

Adams Plaza

685 Adams, Memphis TN 38105



OFFERING MEMORANDUM



BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

Adams Plaza

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

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BRADEN, BRADEN & BRADEN
A REAL ESTATE FIRM

ADAMS PLAZA

01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	685 Adams Memphis TN 38105
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Downtown Memphis
BUILDING SF	20,642 SF
LAND SF	23,958 SF
LAND ACRES	.79
NUMBER OF UNITS	30
YEAR BUILT	1959
APN	02 3009 0 0013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,850,000
PRICE PSF	\$89.62
PRICE PER UNIT	\$61,667
OCCUPANCY	100.00 %
NOI (CURRENT)	\$117,357
NOI (Market)	\$377,158
CAP RATE (CURRENT)	6.34 %
CAP RATE (Market)	20.39 %
CASH ON CASH (CURRENT)	-0.69 %
CASH ON CASH (Market)	69.52 %
GRM (CURRENT)	9.34
GRM (Market)	3.43

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$370,000
LOAN AMOUNT	\$1,480,000
INTEREST RATE	6.50 %
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$119,920
LOAN TO VALUE	80 %
AMORTIZATION PERIOD	25 Years

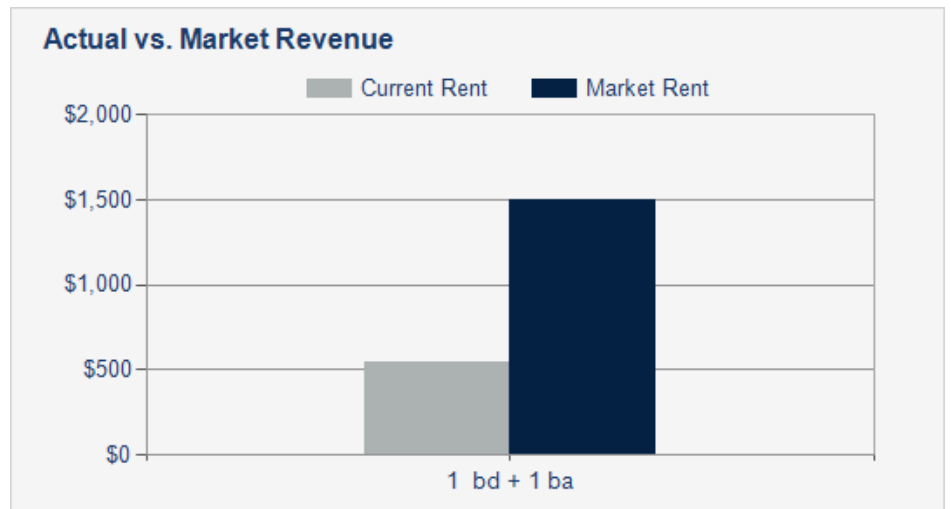
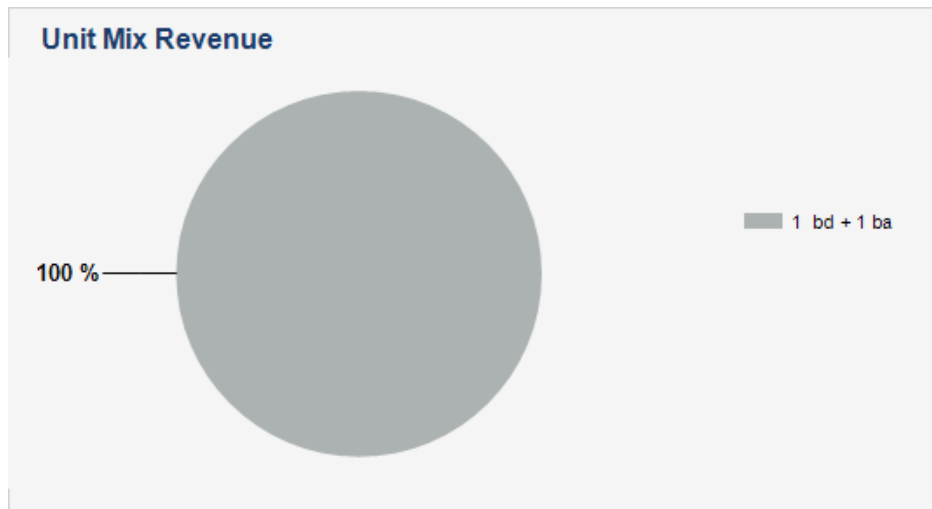
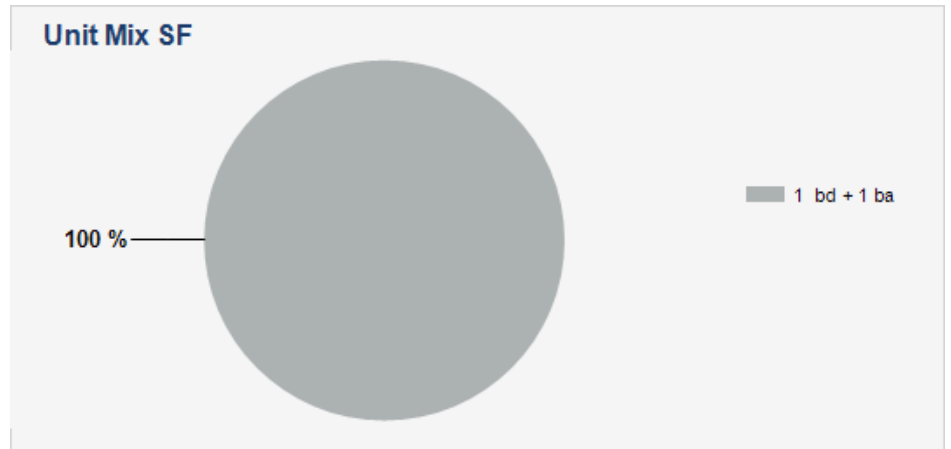
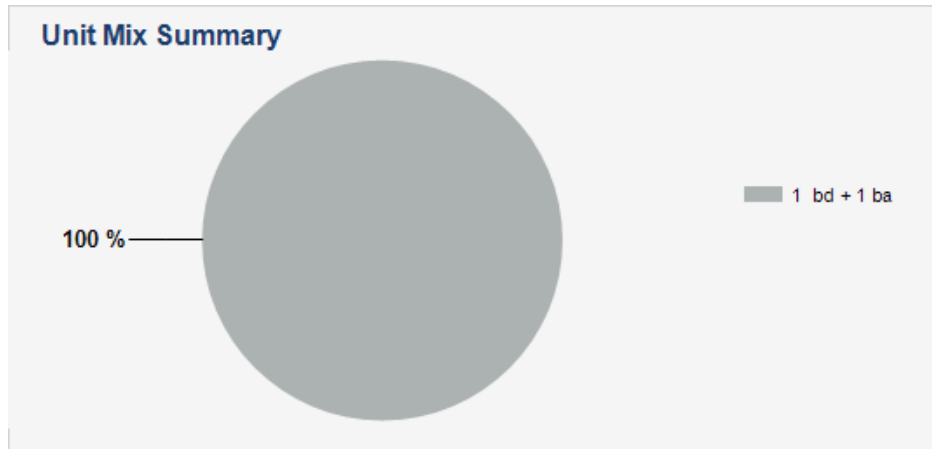
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	15,476	86,057	161,460
2020 Median HH Income	\$21,046	\$37,830	\$32,313
2020 Average HH Income	\$43,642	\$66,980	\$57,654

VALUE ADDED RARE OPPORTUNITY

- Braden Braden & Braden LLC is excited to bring this unique value added property to the hot Memphis Market. Adams plaza is perfectly suited for the investor that understands the Memphis area and the opportunity of solid properties that are priced below market rents. The market rates can potentially be doubled with proper improvements and upgrades. This is a rare opportunity in an extremely competitive market. This deal is comprised of a 30 unit complex in the heart of the Medical District. According to the census ACS the Memphis median rental rate for the average one bedroom units in Memphis is \$984.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	30	500	\$550	\$1.10	\$16,500	\$1,500	\$3.00	\$45,000
Totals/Averages	30	500	\$550	\$1.10	\$16,500	\$1,500	\$3.00	\$45,000



AREA BOOM MARKET EXPLOSION

- The Victorian Village is a historic district of 19th century mansions and amazing architecture. Fortunately Adams Plaza is located in the center of this area and the Memphis Medical District. Location is everything and there is no better local than Adams Street located minutes from downtown Memphis and walking distance to the Medical District. There are over 30,000 students and employees in the area and 10,000 residents alone. The construction boom is taking place at UT Health Center, St Jude Children's Hospital, The VA Hospital, LeBonheur Children's Hospital and Methodist University. Also the Daily Memphian has reported a \$56 million mixed-used development project in its February 2021 issue.

