

OFFERING MEMORANDUM



6400 E Shelby Dr
Memphis, TN 38141

MJ AUTO CENTER LLC



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

MJ AUTO CENTER LLC

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Exclusively Marketed By Braden Braden & Braden LLC-Curtis Braden, Principal Broker

Lenzell Clark

Affiliate Broker
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Lic: 297402



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

01 Executive Summary

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	6400 E Shelby Dr Memphis TN 38141
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Kirby
BUILDING SF	6,515 SF
LAND ACRES	0.63
LAND SF	27,486 SF
YEAR BUILT	1996
YEAR RENOVATED	2020
APN	093700 00528
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,100,000
PRICE PSF	\$168.84

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	12,537	81,828	171,487
2022 Median HH Income	\$50,158	\$53,015	\$56,940
2022 Average HH Income	\$70,650	\$70,006	\$80,055

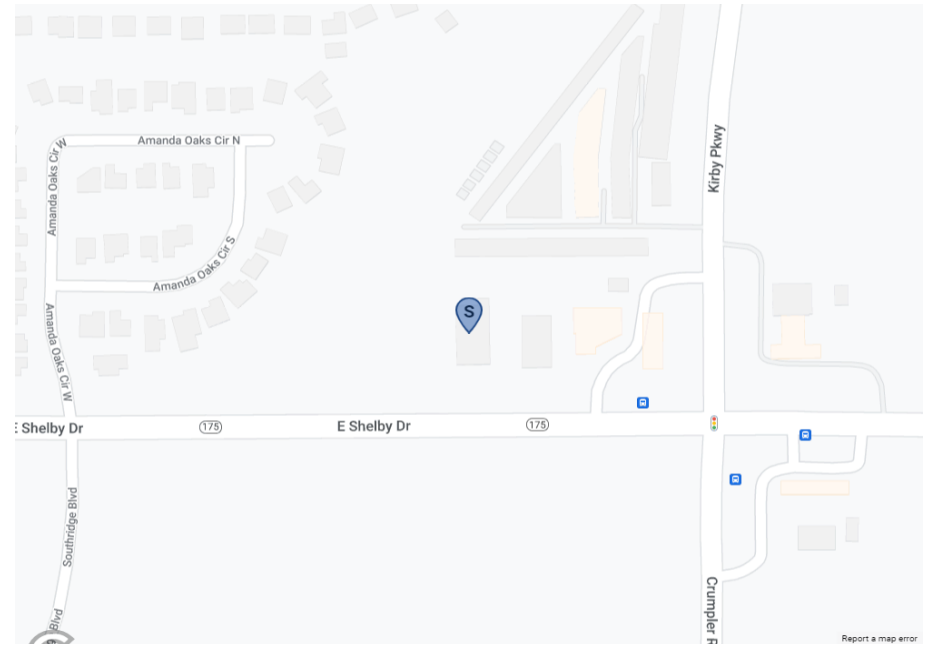
Great Retail Opportunity

- Braden Braden and Braden, LLC is pleased to present to you a high volume auto body repair shop that is ready for use with the opportunity to acquire a long term and passive investment, leased to a strong tenant for service in the Memphis area. This great business has been operating since 2013 and would like to leaseback \$7600 NNN.

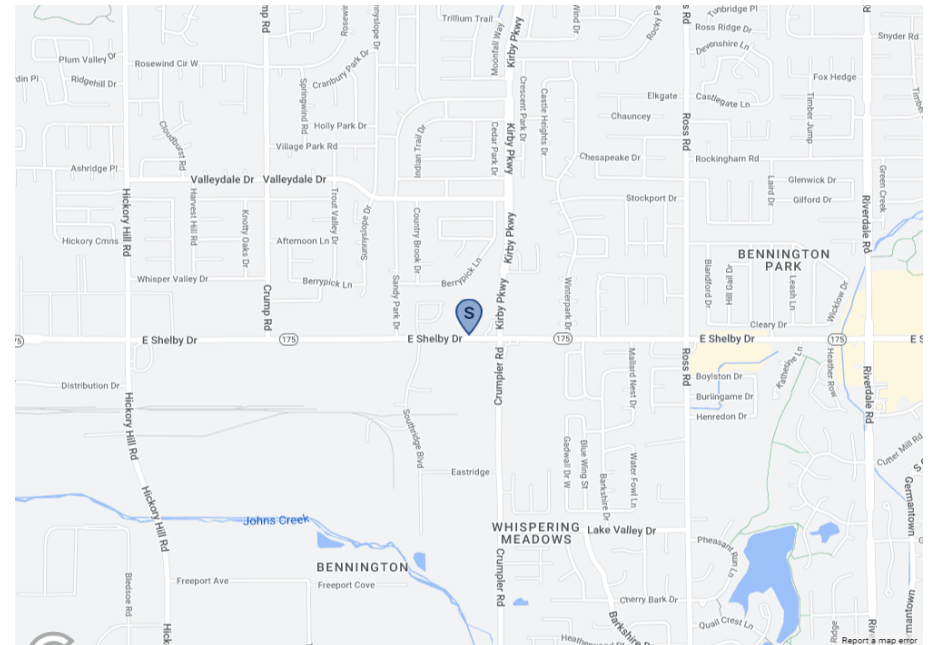
Top Commercial Real Estate Market

- The city of Memphis leads the U.S as a hot bed of commercial real estate and tenant activity. The city is experiencing a surge of business expansion, a robust job growth, and is attracting tenants and investors. Over the next three years the city is projected to grow by 50,000 new residents. Memphis ranked as the top metro area for job creation in the past ten years and the GDP has grown by 35% over those ten years.

