

Midtown Montessori School

OFFERING MEMORANDUM

1430 Poplar Ave
Memphis, TN 38112

Curtis Braden, CCIM

Braden, Braden & Braden

Principal Broker

(901) 881-2070 x102

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Lic: TN: 284224, MS19110, AR AB00069049



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

Midtown Montessori School

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Exclusively Marketed By Curtis Braden, CCIM of Braden Braden & Braden LLC

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1430 Poplar Ave Memphis TN 38112
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Midtown
BUILDING SF	4,976 SF
LAND ACRES	.76
LAND SF	33,541 SF
YEAR BUILT	2022
APN	020036 00016C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,500,000
PRICE PSF	\$301.45
OCCUPANCY	100%
NOI (CURRENT)	\$120,000
NOI (Pro Forma)	\$120,000
CAP RATE (CURRENT)	8.00%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,739	97,026	191,802
2025 Median HH Income	\$53,796	\$50,465	\$47,319
2025 Average HH Income	\$91,221	\$82,017	\$76,261

- Midtown Montessori School, a upscale facility constructed in 2022, is being offered for sale with a leaseback arrangement at an 8% cap rate. Located on Poplar Ave in Midtown Memphis—one of the city's most desirable and accessible areas—the school serves students from K-1 through 6th grade and has maintained full capacity since opening. Priced below construction cost, this investment offers significant upside potential. The property's strategic location near Memphis Zoo and top universities ensures high demand. Investors benefit from stable income, capital security, and the opportunity to contribute to shaping young minds, making this a compelling, high-yield educational real estate opportunity.

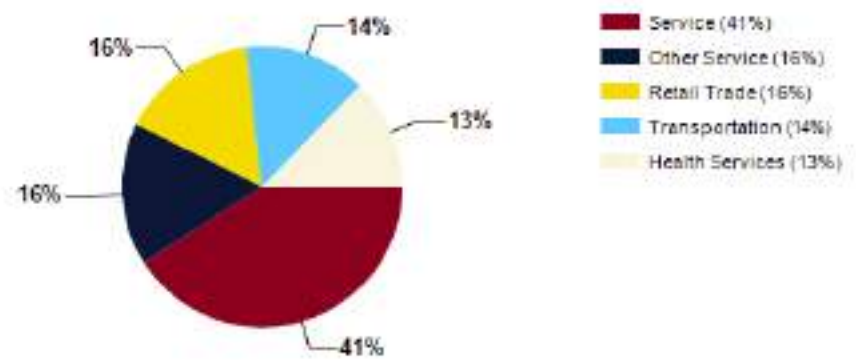
02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

- Midtown Montessori School, a upscale facility constructed in 2022, is being offered for sale with a leaseback arrangement at an 8% cap rate. Located on Poplar Ave in Midtown Memphis—one of the city’s most desirable and accessible areas—the school serves students from K-1 through 6th grade and has maintained full capacity since opening. Priced below construction cost, this investment offers significant upside potential. The property’s strategic location near Memphis Zoo and top universities ensures high demand. Investors benefit from stable income, capital security, and the opportunity to contribute to shaping young minds, making this a compelling, high-yield educational real estate opportunity.