Regional Map



Locator Map



ADAMS PLAZA

02 Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

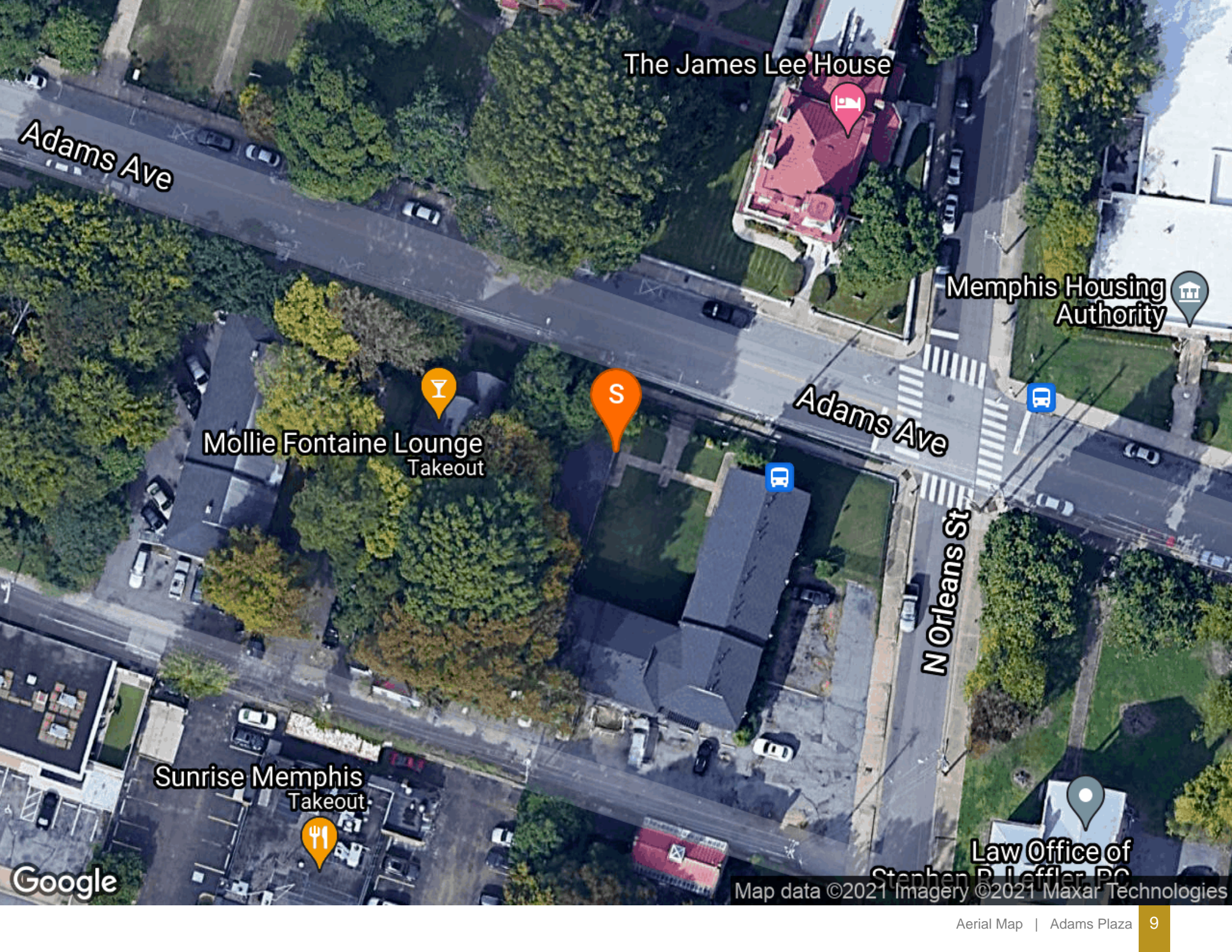
NUMBER OF UNITS	30
LAND ACRES	.79
# OF PARCELS	3
ZONING TYPE	RMH
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
PARKING RATIO	1.25/1
POOL / JACUZZI	na
FIRE PLACE IN UNIT	na
WASHER/DRYER	na
BUILDING SF	20,642
LAND SF	23,958
YEAR BUILT	1959
LOT DIMENSION	158.5/184.75X148.5

UTILITIES

WATER	Tenant
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Asphalt
LANDSCAPING	Grass
FOUNDATION	Slab
FRAMING	Wood
STYLE	Garden



