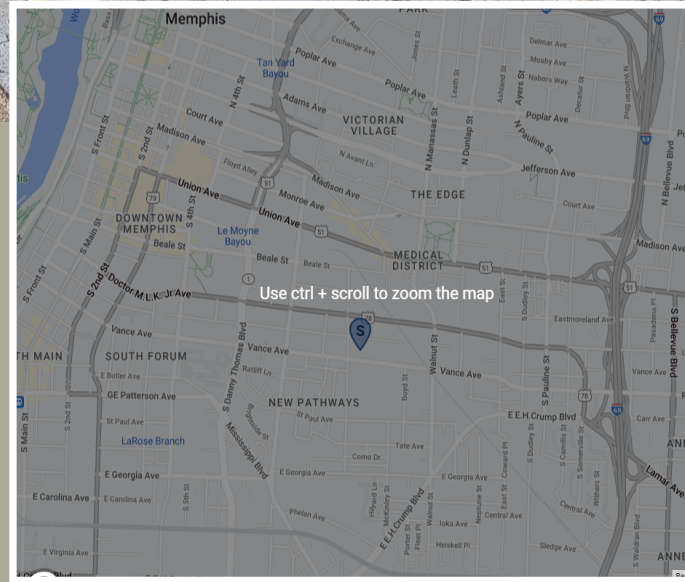


Pontotoc Apartments

665 E Pontotoc
Memphis TN 38126



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	12,066	85,137	147,672
2022 Average HH Income	\$43,298	\$77,319	\$69,423

Exclusively Marketed By: Braden Braden and Braden LLC Real Estate Brokers; Curtis L Braden Principle Broker

John Cornes
Affiliate Broker / CFO
(901) 881-2070
jcornes@bbbcre.com
Lic: 303183



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

PROPERTY SUMMARY

Number of Units	8
Building SF	5,600
Land SF	11,674
Land Acres	.268
Year Built	1697
# of parcels	1
Zoning Type	COMM
Building Class	D
Topography	Some Trees
Location Class	C
Number of Parking Spaces	12

INVESTMENT SUMMARY

Offering Price	\$650,000
Price PSF	\$116.07
NOI (Pro Forma)	\$90,000
CAP RATE (Pro Forma)	13.85 %
GRM (CURRENT)	0.00
GRM (Pro Forma)	4.51

INCOME

	PRO FORMA	
Gross Potential Rent	\$144,000	
Effective Gross Income	\$144,000	
Less Expenses	\$54,000	37.50 %
Net Operating Income	\$90,000	

EXPENSES

	PRO FORMA	Per Unit
Other Expenses	\$54,000	\$6,750
Total Operating Expense	\$54,000	\$6,750
Expense / SF	\$9.64	
% of EGI	37.50 %	