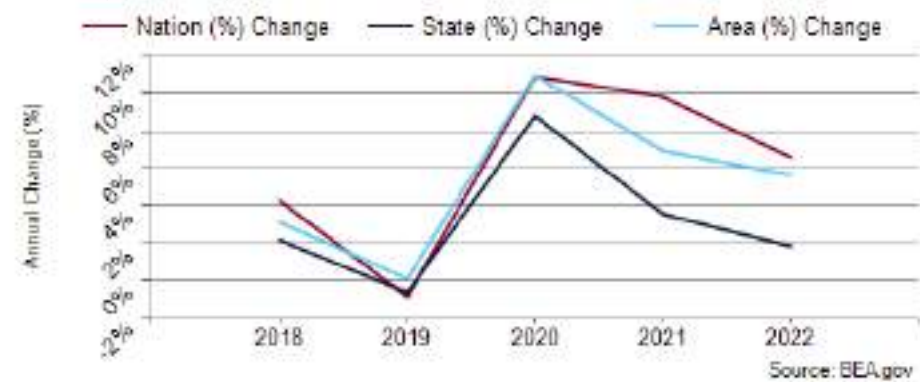
Major Industries by Employee Count

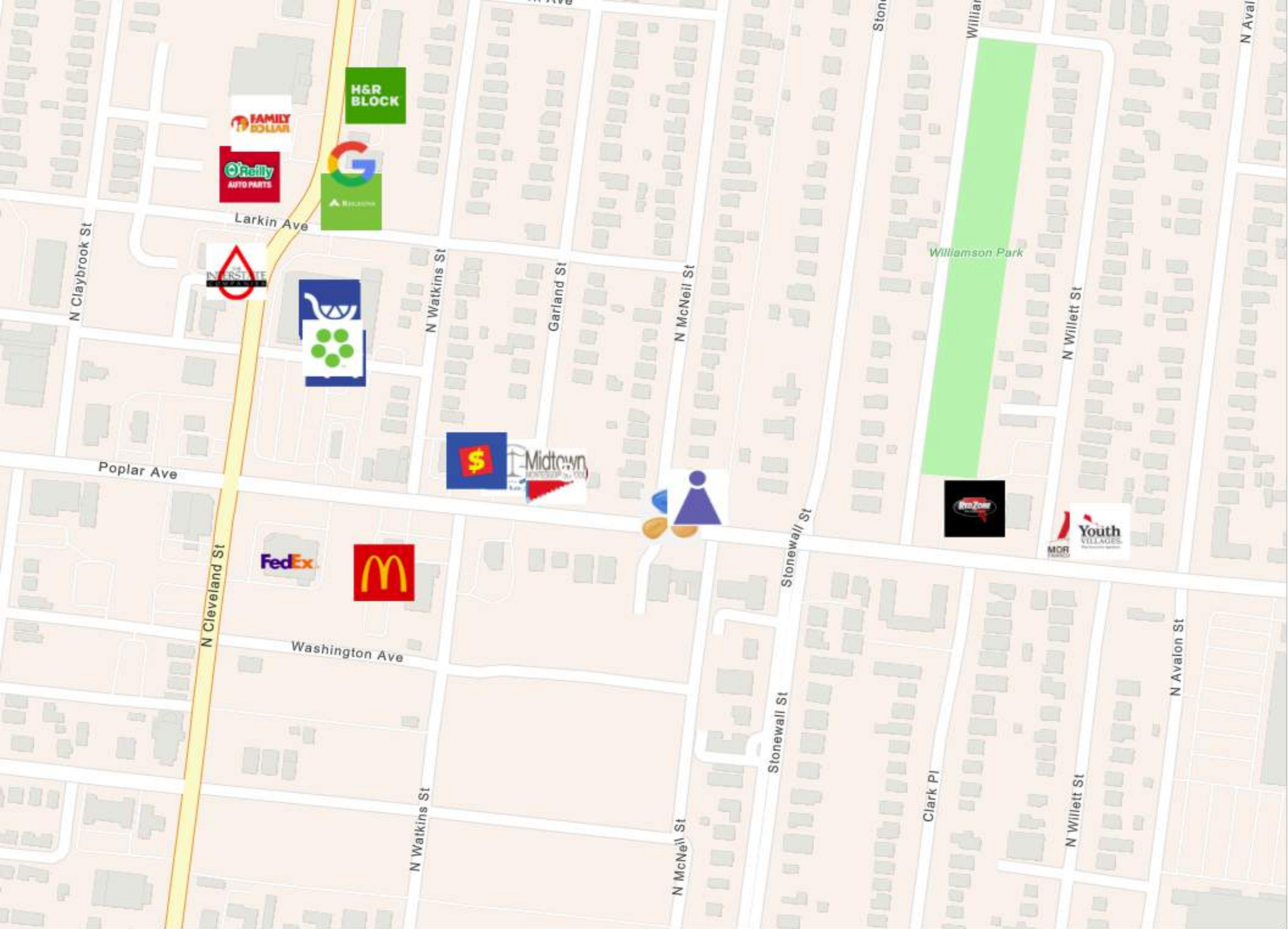


Largest Employers

FedEx	30,000
Memphis City Schools	16,000
Methodist Le Bonheur Healthcare	13,000
Baptist Memorial Healthcare-Memphis	8,000
St. Jude Children’s Research Hospital	3,500
University of Memphis	4,000
International Paper	2,500
AutoZone	5,000

