

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



**Entrance to 2552 Building**

**Horizon Resources, Inc.**  
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Carlsbad, California 92008  
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**HORIZON**  
RESOURCES, INC.  
COMMERCIAL REAL ESTATE

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**FINANCIAL INFORMATION**

(8/1/2019)

<b>GROSS SCHEDULED RENTS</b>	<b>\$ 789,924</b>
<b>Reimbursements/Misc. Income</b>	<b>\$ 10,680</b>
<b>Vacancy</b>	<b><u>\$(120,094)</u></b>
<b>Total Income:</b>	<b>\$ 680,510</b>
<b>OPERATING EXPENSES:</b>	<b><u>\$463,517</u></b>
<b><u>NET OPERATING INCOME:</u></b>	<b><u>\$ 216,993</u></b>



**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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