

Boyd's Performance Shop

3230 Linda Dr, Memphis TN 38118



OFFERING MEMORANDUM

Memphis Airport Area



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

Boyd's Performance Shop

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

Curtis Braden, CCIM

Braden, Braden & Braden

Principal Broker

(901) 881-2070 x102

cbraden@bbbcre.com

Lic: TN: 284224, MS19110, AR AB00069049



www.bbbcre.com

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BOYD'S PERFORMANCE SHOP

Executive Summary

Investment Summary

01



OFFERING SUMMARY

ADDRESS	3230 Linda Dr Memphis TN 38118
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Airport
BUILDING SF	13,917 SF
LAND ACRES	1
LAND SF	38,200 SF
YEAR BUILT	1950, 1986
APN	073005 00020C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$615,000
PRICE PSF	\$44.19
CAP RATE (CURRENT)	-2.88%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	2,097	64,343	185,430
2021 Median HH Income	\$38,187	\$31,847	\$37,674
2021 Average HH Income	\$49,678	\$43,080	\$58,297

VALUE ADDED OPPORTUNITY

- Discover the potential of this versatile industrial property at 3230 Linda Dr., perfect for a range of businesses from auto repair to warehouse operations. With 4 bay doors, 3 restrooms, waiting areas, and 3 expansive open floor spaces, the possibilities for maximizing ROI are endless. Don't miss out on this prime investment opportunity that promises both functionality and profitability. This opportunity involves 3 parcels: 3224 Linda 6460 square feet, 3230 Linda 4800 square feet and 3238 Linda 2800 square feet.

02

Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	13,917
LAND SF	38,200
LAND ACRES	1
YEAR BUILT	1950, 1986
# OF PARCELS	3
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	25500 SF 150 X 170
NUMBER OF PARKING SPACES	10
PARKING RATIO	1.34/1000 SF
DOCK HIGH DOORS	4

NEIGHBORING PROPERTIES

NORTH	FedEx Hub Training
SOUTH	Memphis International Airport

MECHANICAL

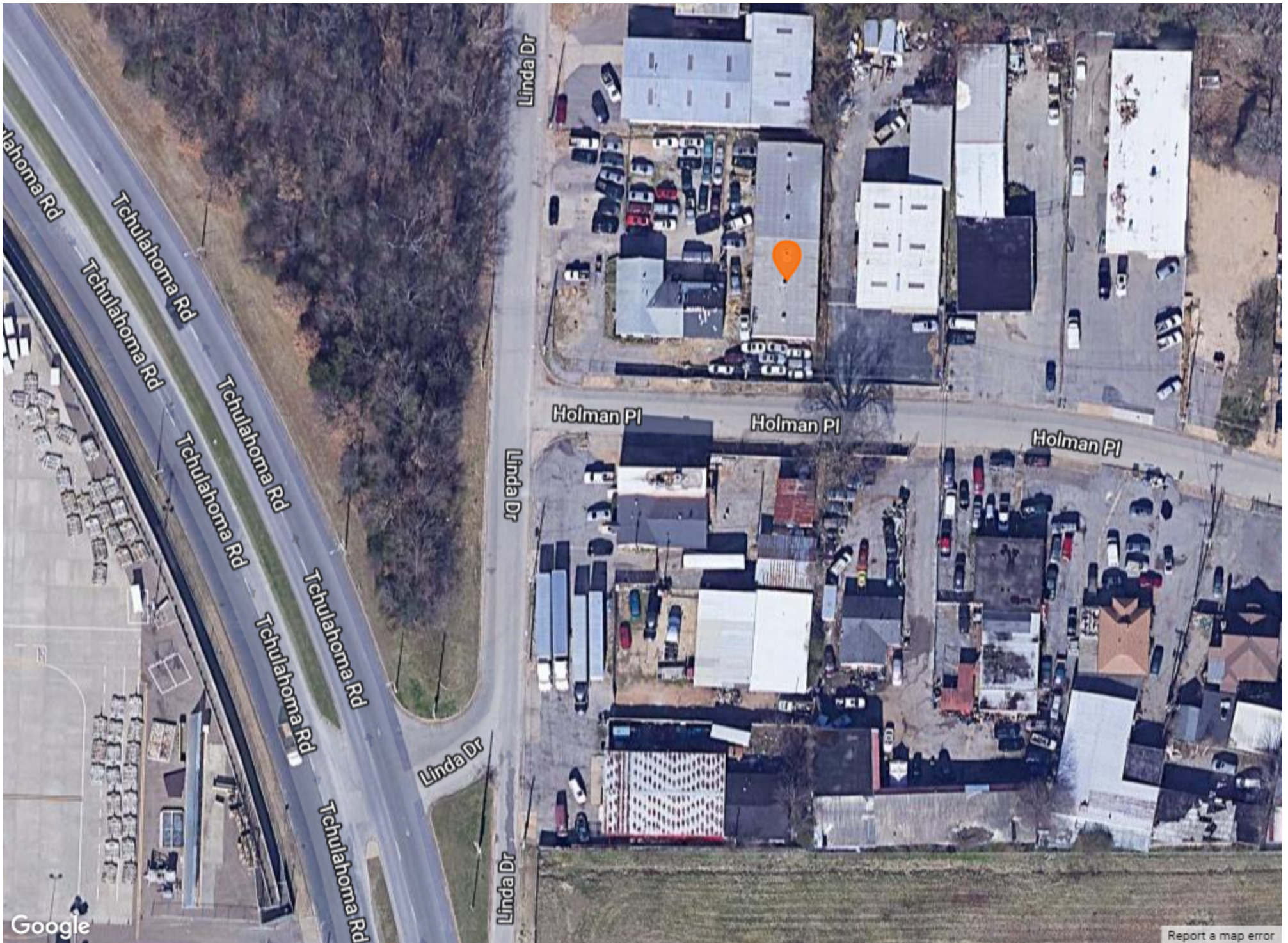
HVAC	CH/A
ELECTRICAL / POWER	Electricity
LIGHTING	Led