Shelby County GDP Trend





FedEx

Approx. 30,000 Employees
Approx. 5 miles

Shelby County Schools

Approx. 16,000 Employees
Approx. 5 miles

Methodist Le Bonheur Healthcare

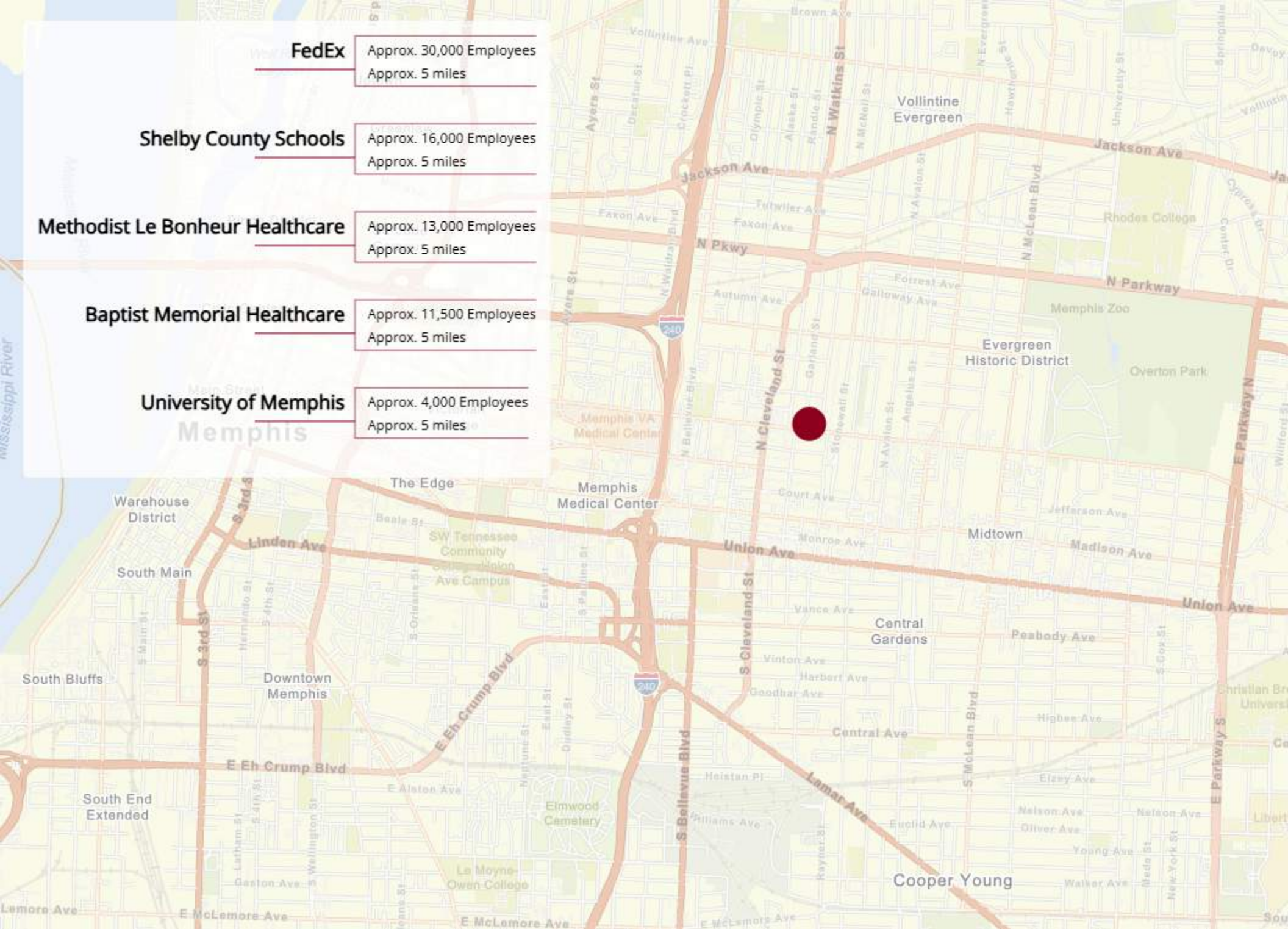
Approx. 13,000 Employees
Approx. 5 miles

