



MEMPHIS, TN

AMERICA'S DISTRIBUTION CENTER: WHERE GLOBAL COMMERCE MEETS CASH FLOW

Memphis stands as America's undisputed logistics capital—where the Mississippi River, world's busiest cargo airport, and five major interstate highways converge to create a \$153 billion economy. Home to FedEx's global headquarters and SuperHub, Memphis employs over 100,000 people in transportation-related occupations, driving consistent rental demand in a market where 53% of households rent by choice. Memphis delivers exceptional cash flow potential while maintaining the economic stability that comes from being the nerve center of American commerce.

Key Investment Highlights

Superior Cash Flow Generation: Average rent-to-price ratios of 1.2-1.4% generate strong monthly cash flow returns

Logistics Powerhouse Economy: World's busiest cargo airport, third-largest trucking corridor, and five Class I railroads create recession-resistant employment base with Fortune 500 anchor tenants

Affordable Entry Point: Median home prices of \$210,000 provide accessible investment opportunities with immediate income potential

Landlord-Friendly Environment: Tennessee's pro-business climate with no state income tax, efficient legal processes, and minimal regulatory barriers maximize investor returns

PROPERTY EXAMPLES



PROPERTY INFORMATION

3096 Clarendon Rd., Memphis, TN

Single Family Home

Purchase Price	\$160,000
Number of Bedrooms	3
Number of Bathrooms	1
Car Storage	0
Rent Assumption for Calculations	\$1,400
Estimated Annual Property Taxes	\$1,302
Estimated Annual Homeowners Insurance	\$1,024
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$1,680
Lease Fee	\$0
Year Built	1956
Square Footage	1,235
Price Per Square Foot	\$130
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	10%
Appreciation Rate	4%
SUMMARY OF RETURNS BY PURCHASE METHOD	
Conventional Financing - Estimated Monthly Gross Income	\$214.58
Conventional Financing - Estimated Cash on Cash Year 1	8.05%
Conventional Financing - Estimated Total ROI Year 1	21.49%



PROPERTY INFORMATION

822 Bittercreek Cove, Memphis, TN

Single Family Home

Purchase Price	\$117,900
Number of Bedrooms	3
Number of Bathrooms	1
Car Storage	0
Rent Assumption for Calculations	\$1,295
Estimated Annual Property Taxes	\$781
Estimated Annual Homeowners Insurance	\$661
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$1,399
Lease Fee	\$0
Year Built	1987
Square Footage	1,024
Price Per Square Foot	\$115
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	9%
Appreciation Rate	4%
SUMMARY OF RETURNS BY PURCHASE METHOD	
Conventional Financing - Estimated Monthly Gross Income	\$430.77
Conventional Financing - Estimated Cash on Cash Year 1	21.92%
Conventional Financing - Estimated Total ROI Year 1	31.52%

PROPERTY MANAGEMENT

124 Homes Managed
Out of state investors: **98%**
95% Global Occupancy Rate

Rents Collected by the 10th **90%**
Avg. Tenant Turnover: **45 days**
10% Property Management Fee