The James Lee House

Adams Ave

Memphis Housing Authority

Mollie Fontaine Lounge
Takeout

Adams Ave

N Orleans St

Sunrise Memphis
Takeout

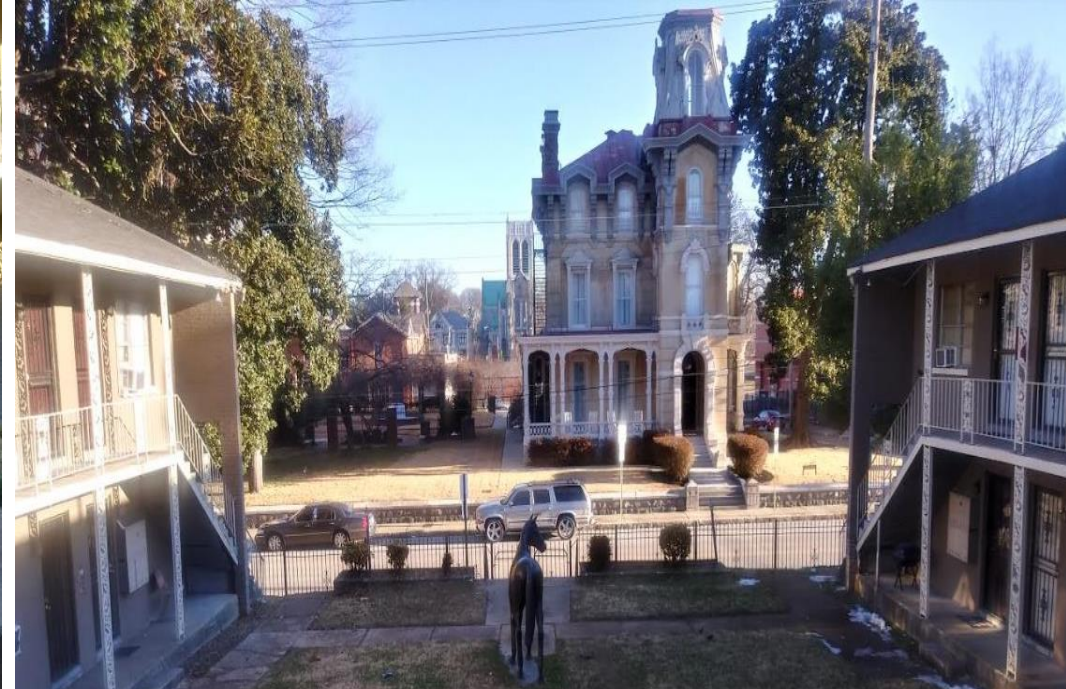
Law Office of
Stephen D. Jeffler PC

Google

Map data ©2021 Imagery ©2021 Maxar Technologies



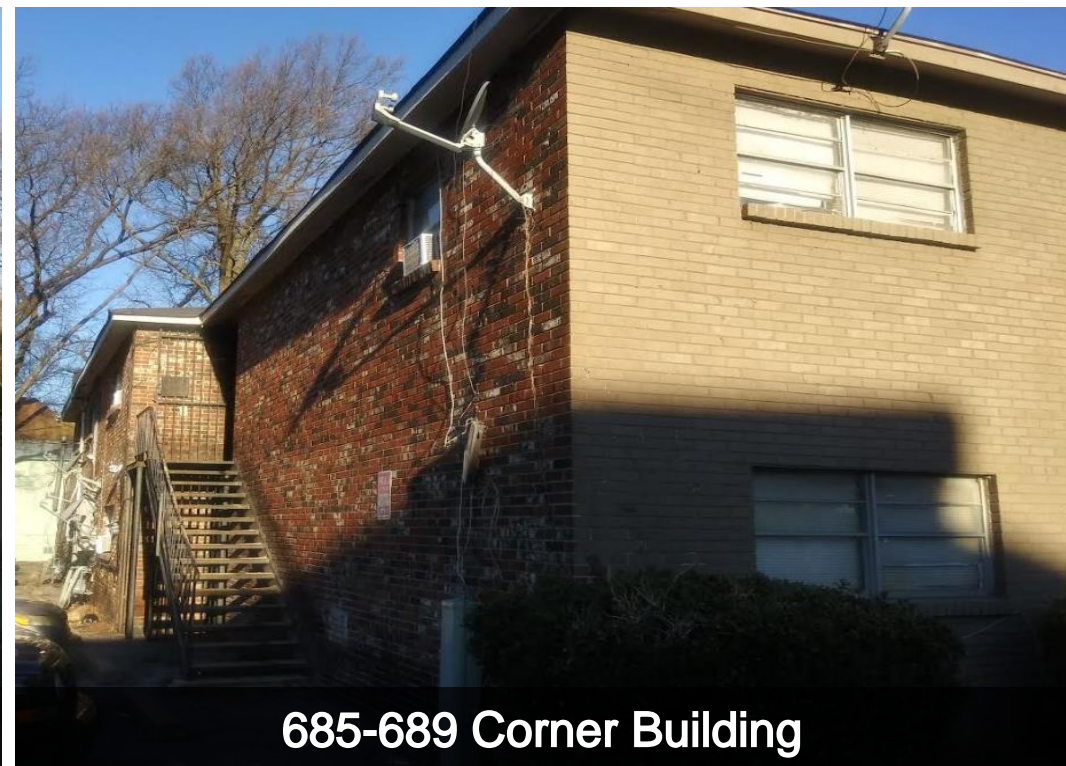
685-689 Front View



685-689 Courtyard



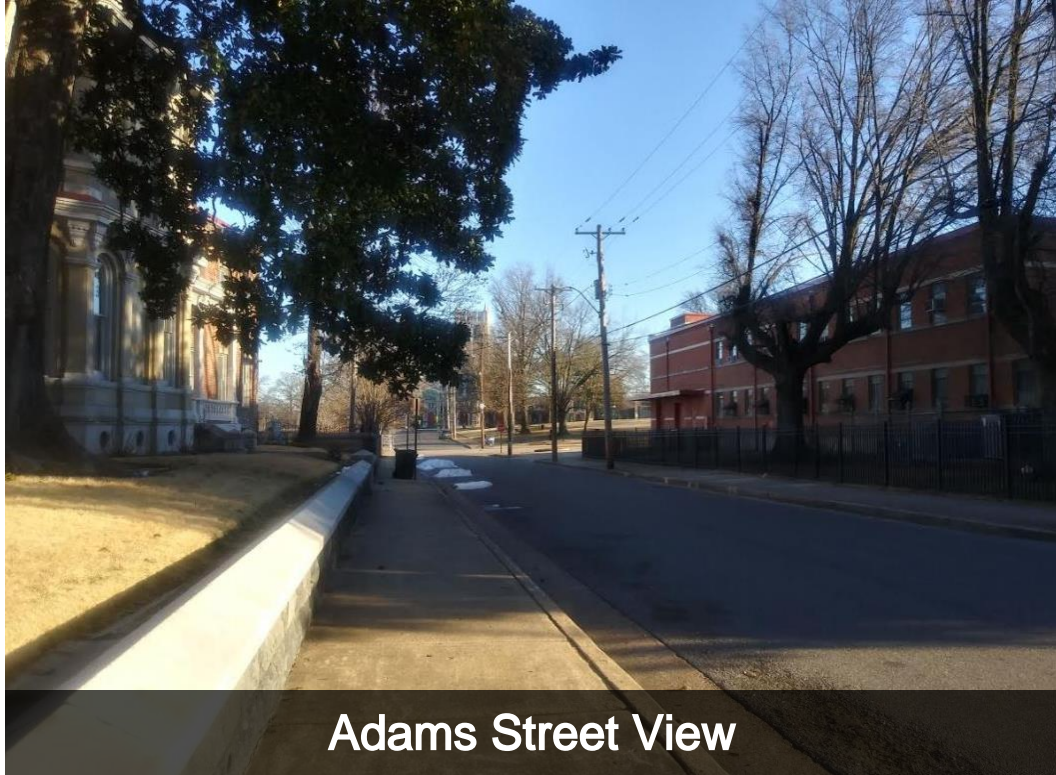
685-689 Parking



685-689 Corner Building



685-689 Stairwell



Adams Street View







ADAMS PLAZA

03 Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1



The Courtyard @ 1161 Poplar
1161 Poplar Ave
Memphis, TN 38105

TOTAL UNITS	40
BUILDING SF	28,845
LAND SF	72,310
LAND ACRES	1.66
YEAR BUILT	1951
SALE PRICE	\$3,340,000
PRICE/UNIT	\$83,500
PRICE PSF	\$115.79
OCCUPANCY	96 %
CLOSING DATE	9/15/2022
DISTANCE	1.1 miles

Price/Unit Range

\$69,317 - \$95,833

LOW



HIGH

2



1905 Jefferson Ave
Memphis, TN 38104

TOTAL UNITS	6
BUILDING SF	8,550
LAND SF	9,583
LAND ACRES	0.22
YEAR BUILT	1964
SALE PRICE	\$575,000
PRICE/UNIT	\$95,833
PRICE PSF	\$67.25
OCCUPANCY	88 %
CLOSING DATE	3/22/2023
DISTANCE	2.6 miles

Price/Unit Range

\$69,317 - \$95,833

LOW



HIGH

3



Family Haven Apartments

1080 Peabody Ave
Memphis, TN 38104

TOTAL UNITS	6
BUILDING SF	5,522
LAND SF	9,148
LAND ACRES	0.21
YEAR BUILT	1965
SALE PRICE	\$415,900
PRICE/UNIT	\$69,317
PRICE PSF	\$75.32
CLOSING DATE	12/8/2022
DISTANCE	1.3 miles

Price/Unit Range

\$69,317 - \$95,833



S



Adams Plaza

685 Adams
Memphis, TN 38105

TOTAL UNITS	30
BUILDING SF	20,642
LAND SF	23,958
YEAR BUILT	1959
ASKING PRICE	\$1,850,000
PRICE/UNIT	\$61,667
PRICE PSF	\$89.62
CAP RATE	6.34 %
GRM	9.34
OCCUPANCY	100 %

Cap Rate Range





1.00 % - 10.00 %



Price/Unit Range

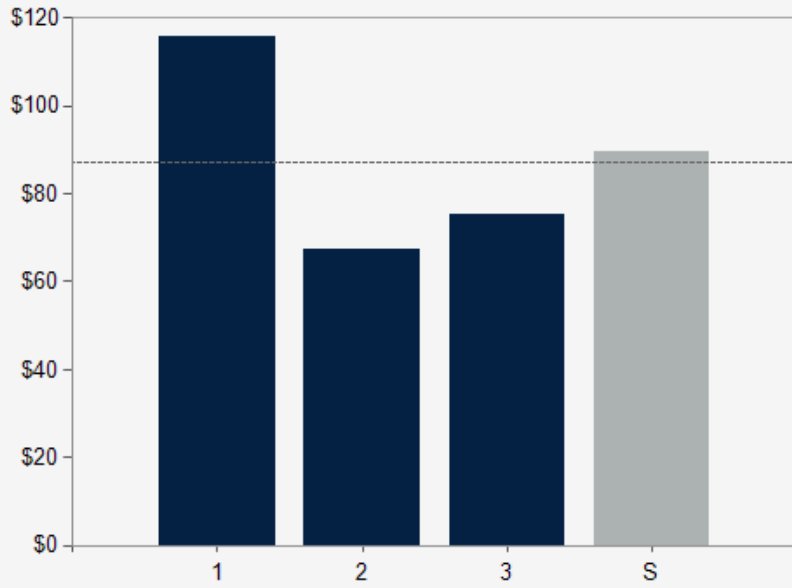
\$69,317 - \$95,833



	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	 <p>The Courtyard @ 1161 Poplar 1161 Poplar Ave Memphis, TN 38105</p>	40	1951	\$3,340,000	\$83,500.00	\$115.79		9/15/2022	1.10
2	 <p>1905 Jefferson Ave Memphis, TN 38104</p>	6	1964	\$575,000	\$95,833.00	\$67.25		3/22/2023	2.60
3	 <p>Family Haven Apartments 1080 Peabody Ave Memphis, TN 38104</p>	6	1965	\$415,900	\$69,317.00	\$75.32		12/8/2022	1.30
AVERAGES		17		\$1,443,633	\$82,883.00	\$86.12			
S	 <p>Adams Plaza 685 Adams Memphis, TN 38105</p>	30	1959	\$1,850,000	\$61,667.00	\$89.62	6.34 %		