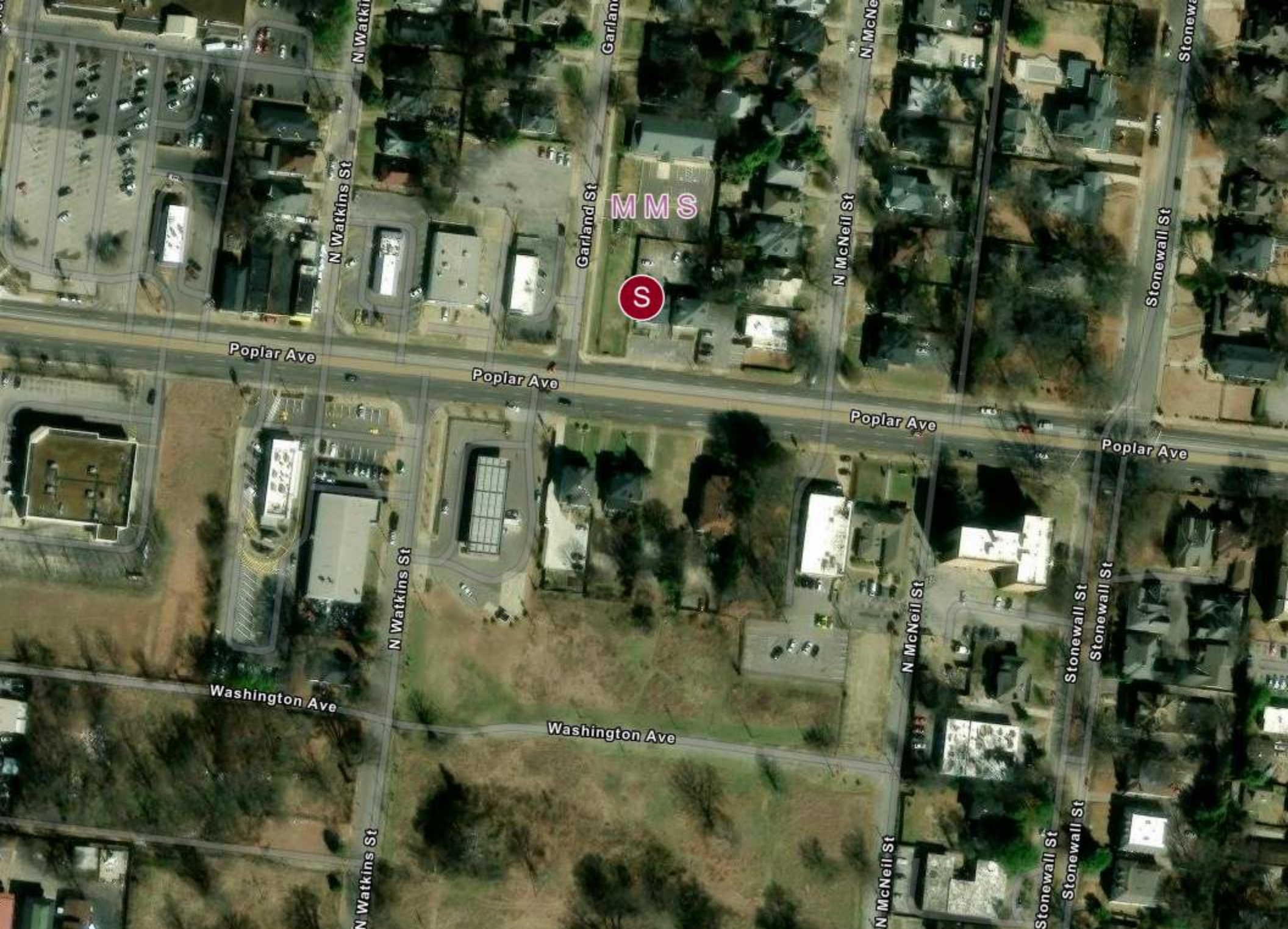
Baptist Memorial Healthcare

Approx. 11,500 Employees
Approx. 5 miles

University of Memphis

Approx. 4,000 Employees
Approx. 5 miles





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	4,976
LAND SF	33,541
LAND ACRES	.76
YEAR BUILT	2022
# OF PARCELS	1
ZONING TYPE	Commercial
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	50 X 325 IRR
NUMBER OF PARKING SPACES	20
STREET FRONTAGE	YES
CORNER LOCATION	YES
TRAFFIC COUNTS	23239
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Apartments
SOUTH	Residential Homes
EAST	CPA FIRM
WEST	Kroger Grocery Store

MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Siding
PARKING SURFACE	Asphalt
ROOF	Pitched
LANDSCAPING	Trees/ Plants









































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Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

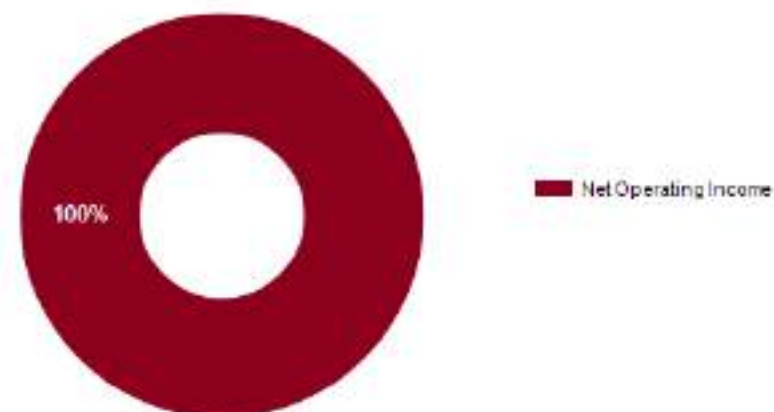
Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$120,000	\$120,000
Effective Gross Income	\$120,000	\$120,000
Net Operating Income	\$120,000	\$120,000

