

# 1775 MADISON AVE

MADISON PLACE APARTMENTS

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16-Unit Multifamily



# 1775

MADISON AVE, MEMPHIS TN

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EXECUTIVE  
**SUMMARY**

01



## EXECUTIVE SUMMARY

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1775 Madison Ave presents a rare opportunity to acquire a 16-unit multifamily property located in the highly desirable Midtown submarket of Memphis, Tennessee.

Positioned on one of the city's most traveled and walkable corridors, this asset combines strong in-place cash flow with significant upside potential through interior renovations and rent growth.

The property consists of sixteen 1-bedroom / 1-bathroom units, catering to the area's growing demand for well-located, affordable urban living.

This asset offers both immediate yield and long-term appreciation potential in one of Memphis's most dynamic neighborhoods.



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# INVESTMENT HIGHLIGHTS

02



## INVESTMENT HIGHLIGHTS



**Unit Mix:** 16 Units | 1-Bedroom / 1-Bathroom



**Asking Price:** Subject to Offer



**NOI:** Value-Add Opportunity



**Cap Rate:** Value-Add



Strong renter demand and stable occupancy



**Location:** Prime Midtown Memphis – highly walkable, high visibility on Madison Avenue



Value-add opportunity through interior upgrades and rent growth



Proximity to employment centers, universities, hospitals, retail, and entertainment



Excellent access to public transit and major thoroughfares



## INVESTMENT THESIS

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This offering presents investors with a stabilized multifamily asset in a core urban location with below-market rents relative to comparable Midtown properties.

Targeted improvements to unit interiors, common areas, and exterior enhancements can drive rental premiums and NOI growth, positioning the asset for strong long-term returns or a profitable disposition.



Potential for rent increases with modest capex



Limited new multifamily supply in Midtown enhances pricing power



Strong demand drivers and walkable lifestyle appeal support occupancy stability



Ideal for private investors, 1031 exchange buyers, or value-add operators





MRG APARTMENTS

Kroger

celebrating 50 years!  
Overton Square  
memphis

FedExForum

1775 Madison Ave  
Memphis, TN 38104

Overton Park

Kroger

THE FRESH MARKET

COOPER-YOUNG

the CITIZEN

AutoZone  
LIBERTY BOWL



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LOCATION  
**OVERVIEW**

03



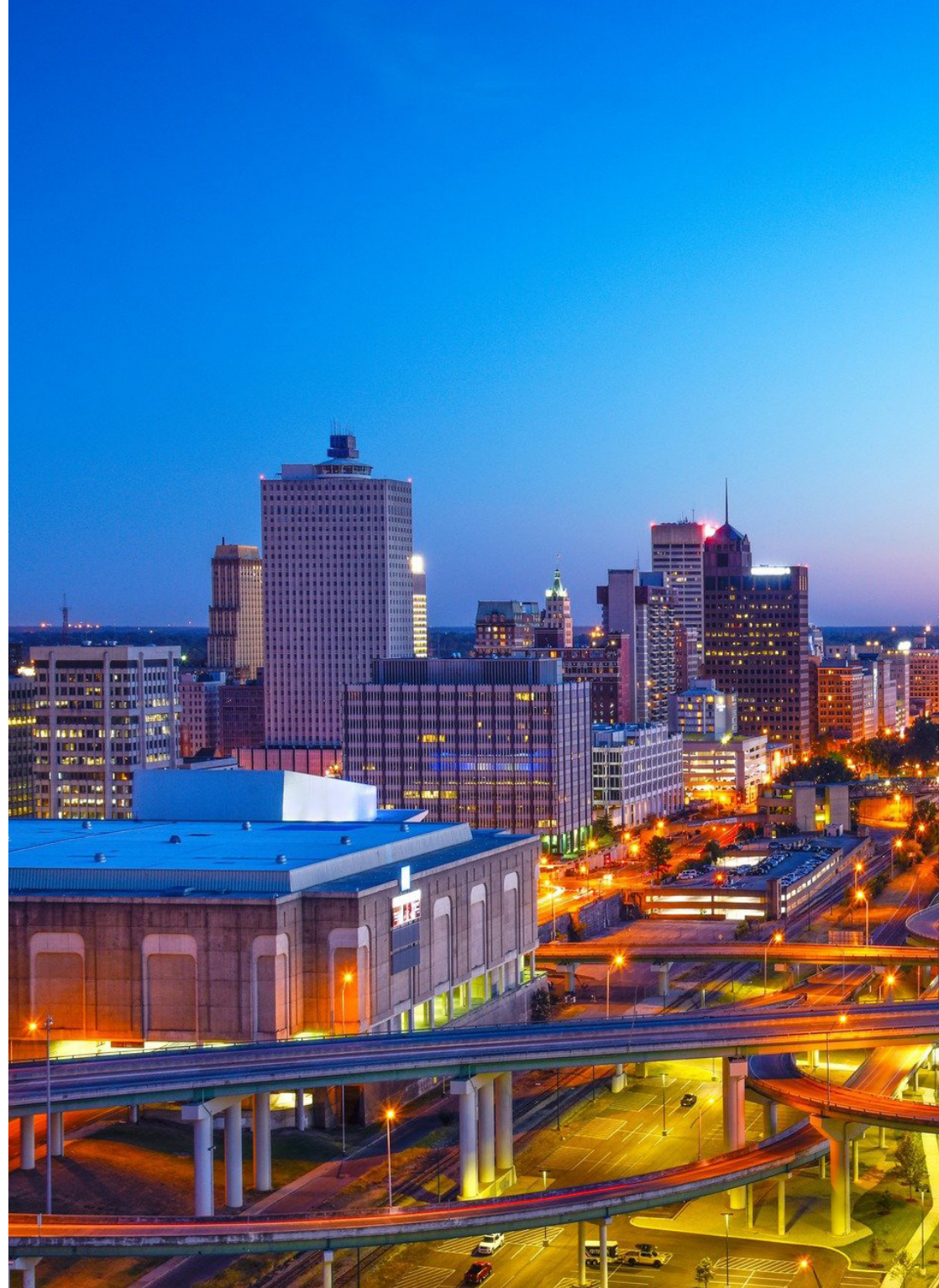
## LOCATION OVERVIEW

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1775 Madison Ave is strategically positioned in Midtown Memphis, one of the city's most sought-after residential and cultural districts.

The property is just minutes from Downtown Memphis, Overton Square, and Cooper-Young, surrounded by boutique retail, local restaurants, medical corridors, and major employers. This walkable, transit-accessible location provides residents with exceptional connectivity and lifestyle convenience.

Midtown continues to experience strong population growth and rising rental demand, creating a favorable environment for both income stability and value appreciation.



## CONCLUSION

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1775 Madison Ave represents a compelling opportunity to acquire a well-located multifamily property with stable cash flow and clear pathways to value creation.

With strong neighborhood fundamentals, favorable market dynamics, and operational upside, this asset is well-suited for investors seeking core-plus to value-add returns in a thriving urban submarket.



# 1775

MADISON AVE MEMPHIS, TN, 38104

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