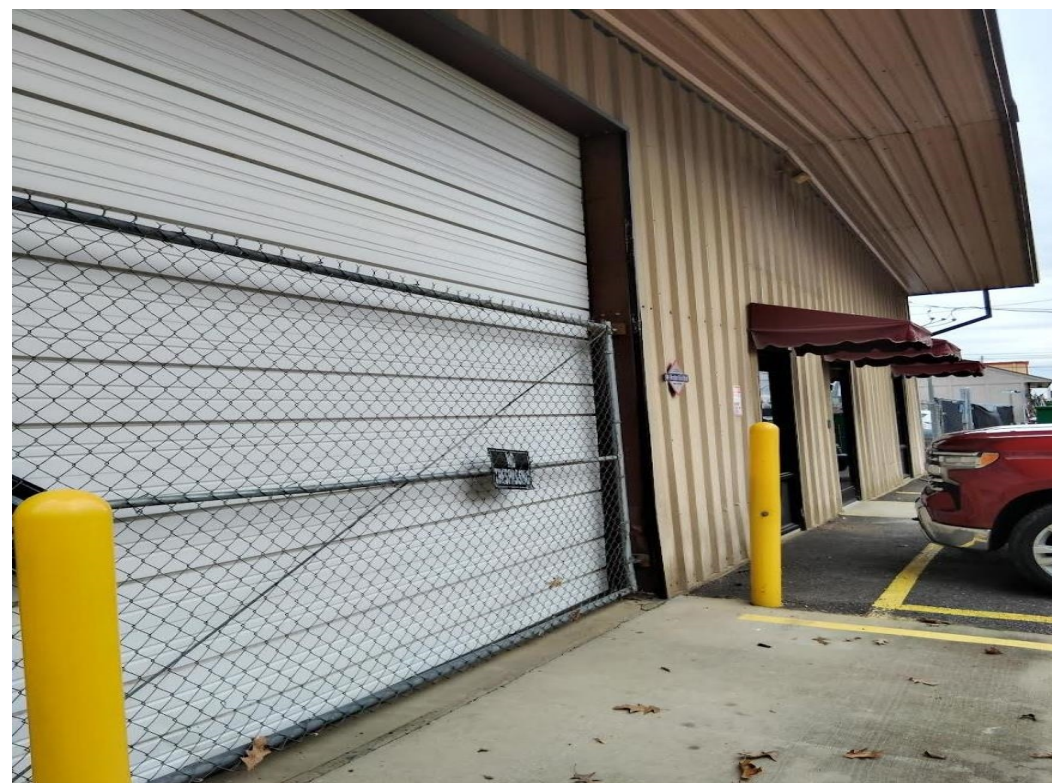
CONSTRUCTION

FOUNDATION	CONCRETE
FRAMING	STEEL
EXTERIOR	METAL
PARKING SURFACE	ASPHALT
ROOF	METAL
LANDSCAPING	GRASS

TENANT INFORMATION

MAJOR TENANT/S	BOYDS PERFORMANCE
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03

Sale Comps

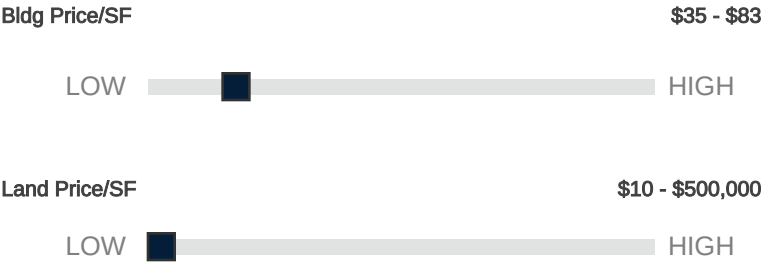
Sale Comparables
Sale Comparables Summary
Sale Comparables Charts
Sale Comparables Map

1



Old Lamar
4515 Old Lamar
Memphis, 38118

BUILDING SF	12,390
LAND SF	54,886
LAND ACRES	1.26
YEAR BUILT	1980
SALE PRICE	\$545,000
PRICE PSF	\$43.99
CLOSING DATE	8/15/2024
DISTANCE	3.3 miles



2



Summer
2615 Summer Ave
Memphis, TN 38112

BUILDING SF	14,093
LAND SF	1
LAND ACRES	34848
YEAR BUILT	1956
SALE PRICE	\$500,000
PRICE PSF	\$35.48
CLOSING DATE	10/17/2024
DISTANCE	8.0 miles



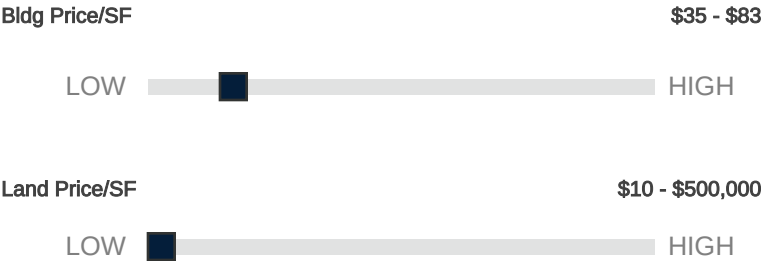
3



Homewood

3793 Homewood Rd
Memphis, TN 38118

BUILDING SF	12,400
LAND SF	30,056
LAND ACRES	0.69
YEAR BUILT	1993
SALE PRICE	\$540,000
PRICE PSF	\$43.55
CLOSING DATE	12/2/2024
DISTANCE	2.5 miles