Regional Map



Locator Map



Property Description

Property Features

Aerial Map

Property Images

02

PROPERTY FEATURES

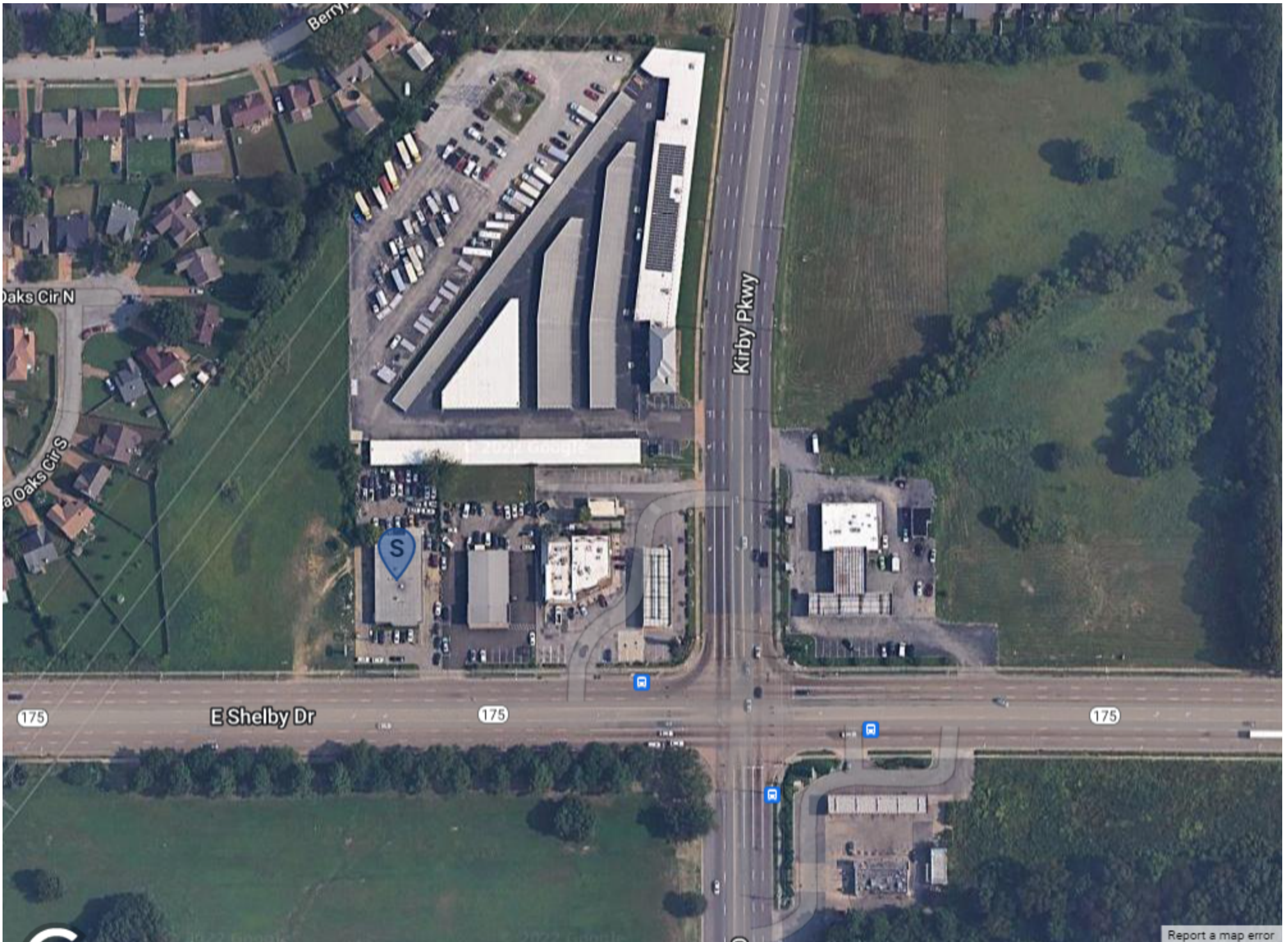
NUMBER OF TENANTS	1
BUILDING SF	6,515
LAND SF	27,486
LAND ACRES	0.63
YEAR BUILT	1996
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	CP
BUILDING CLASS	B
TOPOGRAPHY	FLAT
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	275000 SF .63 AC 110 X 250
NUMBER OF PARKING SPACES	30
PARKING RATIO	4.5/1000
STREET FRONTAGE	57" on Shelby Dr
TRAFFIC COUNTS	24,000

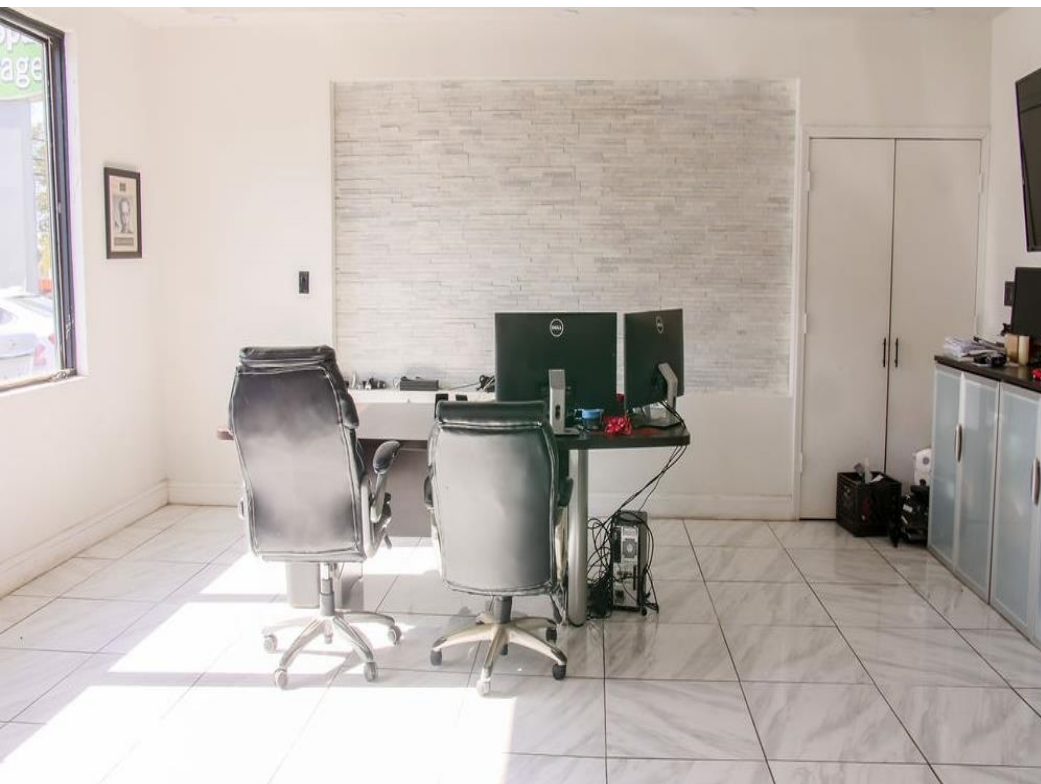
CONSTRUCTION

FOUNDATION	slab
FRAMING	metal
EXTERIOR	metal
PARKING SURFACE	asphlat
LANDSCAPING	grass