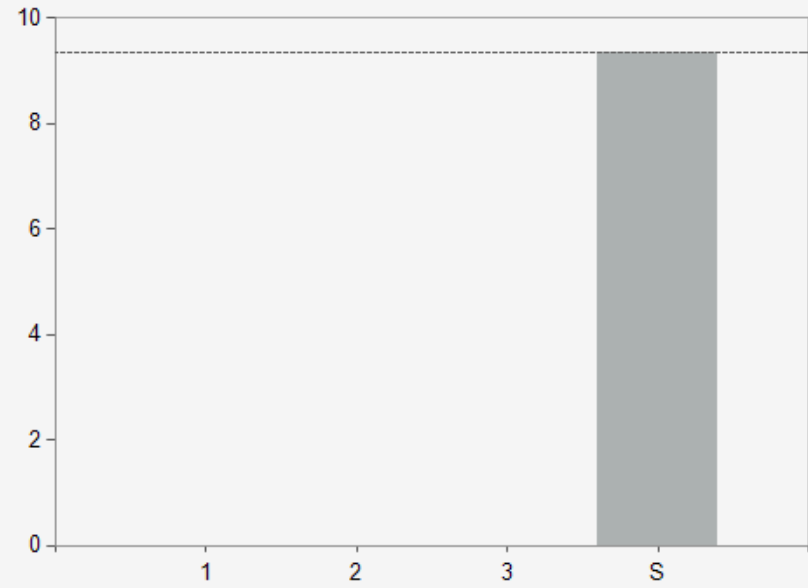
Price/SF

Average: \$86.99



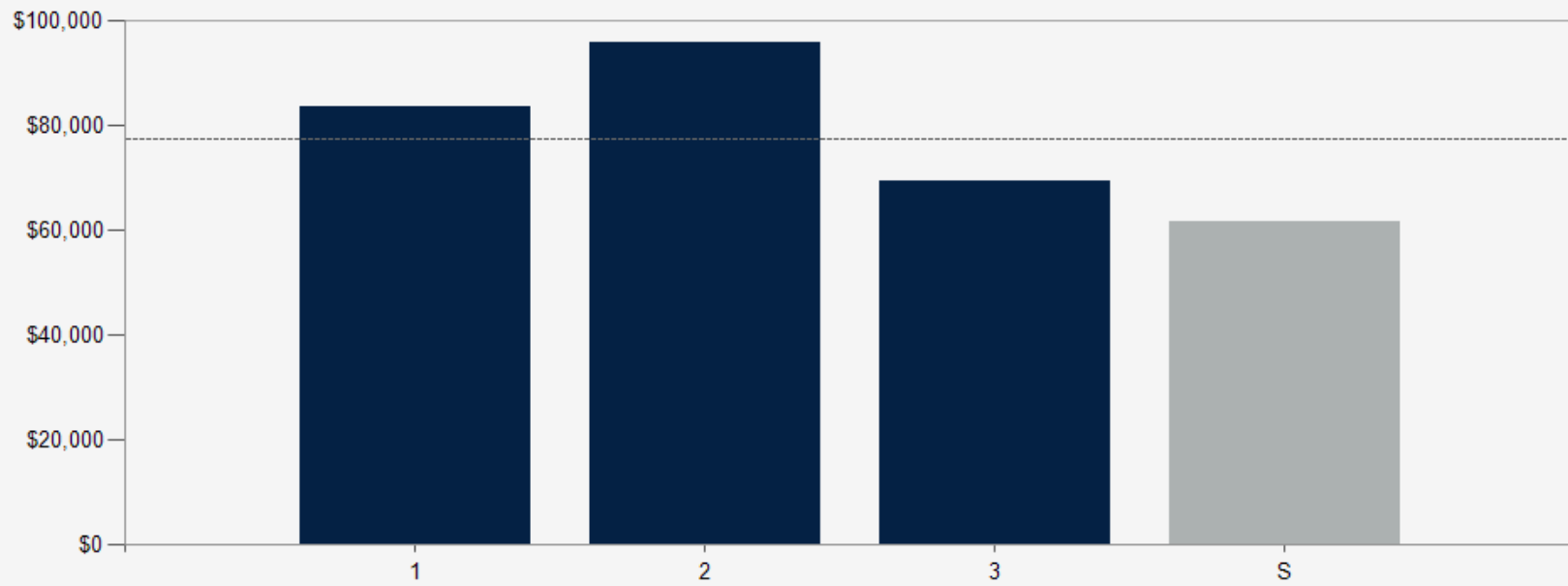
GRM

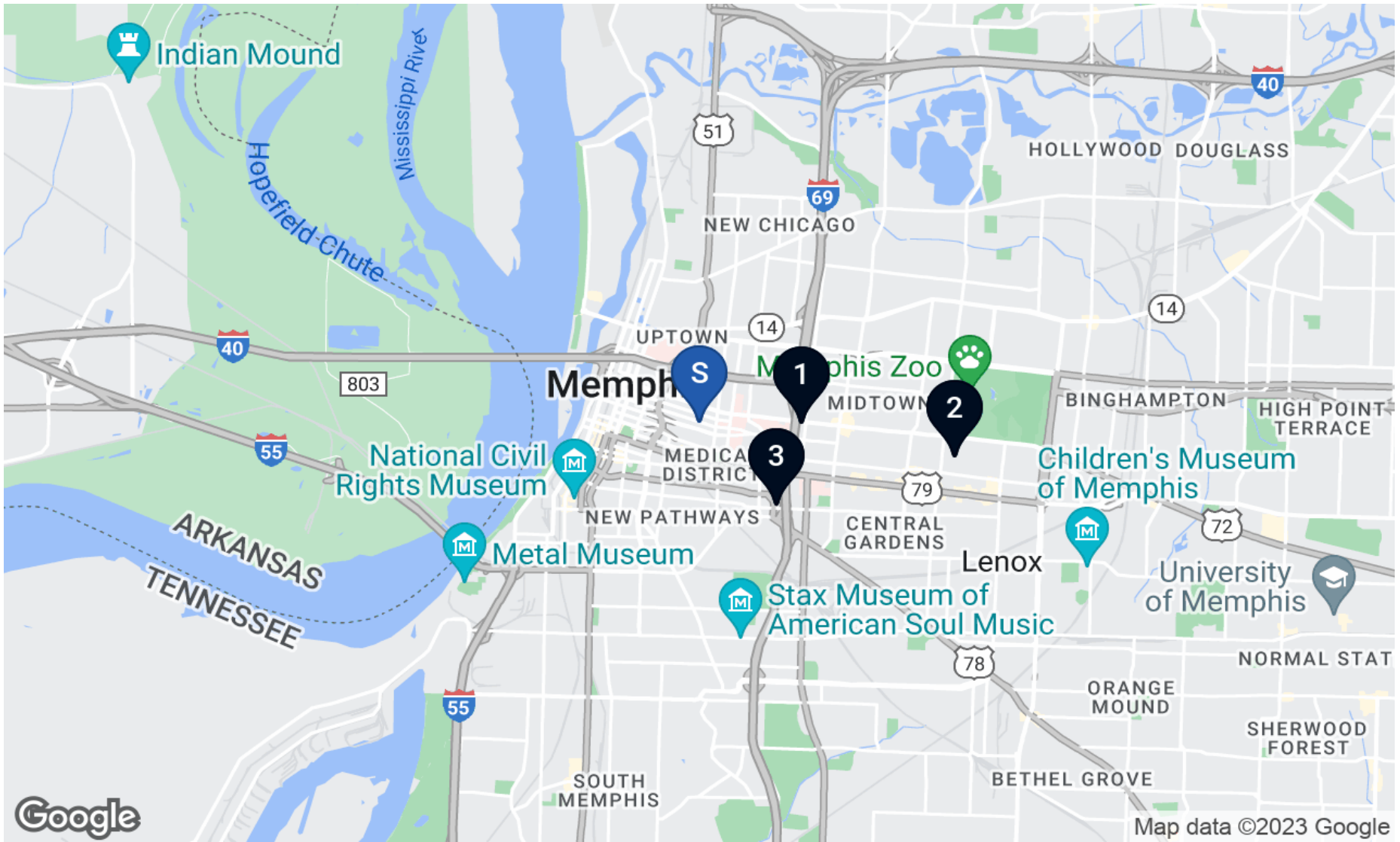
Average: 9



Price/Unit

Average: \$77,579.17





#	Property Name	Address	City
S	Adams Plaza	685 Adams	Memphis
1	The Courtyard @ 1161 Poplar	1161 Poplar Ave	Memphis
2		1905 Jefferson Ave	Memphis
3	Family Haven Apartments	1080 Peabody Ave	Memphis

ADAMS PLAZA

Rent Roll
Rent Roll

04

Unit	Unit Mix	Current Rent	Market Rent
685 #1	1 bd + 1 ba	\$500.00	\$900.00
685 #2	1 bd + 1 ba	\$550.00	\$900.00
685 #3	1 bd + 1 ba	\$550.00	\$900.00
685 #4	1 bd + 1 ba	\$550.00	\$900.00
685 #5	1 bd + 1 ba	\$550.00	\$900.00
685 #6	1 bd + 1 ba	\$400.00	\$900.00
685 #7	1 bd + 1 ba	\$550.00	\$900.00
685 #8	1 bd + 1 ba	\$550.00	\$900.00
685 #9	1 bd + 1 ba	\$550.00	\$900.00
685 #10	1 bd + 1 ba	\$550.00	\$900.00
685 #11	1 bd + 1 ba	\$550.00	\$900.00
685 #12	1 bd + 1 ba	\$550.00	\$900.00
687 #1	1 bd + 1 ba	\$550.00	\$900.00
687 #2	1 bd + 1 ba	\$550.00	\$900.00
687 #3	1 bd + 1 ba	\$550.00	\$900.00
687 #4	1 bd + 1 ba	\$550.00	\$900.00
687 #5	1 bd + 1 ba	\$550.00	\$900.00
687 #6	1 bd + 1 ba	\$550.00	\$900.00
689 #1	1 bd + 1 ba	\$550.00	\$900.00
689 #2	1 bd + 1 ba	\$550.00	\$900.00
689 #3	1 bd + 1 ba	\$550.00	\$900.00
689 #4	1 bd + 1 ba	\$550.00	\$900.00
689 #5	1 bd + 1 ba	\$550.00	\$900.00
689 #6	1 bd + 1 ba	\$415.00	\$900.00
689 #7	1 bd + 1 ba	\$550.00	\$900.00
689 #8	1 bd + 1 ba	\$550.00	\$900.00
689 #9	1 bd + 1 ba	\$550.00	\$900.00
689 #10	1 bd + 1 ba	\$550.00	\$900.00
689 #11	1 bd + 1 ba	\$550.00	\$900.00
689 #12	1 bd + 1 ba	\$550.00	\$900.00
Totals/Averages		\$16,165.00	\$27,000.00