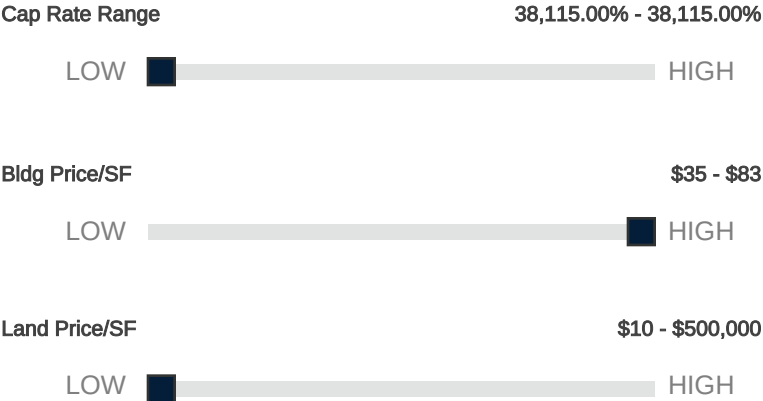
4



Mendenhall

4469 S Mendenhall Rd
Memphis, TN 38141

BUILDING SF	6,000
LAND SF	37,026
LAND ACRES	0.85
YEAR BUILT	1989
SALE PRICE	\$500,000
PRICE PSF	\$83.33
CAP RATE	38,115.00%
CLOSING DATE	12/30/2024
DISTANCE	5.9 miles

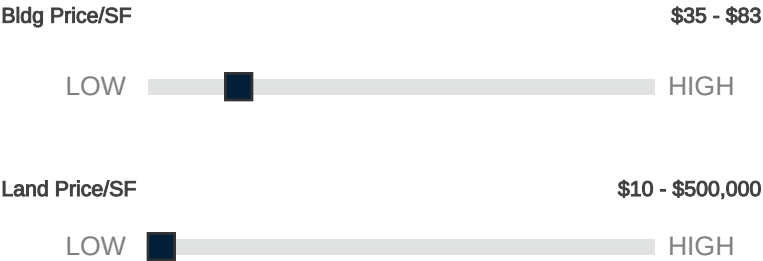




Boyd's Performance Shop

3230 Linda Dr
Memphis, TN 38118

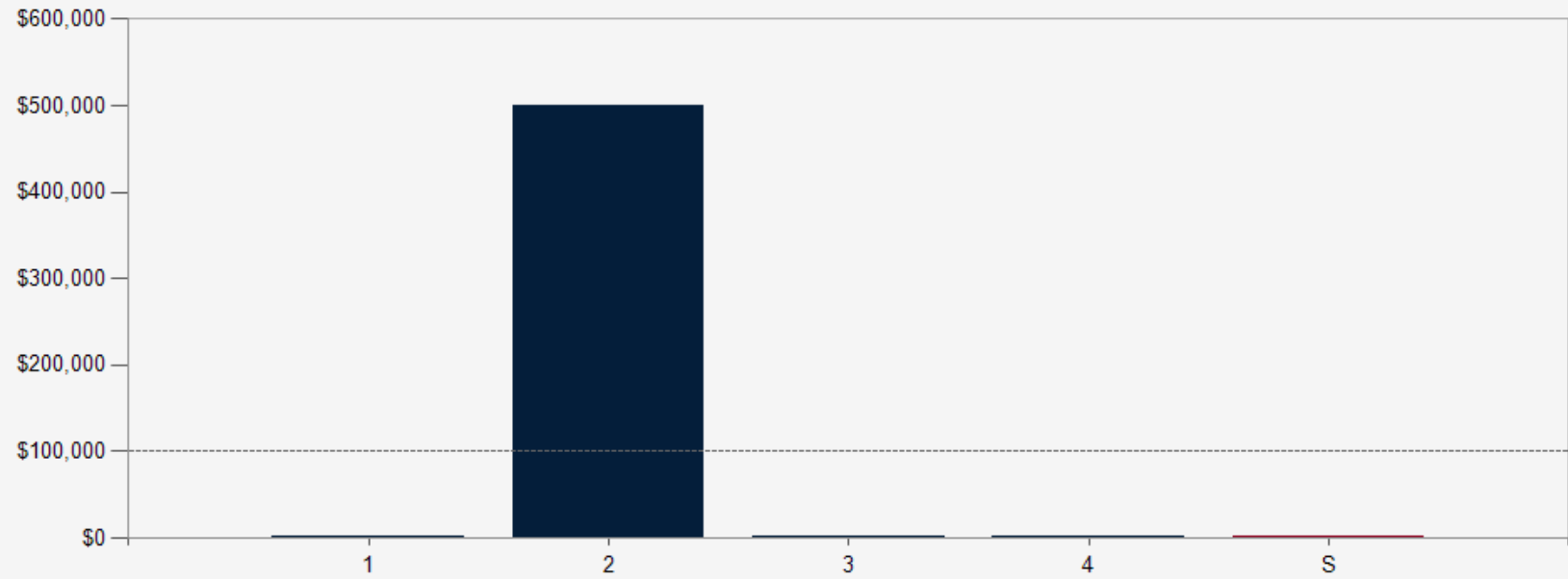
BUILDING SF	13,917
LAND SF	38,200
LAND ACRES	1
ASKING PRICE	\$615,000
PRICE PSF	\$44.19



