



MEMPHIS - NNN INVESTMENT WAREHOUSE

4242 B F GOODRICH DRIVE
MEMPHIS, TN 38118

Gail Bowden



DISCLAIMER

NNN MEMPHIS, TN WAREHOUSE | 121,097 SF | MEMPHIS, TN

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



All SVN® Offices Independently Owned and Operated
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





1 PROPERTY INFORMATION

4242 B F Goodrich Drive
Memphis, TN 38118

Executive Summary



PROPERTY SUMMARY

SALE PRICE:	\$4,250,000
CAP RATE:	11.06%
NOI:	\$470,100
LOT SIZE:	5.39 Acres
BUILDING SIZE:	121,097 SF
GRADE LEVEL DOORS:	15
DOCK HIGH DOORS:	15
CEILING HEIGHT:	24.0 FT
YEAR BUILT:	1985
RENOVATED:	2016
ZONING:	EMP
MARKET:	Memphis
SUB MARKET:	Southeast
CROSS STREETS:	BF Goodrich & Pilot Drive

PROPERTY OVERVIEW

NNN Warehouse Investment opportunity. 100% occupied with three outstanding tenants.

PROPERTY HIGHLIGHTS

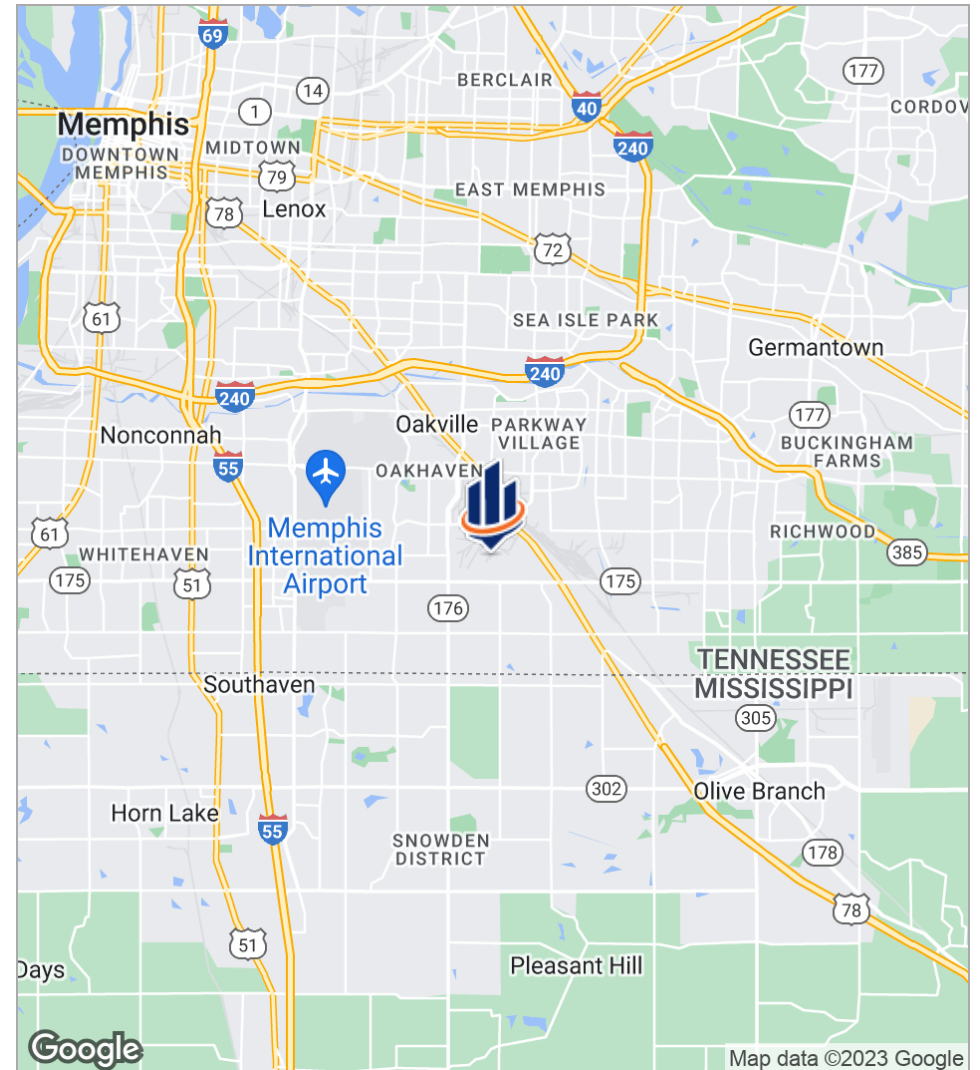
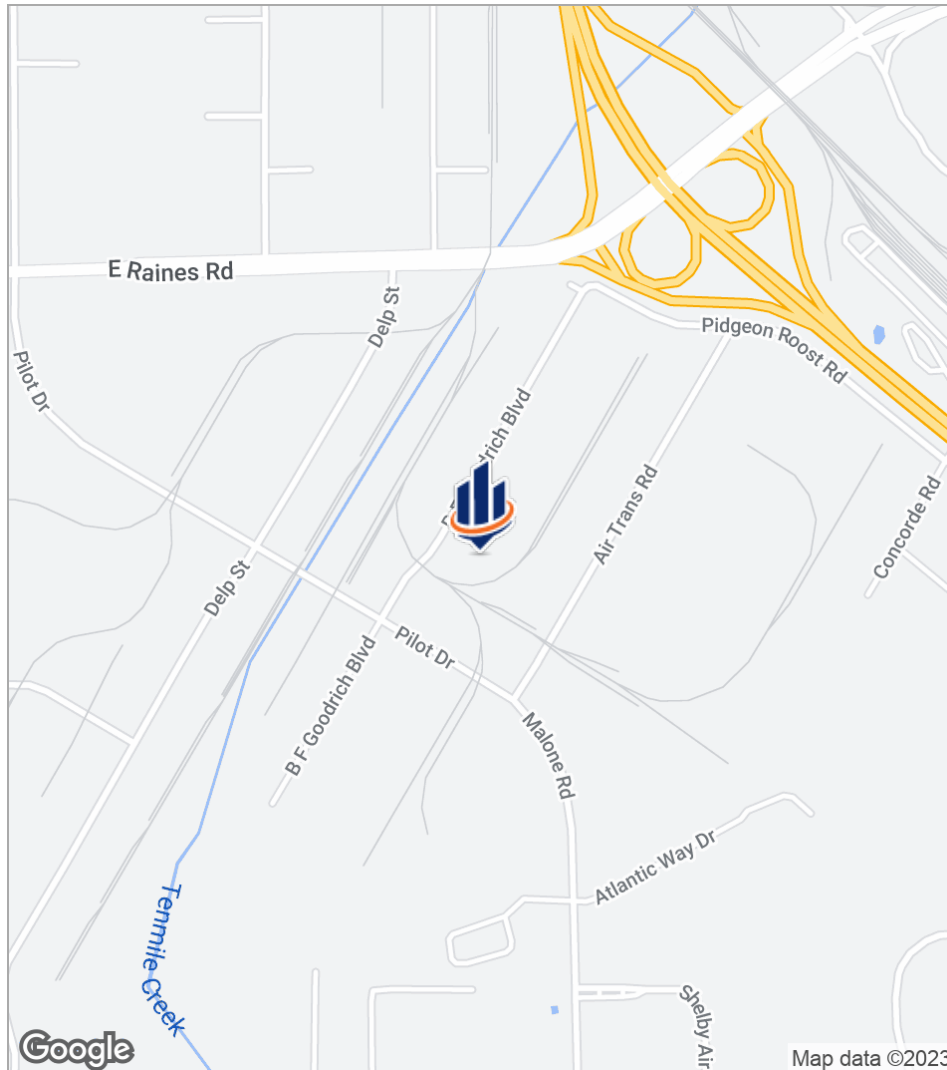
- - NNN Investment
- - Tenants have excellent reputations and contracts
- - Increases annually



2 LOCATION INFORMATION

4242 B F Goodrich Drive
Memphis, TN 38118

Location Maps



Aerial Map



Aerial Map





3 FINANCIAL ANALYSIS

4242 B F Goodrich Drive
Memphis, TN 38118

Financial Summary

INVESTMENT OVERVIEW

Price	\$4,250,000
Price per SF	\$35.10
CAP Rate	11.1%
Cash-on-Cash Return (yr 1)	11.06 %
Total Return (yr 1)	\$470,100
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$470,100
Other Income	\$0
Total Scheduled Income	\$470,100
Vacancy Cost	\$0
Gross Income	\$470,100
Operating Expenses	-
Net Operating Income	\$470,100
Pre-Tax Cash Flow	\$470,100

