

AIRWAYS STORAGE

1699 AIRWAYS BLVD, MEMPHIS, TN 38114

52% OCCUPANCY (664 UNITS) IN JUST 23 MONTHS!

ASKING PRICE:

\$16,000,000 - NEW Reduced Price!

Dale C. Eisenman, CCIM 843.342.7650 dale@midcoastproperti<u>es.com</u> John Walker 901.766.1855 jbw@walkercommercialproperties.com

FOR SALE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc., LLC in compliance with all applicable fair housing and equal opportunity laws.

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ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

MIDCOAST PROPERTIES, INC.

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NOW OPEN! EXECUTIVE SUMMARY

Dale C. Eisenman, CCIM 843.342.7650 dale@midcoastproperties.com John Walker 901.766.1855 jbw@walkercommercialproperties.com

PROPERTY SUMMARY | 1699 AIRWAYS BLVD



INVESTMENT OVERVIEW

Airways Storage, conveniently located at 1699 Airways Blvd. in Memphis, TN, opened in late 2023, offering 1,185 state-of-the-art climate-controlled units and 80 secure parking spaces across an expansive 128,460 \pm RSF. Situated on a 6+ acre parcel, this premier facility provides a unique opportunity for future expansion, allowing buyers the potential to develop an additional free-standing storage building.

Designed with security and accessibility in mind, Airways Storage boasts a cutting-edge 24-hour monitored security system, a modern office space, and fully secured, gated parking. The facility also features secured drive-through access, enhanced by high-speed digital roll-up doors, along with loading dock access for convenient loading and unloading.

Memphis is a city on the rise, known for its stable and expanding economy, with key industries in transportation, logistics, and healthcare. Strategically positioned near the Mississippi River and at the crossroads of Interstates 40 and 55, Memphis serves as a vital hub for national distribution and commerce. Some of Memphis's largest employers are Memphis VA Medical Center and other area healthcare facilities which employ nearly 39,000 people, FedEx, with approximately 30,000 employees and Memphis City Schools with 16,000 employees.

A feasibility study has been conducted and is available upon request.

Disclosure: This is a Brownfield Site. A "no further action is required" letter has been received and is available for review. Buyers are encouraged to seek the advice of environmental specialists and environmental legal counsel.

PROPERTY INFORMATION

Street Address	1699 Airways Blvd
City State Zip	Memphis, TN 38114
County	Shelby
APN	047005 00005C A portion of: 047005 00030
Lot Size	6+ Acres
Zoning (Buyer to Verify)	IH - Heavy Industrial
Traffic Count (esri 2020)	31,769
Traffic Count Street	Lamar Ave. (0.44 mi) and Deadrick Ave. (0.05 mi)
Population Density (5 Miles)*	223,810
Avg. HH Income (5 Miles)*	\$48,729
Grounds	Asphalt
Facility Expansion	Yes
Land for Purchase	No

FACILITY INFORMATION

Number of Buildings	1
Number of Elevators/Lifts	2
Building RSF	128,460 +/- RSF
RSF Notation	*As of June 30, 2025 Reports
Exterior Finish	EIFS/Metal Siding
Interior Finish	Drywall/Corrugated Metal
Year Built	1946
Year Last Renovated	2022 - 2023
Total # of Storage Units*	1,185
# of Parking Spaces*	80
Unit Occupancy (June 2025)	52%
Economic Occupancy (May 2025)	36%
Software Reports	Available Upon Request

*DEMOGRAPHICS DATA DERIVED FROM 2020 AMERICAN COMMUNITY SURVEY (ACS)



\$16,000,000

INVESTMENT HIGHLIGHTS

- 52% Occupancy with Steady Growth!
- Land for Potential Expansion
- Addition of Outside Parking
- All Climate-Controlled Units
- Great Visibility with a Traffic Light

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Price

VALUE ADD POTENTIAL

- Land for Potential Expansion
- Construction of Additional Free-Standing Building (To be Completed by Buyer)

	Annualized 2025			
OPERATING DATA/CAP RATE	w/ Adjustments	Year 2		
Effective Gross Income	\$606,576	\$1,414,965		
Operating Expenses	\$410,663	\$534,849		
NOI	\$195,913	\$880,116		



PROPERTY INFORMATION

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jbw@walkercommercialproperties.com

LOCATION INFORMATION

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City, State, Zip	Memphis, TN 38114
County	Shelby
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Software Reports	Available Upon Request

FACILITY INFORMATION

Building Status	CO
Number of Buildings	1
Exterior Finish	Exterior finishes consist of EIFS/metal siding with storefront.
Interior Finish	Interior finishes consist of drywall and corrugated metal with fully sealed concrete floors.
Site Features	Drive-thru access provided by digital, high- speed roll-up doors, all climate-controlled, loading dock access, Fully secured parking and loading areas, boat and RV parking, 24 hour monitored security cameras
Site Management	3rd Party Management
Management Company	Absolute Management
Website	www.absolutemgmt.com/storage- locations/tn/memphis/airways-storage

FINANCIAL ESTIMATES

EGI - Annualized 2025 w/ Adjustments	\$606,576
NOI - Annualized 2025 w/ Adjustments	\$195,913
EGI - Year 2	\$1,414,965
NOI - Year 2	\$880,116

MIDCOAST PROPERTIES, INC.

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PROPERTY DESCRIPTION

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A feasibility study has been conducted and is available upon request.

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LOCATION DESCRIPTION

Memphis, TN is located in the tri-state area of Tennessee, Mississippi, and Arkansas, along the Mississippi River. Known as the "Home of the Blues & Birthplace of Rock 'n' Roll", Memphis is Tennessee's most populous city and second largest metropolitan area.

1699 Airways Blvd. is located near the Memphis International Airport, businesses and residential neighborhoods. Memphis, TN is approximately 10 miles from the Tennessee/Mississippi border, 137 miles northeast of Little Rock, AR, and 212 miles southwest of Nashville, TN.

EXTERIOR DESCRIPTION

Exterior finishes consist of EIFS/metal siding with storefront.

INTERIOR DESCRIPTION

Interior finishes consist of drywall and corrugated metal with fully sealed concrete floors.

MIDCOAST PROPERTIES, INC.

FINANCIAL ANALYSIS

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UNIT MIX SUMMARY | 1699 AIRWAYS BLVD