ADAMS PLAZA

05

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

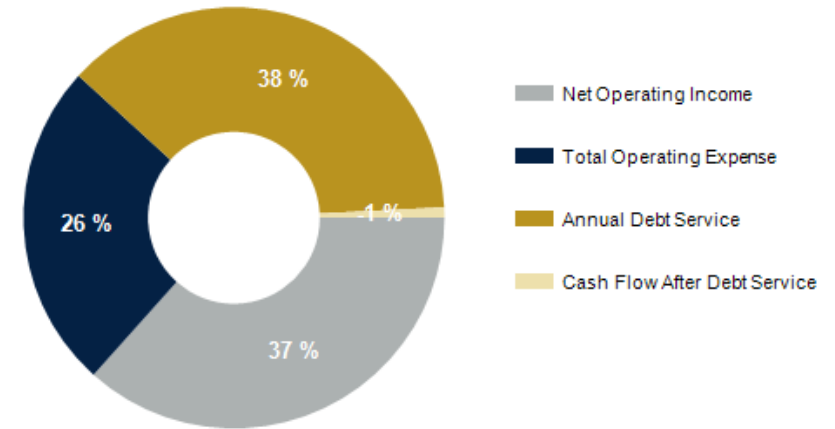
Cash Flow Analysis

Financial Metrics

Disposition Sensitivity Analysis

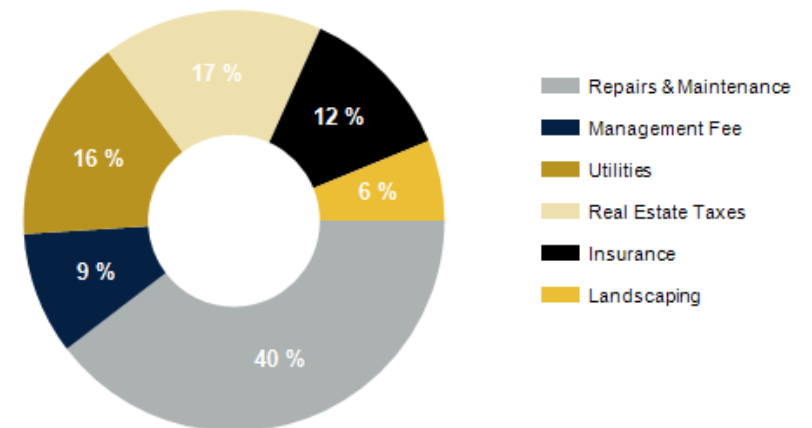
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	MARKET	
Gross Potential Rent	\$198,000		\$540,000
Gross Potential Income	\$198,000		\$540,000
General Vacancy			-\$27,000 5.0 %
Effective Gross Income	\$198,000		\$513,000
Less Expenses	\$80,643	40.72 %	\$135,842 26.47 %
Net Operating Income	\$117,357		\$377,158
Annual Debt Service	\$119,920		\$119,920
Cash flow	(\$2,563)		\$257,238
Debt Coverage Ratio	0.98		3.15



EXPENSES	CURRENT	Per Unit	MARKET	Per Unit
Real Estate Taxes	\$13,657	\$455	\$13,657	\$455
Insurance	\$9,729	\$324	\$9,729	\$324
Management Fee	\$7,578	\$253	\$20,520	\$684
Marketing			\$36,000	\$1,200
Repairs & Maintenance	\$31,936	\$1,065	\$31,936	\$1,065
Landscaping	\$5,000	\$167	\$6,000	\$200
Utilities	\$12,743	\$425	\$18,000	\$600
Total Operating Expense	\$80,643	\$2,688	\$135,842	\$4,528
Annual Debt Service	\$119,920		\$119,920	
Expense / SF	\$3.91		\$6.58	
% of EGI	40.72 %		26.47 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

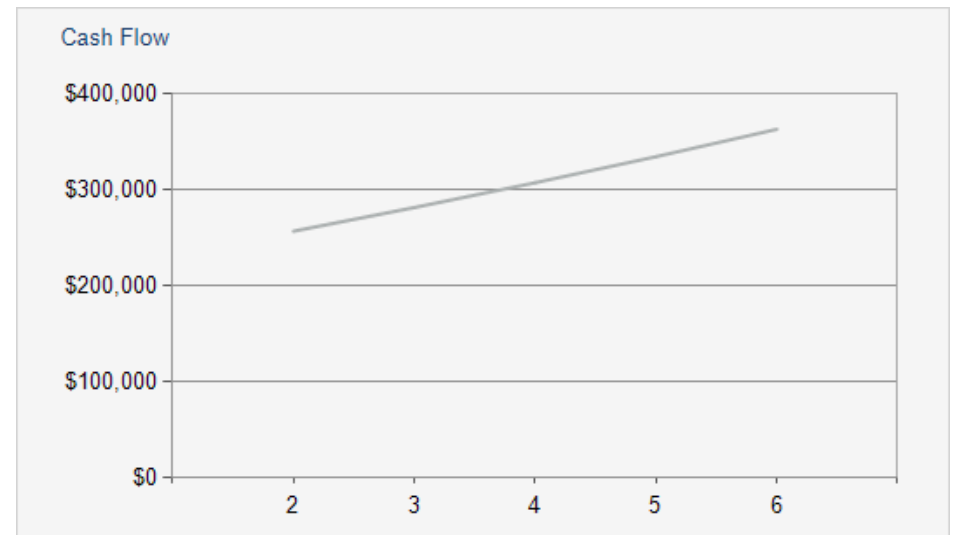
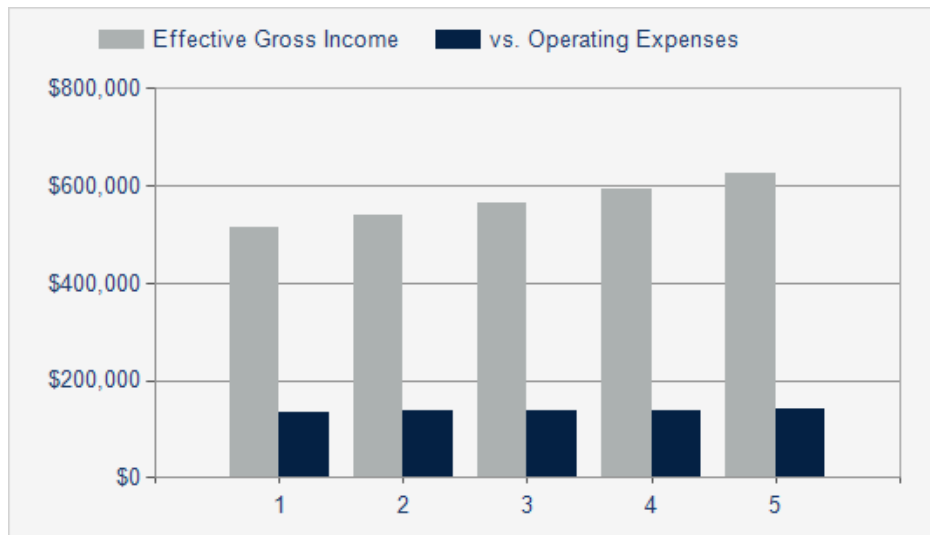
Offering Price	\$1,850,000
Analysis Period	5 year(s)
Exit Cap Rate	5.00 %