		PROPERTY	BLDG SF	SALE PRICE	PSF	CAP RATE	BUILT	CLOSE DATE	DISTANCE (mi)
1		Old Lamar 4515 Old Lamar Memphis, 38118	12,390	\$545,000	\$43.99		1980	8/15/2024	3.30
2		Summer 2615 Summer Ave Memphis, TN 38112	14,093	\$500,000	\$35.48		1956	10/17/2024	8.00
3		Homewood 3793 Homewood Rd Memphis, TN 38118	12,400	\$540,000	\$43.55		1993	12/2/2024	2.50
4		Mendenhall 4469 S Mendenhall Rd Memphis, TN 38141	6,000	\$500,000	\$83.33	38,115.00%	1989	12/30/2024	5.90
		AVERAGES	11,221	\$521,250	\$51.59	38,115.00%			
S		Boyd's Performance Shop 3230 Linda Dr Memphis, TN 38118	13,917	\$615,000	\$44.19				

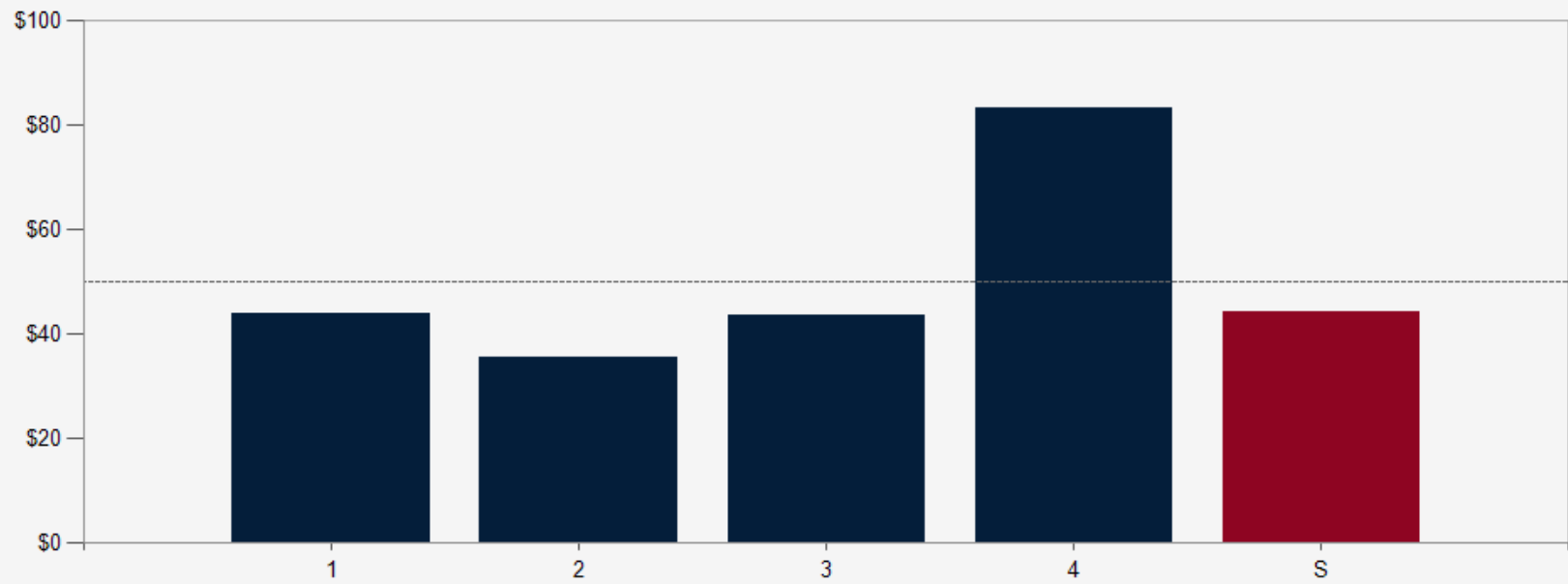
Land PSF

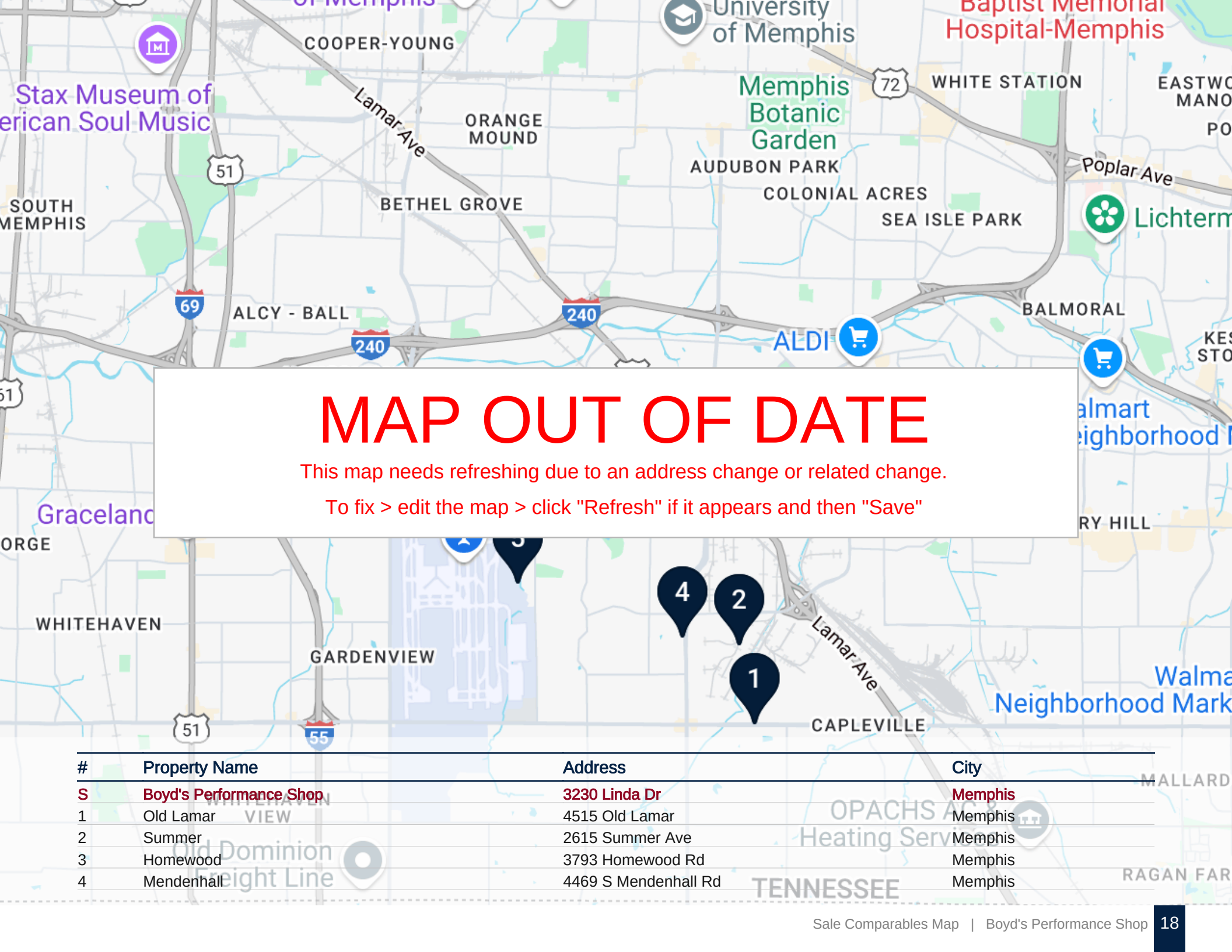
Average: \$100,011.50



Price/SF

Average: \$50.11

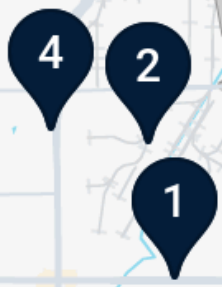




MAP OUT OF DATE