CLIMATE 5x5 5x5 5x8 5x10 5x10 5x10 8x10 10x10 10x10 10x13 10x15 10x15 8x20 10x20 10x25 10x25 10x30	25 25 40 50 50 80 100 100 130 130 130 150 150 160	52 70 29 39 117 54 85 42 152 156 31 8 58 58 109 1	1,300 1,750 1,160 1,560 5,850 2,700 6,800 3,360 15,200 15,600 4,030 1,040 8,700 16,350	\$29 \$39 \$49 \$39 \$57 \$49 \$64 \$54 \$64 \$54 \$62 \$74 \$94 \$84 \$99	\$1.16 \$1.56 \$1.23 \$0.98 \$1.14 \$0.98 \$0.80 \$0.68 \$0.62 \$0.62 \$0.74 \$0.72 \$0.65 \$0.66	\$1,508 \$2,730 \$1,421 \$1,521 \$6,669 \$2,646 \$5,440 \$2,268 \$9,424 \$11,544 \$2,914 \$672 \$5,742	\$13.92 \$18.72 \$14.70 \$11.70 \$13.68 \$11.76 \$9.60 \$8.10 \$7.44 \$8.88 \$8.68 \$7.75	\$18,096 \$32,760 \$17,052 \$18,252 \$80,028 \$31,752 \$65,280 \$27,216 \$113,088 \$138,528 \$34,968 \$8,064
5x5 5x8 5x8 5x10 5x10 8x10 8x10 10x10 10x10 10x13 10x15 10x15 10x20 10x25 10x25 15x20	25 40 50 50 80 100 130 130 130 150	70 29 39 117 54 85 42 152 156 31 8 58 58 109	1,750 1,160 1,560 5,850 2,700 6,800 3,360 15,200 15,600 4,030 1,040 8,700	\$39 \$49 \$39 \$57 \$49 \$64 \$54 \$54 \$54 \$62 \$74 \$94 \$84 \$99	\$1.56 \$1.23 \$0.98 \$1.14 \$0.98 \$0.80 \$0.68 \$0.68 \$0.62 \$0.74 \$0.72 \$0.65	\$2,730 \$1,421 \$1,521 \$6,669 \$2,646 \$5,440 \$2,268 \$9,424 \$11,544 \$2,914 \$672	\$18.72 \$14.70 \$11.70 \$13.68 \$11.76 \$9.60 \$8.10 \$7.44 \$8.88 \$8.68 \$7.75	\$32,760 \$17,052 \$18,252 \$80,028 \$31,752 \$65,280 \$27,216 \$113,088 \$138,528 \$34,968 \$8,064
5x8 5x8 5x10 5x10 8x10 8x10 10x10 10x110 10x13 10x15 10x15 10x20 10x25 10x25 15x20	40 40 50 80 100 130 130 130 150	29 39 117 54 85 42 152 156 31 8 58 58 109	1,160 1,560 5,850 2,700 6,800 3,360 15,200 15,600 4,030 1,040 8,700	\$49 \$39 \$57 \$49 \$64 \$54 \$54 \$54 \$62 \$74 \$94 \$84 \$99	\$1.23 \$0.98 \$1.14 \$0.98 \$0.80 \$0.68 \$0.62 \$0.74 \$0.72 \$0.65	\$1,421 \$1,521 \$6,669 \$2,646 \$5,440 \$2,268 \$9,424 \$11,544 \$2,914 \$672	\$14.70 \$11.70 \$13.68 \$11.76 \$9.60 \$8.10 \$7.44 \$8.88 \$8.68 \$8.68 \$7.75	\$17,052 \$18,252 \$80,028 \$31,752 \$65,280 \$27,216 \$113,088 \$138,528 \$34,968 \$8,064
5x8 5x10 5x10 8x10 8x10 10x10 10x110 10x13 10x15 10x15 10x20 10x25 10x25 15x20	40 50 80 100 130 130 150 150	39 117 54 85 42 152 156 31 8 58 109	1,560 5,850 2,700 6,800 3,360 15,200 15,600 4,030 1,040 8,700	\$39 \$57 \$49 \$64 \$54 \$62 \$74 \$94 \$84 \$99	\$0.98 \$1.14 \$0.98 \$0.80 \$0.68 \$0.62 \$0.74 \$0.72 \$0.65	\$1,521 \$6,669 \$2,646 \$5,440 \$2,268 \$9,424 \$11,544 \$2,914 \$672	\$11.70 \$13.68 \$11.76 \$9.60 \$8.10 \$7.44 \$8.88 \$8.68 \$7.75	\$18,252 \$80,028 \$31,752 \$65,280 \$27,216 \$113,088 \$138,528 \$34,968 \$8,064
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8x10 8x10 10x10 10x13 10x13 10x15 10x15 10x20 10x25 15x20	80 80 100 130 130 130 150 150	85 42 152 156 31 8 58 109	6,800 3,360 15,200 15,600 4,030 1,040 8,700	\$64 \$54 \$62 \$74 \$94 \$84 \$99	\$0.80 \$0.68 \$0.62 \$0.74 \$0.72 \$0.65	\$5,440 \$2,268 \$9,424 \$11,544 \$2,914 \$672	\$9.60 \$8.10 \$7.44 \$8.88 \$8.68 \$7.75	\$65,280 \$27,216 \$113,088 \$138,528 \$34,968 \$8,064
8x10 10x10 10x13 10x13 10x15 10x15 10x20 10x25 15x20	80 100 130 130 130 150	42 152 156 31 8 58 109	3,360 15,200 15,600 4,030 1,040 8,700	\$54 \$62 \$74 \$94 \$84 \$99	\$0.68 \$0.62 \$0.74 \$0.72 \$0.65	\$2,268 \$9,424 \$11,544 \$2,914 \$672	\$8.10 \$7.44 \$8.88 \$8.68 \$7.75	\$27,216 \$113,088 \$138,528 \$34,968 \$8,064
10x10 10x13 10x13 10x15 10x15 10x20 10x20 10x25 10x25 15x20	100 100 130 130 150 150	152 156 31 8 58 109	15,200 15,600 4,030 1,040 8,700	\$62 \$74 \$94 \$84 \$99	\$0.62 \$0.74 \$0.72 \$0.65	\$9,424 \$11,544 \$2,914 \$672	\$7.44 \$8.88 \$8.68 \$7.75	\$113,088 \$138,528 \$34,968 \$8,064
10x10 10x13 10x13 10x15 10x15 10x15 10x20 10x20 10x25 10x25 15x20	100 130 130 150 150	156 31 8 58 109	15,600 4,030 1,040 8,700	\$74 \$94 \$84 \$99	\$0.74 \$0.72 \$0.65	\$11,544 \$2,914 \$672	\$8.88 \$8.68 \$7.75	\$138,528 \$34,968 \$8,064
10x13 10x13 10x15 10x15 10x15 10x20 10x20 10x25 10x25 15x20	130 130 150 150	31 8 58 109	4,030 1,040 8,700	\$94 \$84 \$99	\$0.72 \$0.65	\$2,914 \$672	\$8.68 \$7.75	\$34,968 \$8,064
10x13 10x15 10x15 8x20 10x20 10x25 10x25 15x20	130 150 150	8 58 109	1,040 8,700	\$84 \$99	\$0.65	\$672	\$7.75	\$8,064
10x15 10x15 8x20 10x20 10x20 10x25 10x25 15x20	150 150	58 109	8,700	\$99				
10x15 8x20 10x20 10x20 10x25 10x25 15x20	150	109			\$0.66	\$5,742	¢7.00	+
8x20 10x20 10x20 10x25 10x25 15x20			16,350	<i>t</i> 1 ~ 1			\$7.92	\$68,904
10x20 10x20 10x25 10x25 15x20	160	1		\$104	\$0.69	\$11,336	\$8.32	\$136,032
10x20 10x25 10x25 15x20		1	160	\$168	\$1.05	\$168	\$12.60	\$2,016
10x25 10x25 15x20	200	122	24,400	\$169	\$0.85	\$20,618	\$10.14	\$247,416
10x25 15x20	200	11	2,200	\$159	\$0.80	\$1,749	\$9.54	\$20,988
15x20	250	1	250	\$208	\$0.83	\$208	\$9.98	\$2,496
	250	3	750	\$234	\$0.94	\$702	\$11.23	\$8,424
10x30	300	1	300	\$219	\$0.73	\$219	\$8.76	\$2,628
TOYOO	300	8	2,400	\$209	\$0.70	\$1,672	\$8.36	\$20,064
10x30	300	11	3,300	\$242	\$0.81	\$2,662	\$9.68	\$31,944
15x20	300	7	2,100	\$242	\$0.81	\$1,694	\$9.68	\$20,328
20x20	400	18	7,200	\$259	\$0.65	\$4,662	\$7.77	\$55,944
TOTALS - CLIMATE		1,185	128,460		\$0.78	\$100,189	\$9.36	\$1,202,268
PARKING								
13x27		12		\$64		\$768		\$9,216
13x30		13		\$69		\$897		\$10,764
12x35		12		\$62		\$744		\$8,928
15x30		11		\$74		\$814		\$9,768
15x40		17		\$79		\$1,343		\$16,116
15x50		15		\$84		\$1,260		\$15,120
TOTALS - PARKING		80				\$5,826		\$69,912

TOTALS/AVERAGES	1,265	128,460	\$0.83	\$106.015	\$9.90	\$1,272,180
TOTALS/AVERAGES	1,205	120,400	ψ0.00	\$100,015	ψ7.70	\$1,272,100

MIDCOAST PROPERTIES, INC.