PROPOSED FINANCING

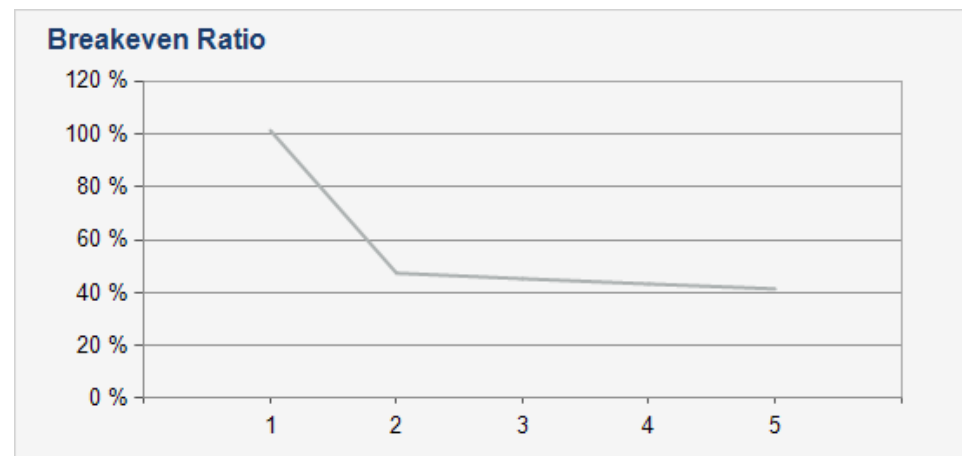
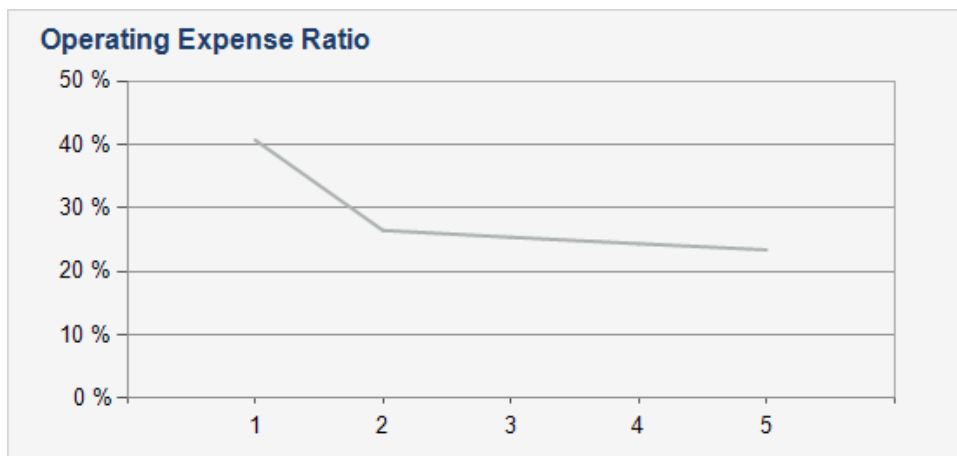
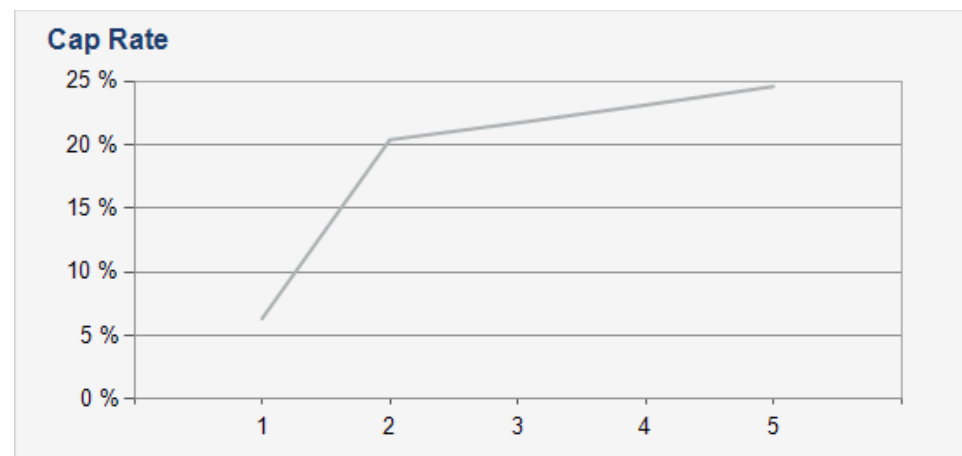
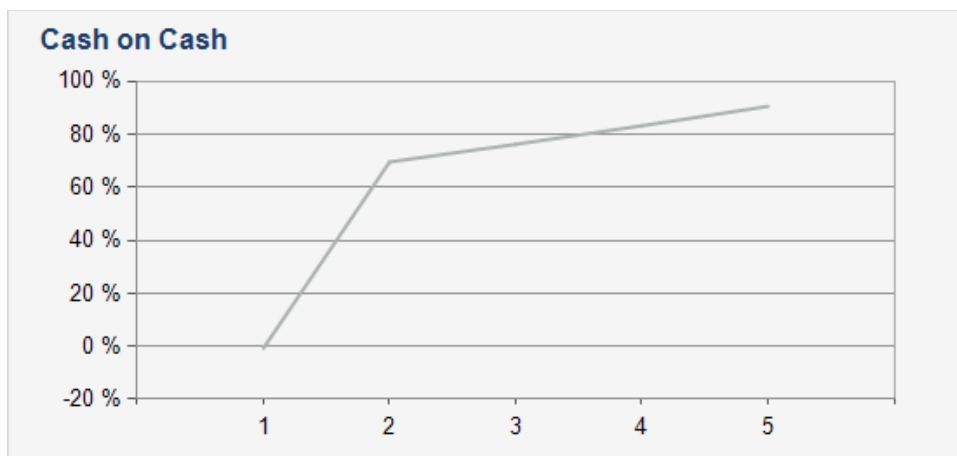
Loan Type	Amortized
Down Payment	\$370,000
Loan Amount	\$1,480,000
Interest Rate	6.50 %
Loan Terms	5
Annual Debt Service	\$119,920
Loan to Value	80 %
Amortization Period	25 Years

INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6
Gross Potential Rent	5.00%	5.00%	5.00%	5.00%
General Vacancy	5.00%	5.00%	5.00%	5.00%

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Revenue						
Gross Rental Income	\$198,000	\$540,000	\$567,000	\$595,350	\$625,118	\$656,373
General Vacancy	-	-\$27,000	-\$28,350	-\$29,768	-\$31,256	-\$32,819
Effective Gross Income	\$198,000	\$513,000	\$538,650	\$565,583	\$593,862	\$623,555
Operating Expenses						
Real Estate Taxes	\$13,657	\$13,657	\$13,657	\$13,657	\$13,657	\$13,657
Insurance	\$9,729	\$9,729	\$9,729	\$9,729	\$9,729	\$9,729
Management Fee	\$7,578	\$20,520	\$21,546	\$22,623	\$23,754	\$24,942
Marketing		\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Repairs & Maintenance	\$31,936	\$31,936	\$31,936	\$31,936	\$31,936	\$31,936
Landscaping	\$5,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Utilities	\$12,743	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Total Operating Expense	\$80,643	\$135,842	\$136,868	\$137,945	\$139,076	\$140,264
Net Operating Income	\$117,357	\$377,158	\$401,782	\$427,637	\$454,785	\$483,291
Annual Debt Service	\$119,920	\$119,920	\$119,920	\$119,920	\$119,920	\$119,920
Cash Flow	(\$2,563)	\$257,238	\$281,862	\$307,717	\$334,865	\$363,370



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Cash on Cash Return b/t	-0.69 %	69.52 %	76.18 %	83.17 %	90.50 %	98.21 %
CAP Rate	6.34 %	20.39 %	21.72 %	23.12 %	24.58 %	26.12 %
Debt Coverage Ratio	0.98	3.15	3.35	3.57	3.79	4.03
Operating Expense Ratio	40.72 %	26.47 %	25.40 %	24.38 %	23.41 %	22.49 %
Gross Multiplier (GRM)	9.34	3.43	3.26	3.11	2.96	2.82
Loan to Value	79.95 %	78.69 %	77.27 %	75.77 %	74.14 %	72.42 %
Breakeven Ratio	101.29 %	47.36 %	45.29 %	43.31 %	41.43 %	39.64 %
Price / SF	\$89.62	\$89.62	\$89.62	\$89.62	\$89.62	\$89.62
Price / Unit	\$61,667	\$61,667	\$61,667	\$61,667	\$61,667	\$61,667
Income / SF	\$9.59	\$24.85	\$26.09	\$27.39	\$28.76	\$30.20
Expense / SF	\$3.90	\$6.58	\$6.63	\$6.68	\$6.73	\$6.79



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
4.00%	\$12,082,263	\$402,742	\$585	\$10,738,015	91.49%
4.25%	\$11,371,542	\$379,051	\$551	\$10,027,293	89.89%
4.50%	\$10,739,789	\$357,993	\$520	\$9,395,541	88.40%
4.75%	\$10,174,537	\$339,151	\$493	\$8,830,289	87.01%
5.00%	\$9,665,810	\$322,194	\$468	\$8,321,562	85.71%
5.25%	\$9,205,534	\$306,851	\$446	\$7,861,285	84.48%
5.50%	\$8,787,100	\$292,903	\$426	\$7,442,852	83.32%
5.75%	\$8,405,052	\$280,168	\$407	\$7,060,804	82.22%
6.00%	\$8,054,842	\$268,495	\$390	\$6,710,594	81.18%

