all natural smoothies and food with the motto to Spread Sunshine and Inspire Better.



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AD SCOTT FITNESS

AD Scott Fitness is a place where trainers take your fitness goals seriously. They understand that having the mindset, will, and drive to live a healthy lifestyle can be challenging, and their goal is to help you overcome hurdles and reach your goals. They analyze your body type, nutritional needs, and metabolism, to create your individualized fitness plan.

SALON LIANI

Salon Leani offers the very best in personal hair care, beauty and comfort. They are dedicated to excellence in hair care. Whether you need a simple cut or an elaborate new style, their experienced stylists can help you decide on just the look you are trying to achieve. Get it right the first time with their friendly, committed team.

SANA YOGA

SANA Yoga is a studio and community built for real transformation. Their instructors blend yoga, Pilates, recovery, and holistic wellness to help you move with strength and live with clarity. From heat to stillness, each class meets you where you are — restoring balance, focus, and vitality. Here, wellness isn't a trend. It's a way of coming home to yourself — strong, steady, and fully alive.

SALON SERVICES GROUP

At Salon Service Group, our salon consultants partner with our strategically placed store locations to give you an additional avenue of support. Our stores offer a unique, boutique-style shopping experience with the help of friendly, knowledgeable staff.

PILATES CENTER

The Pilates Center by Ballet Memphis offers group mat and equipment classes for all levels including Pilates for Golfers, Fit for Life, Barre Class, and Total Body Conditioning, as well as specialty clinics throughout the year. Private and semi-private sessions tailored to your individual goals and schedule are available.

BENSINGER'S CLEANERS

Operating as a collection and pick-up site only at this location since 1992, Bensinger's has been a Memphis Dry Cleaning staple for 71 years.

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