INCOME & EXPENSES | 1699 AIRWAYS BLVD

	Annualized 2025	
INCOME SUMMARY	w/ Adjustments	Year 2
Gross Potential Income	\$1,272,180	\$1,463,007
Vacancy & Credit Loss	-\$814,608	-\$216,354
Rent	\$457,572	\$1,246,653
Boxes & Locks	\$10,286	\$11,520
Rental Insurance	\$75,134	\$86,404
Late, Admin & NSF Fees	\$54,366	\$59,803
Miscellaneous	\$100	\$100
Truck Rental	\$9,118	\$10,485
GROSS INCOME	\$606,576	\$1,414,965

Annualized 2025

EXPENSE SUMMARY	w/ Adjustments	Year 2
Cost of Goods Sold	\$5,143	\$5,760
Advertising	\$71,033	\$30,000
Bank Charges	\$10,907	\$28,299
Insurance	\$34,278	\$35,991
Payroll Expense	\$97,536	\$102,412
Repairs and Maintenance	\$32,115	\$10,537
Office, Supplies & Postage	\$8,018	\$8,339
Professional Fees		\$2,000
Taxes and Licenses	\$11,768	\$125,000
Miscellaneous	\$6,495	\$5,000
Utilities & Telephone	\$53,512	\$61,539
Call Center	\$5,904	\$6,022
Rental Insurance Fees	\$37,567	\$43,202
Management Fee *	\$36,387	\$70,748
GROSS EXPENSES	\$410,663	\$534,849
NET OPERATING INCOME	\$195,913	\$880,116

*A management fee of 5% of EGI has been added in the Year 2 column.

MIDCOAST PROPERTIES, INC.

LOCATION & DEMOGRAPHICS

Dale C. Eisenman, CCIM 843.342.7650 dale@midcoastproperties.com John Walker 901.766.1855 jbw@walkercommercialproperties.com

WALKER COMMERCIAL PROPERTIES, LLC | 871 RIDGEWAY LOOP ROAD | MEMPHIS, TN 38120 | 901.766.1855 | WALKERCOMMERCIALPROPERTIES.COM MIDCOAST PROPERTIES, INC. | 7 HEYWARD PLACE | HILTON HEAD ISLAND, SC 29928 | 843.342.7650 | MIDCOASTPROPERTIES.COM

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RWAYS BLVD

AERIAL MAP | 1699 AIRWAYS BLVD



MIDCOAST PROPERTIES, INC.

PARCEL MAP | 1699 AIRWAYS BLVD

Parcel Map



MIDCOAST PROPERTIES, INC.

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B31	B33 B34	B35 B36 B37 B38	C401 C402 C403 C405 C405 C406 C406 C406 C409 C409 C409	D401 D402 D403 D404 D405 D406	B E31 E30 E29 E28 E27
B28 0		B307 B321 B306 B323 B305 B323 B304 B323 B303 B325 B303 B325 B303 B325 B303 B325 B301 B325 B301 B325 B301 B325 B301 B327 B301 B327 B301 B327 B301 B327	C327/C326 C225 C301 C324 C301 C324 C302 C322 C302 C322 C302 C321 C301 C316 C306 C311 C306 C311 C306 C311 C306 C311 C306 C313 C306 C313 C316 C316 C316 C316 C316 C316 C317 C316	Control Control Control	E322E327E320 E301 E319 E302 E319 E302 E318 E303 E316 E306 E315 E306 E315 E306 E315 E306 E315 E306 E313 E306 E313 E306 E313 E313 E313 E316 E316 E317 E316 E317 E316 E317 E316 E317 E316 E317 E317 E317 E317 E317 E317 E317 E317
-	B211 B216 B210 B217 B209 B218 B208 B219	8207 8220 8206 8221 8205 8222 8204 8223 8204 8223 8203 8224 8202 8225 8201 8226 8201 8226 8228 8227	C222 C221 C201 C220 C220 C219 C203 C219 C203 C216 C204 C217 C206 C215 C206 C215 C208 C213 C208 C213	200511 201 220 2203 2219 2203 2219 2203 2216 2204 2217 2205 2216 2206 2215 2206 2215 2208 2213 2208 2213 2208 2213 2209 2213	E218E2117 E201E216 E201E216 E202E215 E203E214 E204E213 E205E212 E206E211 E206E211 E206E211 E208E209 E208E209 E117 B177 B177 B177 B177 B177 B177 B177
A15 A106 A115 A32 B20 A14 A105 A116 A33 B19 B18 B18 B19 B18 B19 B18 B19 B18 B19 B18 B19 B18 B19 B19 B18 B19 B18 B19 B19 </td <td></td> <td>B110 B125 B109 B126 B108 B127 B106 B127 B106 B127 B105 B127 B106 B128 B105 B127 B106 B128 B105 B129 B106 B129 B103 B130 B103 B133 B133 B133</td> <td>C127/C128/C125 C101 C124 C102 C124 C102 C124 C103 C121 C103 C121 C103 C121 C103 C121 C106 C111 C106 C1116 C106 C1116 C106 C1116 C106 C112 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C117 C11</td> <td>Diamond Diamond <t< td=""><td>E101 E122 E218 E214 E218 E214 E216 E216 E214 E216 E214 E216 E214 E216 E214 E216 E214 E216 E2114 E216 E2116 E216 E2114 E216 E216 E2114 E216 E2114</td></t<></td>		B110 B125 B109 B126 B108 B127 B106 B127 B106 B127 B105 B127 B106 B128 B105 B127 B106 B128 B105 B129 B106 B129 B103 B130 B103 B133 B133 B133	C127/C128/C125 C101 C124 C102 C124 C102 C124 C103 C121 C103 C121 C103 C121 C103 C121 C106 C111 C106 C1116 C106 C1116 C106 C1116 C106 C112 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C106 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C116 C113 C117 C11	Diamond Diamond <t< td=""><td>E101 E122 E218 E214 E218 E214 E216 E216 E214 E216 E214 E216 E214 E216 E214 E216 E214 E216 E2114 E216 E2116 E216 E2114 E216 E216 E2114 E216 E2114</td></t<>	E101 E122 E218 E214 E218 E214 E216 E216 E214 E216 E214 E216 E214 E216 E214 E216 E214 E216 E2114 E216 E2116 E216 E2114 E216 E216 E2114
	B12 B11 B10 B9	B8 B1 B2 B1 B2 B2 B2 B2 B2 B2 B2 B2 B2 B2 B2 B2 B2			E E E E E E E E E E E E E E E E E E E
	>		→;	·	
	G9 G6 G6	H C C C C C C C C C	H H H H H H H H H H H H H H H H H		
		G121 G105 G122 G104 G123 G104 G123 G103 G124 G102 G124 G102 G122 G104 H120 H103 H112 H103 H110 H103		1112 8	レンジンプレンジン 2264 1124 1104 1226 2205 1206 1122 1106 1225 3208 1122 1107 1223 3208 1122 1107 1223 3208 1120 1108 1221 3208 1110 1110 1221 3210 1111 1111 1117 1111 1118 1111 1111 1111 1118 1118
G24 v ^s	G209 G208 G207 G206	G205 G204 G204 G203 G203 G201 H222 H200 H202 H203	H215 H204 H216 H205 H216 H205 H214 H207 H213 H208 H213 H208 H211 H210 H211 H210 H211 H210 H211 H210		· 1204 · 1205 · 1206 · 1209 · 1210 · 1206 · 1207 · 1206 · 120
G225 + 4 G226 + 4 G27 + 4 G27 G27 G28 + 6 C C C C C C C C C C C C C C C C C C C	G220 G221 G222 G223	G224 G225 G226 G227 G227 G228 H220 H218 H218	H217 H216 H216 H214 H214 H213 H213 H211 H211 E21	[219] [219] [217] [215] [215] [214] [213] [213] [212] [212] [223] [328]	1227 1228 1228 1228 1224 1222 1221 1224 1224
G29 08 15 629 09 15	G32 G33 G34 G35 G35	G36 G37 G39 G40 G40 H308	H305 H301 H301 H301 H301 H302 H302 H302 H302 H302 H302 H302 H302	1305 1305 1305 1306 1306 1305 1305 1305 1305 1305 1305 1305 1305	J32 J26 J27 J27 J23 J23 J23 J23