TENANT INFORMATION

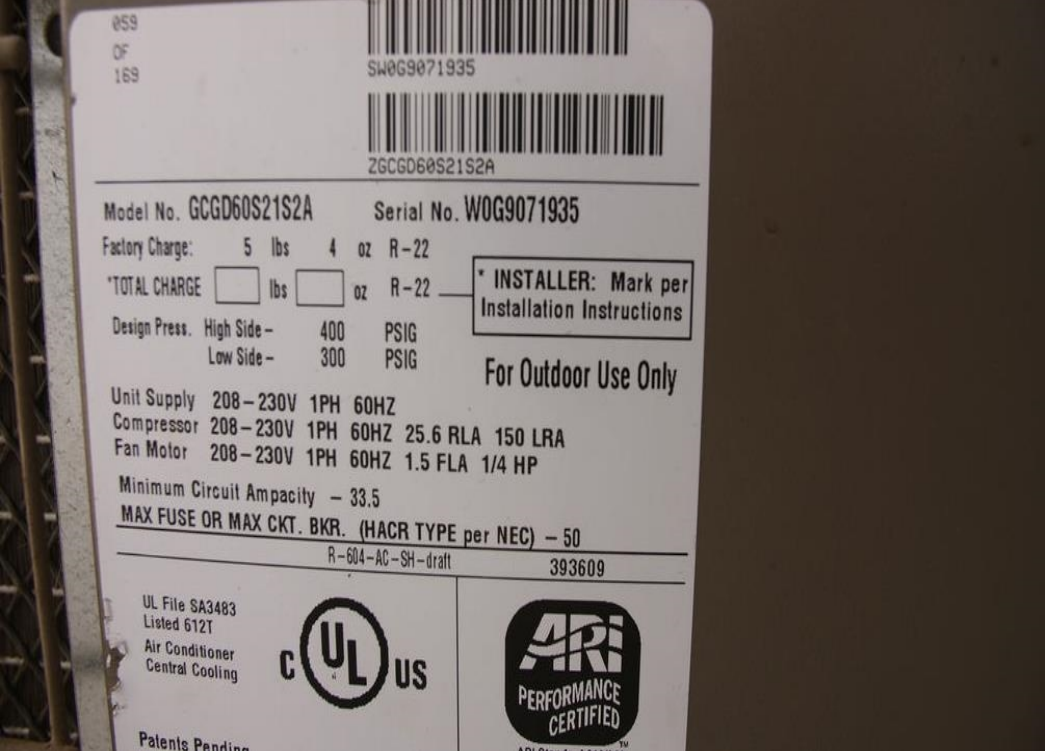
MAJOR TENANT/S	MJ Auto Center LLC
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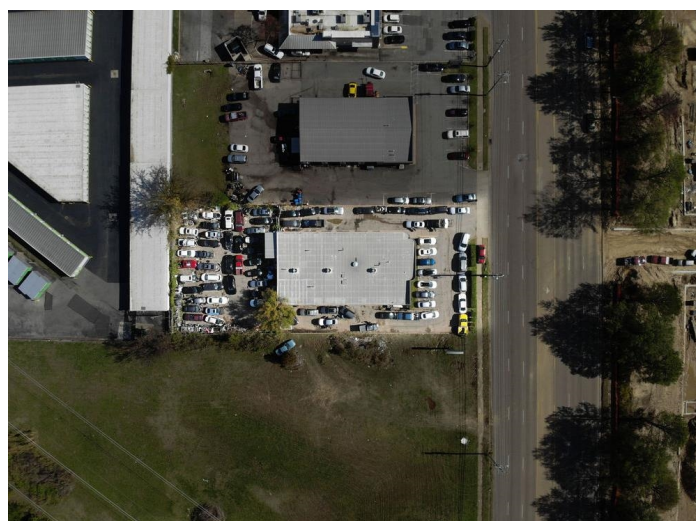
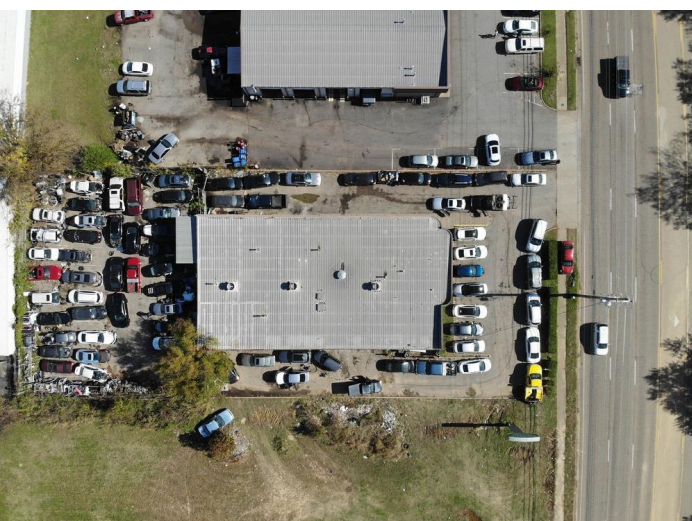












Rent Comps

Rent Comparables

Rent Comparables Summary

Rent Comparables Map

03

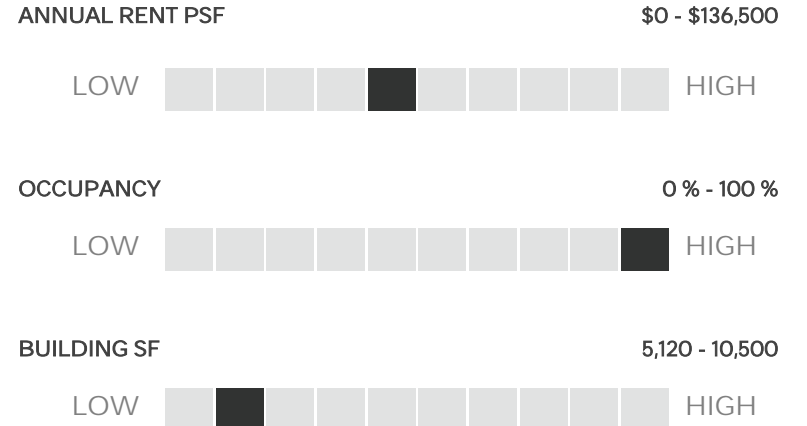


1



7446 Sonic Dr
Memphis, TN

BUILDING SF	5,661
LAND ACRES	0.67
YEAR BUILT	2004
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$62,271.00
RENT PSF (MONTHLY)	\$5,189.25
DISTANCE	3.8 miles

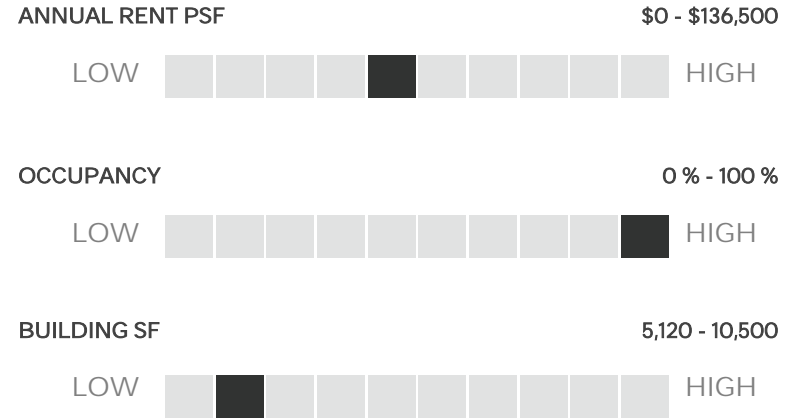


2



6410 E Shelby Dr
Memphis, TN

BUILDING SF	6,083
LAND ACRES	0.68
YEAR BUILT	2006
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$66,913.00
RENT PSF (MONTHLY)	\$5,576.08
DISTANCE	0.2 miles

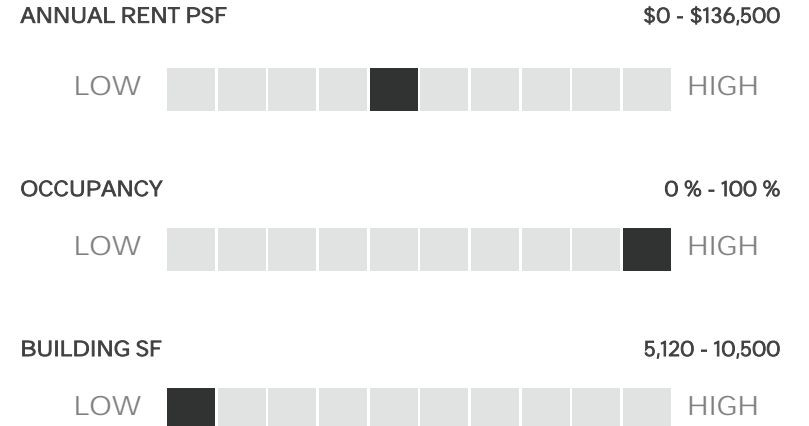


3



5799 Winchester
Memphis, TN

BUILDING SF	5,120
LAND ACRES	0.56
YEAR BUILT	1986
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$56,320.00
RENT PSF (MONTHLY)	\$4,693.33
DISTANCE	3.4 miles