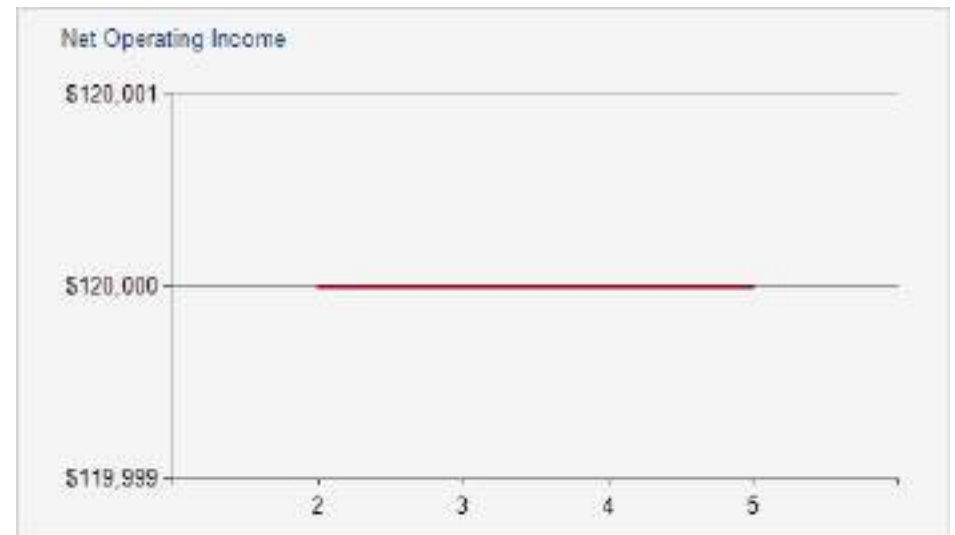
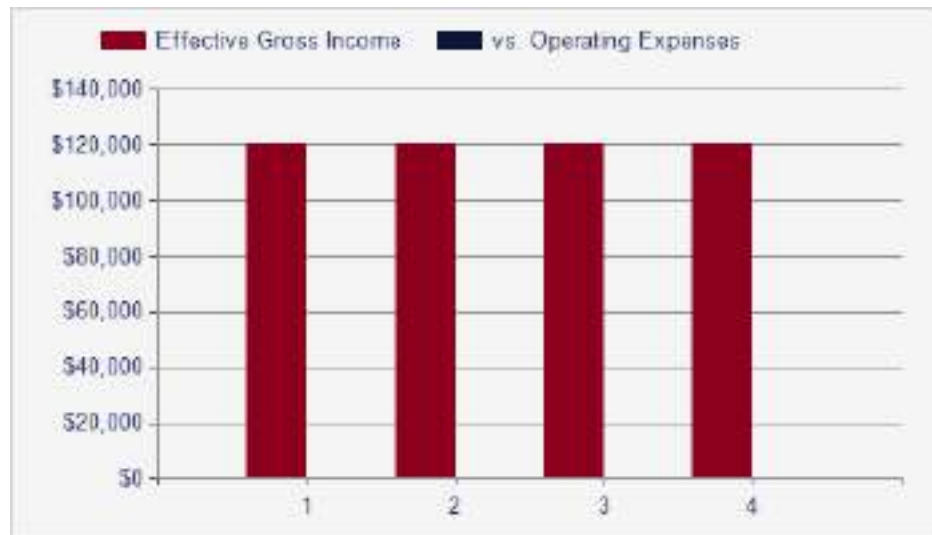


