



MEMPHIS, TN MARKET OVERVIEW

AT A GLANCE: MEMPHIS, TN

KEY INDUSTRIES

Manufacturing, Transportation, and Shipping.

MAJOR BUSINESSES

St. Jude's Children's Research Hospital, AutoZone, FedEx, University of Tennessee Health Science Center, Smith & Nephew, First Horizon National Corporation, and International Paper.

GOOD TO KNOW

- Due to it's geographic advantage, Memphis is a logistical hotbed including: two major interstates; five out of the seven Class 1 railroads; heavy freight traffic on the Mississippi River; the world's largest cargo airport.
- Using 4 modes of transportation - runway, road, rail and river - ensure that Memphis is the most reliable and cost-effective location for logistics and distribution jobs.
- Low tax rates, an attractive cost of living, and affordable real estate create an ideal business climate.

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1.3M

**METRO
POPULATION**

53.1%

**RENTER
POPULATION**

\$190K - \$275K

**AVG. HOME PRICE
(POST-REHAB)**

ABOUT MEMPHIS, TN

A CITY WITH SOUL, ALIVE WITH OPPORTUNITY

Real investment value in a city like Memphis comes from the city itself and the investment partner you choose to work with. REI Nation works with 2,100+ investors and manages almost 3,500+ properties in the Memphis area. We know what it takes to successfully invest in real estate.



BUSINESS SHINES & INDUSTRY THRIVES

One of the biggest advantages to the Memphis market is its growing economy. Home to an expanding list of Fortune 500 companies and nationally lauded institutions, Memphis is known as one of the best places to own and operate businesses big and small.

Among some of the big-name companies that call Memphis home and employ thousands, are:

- St. Jude's Children's Research Hospital
- AutoZone
- FedEx
- University of Tennessee Health Science Center
- Smith & Nephew
- First Horizon National Corporation
- International Paper

Memphis boasts an affordable cost of living and that of owning and operating a business, which attracts growth. It's a market vibrant with diversity both of people and businesses, an aspect that strengthens its economic base.

With job creation at an all-time high in Memphis, outpacing the 10-year annualized job growth rate of 51 major metropolitan areas, it's clear that the city with soul is moving in the right direction.



DISTRIBUTION HUB OF THE UNITED STATES

Memphis also serves as a major transportation and distribution nexus for the country. With two major interstates, five out of the seven Class 1 railroads, and Mississippi River access, Memphis has long been one of the most cost-effective and reliable locations for distribution and logistics jobs.

With the addition of the country's largest cargo and freight airport in the world, the amount of freight moving through Memphis is unmatched. More markets can be reached overnight by way of Memphis than any other in the world.

Memphis isn't just an industrial hub—in fact, if you know Memphis, it's probably for its rich history of music, art, and soul food. This is the home of the blues, Elvis Presley's Graceland, B.B King, Jerry Lee Lewis, Johnny Cash, and countless other legends from the past and present alike.

HISTORY & TOURISM

This history is most apparent on the famous Beale Street, an iconic location in blues history. Today, it's home to museums, music festivals, and some of the best barbecue the city has to offer.

Tourism is flourishing in Memphis as the city continues to gain accolades as one of the best tourist destinations not only in the region but in the country. This has led to an increasing number of local events, new businesses, downtown expansion and an overall sense of revitalization that has given the city new life, energy, and pride.



SIGHTS & SOUNDS



WHY INVEST IN MEMPHIS?

When we look at the affordability of the market, we see one of Memphis' biggest attractational qualities for investors. With home prices appreciating at a steady rate, we're seeing a market that is growing, steady, and most importantly, sustainable.

Forbes named Memphis among the best cities for real estate investment in 2019, citing its 6% price growth but overall affordability that makes buying single-family homes the best bet.

This alone is exciting enough for one's prospects investing in Memphis. Combine it with REI Nation's unmatched attention to detail, experience, and expertise, and our real estate investors have tools they need to achieve real long-term financial security in a world-class investment market.