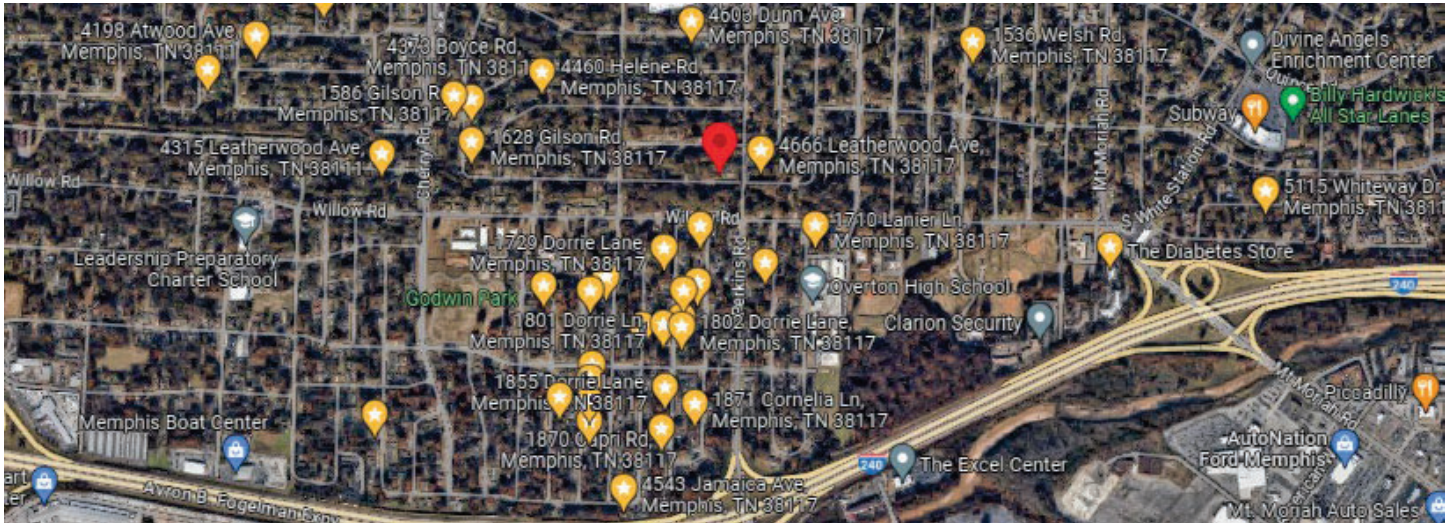


## 4624 Leatherwood Avenue, Memphis, TN 38117

*Stars below represent properties under management by CB Properties - Memphis, TN*



**Bed/Bath:** 3/1

**Square Foot:** 1,083

**Year Built:** 1954

**Area Overview:** This home is located near I-240 which provides easy access to the suburbs and major economic centers of Memphis in a matter of minutes. Located in the Colonial Acres neighborhood, this area has maintained a consistent demographic make-up over time for the last 20 years, mainly consisting of first-time home buyers, young families and baby boomers who have been in their home for 35+ years. It also appeals to a segment of the upper-class and graduate students from nearby colleges who seek a retreat from campus life while remaining conveniently just 10 minutes away. Given the increase of property values in this neighborhood over the last 7 years, coupled with the rise in interest rates, it is anticipated that this area will attract young individuals who typically lean towards purchasing homes but might opt for renting until the rates stabilize.

The 2017 renovation highlights include:

- Roof and A/C – 2017
- Exterior painted brick & custom built shutters

- • Current lease is through January of 2027