ADAMS PLAZA

Demographics

Demographics

Demographic Charts

06

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,915	95,765	187,046
2010 Population	15,484	84,715	162,397
2020 Population	15,476	86,057	161,460
2025 Population	16,982	90,309	165,697
2020 African American	11,744	54,721	118,415
2020 American Indian	41	205	326
2020 Asian	315	2,360	2,791
2020 Hispanic	819	2,624	4,656
2020 Other Race	607	1,366	2,514
2020 White	2,490	25,822	34,834
2020 Multiracial	277	1,562	2,544
2020-2025: Population: Growth Rate	9.35 %	4.85 %	2.60 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,847	9,880	19,021
\$15,000-\$24,999	815	4,231	9,069
\$25,000-\$34,999	713	4,152	8,039
\$35,000-\$49,999	590	4,731	8,689
\$50,000-\$74,999	762	5,720	9,393
\$75,000-\$99,999	464	3,108	4,943
\$100,000-\$149,999	341	3,243	4,743
\$150,000-\$199,999	85	1,341	1,736
\$200,000 or greater	199	2,399	3,122
Median HH Income	\$21,046	\$37,830	\$32,313
Average HH Income	\$43,642	\$66,980	\$57,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,821	45,242	84,309
2010 Total Households	6,771	37,242	67,733
2020 Total Households	6,817	38,806	68,755
2025 Total Households	7,944	41,281	71,249
2020 Average Household Size	1.78	2.07	2.25
2000 Owner Occupied Housing	725	14,704	34,398
2000 Renter Occupied Housing	5,926	24,821	40,704
2020 Owner Occupied Housing	687	12,424	25,937
2020 Renter Occupied Housing	6,130	26,382	42,817
2020 Vacant Housing	1,856	9,579	17,341
2020 Total Housing	8,673	48,385	86,096
2025 Owner Occupied Housing	702	12,929	26,674
2025 Renter Occupied Housing	7,242	28,352	44,576
2025 Vacant Housing	1,961	10,065	18,211
2025 Total Housing	9,905	51,346	89,460
2020-2025: Households: Growth Rate	15.55 %	6.20 %	3.60 %

Source: esri

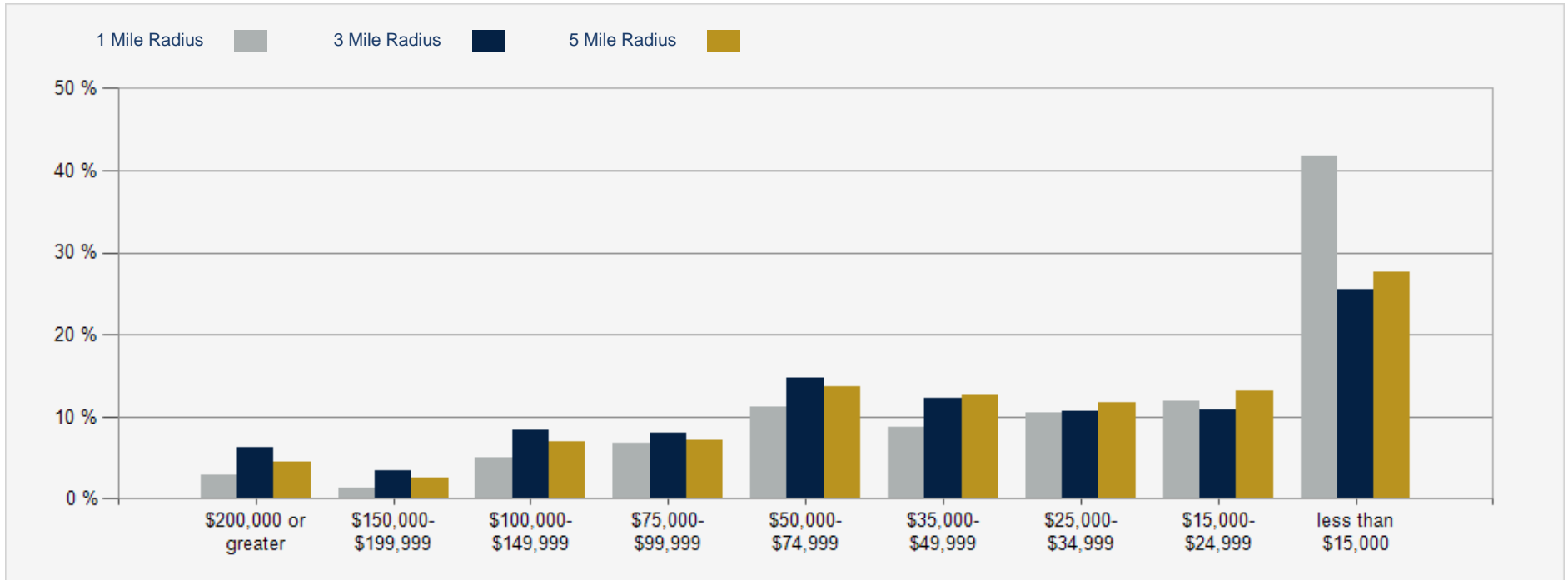
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,497	7,449	12,282
2020 Population Age 35-39	1,218	6,259	10,869
2020 Population Age 40-44	977	5,050	9,254
2020 Population Age 45-49	943	5,061	9,080
2020 Population Age 50-54	1,008	5,244	9,452
2020 Population Age 55-59	1,016	5,620	10,386
2020 Population Age 60-64	903	5,586	10,657
2020 Population Age 65-69	635	4,575	8,807
2020 Population Age 70-74	441	3,579	6,915
2020 Population Age 75-79	269	2,256	4,541
2020 Population Age 80-84	125	1,332	2,911
2020 Population Age 85+	151	1,387	2,965
2020 Population Age 18+	12,918	70,163	127,111
2020 Median Age	35	37	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$32,446	\$45,168	\$40,381
Average Household Income 25-34	\$50,865	\$65,551	\$58,900
Median Household Income 35-44	\$35,214	\$54,458	\$45,515
Average Household Income 35-44	\$56,189	\$84,386	\$72,741
Median Household Income 45-54	\$25,223	\$44,412	\$38,850
Average Household Income 45-54	\$51,592	\$82,211	\$71,499
Median Household Income 55-64	\$14,158	\$35,055	\$31,225
Average Household Income 55-64	\$35,746	\$69,111	\$59,049
Median Household Income 65-74	\$14,074	\$30,976	\$28,785
Average Household Income 65-74	\$35,352	\$60,281	\$51,198
Average Household Income 75+	\$25,030	\$36,884	\$32,811