Diagram is for illustrative purposes only. Actual sizes and unit counts may be different.

MIDCOAST PROPERTIES, INC.

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Diagram is for illustrative purposes only. Actual sizes and unit counts may be different.

MIDCOAST PROPERTIES, INC.

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REGIONAL MAP | 1699 AIRWAYS BLVD



MIDCOAST PROPERTIES, INC.

RETAILER MAP | 1699 AIRWAYS BLVD



MIDCOAST PROPERTIES, INC.

DEMOGRAPHICS MAP & REPORT | 1699 AIRWAYS BLVD

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,832	85,059	223,810
Average Age	36.4	37.9	36.7
Average Age (Male)	31.2	35.8	35.1
Average Age (Female)	40.8	39.6	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,609	45,736	116,946
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$28,089	\$46,162	\$48,729
Average House Value	\$59,674	\$120,642	\$126,519

* Demographic data derived from 2020 ACS - US Census



MIDCOAST PROPERTIES, INC.

ADDITIONAL PHOTOS | 1699 AIRWAYS BLVD

















MIDCOAST PROPERTIES, INC.

RENT COMPARABLES

Dale C. Eisenman, CCIM 843.342.7650 dale@midcoastproperties.com John Walker 901.766.1855 jbw@walkercommercialproperties.com

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT	MONTHLY	ANNUAL	UNIT Type
TYPE	RENT	RENT PSF	
CLIMATE UNITS	Ground	Ground	CLIMATE U
5 x 5	\$39.00	\$18.72	5 x 5
5 x 10	\$57.00	\$13.68	5 x 10
10 x 10	\$74.00	\$8.88	10 x 10
10 x 15	\$104.00	\$8.32	10 x 15
10 x 20	\$169.00	\$10.14	10 x 20
10 x 25	\$234.00	\$11.23	10 x 25
10 x 30	\$242.00	\$9.68	10 x 30
NONCLIMATE UNITS			NONCLIM
5 x 5			5 x 5
5 x 10			5 x 10
10 x 10			10 x 10
10 x 15			10 x 15
10 x 20			10 x 20
10 x 25			10 x 25
10 x 30			10 x 30

FAIRGROUNDS MINI STORAGE 2472 Southern Ave. Memphis, TN 38111

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2

U-STOR SELF STORAGE 1801 Prescott Rd. Memphis, TN 38111

	MONTHLY	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	RENT		CLIMATE UNITS	S		CLIMATE UNITS	5	
E UNITS	Ground	Ground	5 x 5			5 x 5		
	\$39.00	\$18.72	5 x 10			5 x 10		
	\$57.00	\$13.68	10 x 10			10 x 10		
	\$74.00	\$8.88	10 x 10 10 x 15			10 x 10		
	\$104.00	\$8.32						
	\$169.00	\$10.14	10 x 20			10 x 20		
	\$234.00	\$11.23	10 x 25			10 x 25		
	\$242.00	\$9.68	10 x 30			10 x 30		
	•	\$7.00	NONCLIMATE U	JNITS		NONCLIMATE U	JNITS	
MATE UNIT	5		5 x 5	\$29.00	\$13.92	5 x 5		
			5 x 10	\$38.00	\$9.12	5 x 10	\$60.00	\$14.40
			10 x 10	\$71.00	\$8.52	10 x 10	\$90.00	\$10.80
			10 x 15	\$99.00	\$7.92	10 x 15	\$105.00	\$8.40
			10 x 20	\$107.00	\$6.48	10 x 20	\$120.00	\$7.20
			10 x 25			10 x 25	\$130.00	\$6.24
			10 x 30	\$148.00	\$5.88	10 x 30	\$160.00	\$6.36

Climate-Controlled Units on this page are Ground Level.

M MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT	MONTHLY	ANNUAL	UNIT TYPE
ТҮРЕ	RENT	RENT PSF	CLIMATE
CLIMATE UNITS	Ground	Ground	5 x 5
5 x 5	\$39.00	\$18.72	5 x 10
5 x 10	\$57.00	\$13.68	10 x 10
10 x 10	\$74.00	\$8.88	10 x 10
10 x 15	\$104.00	\$8.32	
10 x 20	\$169.00	\$10.14	10 x 20
10 x 25	\$234.00	\$11.23	10 x 25
10 x 30	\$242.00	\$9.68	10 x 30
NONCLIMATE UNITS	•	· ·	NONCLI
5 x 5			5 x 5
			5 x 10
5 x 10			10 x 10
10 x 10			10 x 15
10 x 15			10 x 20
10 x 20			10 x 25
10 x 25			
10 x 30			10 x 30

MIDTOWN MINI STORAGE 1449 Lamar Ave. Memphis, TN 38104

3

EXTRA SPACE STORAGE 2699 Union Ave. Extd. Memphis, TN 38112

UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF
CLIMATE UNITS			CLIMATE UNITS	S	
5 x 5			5 x 5		
5 x 10			5 x 10		
10 x 10			10 x 10		
10 x 15			10 x 15		
10 x 20			10 x 20		
10 x 25			10 x 25		
10 x 30			10 x 30		
NONCLIMATE U	NITS		NONCLIMATE	UNITS	
5 x 5			5 x 5	\$32.00	\$15.36
5 x 10	\$40.00	\$9.60	5 x 10	\$52.00	\$12.48
10 x 10	\$75.00	\$9.00	10 x 10	\$77.00	\$9.24
10 x 15	\$90.00	\$7.20	10 x 15	\$161.00	\$12.84
10 x 20	\$140.00	\$8.40	10 x 20	\$180.00	\$10.80
10 x 25			10 x 25		
10 x 30			10 x 30		

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Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

DEVON SELF STORAGE 2700 Poplar Ave. Memphis, TN 38112

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STORAGE SENSE 1485 Madison Ave. Memphis, TN 38104

