

For Sale

Investment

9,750 SF +/-

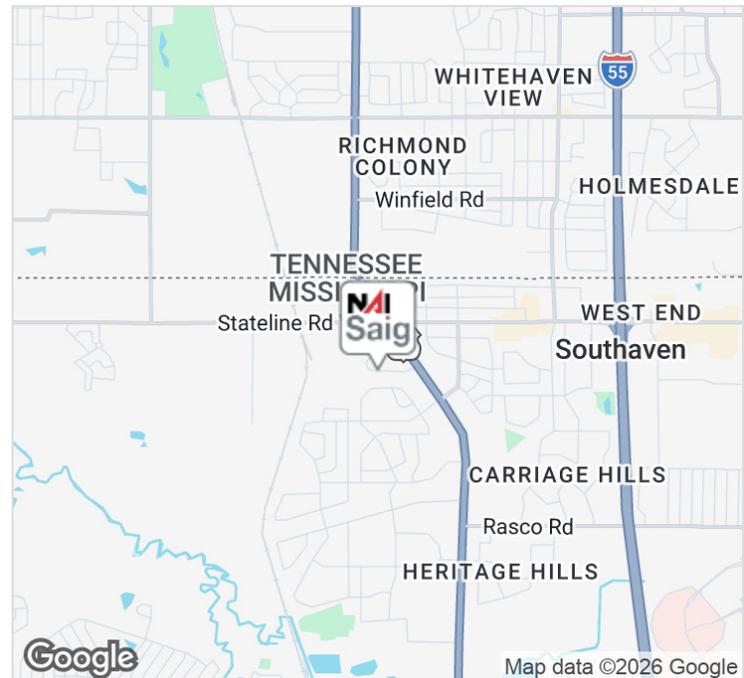


1926 First Commercial Dr

Southaven, Mississippi 38671

Property Features

- Multi Tenant Single Story
- Located in Southaven, MS
- 7 rental units; 100% Occupied
- Sale Price: \$1,223,000
- In place cap rate 9%
- New roof installed in 2025
- Located less than 5 minutes from I-55 and I-69 interchange
- Close proximity to Memphis International Airport
- Ideal for investment



For more information:

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NAI Saig Company

6263 Poplar Avenue Suite 150, Memphis, TN 38119

901 526 3100

saigcompany.com

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Suite #	Tenant	Type of Business	SF Occupied	Rent	Rent per SF	Rent Start and End	Increases
116 & 124	Terrence Davis	Church	2,300	\$2,000	\$10.43	2/1/2025-1/31/2027	
117	Gabriel Williams	Clothing Store	1,200	\$1,257	\$12.75	8/1/2025-7/31/2028	
118	Lodestone Athletics	Gym	1,500	\$1,600	\$12.80	8/1/2025-7/31/2028	
122	Myiesha Woods	Gym	550	\$925	\$20.18	8/1/2025-7/31/2028	
120	Quentia Lakish Mayo	Photography	600	\$895	\$17.90	7/1/2024-8/31/2027	increases 3% annually in September
114	Chalonda Reed Philips	Massage	600	\$895	\$17.90	8/1/2025-8/31/2027	
109,111 & 112	Alliant Lab Consulting	Lab Consulting	3,000	\$3,250	\$13.00	5/1/2025-4/30/2029	

Income and Expenses

In Place Income	\$130,080.00
Taxes	\$5,541.67
Insurance	\$9,500.00
Utilities	\$1,200.00
Lawn	\$1,200.00
Repairs	\$2,500.00
Total Expenses	\$19,941.67
NOI	\$110,138.33
Current Value at 9%	1,223,000

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