For Sale - 2 Building Complex on Separate Tax Parcels Plus Vacant Lot

\$1,900,000 - 11.4 cap

Poplar Place Professional Buildings

2552 & 2600 Poplar Avenue, Memphis, TN



QUALIFIED FOR OPPORTUNITY ZONE PURCHASE (GREAT TAX BREAKS)

GREAT VALUE ADD PURCHASE

HISTORICALLY HIGH OCCUPANCY RATE

CONVENIENT MIDTOWN LOCATION (10 minutes to downtown 15 minutes to airport)

PROPERTY HIGHLIGHTS

- Short term leases П
- Rents below market
- 72,000 gross square feet
- П Built in 1963 & 1966
- Suites available from 150 to 3,500 sq. ft.
- Elevator serviced buildings
- Secured buildings П
- Ample tenant & visitor parking
- Secured subterranean garage parking
- On-site manager & maintenance personnel



Entrance to 2552 Building

Horizon Resources, Inc.

2260 Rutherford Road, Suite 111 Carlsbad, California 92008 Office: (760) 692-5205 Fax: (760) 692-5210 www.HorizonResourcesInc.com

Ken Rogers (858) 334-8550 BRE # 01244817

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FINANCIAL INFORMATION

(8/1/2019)

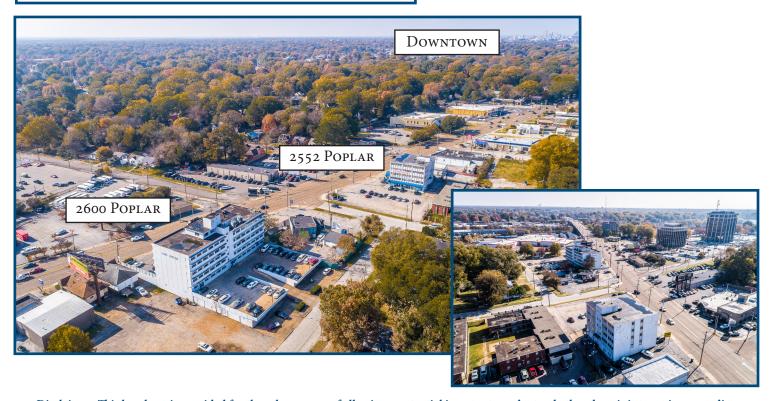
GROSS SCHEDULED RENTS \$ 789,924
Reimbursements/Misc. Income \$ 10,680
Vacancy \$ (120,094)

Total Income: \$ 680,510

OPERATING EXPENSES: \$463,517

NET OPERATING INCOME: \$ 216,993





Disclaimer: This brochure is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussion or a possible purchase of the investment. Investors are urged to perform their own evaluations and inspections of the property and should rely solely on such examination in determining to proceed with the purchase.

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