

27 UNIT - MIDDLE TENNESSEE PORTFOLIO | VANLEER, LYLES, NUNNELLY & DICKSON, TN

SVN | Accel Commercial Real Estate is pleased to present a 27-unit multifamily portfolio spanning four stabilized properties across Vanleer, Lyles, Nunnely, and Dickson, Tennessee. This geographically diverse portfolio features a balanced mix of one- and two-bedroom units, all leased annually with weekly rent collection, offering investors a rare combination of high-yield income and long-term lease security. The assets include the Sneed Point Apartments in Lyles, Vanleer Apartments in Vanleer, The Meadows in Nunnely, and DND Apartments in Dickson — each serving strong local workforce tenant bases. With consistent occupancy, proven rent rolls, and opportunities for value-add enhancements, this portfolio presents an exceptional opportunity to acquire a scalable, cash-flowing, and resilient multifamily platform in Middle Tennessee's growing submarkets.

Unit Breakdown: Vanleer Apartments (Vanleer, TN) – 10 units: (9) 1BR/1BA, (1) 2BR/1BA

Sneed Point Apartments (Lyles, TN) – 6 units: (6) 2BR/1.5BA all-brick building

The Meadows (Nunnely, TN) – 6 units: (5) 1BR/1BA, (1) 2BR/1BA detached house

DND Apartments (Dickson, TN) – 5 units: (4) 2BR/1BA duplex units, (1) 2BR/1BA rear single-family home
Total: 27 Units | (15) 1BR/1BA | (11) 2BR/1BA | (6) 2BR/1.5BA

Occupancy: 100%

Lease Structure: Weekly rent collection under annual leases This can be bought as a portfolio of 27 units or separately. MLS #s 3041735, 3041741, 3041742, 3041745



- Investment Highlights:
- Strong, consistent cash flow across four stabilized assets
- Proven workforce tenant base with low turnover
- Immediate income with value-add upside through interior modernization and rent growth
- Located within high-demand submarkets west of Nashville (Dickson & Hickman Counties)
- Scalable portfolio opportunity with regional management efficiencies

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PROFESSIONAL BACKGROUND

Since joining Accel Group in 2016, Brian Truman has carved out a formidable niche in multi-family and investment sales, as well as business brokerage. His dedication to helping clients achieve generational wealth is not just a passion—it’s a mission. Leveraging his deep understanding of business and building owner mindsets, Brian consistently delivers results that align with his clients’ long-term financial goals.

With an impressive 24-year track record in consultative sales and change management, Brian brings a wealth of experience to the table. He has successfully negotiated numerous high-stakes deals in both the public and private sectors, often working with C-level executives and business owners on transactions worth hundreds of millions. His tenure in the public sector, serving as a City Councilman and Board of Zoning and Appeals member, further underscores his commitment to community service and strategic development.

Under Brian’s leadership, the SVN | Accel commercial team has significantly expanded its reach and deal size. His team, composed of knowledgeable and results-driven advisors, is supported by cutting-edge technology that sets a new standard in the commercial real estate industry. Together, they inspire and guide their clients in creating, growing, and preserving generational wealth through savvy investments in commercial real estate and business transactions.

Education and empowerment are central to Brian’s approach. He leads the Multifamily Focus Group for REIN (Real Estate Investors In Nashville), the largest investor group in the Southeast, and regularly contributes to the community through monthly meetings and the Generational Wealth Series. He is also a board member of CCC (Contractors, Closers, and Connections of Nashville) and is a sought-after podcast guest and speaker, Brian is a recognized thought leader in his field.

A resident of Middle Tennessee since 2006, Brian enjoys life with his wife and their four sons, who all live locally. His blend of professional expertise and personal dedication continues to drive success for his clients and enrich the broader community.

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PROFESSIONAL BACKGROUND

Kunal Patel is a highly accomplished hospitality and multifamily investment sales advisor with SVN | Accel Commercial Real Estate, where he specializes in hotel and multifamily transactions across Tennessee. Since beginning his brokerage career in 2022, Kunal has successfully closed over \$60 million in commercial real estate sales, a testament to his drive, expertise, and commitment to delivering value for his clients.

Kunal earned the Certified Multifamily Specialist designation from SVN International, a distinction awarded to only the top-performing multifamily advisors worldwide. With over a decade of hands-on experience in hotel operations and property management, he brings a 360° understanding of the real estate cycle—from acquisition and construction to marketing, design, and disposition. As a Certified Hotel Owner (CHO), Kunal bridges the gap between investor and operator perspectives, providing his clients with strategic and practical insights that maximize returns and reduce risk.

Kunal values long-term client relationships built on transparency, education, and trust. His deep knowledge of local, state, and regional markets, strengthened by his experience living and working across West, East, and Middle Tennessee, allows him to serve as a trusted advisor to investors and developers across the state.

Kunal is a Certified Commercial Investment Member (CCIM) and holds an MBA in Project Management from Trevecca Nazarene University, a B.S. in Supply Chain Management and International Business from the University of Tennessee, Knoxville, and a Post-Baccalaureate Certificate in Construction Management from Louisiana State University. He is currently pursuing his Tennessee BC Combined Residential/Commercial/Industrial Contractor's License and is a fellow of Amazon's Real Estate Developer (RED) Academy.

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