\$4,250,000
-
-
-
-

Income & Expenses

INCOME SUMMARY

		PER UNIT
AAdvantage Relocation, Inc.	\$324,000	\$324,000.00
Woodward Case	\$105,600	\$105,600.00
QC Logistics	\$40,500	\$40,500.00
GROSS INCOME	\$470,100	\$470,100.00

EXPENSE SUMMARY

		PER UNIT
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$470,100	\$470,100.00

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
AAdvantage Relocation, Inc.	100	72,000	0712.2016	05.31.2022	\$324,000	59.46	\$4.50
Woodward Case	101	40,000	11.01.15	10.31.2020	\$105,600	33.03	\$2.64
QC Logistics	102	9,000	07.12.2016	05.31.2022	\$40,500	7.43	\$4.50
Totals/Averages		121,000			\$470,100		\$3.89

DEMOGRAPHICS

4242 B F Goodrich Drive
Memphis, TN 38118

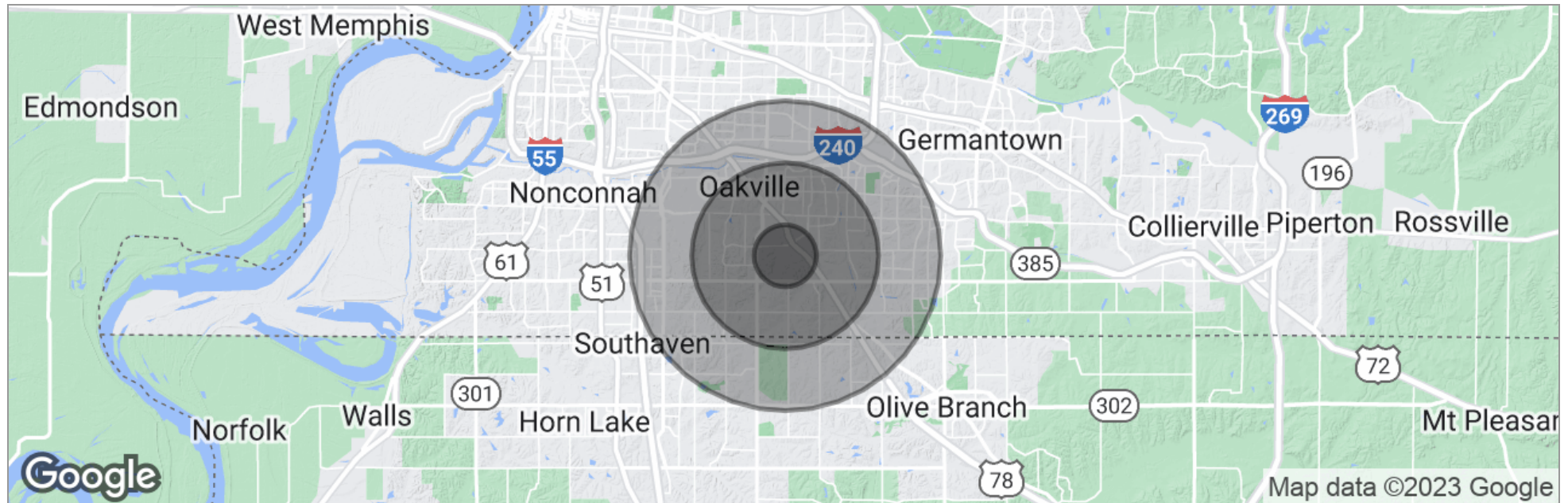
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	248	14,081	51,433
Total persons per hh	2.6	2.8	2.7
Average hh income	\$42,742	\$39,208	\$46,754
Average house value	\$103,807	\$95,538	\$120,795

	1 MILE	3 MILES	5 MILES
Total population	643	39,578	139,071
Median age	29.1	29.2	31.8
Median age (male)	23.8	26.2	29.6
Median age (female)	30.6	31.5	33.6

* Demographic data derived from 2020 ACS - US Census

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	643	39,578	139,071
Population Density	205	1,400	1,771
Median Age	29.1	29.2	31.8
Median Age [Male]	23.8	26.2	29.6
Median Age [Female]	30.6	31.5	33.6
Total Households	248	14,081	51,433
# of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$42,742	\$39,208	\$46,754
Average House Value	\$103,807	\$95,538	\$120,795