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UNIT Type	MONTHLY	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	RENT		CLIMATE UNITS			CLIMATE UNITS		
CLIMATE UNITS	Ground	Ground	5 x 5			5 x 5	\$129.00	\$61.92
5 x 5	\$39.00	\$18.72	5 x 10	\$89.00	\$21.36	5 x 10	\$144.00	\$34.56
5 x 10	\$57.00	\$13.68	10 x 10	\$122.00	\$14.64	10 x 10	\$165.00	\$19.80
10 x 10	\$74.00	\$8.88	10 x 10	\$131.00	\$10.44	10 x 10	\$237.00	\$18.96
10 x 15	\$104.00	\$8.32	10 x 10 10 x 20	\$164.00	\$9.84	10 x 10 10 x 20	\$329.00	\$19.80
10 x 20	\$169.00	\$10.14						
10 x 25	\$234.00	\$11.23	10 x 25	\$162.00	\$7.80	10 x 25	\$486.00	\$24.36
10 x 30	\$242.00	\$9.68	10 x 30	\$230.00	\$9.24	10 x 30	\$624.00	\$24.96
NONCLIMATE UNITS			NONCLIMATE UNIT	S		NONCLIMATE UNIT	S	
			5 x 5	\$14.00	\$6.72	5 x 5		
5 x 5			5 x 10	\$50.00	\$12.00	5 x 10		
5 x 10			10 x 10	\$83.00	\$9.96	10 x 10		
10 x 10			10 x 15	\$98.00	\$7.80	10 x 15		
10 x 15			10 x 20	\$161.00	\$9.72	10 x 20		
10 x 20			10 x 25	\$146.00	\$6.96	10 x 25		
10 x 25					•			
10 x 30			10 x 30	\$203.00	\$8.16	10 x 30		

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

EXTRA SPACE STORAGE 2939 Poplar Ave. Memphis, TN 38111

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EXTRA SPACE STORAGE 1075 Madison Ave. Memphis, TN 38104

8

UNIT TYPE	MONTHLY	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	RENT		CLIMATE UNITS			CLIMATE UNITS		
CLIMATE UNITS	Ground	Ground	5 x 5	\$78.00	\$37.44	5 x 5		
5 x 5	\$39.00	\$18.72	5 x 10	<i></i>	+	5 x 10		
5 x 10	\$57.00	\$13.68	10 x 10			10 x 10		
10 x 10	\$74.00	\$8.88	10 × 10			10 x 10 10 x 15		
10 x 15	\$104.00	\$8.32						
10 x 20	\$169.00	\$10.14	10 x 20			10 x 20		
10 x 25	\$234.00	\$11.23	10 x 25			10 x 25		
10 x 30	\$242.00	\$9.68	10 x 30			10 x 30		
	,	ψ7.00	NONCLIMATE UNIT	S		NONCLIMATE UNI	TS	
NONCLIMATE UNITS			5 x 5			5 x 5	\$21.00	\$10.08
5 x 5			5 x 10	\$80.00	\$19.20	5 x 10	\$48.00	\$11.52
5 x 10			10 x 10	\$121.00	\$14.52	10 x 10	\$62.00	\$7.44
10 x 10			10 x 15	\$161.00	\$12.84	10 x 15		
10 x 15			10 x 20	\$185.00	\$11.16	10 x 20	\$145.00	\$8.76
10 x 20			10 x 25	\$222.00	\$10.68	10 x 25	Q1 10.000	<i>\</i> \\\\\\\\\\\\\
10 x 25							¢102.00	¢7.40
10 x 30			10 x 30	\$243.00	\$9.72	10 x 30	\$193.00	\$7.68

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

1411 Corporate Ave. Memphis, TN 38132

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STORAGE HUB

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT	MONTHLY	ANNUAL	UNIT Type	MON
ТҮРЕ	RENT	RENT PSF	CLIMATE UNIT	
CLIMATE UNITS	Ground	Ground		
5 x 5	\$39.00	\$18.72	5 x 5	\$2
5 x 10	\$57.00	\$13.68	5 x 10	\$7
10 x 10	\$74.00	\$8.88	10 x 10	
10 x 15	\$104.00	\$8.32	10 x 15	
10 x 20	\$169.00	\$10.14	10 x 20	
10 x 25	\$234.00	\$11.23	10 x 25	
10 x 30	\$242.00	\$9.68	10 x 30	
NONCLIMATE UNITS			NONCLIMATE	
5 x 5			5 x 5	\$2
			5 x 10	\$4
5 x 10			10 x 10	\$8
10 x 10			10 x 15	\$9
10 x 15			10 x 20	\$12
10 x 20			10 x 25	ΨΙ2
10 x 25				
10 x 30			10 x 30	

NIT Pe	MONTHLY RENT	ANNUAL RENT PSF
MATE UNITS		
5	\$29.00	\$13.92
10	\$71.00	\$17.04
x 10		
x 15		
x 20		
x 25		
x 30		
NCLIMATE UNITS		
5	\$25.00	\$12.00
10	\$49.00	\$11.76
x 10	\$81.00	\$9.72
x 15	\$99.00	\$7.92
x 20	\$129.00	\$7.80
x 25		
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10

MEDICAL CENTER SELF STORAGE 1045 Jefferson Ave. Memphis, TN 38104

AL PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	CLIMATE UNITS		
2	5 x 5	\$55.00	\$26.40
)4	5 x 10		
	10 x 10		
	10 x 15	\$160.00	\$12.84
	10 x 20		
	10 x 25		
	10 x 30		
	NONCLIMATE UNITS		
0	5 x 5		
6	5 x 10		
2	10 x 10		
2	10 x 15	\$205.00	\$16.44
0	10 x 20		
	10 x 25		
	10 x 30		

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

MONTHLY

RENT

\$31.00 \$42.00 \$47.00 \$80.00

\$90.00

11

EXTRA SPACE S

3951 Lamar Ave. Mempl

SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT	MONTHLY	ANNUAL	UNIT Type
ТҮРЕ	RENT	RENT PSF	
CLIMATE UNITS	Ground	Ground	5 x 5
5 x 5	\$39.00	\$18.72	5 x 10
5 x 10	\$57.00	\$13.68	10 x 10
10 x 10	\$74.00	\$8.88	10 x 10
10 x 15	\$104.00	\$8.32	10 x 13
10 x 20	\$169.00	\$10.14	10 x 20
10 x 25	\$234.00	\$11.23	10 x 25
10 x 30	\$242.00	\$9.68	NONCLIMATE UNITS
NONCLIMATE UNITS			5 x 5
5 x 5			5 x 10
5 x 10			
10 x 10			10 x 10
10 x 15			10 x 15
10 x 20			10 x 20
			10 x 25
10 x 25			10 x 30
10 x 30			

his, TN 38118 3417 Fontai	T O R A G E his, TN 38118	MINI MA 3417 Fontain
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12

MINI MALL STORAGE 3417 Fontaine Rd. Memphis, TN 38116

ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	CLIMATE UNITS		
	5 x 5		
	5 x 10		
	10 x 10		
	10 x 15		
	10 x 20		
	10 x 25		
	10 x 30		
	NONCLIMATE UNITS		
	5 x 5	\$15.00	\$7.20
\$7.44	5 x 10	\$17.00	\$4.08
\$5.04	10 x 10	\$33.00	\$3.96
\$3.72	10 x 15	\$43.00	\$3.48
\$4.80	10 x 20		
	10 x 25		
\$3.60	10 x 30		

Climate-Controlled Units on this page are Ground Level.



SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT	MONTHLY	ANNUAL	UNIT Type
TYPE	RENT	RENT PSF	
CLIMATE UNITS	Ground	Ground	
5 x 5	\$39.00	\$18.72	5 x 5
5 x 10	\$57.00	\$13.68	5 x 10
10 x 10	\$74.00	\$8.88	10 x 10
10 x 15	\$104.00	\$8.32	10 x 15
10 x 20	\$169.00	\$10.14	10 x 20
10 x 25	\$234.00	\$11.23	10 x 25
10 x 30	\$242.00	\$9.68	10 x 30
NONCLIMATE UNITS			NONCLIMATE UNITS
5 x 5			5 x 5
			5 x 10
5 x 10			10 × 10
10 x 10			10 x 15
10 x 15			10 x 20
10 x 20			10 x 25
10 x 25			10 x 30
10 x 30			20 / 00

EXTRA	SPACE STORAGE	
395 Union	Ave Memphis TN 38103	

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14

U-STOR SELF STORAGE 1355 Winchester Rd. Memphis, TN 38116

MONTHLY RENT	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF
		CLIMATE UNIT	S	
		5 x 5		
		5 x 10		
		10 × 10		
		10 x 15		
		10 x 20		
		10 x 25		
		10 x 30		
		NONCLIMATE	UNITS	
\$32.00	\$15.36	5 x 5		
\$72.00	\$17.28	5 x 10	\$60.00	\$14.40
		10 × 10	\$90.00	\$10.80
\$161.00	\$12.84	10 x 15	\$105.00	\$8.40
\$180.00	\$10.80	10 x 20	\$120.00	\$7.20
		10 x 25	\$140.00	\$6.72
		10 x 30	\$160.00	\$6.36

Climate-Controlled Units on this page are Ground Level.



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10 x 30

SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

UNIT Type	MONTHLY	ANNUAL RENT PSF	UNIT Type
ITPE	RENT	RENIPSF	CLIMATE UNITS
CLIMATE UNITS	Ground	Ground	5 x 5
5 x 5	\$39.00	\$18.72	5 x 10
5 x 10	\$57.00	\$13.68	10 x 10
10 x 10	\$74.00	\$8.88	10 x 10
10 x 15	\$104.00	\$8.32	10 x 13
10 x 20	\$169.00	\$10.14	10 x 20
10 x 25	\$234.00	\$11.23	10 x 23
10 x 30	\$242.00	\$9.68	
NONCLIMATE UNITS	S		NONCLIMATE UNITS
5 x 5			5 x 5
			5 x 10
5 x 10			10 x 10
10 x 10			10 x 15
10 x 15			10 x 20
10 x 20			10 x 25
10 x 25			10 x 30

XTRA SPACE STORAGE	
235 Gateway Dr. Memphis, TN 38116	

MONTHLY

RENT

\$29.00

\$50.00 \$74.00

\$100.00

\$102.00

\$213.00

15

E 12

MINI MALL STORAGE 1880 Titus Rd. Memphis, TN 38111

16

ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	CLIMATE UNITS		
	5 x 5		
	5 x 10		
	10 x 10		
	10 x 15		
	10 x 20		
	10 x 25		
	10 x 30		
	NONCLIMATE UNIT	S	
\$13.92	5 x 5	\$15.00	\$7.20
\$12.00	5 x 10	\$24.00	\$5.76
\$8.88	10 x 10	\$39.00	\$4.68
\$8.04	10 x 15	\$43.00	\$3.48
\$6.12	10 x 20	\$63.00	\$3.84
	10 x 25		
\$8.52	10 x 30	\$83.00	\$3.36

Climate-Controlled Units on this page are Ground Level.



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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

U-HAUL	MOVIN	IG & 9	STORAGE
3020 Lamar	Ave. Mem	phis, TN	I 38114

17

18

SMART SELF STORAGE 481 East Mallory Ave. Memphis, TN 38106

UNIT Type	MONTHLY	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	RENT		CLIMATE UNITS	5		CLIMATE UNIT	S	
CLIMATE UNITS	Ground	Ground	5 x 5			5 x 5		
5 x 5	\$39.00	\$18.72	5 x 10			5 x 10		
5 x 10	\$57.00	\$13.68	10 x 10			10 x 10		
10 x 10	\$74.00	\$8.88	10 x 15			10 x 10		
10 x 15	\$104.00	\$8.32						
10 x 20	\$169.00	\$10.14	10 x 20			10 x 20		
10 x 25	\$234.00	\$11.23	10 x 25			10 x 25		
10 x 30	\$242.00	\$9.68	10 x 30			10 x 30		
NONCLIMATE UNITS	•	<i>ψ</i> 7.00	NONCLIMATE U	JNITS		NONCLIMATE	UNITS	
	,		5 x 5			5 x 5		
5 x 5			5 x 10	\$85.00	\$20.40	5 x 10	\$30.00	\$7.20
5 x 10			10 x 10	\$165.00	\$19.80	10 x 10	\$55.00	\$6.60
10 x 10			10 x 15			10 x 15	\$75.00	\$6.00
10 x 15			10 x 20	\$155.00	\$9.36	10 x 20	\$90.00	\$5.40
10 x 20			10 x 25	+ 200.00	÷ ,	10 x 25	\$102.00	\$4.92
10 x 25			10 x 20			10 x 30	\$102.00	\$5.04
10 x 30			10 × 30			10 × 30	φ12 3. 00	ψ5.04

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

BROAD AVENUE SELF STORAGE 2650 Broad Ave. Memphis, TN 38112

19

STORAGE RENTALS OF AMERICA 2700 Getwell Rd. Memphis, TN 38118

20

UNIT Type	MONTHLY	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
	RENT	KEITI PSP	CLIMATE UNITS			CLIMATE UNITS		
CLIMATE UNITS	Ground	Ground	5 x 5			5 x 5	\$11.00	\$5.28
5 x 5	\$39.00	\$18.72	5 x 10	\$119.00	\$28.56	5 x 10	\$22.00	\$5.28
5 x 10	\$57.00	\$13.68	10 x 10	\$149.00	\$17.88	10 x 10	\$37.00	\$4.44
10 x 10	\$74.00	\$8.88	10 × 10	\$189.00	\$15.12	10 × 10	\$59.00	\$4.68
10 x 15	\$104.00	\$8.32		•			· · · · · · · · · · · · · · · · · · ·	
10 x 20	\$169.00	\$10.14	10 x 20	\$209.00	\$12.60	10 x 20	\$65.00	\$3.96
10 x 25	\$234.00	\$11.23	10 x 25	\$219.00	\$10.56	10 x 25	\$257.00	\$12.36
10 x 30	\$242.00	\$9.68	10 x 30			10 x 30	\$95.00	\$3.84
NONCLIMATE UNITS		<i><i><i>ψ</i>1.00</i></i>	NONCLIMATE UNIT	S		NONCLIMATE UNIT	S	
)		5 x 5			5 x 5	\$6.00	\$2.88
5 x 5			5 x 10			5 x 10	\$18.00	\$4.32
5 x 10			10 x 10			10 x 10	\$86.00	\$10.32
10 x 10			10 x 15			10 x 15	\$36.00	\$2.88
10 x 15			10 x 20			10 x 20	\$131.00	\$7.92
10 x 20			10 x 25			10 x 25	\$256.00	\$12.24
10 x 25							ψ200.00	ψ12.24
10 x 30			10 x 30			10 x 30		

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

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LUCKY SELF STORAGE 325 GE Patterson Ave. Memphis, TN 38126