DISTRIBUTION OF EXPENSES

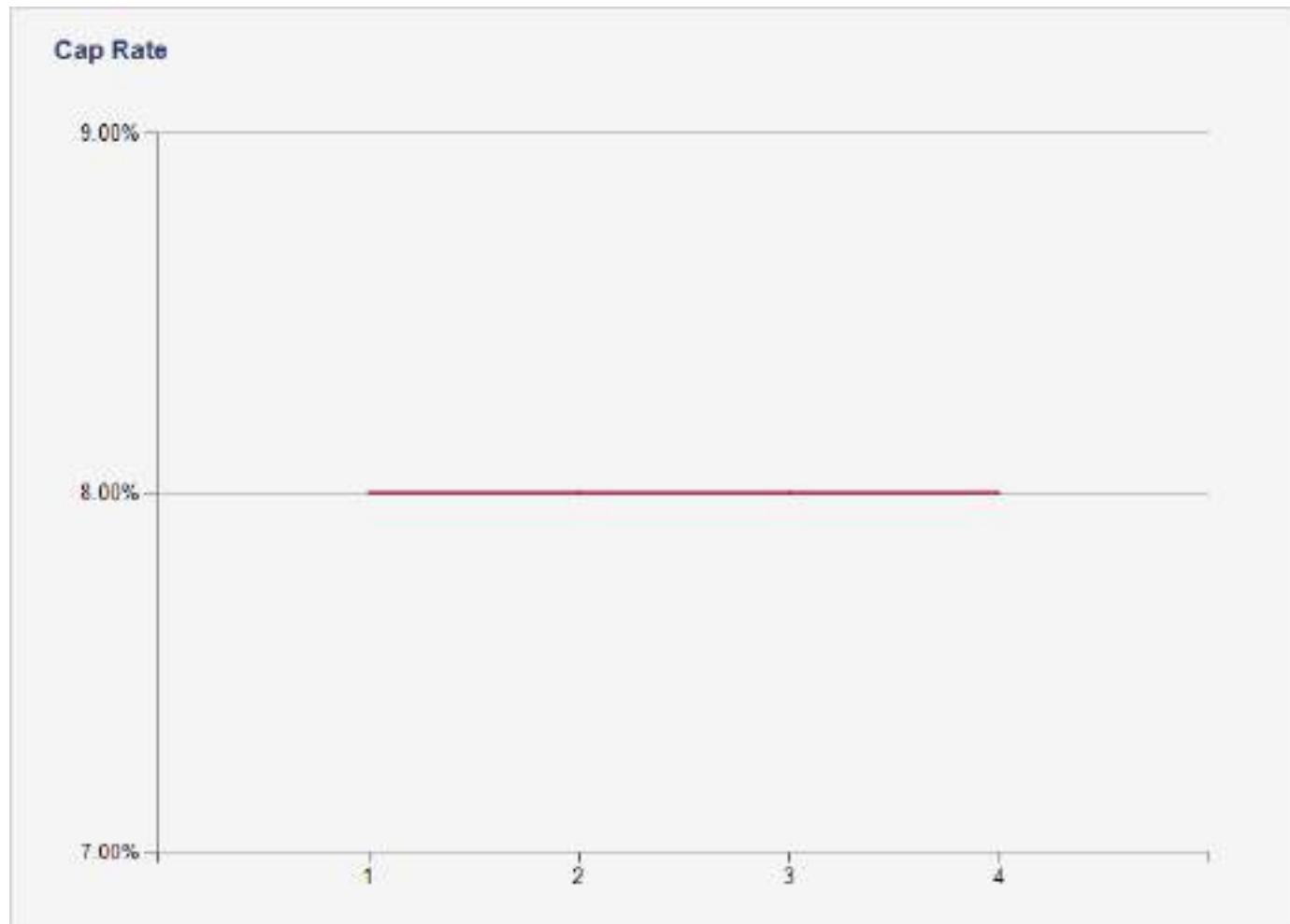
CURRENT

GLOBAL	
Price	\$1,500,000
Analysis Period	5 year(s)

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Effective Gross Income	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Operating Expenses					
Net Operating Income	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
CAP Rate	8.00%	8.00%	8.00%	8.00%	8.00%
Price / SF	\$301.45	\$301.45	\$301.45	\$301.45	\$301.45
Income / SF	\$24.11	\$24.11	\$24.11	\$24.11	\$24.11



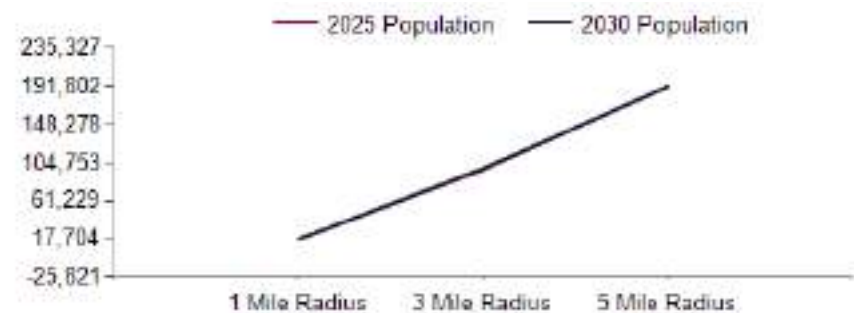
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Demographics