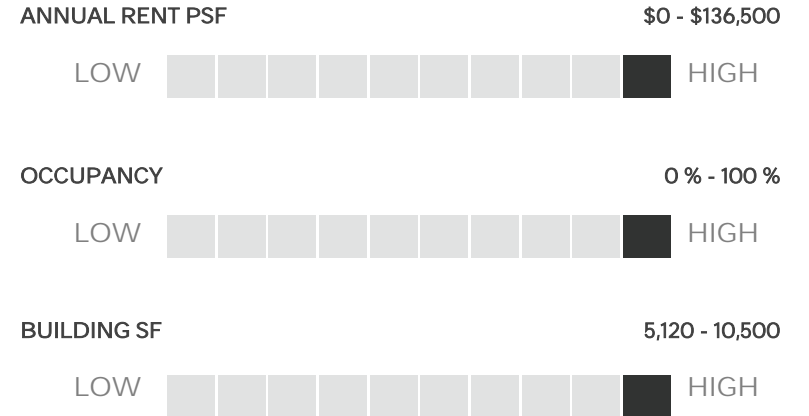


4



7209 Maygan Dr
Olive Branch, MS

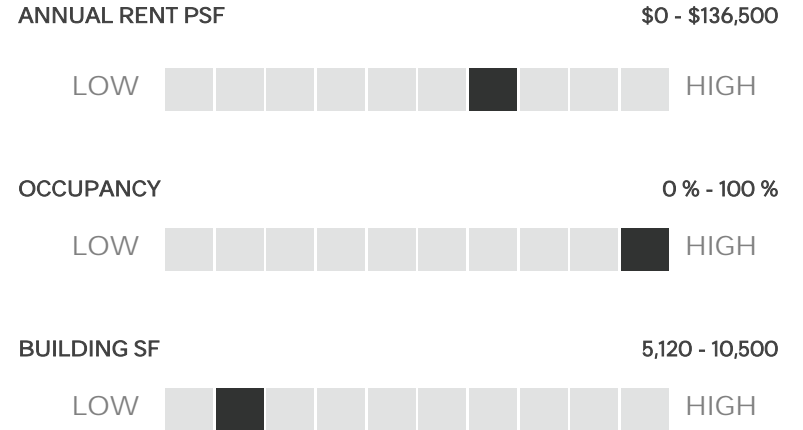
BUILDING SF	10,500
LAND ACRES	0.78
YEAR BUILT	1996
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$136,500.00
RENT PSF (MONTHLY)	\$11,375.00
DISTANCE	4.5 miles



5



BUILDING SF	6,000
LAND ACRES	.69
YEAR BUILT	1992
OCCUPANCY	100 %
RENT PSF (YEARLY)	\$84,000.00
RENT PSF (MONTHLY)	\$7,000.00
DISTANCE	3.9 miles



8195 Industrial Dr
Olive Branch, MS






S

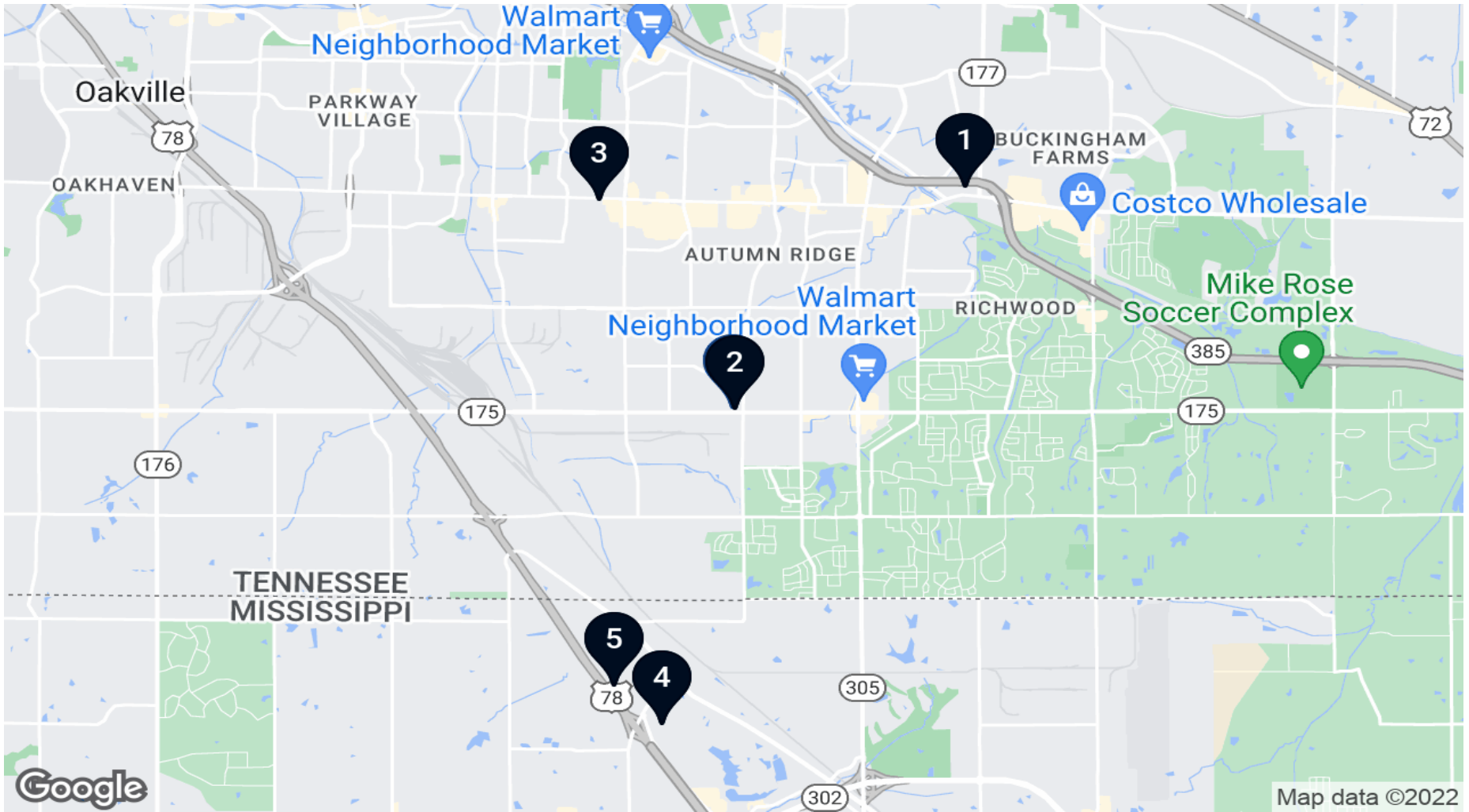


BUILDING SF	6,515
LAND SF	27,486
LAND ACRES	0.63
YEAR BUILT	1996



MJ AUTO CENTER LLC
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	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	Occupancy	Built	Lease Type	DISTANCE (mi)
1	 7446 Sonic Dr Memphis, TN	5,661	\$62,271.00	\$5,189.25	100%	2004		3.80
2	 6410 E Shelby Dr Memphis, TN	6,083	\$66,913.00	\$5,576.08	100%	2006		0.20
3	 5799 Winchester Memphis, TN	5,120	\$56,320.00	\$4,693.33	100%	1986		3.40
4	 7209 Maygan Dr Olive Branch, MS	10,500	\$136,500.00	\$11,375.00	100%	1996		4.50
5	 8195 Industrial Dr Olive Branch, MS	6,000	\$84,000.00	\$7,000.00	100%	1992		3.90
AVERAGES		6,673	\$81,200.80	\$6,766.73	100%	1997		
SUBJECT		6,515	\$0.00	\$0.00	0%	1996		