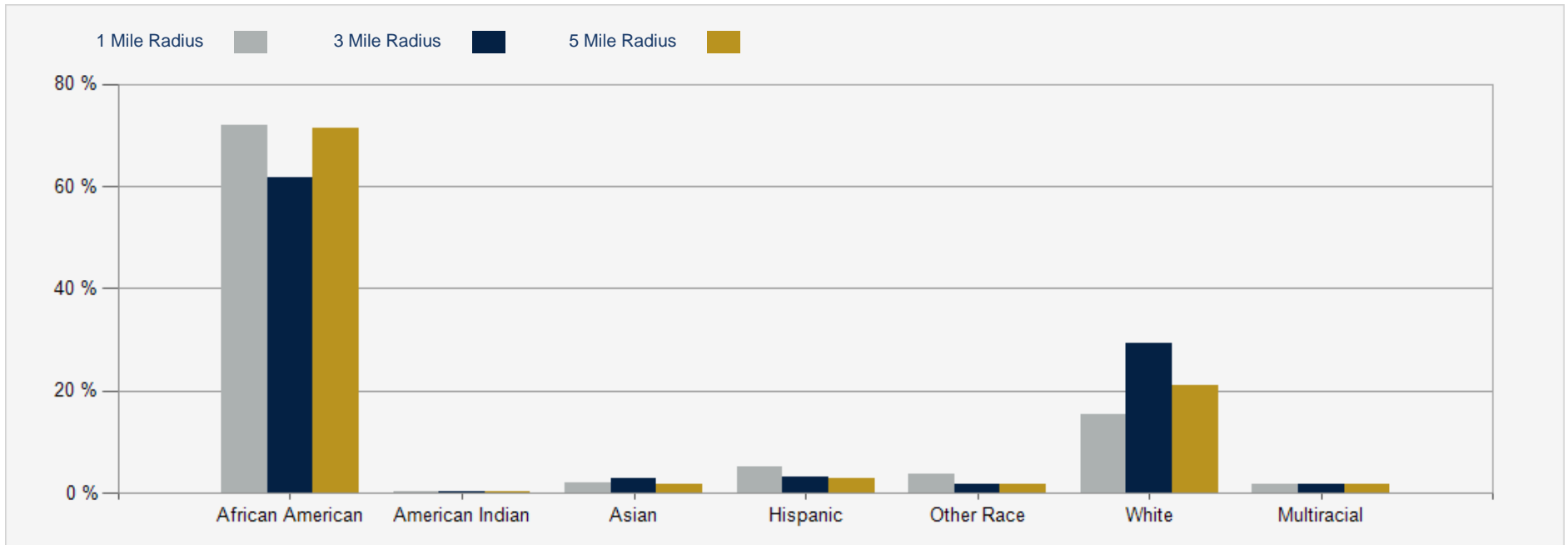
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,647	7,144	11,911
2025 Population Age 35-39	1,366	6,719	11,276
2025 Population Age 40-44	1,160	5,838	10,459
2025 Population Age 45-49	1,026	5,229	9,535
2025 Population Age 50-54	1,029	5,244	9,377
2025 Population Age 55-59	970	5,230	9,447
2025 Population Age 60-64	892	5,323	9,953
2025 Population Age 65-69	719	4,987	9,573
2025 Population Age 70-74	545	4,044	7,791
2025 Population Age 75-79	371	3,092	5,899
2025 Population Age 80-84	180	1,732	3,435
2025 Population Age 85+	173	1,521	3,159
2025 Population Age 18+	14,244	73,939	131,061
2025 Median Age	35	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,974	\$53,657	\$49,949
Average Household Income 25-34	\$73,127	\$79,118	\$71,083
Median Household Income 35-44	\$51,338	\$62,738	\$54,104
Average Household Income 35-44	\$75,916	\$98,910	\$85,059
Median Household Income 45-54	\$33,105	\$54,615	\$47,817
Average Household Income 45-54	\$70,520	\$98,396	\$85,224
Median Household Income 55-64	\$17,041	\$43,500	\$38,212
Average Household Income 55-64	\$48,708	\$83,318	\$71,486
Median Household Income 65-74	\$15,579	\$36,578	\$32,927
Average Household Income 65-74	\$44,216	\$71,102	\$59,516
Average Household Income 75+	\$36,083	\$47,942	\$41,398

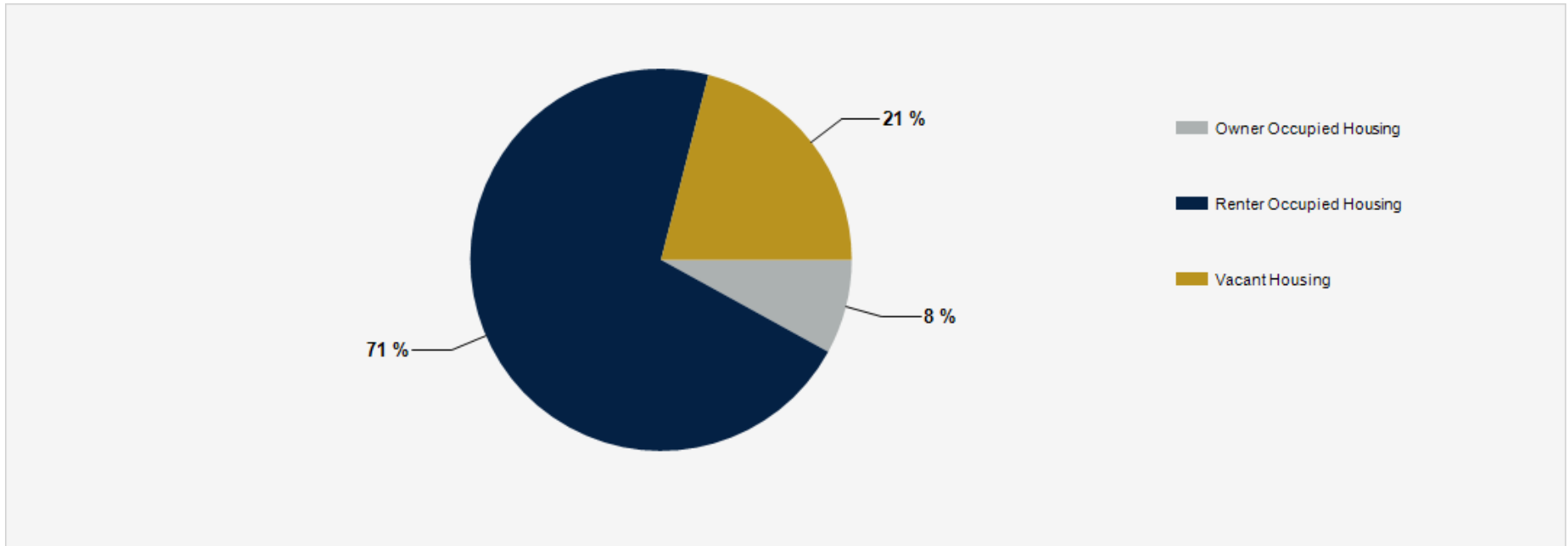
2020 Household Income



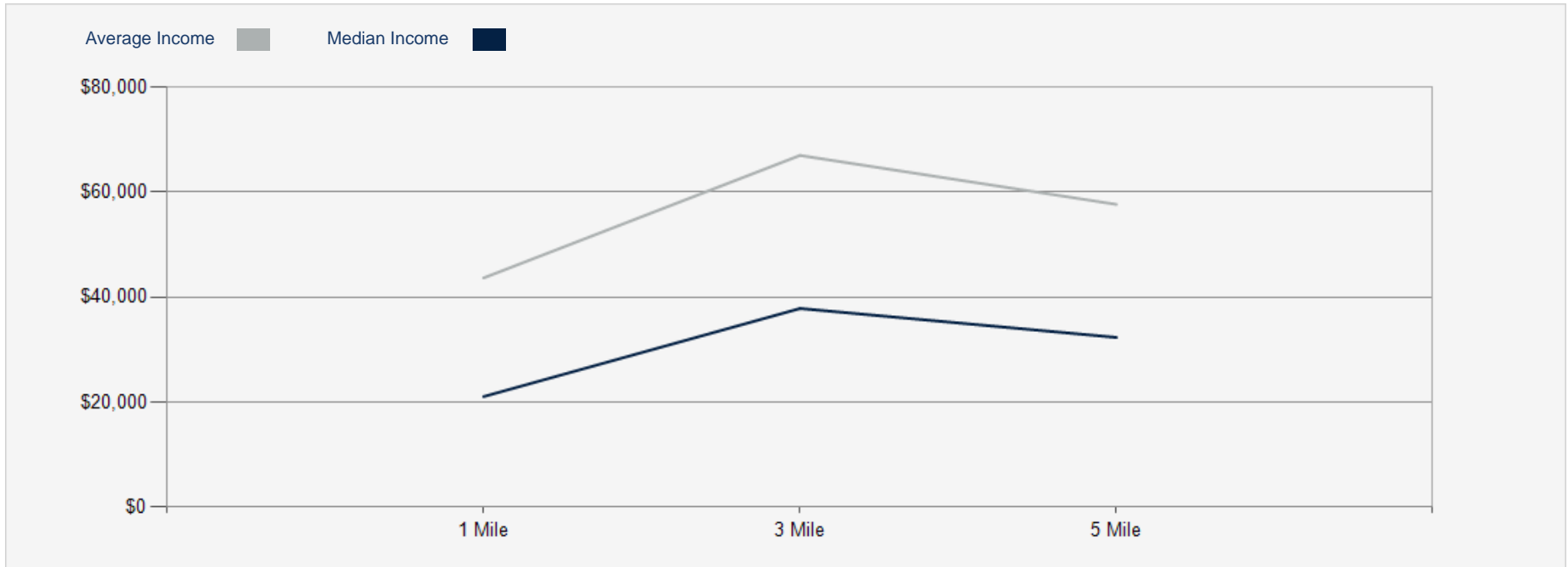
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



ADAMS PLAZA

07 Company Profile

Company Bio
Advisor Profile

07



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.



Curtis Braden, CCIM
Principal Broker

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 research, acquisition, disposition, leasing, financing, and managing of commercial real estate. With more than twenty years of experience in the real estate industry, Mr. Braden has closed over five hundred investment real estate transactions valued over Two Hundred and Fifty Million Dollars.

After attending Southwest Community College and the University of Memphis majoring in Banking and Finance, and attaining his Real Estate Certificate, Curtis founded Braden, Braden, & Braden 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 Vice President of CCIM Memphis Chapter and the 2022 president-elect. Curtis is also a member of the National Multi Housing Group and 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.

Mr. Braden also serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braden, Braden & Braden and it should not be made available to any other person or entity without the written consent of Braden, Braden & Braden.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Braden, Braden & Braden. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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.

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

Curtis Braden, CCIM

Principal Broker

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