This map needs refreshing due to an address change or related change.

To fix > edit the map > click "Refresh" if it appears and then "Save"



#	Property Name	Address	City
S	Boyd's Performance Shop	3230 Linda Dr	Memphis
1	Old Lamar	4515 Old Lamar	Memphis
2	Summer	2615 Summer Ave	Memphis
3	Homewood	3793 Homewood Rd	Memphis
4	Mendenhall	4469 S Mendenhall Rd	Memphis

04

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

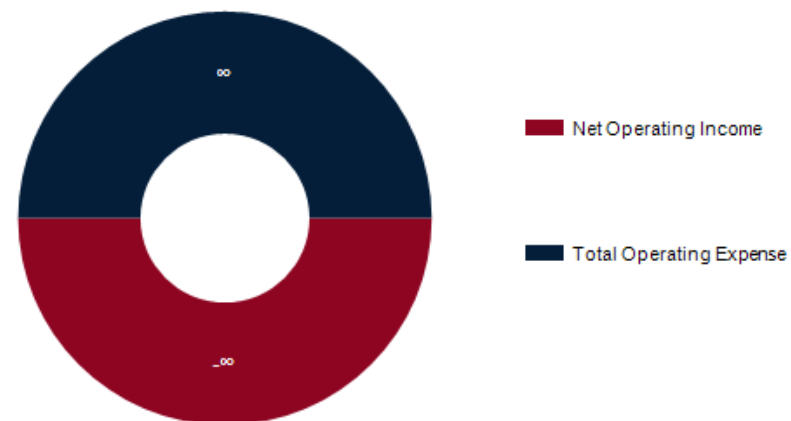
Financial Metrics

REVENUE ALLOCATION

PRO FORMA

INCOME

Less Expenses	\$17,720
Net Operating Income	(\$17,720)

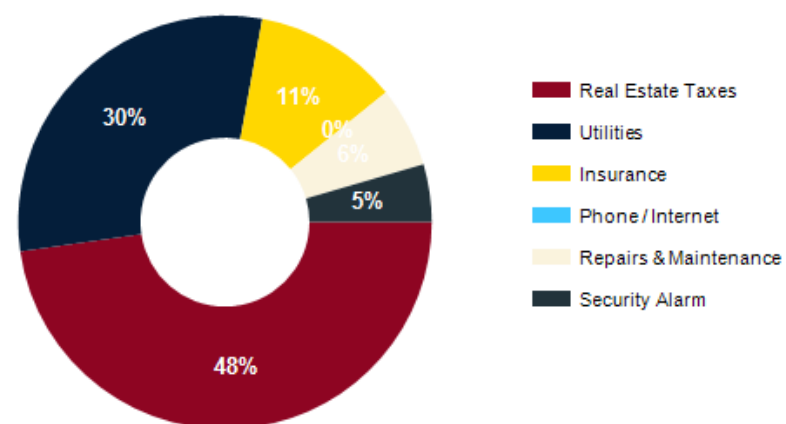


EXPENSES

Real Estate Taxes	\$7,600
Insurance	\$1,800
Phone / Internet	\$1,800
Repairs & Maintenance	\$1,000
Utilities	\$4,800
Security Alarm	\$720
Total Operating Expense	\$17,720
Expense / SF	\$1.27