#	Address	City
S	6400 E Shelby Dr	Memphis
1	7446 Sonic Dr	Memphis
2	6410 E Shelby Dr	Memphis
3	5799 Winchester	Memphis
4	7209 Maygan Dr	Olive Branch
5	8195 Industrial Dr	Olive Branch

04 Sale Comps

Sale Comparables

Sale Comparables Summary

Sale Comparables Charts

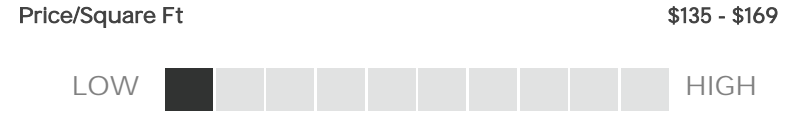
Sale Comparables Map

04

1



BUILDING SF	6,500
LAND ACRES	0.42
YEAR BUILT	1995
SALE PRICE	\$875,000
PRICE/SF	\$134.62
CLOSING DATE	10/3/2022
DISTANCE	6.3 miles



8793 Mid South Dr
Memphis, TN

2



BUILDING SF	4,800
LAND ACRES	0.74
YEAR BUILT	2005
SALE PRICE	\$750,000
PRICE/SF	\$156.25
CLOSING DATE	10/5/2022
DISTANCE	17.7 miles