U-HAUL MOVING & STORAGE 370 Union Ave. Memphis, TN 38103

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UNIT Type	MONTHLY	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
TIPE	RENT	RENTPSF	CLIMATE UNITS			CLIMATE UNITS		
CLIMATE UNITS	Ground	Ground	5 x 5	\$41.00	\$19.68	5 x 5		
5 x 5	\$39.00	\$18.72	5 x 10	\$60.00	\$14.40	5 x 10		
5 x 10	\$57.00	\$13.68	10 x 10	\$109.00	\$13.08	10 x 10		
10 x 10	\$74.00	\$8.88	10 x 15	\$139.00	\$11.16	10 × 10 10 × 15		
10 x 15	\$104.00	\$8.32						
10 x 20	\$169.00	\$10.14	10 x 20	\$170.00	\$10.20	10 x 20		
10 x 25	\$234.00	\$11.23	10 x 25	\$212.00	\$10.20	10 x 25		
10 x 30	\$242.00	\$9.68	10 x 30			10 x 30		
NONCLIMATE UNITS		<i>φ</i> 7.00	NONCLIMATE UNIT	S		NONCLIMATE UNIT	S	
	,		5 x 5			5 x 5		
5 x 5			5 x 10			5 x 10		
5 x 10			10 x 10	\$109.00	\$13.08	10 x 10	\$150.00	\$18.00
10 x 10			10 x 15			10 x 15	\$190.00	\$15.24
10 x 15			10 x 20			10 x 20		
10 x 20			10 x 25			10 x 25		
10 x 25			10 x 30			10 × 25 10 × 30		
10 x 30			10 X 30			10 X 30		

Climate-Controlled Units on this page are Ground Level.



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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

HOME STAR STORAGE 3929 Summer Ave. Memphis, TN 38122

UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF		
			CLIMATE UNITS				
CLIMATE UNITS	Ground	Ground	5 x 5	\$68.00	\$32.64		
5 x 5	\$39.00	\$18.72	5 x 10	\$113.00	\$27.12		
5 x 10	\$57.00	\$13.68	10 x 10	\$124.00	\$14.88		
10 x 10	\$74.00	\$8.88	10 x 15	\$227.00	\$18.12		
10 x 15	\$104.00	\$8.32	10 x 10	\$287.00	\$17.28		
10 x 20	\$169.00	\$10.14	10 x 25	\$337.00	\$16.20		
10 x 25	\$234.00	\$11.23	10 x 30	\$444.00	\$17.76		
10 x 30	\$242.00	\$9.68	NONCLIMATE UNIT		ψ17.70		
NONCLIMATE UNITS				5			
5 x 5			5 x 5				
			5 x 10				
5 x 10			10 x 10				
10 x 10			10 x 15				
10 x 15			10 x 20				
10 x 20							
10 x 25			10 x 25				
			10 x 30				
10 x 30							

Climate-Controlled Units on this page are Ground Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

DEVON SELF STORAGE 2700 Poplar Ave Memphis, TN 38112

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2

STORAGE SENSE 1485 Madison Ave Memphis, TN 38104

UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF
CLIMATE UNITS	Upper	Upper	CLIMATE UNITS			CLIMATE UNITS		
5 x 5	\$29.00	\$13.92	5 x 5	\$35.00	\$16.80	5 x 5	\$32.00	\$15.36
5 x 10	\$49.00	\$11.76	5 x 10	\$65.00	\$15.60	5 x 10	\$72.00	\$17.28
10 x 10	\$62.00	\$7.44	10 x 10	\$95.00	\$11.40	10 x 10	\$179.00	\$21.48
10 x 15	\$99.00	\$7.92	10 x 15	\$125.00	\$9.96	10 x 15	\$287.00	\$22.92
10 x 20	\$159.00	\$9.54	10 x 20			10 x 20	\$305.00	\$18.36
10 x 25	\$208.00	\$9.98	10 x 25			10 x 25		
10 x 30	\$209.00	\$9.68	10 x 30			10 x 30	\$624.00	\$24.96
NONCLIMATE UNI	TS		NONCLIMATE UNIT	ГS		NONCLIMATE UNIT	۲S	
5 x 5			5 x 5			5 x 5		
5 x 10			5 x 10			5 x 10		
10 x 10			10 x 10			10 x 10		
10 x 15			10 x 15			10 x 15		
10 x 20			10 x 20			10 x 20		
10 x 25			10 x 25			10 x 25		
10 x 30			10 x 30			10 x 30		
						10 x 10		

Climate-Controlled Units on this page are Upper Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

EXTRA SPACE STORAGE 2939 Poplar Ave Memphis, TN 38111

3

MEDICAL CENTER SELF STORAGE 1045 Jefferson Ave Memphis, TN 38104

4

UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF	UNIT Type	MONTHLY RENT	ANNUAL RENT PSF
CLIMATE UNITS	Upper	Upper	CLIMATE UNITS			CLIMATE UNITS		
5 x 5	\$29.00	\$13.92	5 x 5	\$56.00	\$26.88	5 x 5	\$45.00	\$21.60
5 x 10	\$49.00	\$11.76	5 x 10	\$97.00	\$23.28	5 x 10	\$65.00	\$15.60
10 x 10	\$62.00	\$7.44	10 x 10	\$163.00	\$19.56	10 x 10	\$105.00	\$12.60
10 x 15	\$99.00	\$7.92	10 x 15			10 x 15	\$140.00	\$11.16
10 x 20	\$159.00	\$9.54	10 x 20			10 x 20		
10 x 25	\$208.00	\$9.98	10 x 25			10 x 25		
10 x 30	\$209.00	\$9.68	10 x 30			10 x 30		
NONCLIMATE UNIT	S		NONCLIMATE UNIT	ſS		NONCLIMATE UNIT	S	
5 x 5			5 x 5			5 x 5		
5 x 10			5 x 10			5 x 10		
10 x 10			10 x 10			10 x 10		
10 x 15			10 x 15			10 x 15		
10 x 20			10 x 20			10 x 20		
10 x 25			10 x 25			10 x 25		
10 x 30			10 x 30			10 x 30		

Climate-Controlled Units on this page are Upper Level.

MIDCOAST PROPERTIES, INC.

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SUBJECT PROPERTY 1699 Airways Blvd Memphis, TN 38114

OMESTAR STORAGE
929 Summer Ave Memphis, TN 38122

UNIT Type	MONTHLY RENT	ANNUAL RENT PSF	UNIT TYPE	MONTHLY RENT	ANNUAL RENT PSF
CLIMATE UNITS	Upper	Upper	CLIMATE UNITS		
5 x 5	\$29.00	\$13.92	5 x 5	\$19.00	\$9.12
5 x 10	\$49.00	\$11.76	5 x 10	\$31.00	\$7.44
10 × 10	\$62.00	\$7.44	10 x 10	\$49.00	\$5.88
10 x 15	\$99.00	\$7.92	10 x 15	\$112.00	\$9.00
10 x 20	\$159.00	\$9.54	10 x 20	\$180.00	\$10.80
10 x 25	\$208.00	\$9.98	10 x 25		
10 x 30	\$209.00	\$9.68	10 x 30		
NONCLIMATE UNIT	S		NONCLIMATE UN	ITS	
5 x 5			5 x 5		
5 x 10			5 x 10		
10 × 10			10 x 10		
10 x 15			10 x 15		
10 x 20			10 x 20		
10 x 25			10 x 25		
10 x 30			10 x 30		

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Climate-Controlled Units on this page are Upper Level.