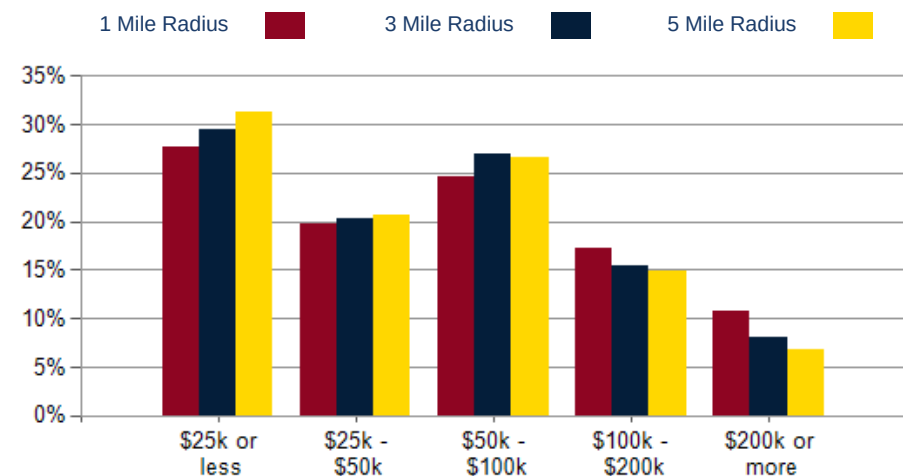
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,491	118,051	238,535
2010 Population	17,292	102,786	209,458
2025 Population	17,739	97,026	191,802
2030 Population	17,704	98,497	191,193
2025 African American	6,378	56,539	119,435
2025 American Indian	86	307	706
2025 Asian	646	2,298	4,042
2025 Hispanic	1,197	5,134	13,619
2025 Other Race	550	2,929	8,250
2025 White	8,848	30,417	50,261
2025 Multiracial	1,225	4,513	9,060
2025-2030: Population: Growth Rate	-0.20%	1.50%	-0.30%

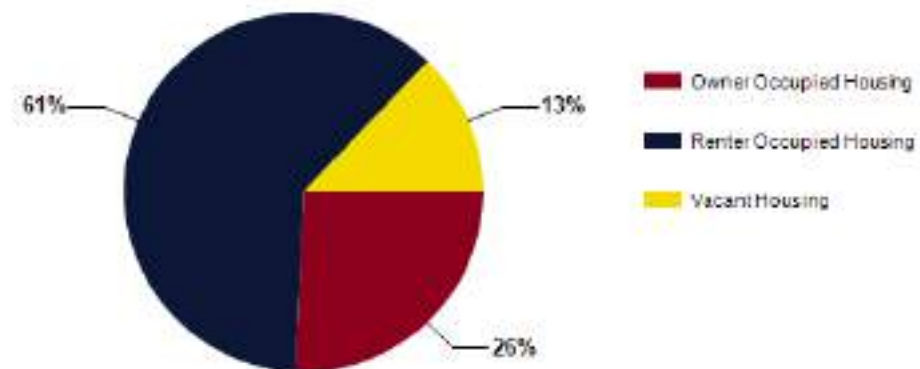
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,662	9,079	17,558
\$15,000-\$24,999	1,020	4,898	10,141
\$25,000-\$34,999	654	4,316	8,077
\$35,000-\$49,999	1,261	5,282	10,212
\$50,000-\$74,999	1,460	7,435	14,343
\$75,000-\$99,999	929	5,355	9,210
\$100,000-\$149,999	1,183	5,165	9,341
\$150,000-\$199,999	488	2,185	3,919
\$200,000 or greater	1,035	3,836	5,969
Median HH Income	\$53,796	\$50,465	\$47,319
Average HH Income	\$91,221	\$82,017	\$76,261