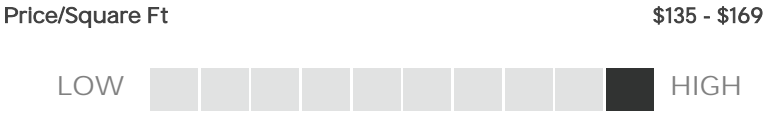
9189 Cordova Park Rd
Memphis, TN



MJ AUTO CENTER LLC

6400 E Shelby Dr
Memphis, TN 38141

BUILDING SF	6,515
LAND SF	27,486
LAND ACRES	0.63
YEAR BUILT	1996
ASKING PRICE	\$1,100,000
PRICE/SF	\$168.84

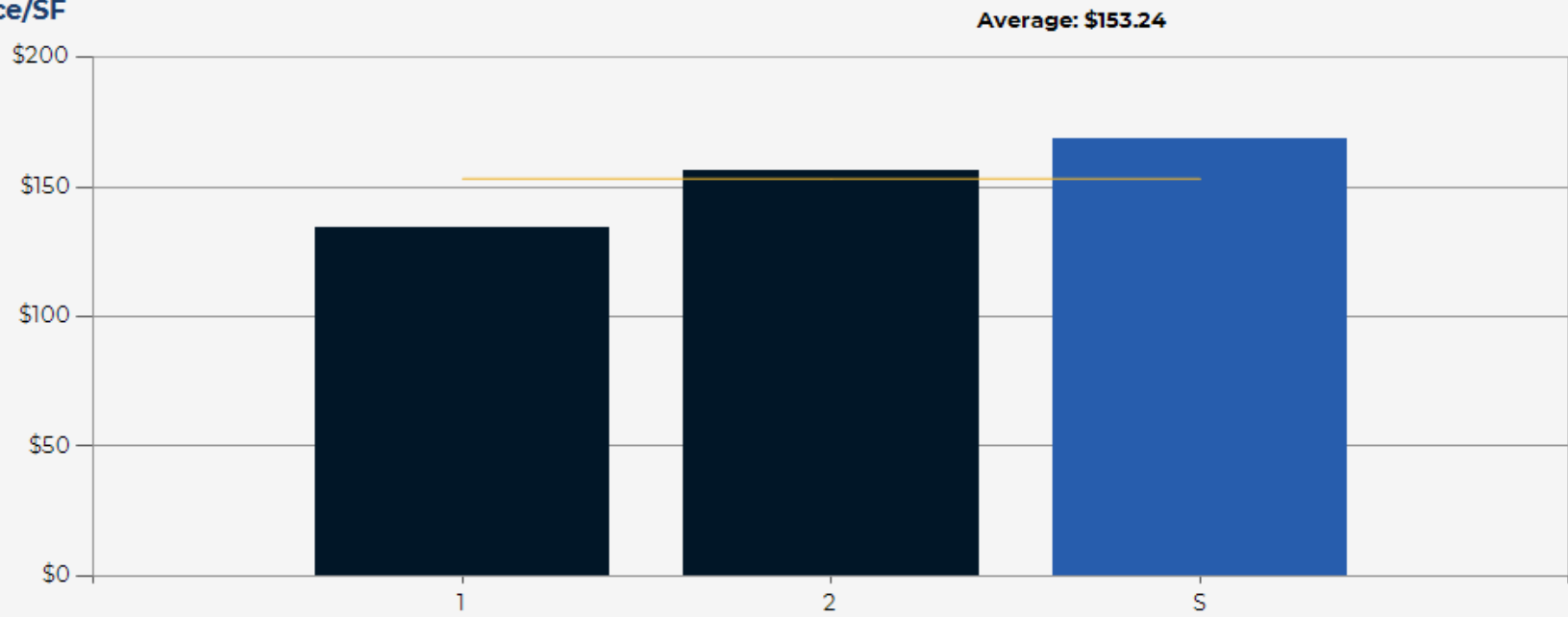


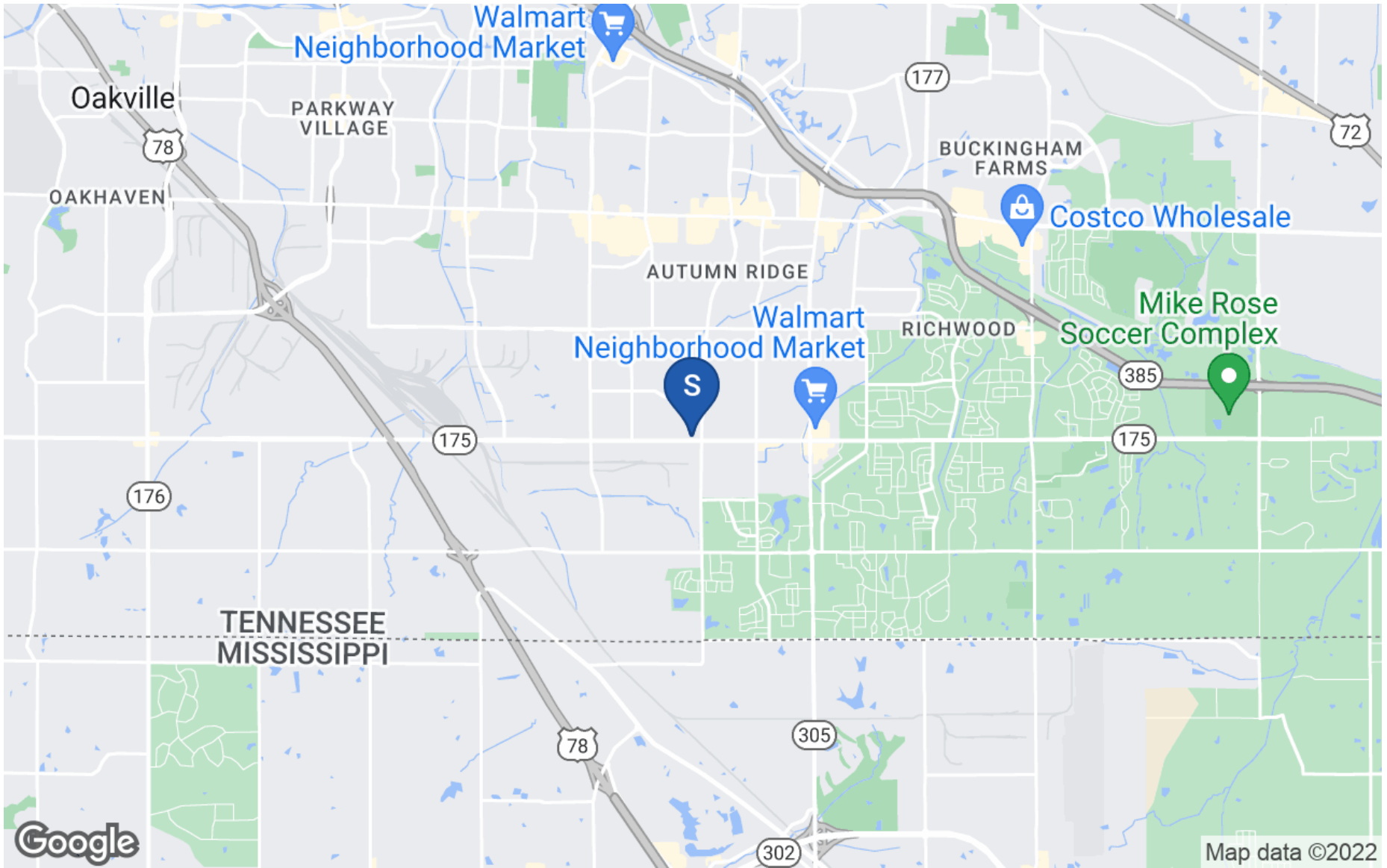
	PROPERTY	BLDG SF	SALE PRICE	PSF	Built	Close Date	DISTANCE (mi)
1	 8793 Mid South Dr Memphis, TN	6,500	\$875,000	\$134.62	1995	10/3/2022	6.30
2	 9189 Cordova Park Rd Memphis, TN	4,800	\$750,000	\$156.25	2005	10/5/2022	17.70
AVERAGES		5,650	\$812,500	\$145.43	2000		
SUBJECT		6,515	\$1,100,000	\$168.84	1996		

Occupancy



Price/SF





#	Address	City
S	6400 E Shelby Dr	Memphis
1	8793 Mid South Dr	Memphis
2	9189 Cordova Park Rd	Memphis

Demographics

Demographics

Demographic Charts

05



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,568	72,270	142,518
2010 Population	12,773	80,286	161,421
2022 Population	12,537	81,828	171,487
2027 Population	12,235	81,227	170,870
2022 African American	9,885	63,834	112,194
2022 American Indian	59	367	749
2022 Asian	108	820	3,750
2022 Hispanic	1,838	8,784	17,900
2022 Other Race	1,329	6,208	12,803
2022 White	651	7,538	34,898
2022 Multiracial	500	3,021	7,016
2022-2027: Population: Growth Rate	-2.45 %	-0.75 %	-0.35 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	335	2,674	5,187
\$15,000-\$24,999	253	2,777	5,485
\$25,000-\$34,999	552	3,432	7,179
\$35,000-\$49,999	886	5,351	10,325
\$50,000-\$74,999	730	5,735	12,246
\$75,000-\$99,999	450	3,968	8,417
\$100,000-\$149,999	641	4,888	10,645
\$150,000-\$199,999	117	1,095	3,176
\$200,000 or greater	102	529	2,633
Median HH Income	\$50,158	\$53,015	\$56,940
Average HH Income	\$70,650	\$70,006	\$80,055

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,313	29,368	58,520
2010 Total Households	4,003	28,852	59,629
2022 Total Households	4,064	30,449	65,292
2027 Total Households	3,988	30,383	65,356
2022 Average Household Size	3.08	2.68	2.62
2000 Owner Occupied Housing	3,637	17,825	34,645
2000 Renter Occupied Housing	485	9,756	20,020
2022 Owner Occupied Housing	2,616	15,494	33,431
2022 Renter Occupied Housing	1,448	14,956	31,862
2022 Vacant Housing	233	2,390	5,757
2022 Total Housing	4,297	32,839	71,049
2027 Owner Occupied Housing	2,617	15,787	34,139
2027 Renter Occupied Housing	1,371	14,596	31,217
2027 Vacant Housing	249	2,413	5,636
2027 Total Housing	4,237	32,796	70,992
2022-2027: Households: Growth Rate	-1.90 %	-0.20 %	0.10 %

Source: esri

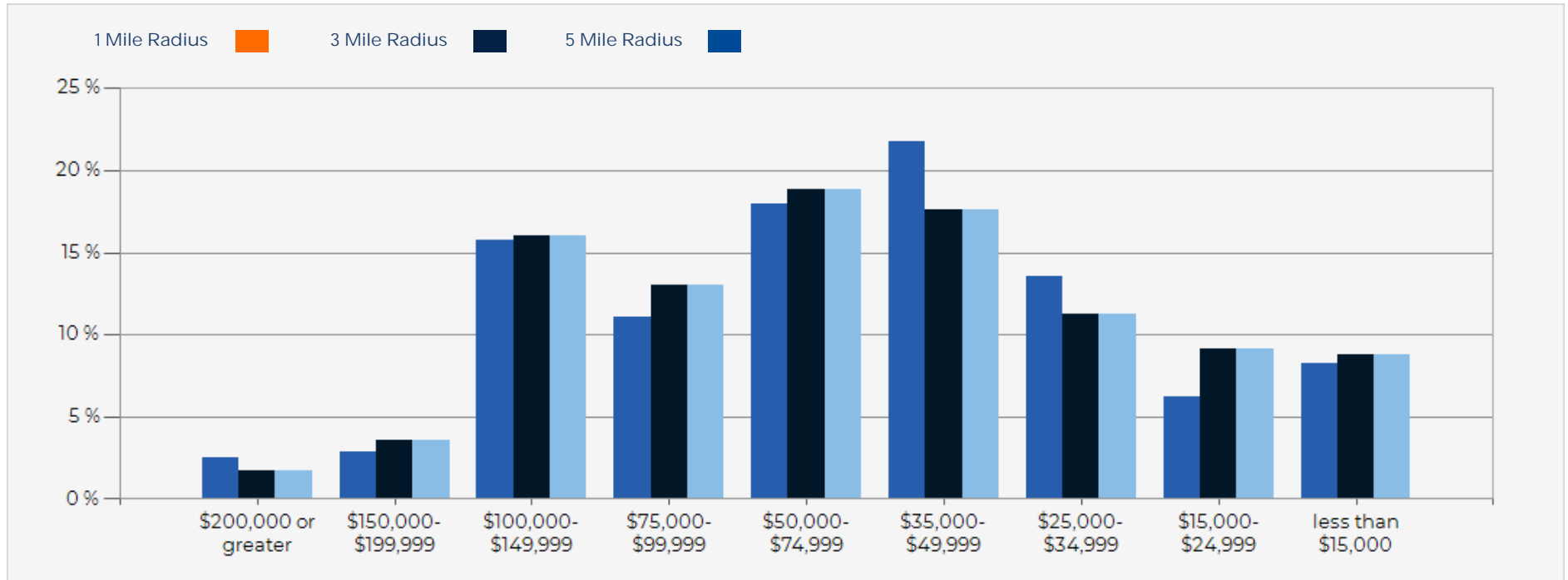
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	871	6,557	13,564
2022 Population Age 35-39	745	5,295	11,711
2022 Population Age 40-44	849	5,258	10,878
2022 Population Age 45-49	935	5,504	11,084
2022 Population Age 50-54	789	4,958	10,222
2022 Population Age 55-59	800	4,762	10,139
2022 Population Age 60-64	616	3,991	8,991
2022 Population Age 65-69	478	3,361	7,839
2022 Population Age 70-74	336	2,431	5,941
2022 Population Age 75-79	161	1,331	3,491
2022 Population Age 80-84	64	808	2,146
2022 Population Age 85+	34	993	2,255
2022 Population Age 18+	9,463	62,079	130,518
2022 Median Age	32	33	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,837	\$51,389	\$53,551
Average Household Income 25-34	\$67,496	\$67,842	\$72,251
Median Household Income 35-44	\$65,352	\$60,580	\$65,604
Average Household Income 35-44	\$80,348	\$76,333	\$87,623
Median Household Income 45-54	\$54,749	\$61,844	\$66,204
Average Household Income 45-54	\$74,967	\$77,959	\$89,173
Median Household Income 55-64	\$51,106	\$61,074	\$65,282
Average Household Income 55-64	\$71,962	\$76,900	\$89,235
Median Household Income 65-74	\$41,781	\$45,493	\$52,900
Average Household Income 65-74	\$58,386	\$63,138	\$78,259
Average Household Income 75+	\$48,195	\$48,207	\$63,469