DISTRIBUTION OF EXPENSES

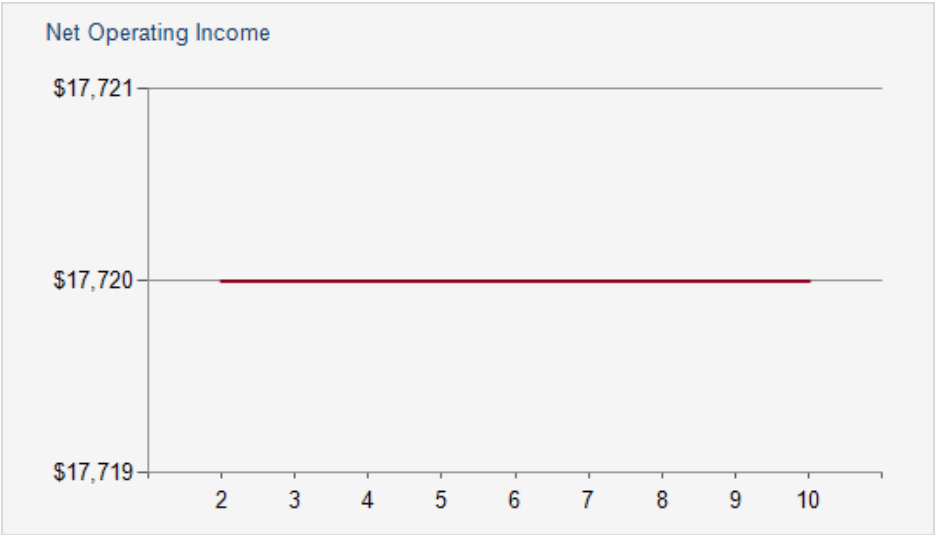
PRO FORMA



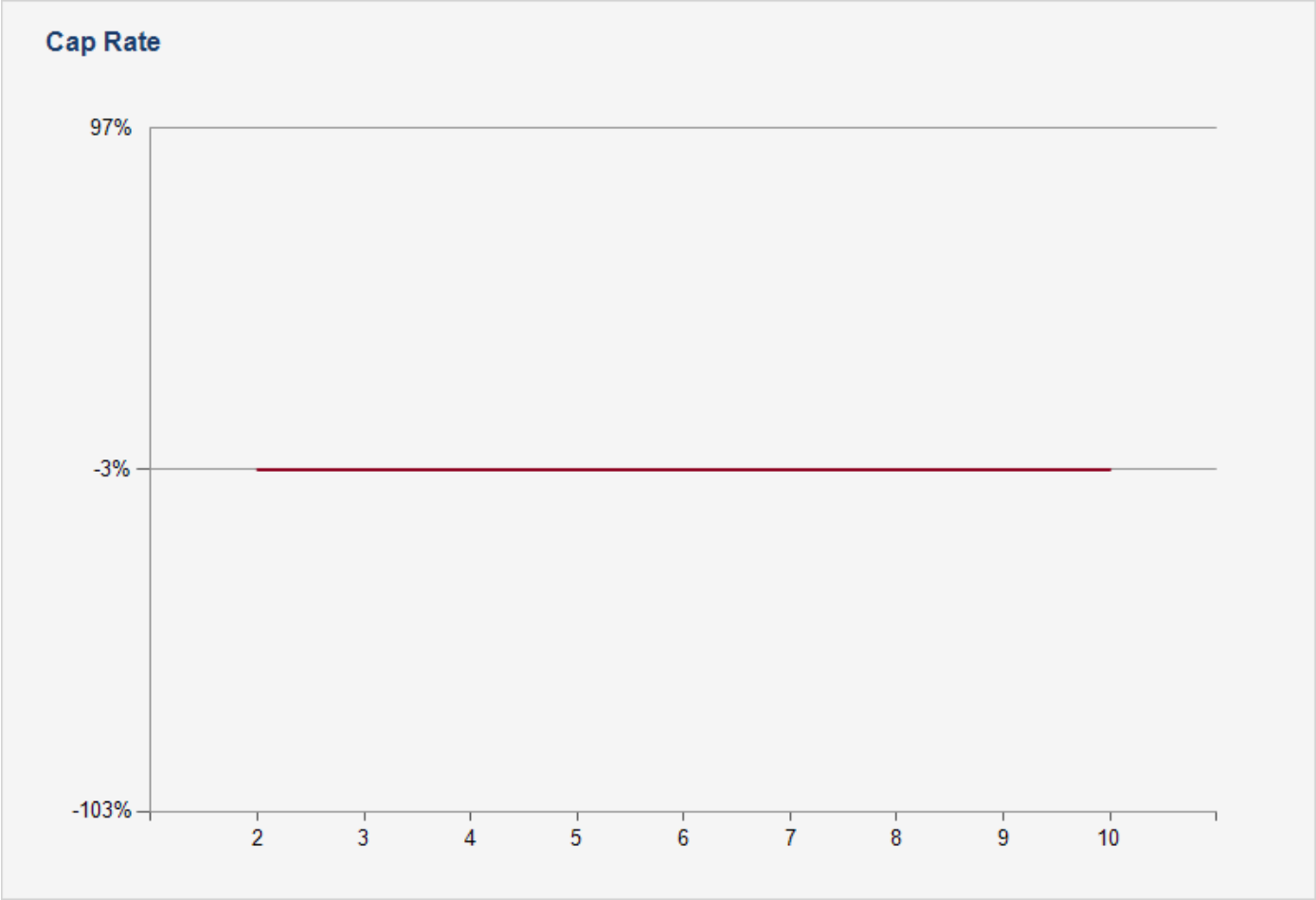
GLOBAL

Offering Price	\$615,000
Millage Rate (not a growth rate)	1.24000%

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									
Real Estate Taxes	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Phone / Internet	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Repairs & Maintenance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Utilities	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Security Alarm	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720
Total Operating Expense	\$17,720	\$17,720	\$17,720	\$17,720	\$17,720	\$17,720	\$17,720	\$17,720	\$17,720
Net Operating Income	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)	(\$17,720)



Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	-2.88%	-2.88%	-2.88%	-2.88%	-2.88%	-2.88%	-2.88%	-2.88%	-2.88%
Price / SF	\$44.19	\$44.19	\$44.19	\$44.19	\$44.19	\$44.19	\$44.19	\$44.19	\$44.19
Price / Unit	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000
Expense / SF	\$1.27	\$1.27	\$1.27	\$1.27	\$1.27	\$1.27	\$1.27	\$1.27	\$1.27



BOYD'S PERFORMANCE SHOP

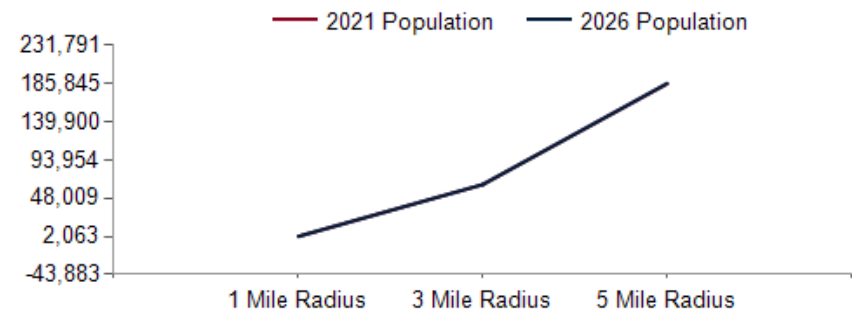
Demographics
Demographics

05

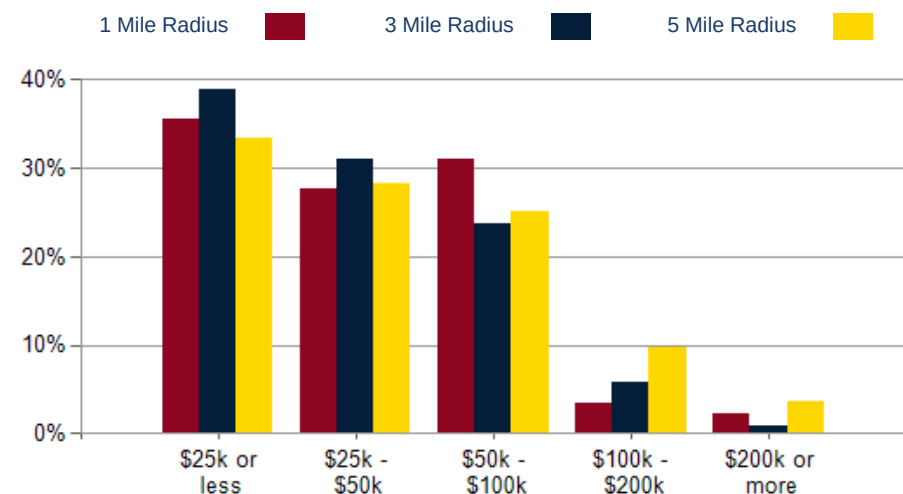
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,493	74,314	209,666
2010 Population	2,235	63,905	183,898
2021 Population	2,097	64,343	185,430
2026 Population	2,063	64,351	185,845
2021-2026: Population: Growth Rate	-1.65%	0.00%	0.20%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	177	4,987	13,897
\$15,000-\$24,999	98	3,679	9,758
\$25,000-\$34,999	71	3,339	9,252
\$35,000-\$49,999	143	3,562	10,754
\$50,000-\$74,999	181	3,697	11,691
\$75,000-\$99,999	58	1,589	6,020
\$100,000-\$149,999	22	1,059	5,490
\$150,000-\$199,999	5	222	1,440
\$200,000 or greater	18	187	2,556
Median HH Income	\$38,187	\$31,847	\$37,674
Average HH Income	\$49,678	\$43,080	\$58,297

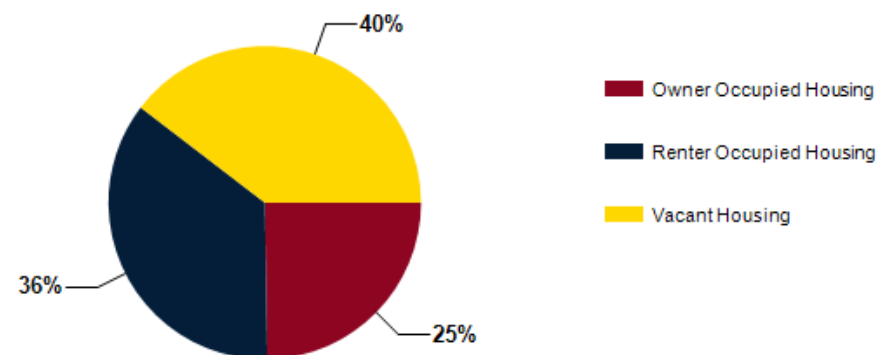
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,467	28,970	86,710
2010 Total Households	819	22,226	69,976
2021 Total Households	775	22,321	70,860
2026 Total Households	762	22,280	71,018
2021 Average Household Size	2.58	2.86	2.57
2021-2026: Households: Growth Rate	-1.70%	-0.20%	0.20%