MIDCOAST PROPERTIES, INC.

RENT COMPS MAP | 1699 AIRWAYS BLVD



MIDCOAST PROPERTIES, INC.

Facility	Address	Drive Distance in Miles
Fairgrounds Mini Storage	2472 Southern Ave, Memphis, TN 38111	2
U-Haul Moving & Storage	3020 Lamar Ave, Memphis, TN 38114	2
U-Stor Self Storage	1801 Prescott Rd, Memphis, TN 38111	2.4
Midtown Mini Storage	1449 Lamar Ave, Memphis, TN 38104	2.5
Extra Space Storage	2699 Union Ave. Extd, Memphis, TN 38112	3.2
Devon Self Storage	2700 Poplar Ave, Memphis, TN 38112	3.5
Storage Sense	1485 Madison Ave, Memphis, TN 38104	3.5
Extra Space Storage	2939 Poplar Ave, Memphis, TN 38111	3.6
Broad Avenue Self Storage	2650 Broad Ave, Memphis, TN 38112	4.2
Extra Space Storage	1075 Madison Ave, Memphis, TN 38104	4.2
Storage Hub	1411 Corporate Ave, Memphis, TN 38132	4.3
Storage Rentals of America	2700 Getwell Rd, Memphis, TN 38118	4.3
Medical Center Self Storage	1045 Jefferson Ave, Memphis, TN 38104	4.5
Extra Space Storage	3951 Lamar Ave, Memphis, TN 38118	4.7
Smart Self Storage	481 East Mallory Ave, Memphis, TN 38106	4.7
Mini Mall Storage	3417 Fontaine Rd, Memphis, TN 38116	4.8
Extra Space Storage	395 Union Ave, Memphis, TN 38103	4.9
U-Haul Moving & Storage	370 Union Ave, Memphis, TN 38103	4.9
U-Stor Self Storage	1355 Winchester Rd, Memphis, TN 38116	5
Extra Space Storage	1235 Gateway Dr, Memphis, TN 38116	5
Mini Mall Storage	1880 Titus Rd, Memphis, TN 38111	5
Lucky Self Storage	325 GE Patterson Ave, Memphis, TN 38126	5.1
Home Star Storage	3929 Summer Ave, Memphis, TN 38122	7

MIDCOAST PROPERTIES, INC.

ADDITIONAL INFORMATION

Dale C. Eisenman, CCIM 843.342.7650 dale@midcoastproperties.com

John Walker 901.766.1855 jbw@walkercommercialproperties.com



DALE C. EISENMAN, CCIM

Broker-In-Charge, CCIM

dale@midcoastproperties.com **Direct:** 843.342.7650

NC #198276 // SC #9207 GA #253682 AL #106084-0

PROFESSIONAL BACKGROUND

Dale is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in Alabama, North Carolina, South Carolina, and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses, and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as an investor and as a broker. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real-world experience, knowledge, and negotiation skills to each client relationship.

Midcoast Properties, Inc. 7 Heyward Place Hilton Head Island, SC 29928 843.342.7650





DALE EISENMAN, CCIM, BROKER-IN-CHARGE

Dale is President and Broker in Charge of Midcoast Properties, Inc., and is a licensed real estate broker in Alabama, North Carolina, South Carolina, and Georgia. In addition to being a professional pilot early in his career, Dale has practiced law, owned and operated several small businesses, and has been an active commercial real estate investor for over 20 years. He now specializes in the self-storage industry both as an investor and as a broker. As a Certified Commercial Investment Member (CCIM), Dale brings a unique level of real-world experience, knowledge, and negotiation skills to each client relationship.

AL #106084-0 NC #198276 SC #9207 GA #253682



HAL TANNER

Hal is a licensed real estate professional in North Carolina, South Carolina and Georgia. With more than 30 years of business experience and holding key executive leadership roles, Hal transitioned to commercial real estate. His background in finance, revenue improvements, and controlling costs enable him to bring a unique skill set to our clients. His working knowledge of client-based solutions that provide positive financial returns makes him an excellent fit for Midcoast Properties, Inc. Hal and his family reside in Goldsboro, North Carolina.

NC #318611 SC #119135 GA #407685



KRIS KNOWLES

Kris joined Midcoast Properties in 2020. For 32 years Kris worked with the largest Pharmaceutical and Medical Corporations in the world, focusing his expertise on institutional negotiations with hospitals, pharmacies, and corporate/private business entities. Over the last two years, Kris has applied those skills to the self storage industry. He currently resides in Carrollton, GA.

AL #132605-0 GA #379664



MARY SCHUETTE

Mary joined Midcoast Properties in 2007 as an assistant to Dale C. Eisenman. She is a licensed real estate broker in North Carolina. Before joining Midcoast Properties, Mary was a real estate paralegal. Her knowledge of the closing process allows her to assist clients from the initial stages of listing the property through closing.

NC #193025

MIDCOAST PROPERTIES, INC. AL #106364-0 NC #C12481 SC#7889 GA #H45199





TRUSTED - EXPERIENCED - PROFESSIONAL

Midcoast Properties has built a reputation based on **TRUST** since 2000, enabling us to effectively represent the best interests of our clients. Our focus on self storage and our national reach maximizes exposure for our clients.

Our clients turn to us for our **EXPERIENCE** and guidance on how to maximize the value of their operations and their transactions. Let us help you prepare for the future.

Our **PROFESSIONALISM** and unique personal approach enables our team to best represent your interests.

MIDCOAST PROPERTIES, INC. AL #106364-0 GA #H45199 NC #C12481 SC #7889 DALE C. EISENMAN AL #106084-0 GA #253682 NC #198276 SC # 9207 HAL H. TANNER, III GA #407685 NC #318611 SC #119135 KRIS KNOWLES AL #132605-0 GA #379664

AGENCY DISCLOSURE

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Agency Disclosure form is to acknowledge that this disclosure occurred. Copies of this form must be provided to any signatory thereof.

Notice is hereby given that the agency status of this Licensee (or Licensee's Company) is as follows in this transaction:

The Company, <u>Walker Commercial Properties, LLC</u>, in the real estate transaction involving

The Property located at 1699 Airways Blvd., Memphis, TN 38114; Parcel # 047005 00005C and

a Portion of Parcel # 047005 00030

□ Is serving as a Transaction Broker or Facilitator (not an agent for either party).

- Is serving as an Agent for the Seller.
- □ Is serving as an Agent for the Buyer.
- □ Is serving as a Dual Agent (for both parties, with the consent of both the Buyer and the Seller in the transaction).

For an "In House Transaction" when the Company is working with both the Seller and Buyer:

n/a has been appointed to serve as the Designated Agent for the Seller. n/a has been appointed to serve as the Designated Agent for the Buyer.

This Agency Disclosure form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, or to any unrepresented seller prior to the execution of a listing agreement or to any unrepresented seller prior to presentation of an offer to purchase. This Agency Disclosure form also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided.

This Agency Disclosure form by itself, however, does not constitute an agency contract or establish an agency relationship.

This Agency Disclosure form also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation of T.C.A. 62-12-312 must be filed within the applicable statue of limitations for such violation set out in T.C.A. 62-13-313(e) with the Tennessee Real Estate Commission, 500 James Robertson Parkway, Nashville, Tennessee 37332, Phone (615) 741-2273.

The parties acknowledge receipt of this Agency Disclosure by Agent/Licensee:

Signature	of	Buyer	or	Seller
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Date

WALKER COMMERCIAL PROPERTIES, LLC

Signature of Agent/Licensee