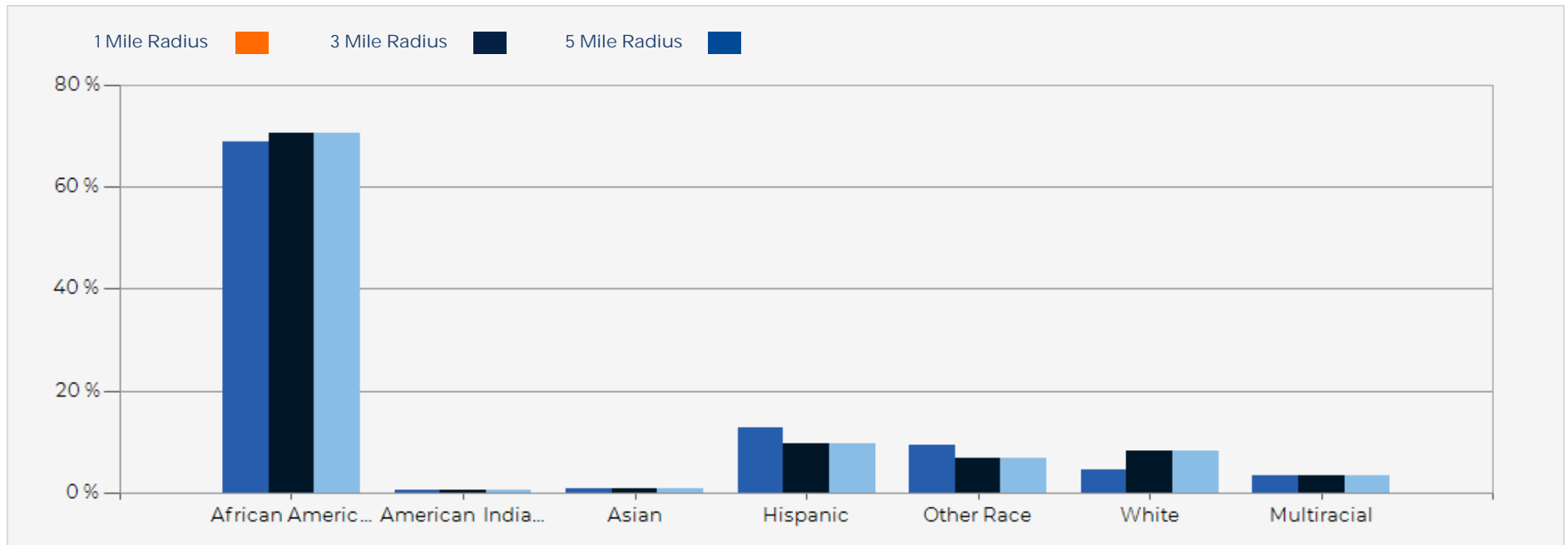
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,266	7,737	15,046
2027 Population Age 35-39	868	6,414	13,425
2027 Population Age 40-44	709	4,887	11,048
2027 Population Age 45-49	776	4,751	10,030
2027 Population Age 50-54	821	4,792	9,818
2027 Population Age 55-59	683	4,365	9,130
2027 Population Age 60-64	652	3,965	8,709
2027 Population Age 65-69	490	3,326	7,677
2027 Population Age 70-74	368	2,673	6,468
2027 Population Age 75-79	243	1,917	4,786
2027 Population Age 80-84	106	1,053	2,630
2027 Population Age 85+	43	1,033	2,398
2027 Population Age 18+	9,200	61,847	130,326
2027 Median Age	34	34	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,614	\$61,158	\$64,537
Average Household Income 25-34	\$82,387	\$82,503	\$87,853
Median Household Income 35-44	\$101,345	\$78,863	\$84,005
Average Household Income 35-44	\$99,015	\$93,593	\$107,207
Median Household Income 45-54	\$78,830	\$74,373	\$80,474
Average Household Income 45-54	\$93,816	\$92,106	\$106,697
Median Household Income 55-64	\$63,322	\$76,254	\$79,829
Average Household Income 55-64	\$91,100	\$92,991	\$106,842
Median Household Income 65-74	\$42,832	\$51,989	\$60,225
Average Household Income 65-74	\$70,458	\$76,603	\$93,645
Average Household Income 75+	\$55,152	\$62,336	\$81,532