* Demographic data derived from 2020 ACS - US Census



5 RENT COMPARABLES

4242 B F Goodrich Drive
Memphis, TN 38118

Rent Comps



SUBJECT PROPERTY

4242 B F Goodrich Drive | Memphis, TN 38118



Lease Rate: \$3.89/SF/YR
Space Size: 120999 SF
Year Built: 1985
Bldg Size: 121,097 SF
Lot Size: 5.39 AC
No. Units: 1
Occupancy: 100.0%

2

CORPORATE PARK

3895 Perkins Rd | Memphis, TN 38118



Lease Rate: \$6.00 SF/YR
Lease Type: MG
Space Size: 27,436 SF
Year Built: 1986
Bldg Size: 37,727 SF
Lot Size: 7.98 AC

Brick and block building with signage and exposure to S Perkins Road. Suites have office/showroom in the store front, with 18 feet high flex/warehouse space and roll up doors in rear. Both office and showroom/warehouse requirements are easily accommodated with grade level and dock high doors.

1

HILL LOGISTICS

4605 Damascus | Memphis, TN 38118



Lease Rate: \$5.00 SF/YR
Lease Type: MG
Space Size: 15,000 SF
Year Built: 1996
Bldg Size: 15,000 SF

12 dock door rear loader is located in the center of Memphis Industrial. One 14'x14 grade level door, 20' on eve 22' in middle fenced

3

DISTRIBUTION WAREHOUSE

3885 Perkins Rd | Memphis, TN 38118



Lease Rate: \$6.00 SF/YR
Lease Type: MG
Space Size: 41,768 SF
Year Built: 1985
Bldg Size: 41,768 SF
Lot Size: 7.98 AC

18 feet high flex/warehouse space and roll up doors in rear.
High Traffic Corridor at Perkins and Lamar Ave. [Hwy. 78]

Rent Comps

4

SOUTH POINTE BUSINESS PARK


4200 Lamar | Memphis, TN 38118



Lease Rate: \$3.51 SF/YR
Lease Type: MG
Space Size: 5,300 SF
Bldg Size: 39,500 SF

5300 SF divisible to 1700 ft, 2 dock doors open showroom and office space with warehouse.

Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 Memphis - NNN Investment Warehouse 4242 B F Goodrich Drive Memphis, TN 38118	\$3.89/SF/YR	120,999 SF	121,097 SF	1	100.0%
	RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	Hill Logistics 4605 Damascus Memphis, TN 38118	\$5.00	15,000 SF	15,000 SF	1	-
2	Corporate Park 3895 Perkins Rd Memphis, TN 38118	\$6.00	27,436 SF	37,727 SF	1	-
3	Distribution warehouse 3885 Perkins Rd Memphis, TN 38118	\$6.00	41,768 SF	41,768 SF	1	-
4	South Pointe Business Park 4200 Lamar Memphis, TN 38118	\$3.51	5,300 SF	39,500 SF	1	-
		PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	TOTALS/AVERAGES	\$5.13	22,376 SF	33,499 SF	1	0%

Rent Comps Map



SUBJECT PROPERTY

4242 B F Goodrich Drive | Memphis, TN 38118

1

HILL LOGISTICS

4605 Damascus
Memphis, TN 38118

2

CORPORATE PARK

3895 Perkins Rd
Memphis, TN 38118

3

DISTRIBUTION WAREHOUSE

3885 Perkins Rd
Memphis, TN 38118

4

SOUTH POINTE BUSINESS PARK

4200 Lamar
Memphis, TN 38118



6 ADDITIONAL INFORMATION

4242 B F Goodrich Drive
Memphis, TN 38118



QC Logistics, LLC

QC Logistics Group is a rapidly expanding company in the Southeast U.S., with over 60 years of combined experience in transportation, logistics and final mile needs.

<http://www.qclogisticsgroup.com/>

TENANT HIGHLIGHTS

- 60 years combined experience in Transportation
- 6 Locations

Woodcase, Inc.

Woodward Case has the design and manufacturing capability to produce a wide array of products.

Custom Crates can custom engineer a packaging solution for your product. They have designed crates for domestic and international shipments of everything from glass to robots. Their experience in designing protective shipping media for non-standard items that will help you and your shipper feel confident that your product will arrive safely.