2021 Household Income



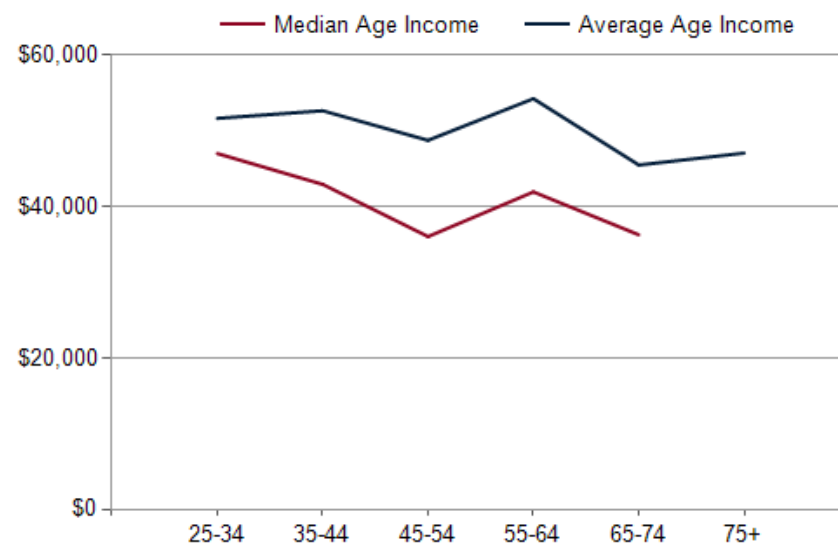
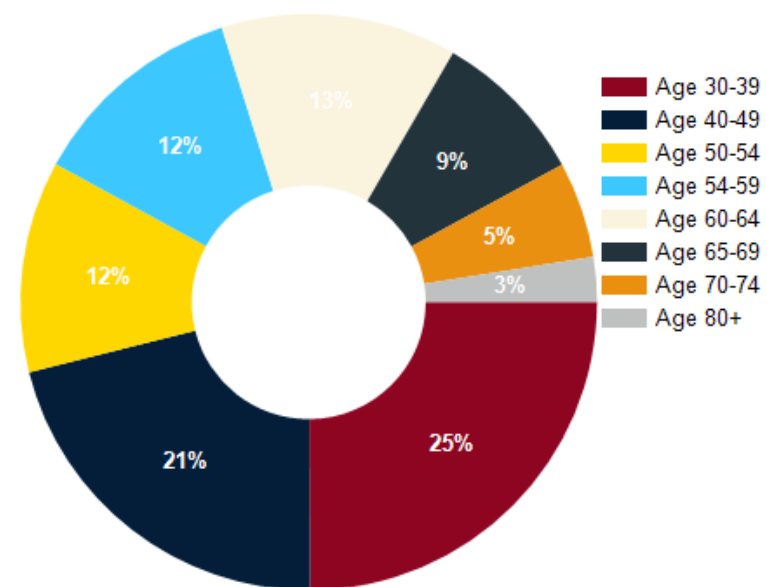
2021 Own vs. Rent - 1 Mile Radius



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	148	4,859	13,542
2021 Population Age 35-39	129	4,375	12,538
2021 Population Age 40-44	112	3,879	10,873
2021 Population Age 45-49	123	3,622	10,147
2021 Population Age 50-54	132	3,372	9,907
2021 Population Age 55-59	135	3,547	10,823
2021 Population Age 60-64	147	3,374	10,795
2021 Population Age 65-69	97	2,870	9,289
2021 Population Age 70-74	60	2,034	7,029
2021 Population Age 75-79	28	1,068	4,183
2021 Population Age 80-84	22	687	2,813
2021 Population Age 85+	28	611	3,157
2021 Population Age 18+	1,528	46,181	139,778
2021 Median Age	34	32	35
2026 Median Age	35	33	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,996	\$33,577	\$40,090
Average Household Income 25-34	\$51,643	\$44,678	\$54,686
Median Household Income 35-44	\$42,928	\$35,637	\$45,546
Average Household Income 35-44	\$52,655	\$48,211	\$64,897
Median Household Income 45-54	\$36,023	\$35,864	\$43,575
Average Household Income 45-54	\$48,748	\$48,974	\$69,742
Median Household Income 55-64	\$41,928	\$35,296	\$40,562
Average Household Income 55-64	\$54,246	\$43,816	\$62,568
Median Household Income 65-74	\$36,263	\$31,349	\$37,043
Average Household Income 65-74	\$45,485	\$37,397	\$56,135
Average Household Income 75+	\$47,058	\$32,833	\$45,948



BOYD'S PERFORMANCE SHOP

Company Profile

Company Bio

Advisor Profile

06





Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of 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 on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



Curtis Braden, CCIM
Principal Broker

Mr. Curtis Braden, CCIM 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 thirty years of experience in the real estate industry, Mr. Braden has closed hundreds of investment real estate transactions valued at 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, 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 immediate Past President of CCIM Memphis Chapter after serving as president of the chapter in 2023 and vice president in 2022. Curtis is also a member of the National Multi Housing Group and has achieved numerous awards and distinctions, including a multi-year Multi-Million Dollar Club Member and Commercial Pinnacle Club member as awarded by the Memphis Area Association of Realtors (MAAR), Top Office Broker for consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018. Mr. Braden is also a 2024 Graduate of Leadership MAAR.

Mr. Braden also 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, Mr. Braden currently serves as a board member for the Boys & Girls Club of Memphis.

Boyd's Performance Shop

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

Curtis Braden, CCIM

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Principal Broker

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cbraden@bbbcre.com

Lic: TN: 284224, MS19110, AR AB00069049



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