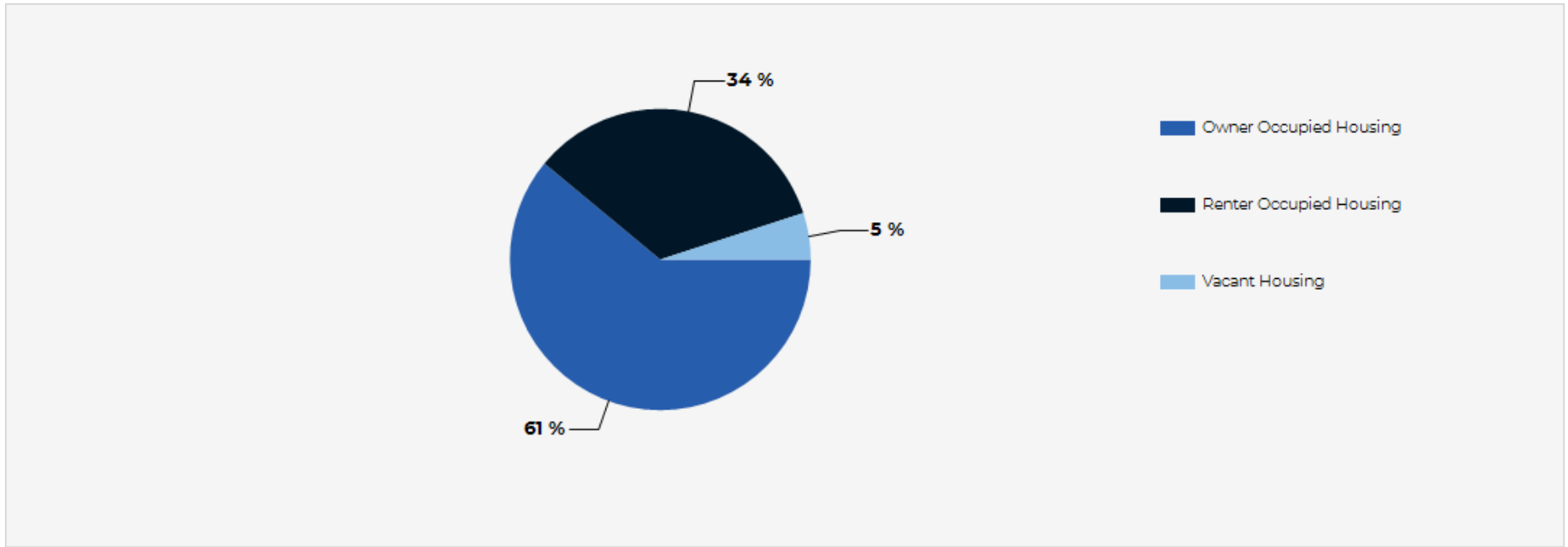
2022 Household Income



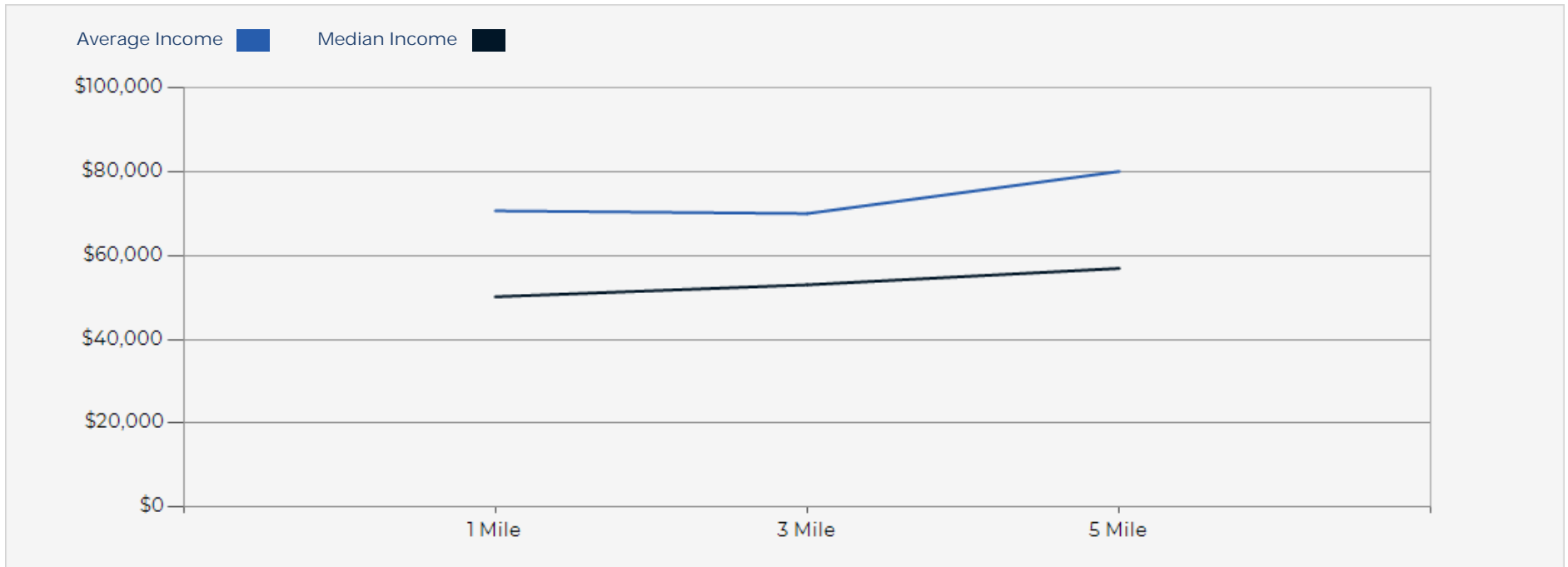
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



MJ AUTO CENTER LLC

06 Company Profile

Company Bio

06





BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

Braden, Braden & Braden is a privately held, broker-owned commercial real estate firm founded in 2003 in Memphis, TN. With experience covering retail, office, and land with a specialty in multi-family and value-add assets, our agents consistently achieve the real estate objectives of our clients.

Our knowledge and experience of the local area is comprehensive, giving our clients continued satisfaction in our execution of quality investment services. We thoroughly assess current market trends and use valuable strategies to position buyers and sellers to maximize investment value.

We are a client-focused firm operating on our reputation for providing strategic advice tailored to the specific needs of our diverse client base. Our valued initiatives include educating, encouraging and assisting members in our community to secure quality investments as an avenue to wealth building.

Braden, Braden & Braden is contracted to work with the City of Memphis, Blight Authority of Memphis and Shelby County Schools. Braden, Braden & Braden is also now contracted to work with the Downtown Memphis Commission (DMC).

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage and assist members in our community to secure quality investments.

We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full service commercial real estate brokerage firm.

Our strategies are based in maximum exposure and optimal results for every deal.

Licensed in Tennessee, Mississippi and Arkansas.



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

Curtis L. Braden, CCIM.

Bio

Mr. Curtis Braden is the Founder and CEO of Braden, Braden & Braden LLC which was established in March 2003. Curtis is a practiced professional in the research, acquisition, disposition, leasing, financing, developing and managing of commercial real estate. With more than twenty-five years of experience in the real estate industry, Mr. Braden has closed over five hundred real estate investment transactions valued over five hundred million dollars.

Mr. Braden attended Southwest Community College and the University of Memphis majoring in Banking and Finance. Thereafter, he attained his Real Estate Certificate and founded Braden, Braden, & Braden, LLC., where he began a career developing respected relationships through exclusive representation of buyers and sellers throughout the local Memphis area as well as nationwide. Mr. Braden also built a respectable portfolio of real estate which includes residential single-family houses, multi-family apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap and served as First Vice President of their Memphis office, to offer his service throughout the United States and broaden his company platform.

In 2018 Mr. Braden reinitiated the devotion of his time and efforts with a full focus on expanding Braden, Braden & Braden--from which point he has doubled the number of agents at the firm under the premise of training agents in the complex world of real estate brokering and offering knowledge on real estate investment as a means of personal wealth building.

Curtis Braden is the current President of CCIM Memphis Metro Chapter, and he is also a member of the National Multi Housing Group. He has achieved numerous awards and distinctions, including becoming a Multi-Million Dollar Club Member in 2005, Top Office Broker for a consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018 and a 2021 recipient of the Pinnacle Producer's Club award.

Mr. Braden serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis and he serves on the board of Memphis Orange Mound 3.0 as well as the 2022 board of the Memphis and Shelby County PAL. In addition, his company Braden, Braden & Braden LLC is contracted to work with the City of Memphis, Shelby County, Blight Authority of Memphis, Shelby County Schools and the Downtown Memphis Commission.

MJ AUTO CENTER LLC

Exclusively Marketed By Braden Braden & Braden LLC-Curtis Braden, Principal Broker

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