J. Evans Woodward III, is the founder and Chief Executive Officer at Woodward Case, Inc. Evans is the thought leader for the business, responsible for product design engineering, creative licensing, and product R&D, as well as creating and managing the implementation of all manufacturing protocols. He is also fluent in CAD, CAM and G-Code for CNC controlling automated machine tools. He has 30 years of experience in architectural design and engineering, defining construction best practices, and managing organizations responsible for packaging, logistics, industrial plastic and rubber production, wood materials sourcing, manufacturing, and furniture production.

<http://woodwardcase.com/Home.html>



Additional Photos





DESCRIPTION:

Beginning at an old iron rod in the southeast line of B. F. Goodrich Blvd, the most west corner of Plus One Holdings (11127584), iron rod also having the Tennessee Coordinate System coordinates of N 27° 82' 21.8\"/>

CERTIFICATE:

To: the Purchaser: _____ the Voehringer Law Firm, PC, Chicago Title Insurance Company, a Missouri corporation.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on May 24th, 2016.

PRELIMINARY

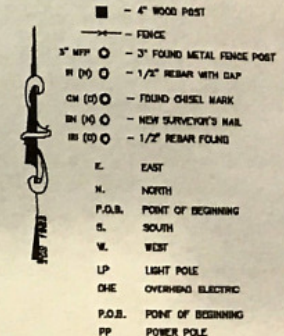
The property is located on the east side B. F. Goodrich Blvd north of Pilot Drive.

GPS NOTES:

1. GPS was used for a portion of the control points and for a portion of other physical locations.
2. A Trimble R6 model 4 dual frequency receiver was used.
3. The GPS survey was performed using real time kinematics with relative base line solutions.
4. It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category 1 Survey.

NOTES:

1. Survey prepared for Greg Voehringer and is based on Title Commitment No. 5761922 prepared by Chicago Title Insurance Company.
2. Bearings are relative the Tennessee Coordinate System of 1983. All coordinates are grid coordinates. All observations by GPS. Record basis of bearings is TCS 1983 also.
3. This survey was prepared with the benefit of a Title Commitment. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by omissions in the Title Commitment.
4. Only the deeds, assessments, etc. that were provided to the surveyor in the Title Commitment are shown, along with surface evidence of a possible easement that were visible and apparent at the time of the survey.
5. Adjoining property owners and deed references and street information were obtained by the surveyor and are not guaranteed as to accuracy or completeness.
6. There may be underground or non-visible utilities, drain and or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information.
7. Subsurface and environmental conditions were not examined or considered as part of this survey.
8. Survey is valid only if print has original seal of the surveyor.
9. This survey is the property of the Surveyor certifying the Survey. No person may copy, reproduce, distribute, or alter this plan in whole or in part without the written permission of McAdoo Land Surveying, LLC.



7580 Highway 64
Oakland, TN 38060
901-465-2235

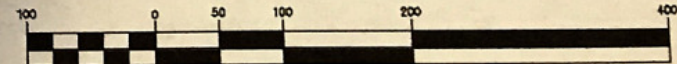
ALTA ACSM BOUNDARY SURVEY
Riveredge Company Inc.

PROPERTY

MEMPHIS, TENNESSEE
4242 B. F. Goodrich Blvd.
District 1

DATE: May 31st, 2016

GRAPHIC SCALE





7 ADVISOR BIOS

4242 B F Goodrich Drive
Memphis, TN 38118

Gail Bowden

Senior Investment Advisor

SVN | Commercial Advisory Group

Gail Bowden, Senior Investment Advisor with the SVN Commercial Advisory Group brings a unique blend of strategic creativity and expertise to the SVN team. Drawing on more than thirty years of experience, Gail is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Ms. Bowden ranks #3 of SVN's commercial real estate advisors worldwide, and #1 in Florida for 2015. Gail achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014. She also achieved several of SVN's most esteemed honors in 2015, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Gail, passionate about travel, has developed and cultivated long-standing relationships with real estate and development professionals all over the world.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in Medical Office and Industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$200 million. From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field.

Originally, from Utah where she attended the University of Utah, Gail graduated with a B.A. in Business Administration. Since moving to Sarasota over fourteen years ago, Gail has become an active member of the community and has established herself as an expert in commercial real estate sales & investment. Gail is a volunteer and auxiliary member of SPARCC [Safe Place & Rape Crisis Center] and also volunteers her time and expertise to Habitat for Humanity. Gail has a daughter, son-in-law and two grandchildren who live in Utah which she visits whenever possible. Her friends and family lend joy and balance to her life and work.

FL #SL3044621

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GAIL BOWDEN

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