2025 Household Income



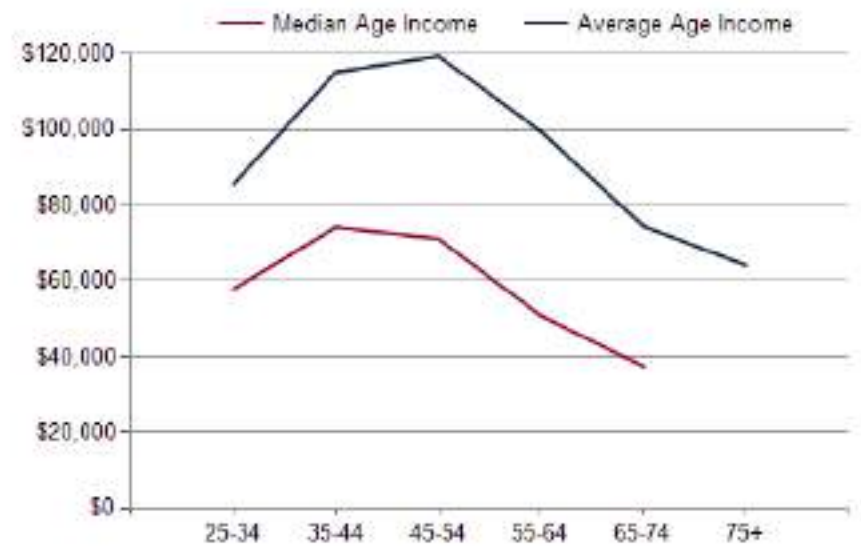
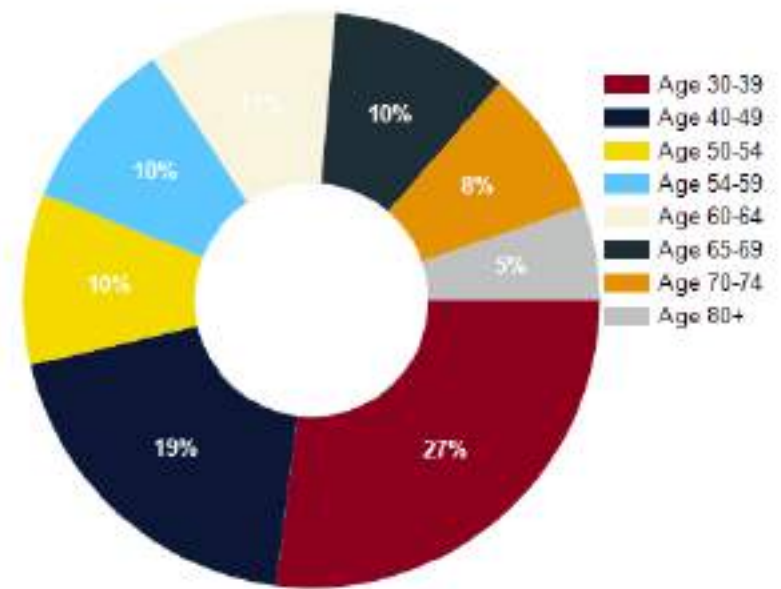
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,672	8,636	16,091
2025 Population Age 35-39	1,269	7,197	13,594
2025 Population Age 40-44	1,065	6,182	11,916
2025 Population Age 45-49	1,052	5,537	10,710
2025 Population Age 50-54	1,049	5,523	10,477
2025 Population Age 55-59	1,065	5,591	10,693
2025 Population Age 60-64	1,150	6,168	11,879
2025 Population Age 65-69	1,097	5,756	11,312
2025 Population Age 70-74	907	4,554	8,753
2025 Population Age 75-79	578	2,920	5,737
2025 Population Age 80-84	352	1,673	3,598
2025 Population Age 85+	325	1,427	3,155
2025 Population Age 18+	15,279	79,926	153,420
2025 Median Age	39	38	37
2030 Median Age	40	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,805	\$60,147	\$59,536
Average Household Income 25-34	\$85,577	\$86,117	\$84,171
Median Household Income 35-44	\$74,217	\$61,376	\$57,544
Average Household Income 35-44	\$115,164	\$99,594	\$92,907
Median Household Income 45-54	\$71,155	\$60,252	\$56,058
Average Household Income 45-54	\$119,472	\$99,436	\$90,455
Median Household Income 55-64	\$50,833	\$45,537	\$42,750
Average Household Income 55-64	\$99,542	\$85,391	\$77,046
Median Household Income 65-74	\$37,404	\$33,260	\$33,013
Average Household Income 65-74	\$74,504	\$63,082	\$59,649
Average Household Income 75+	\$64,173	\$58,469	\$55,677



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Company Profile

Company Bio

Advisor Profile



Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of 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 on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



Curtis Braden, CCIM
Principal Broker

Mr. Curtis Braden, CCIM 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 thirty years of experience in the real estate industry, Mr. Braden has closed hundreds of investment real estate transactions valued at 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, sellers, and owners throughout the Memphis area. Mr. Braden also built a respectable portfolio of real estate that included residential houses, apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap to offer his service throughout the United States and broaden his company platform.

Curtis Braden is the current immediate Past President of CCIM Memphis Chapter after serving as president of the chapter in 2023 and vice president in 2022. Curtis is also a member of the National Multi Housing Group and has achieved numerous awards and distinctions, including a multi-year Multi-Million Dollar Club Member and Commercial Pinnacle Club member as awarded by the Memphis Area Association of Realtors (MAAR), Top Office Broker for consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018. Mr. Braden is also a 2024 Graduate of Leadership MAAR.

Mr. Braden also 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, Mr. Braden currently serves as a board member for the Boys & Girls Club of Memphis.

Midtown Montessori School

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The information contained herein is not a substitute for a thorough due diligence investigation. Braden, Braden & Braden has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Braden, Braden & Braden has not verified, and will not verify, any of the information contained herein, nor has Braden, Braden & Braden conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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