

OFFERING MEMORANDUM

183 CAMPBELL ST JACKSON, TN

EXCLUSIVELY LISTED BY:

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INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT



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01

INVESTMENT OVERVIEW

183 CAMPBELL STREET
JACKSON, TN 38301



EXCLUSIVE OFFERING MEMORANDUM

THE OFFERING

Introducing an exceptional investment opportunity! This 8-unit, 5,724 SF multifamily property presents a prime acquisition in Jackson, TN. Built in 1970 and recently renovated in 2024, it offers a perfect blend of modern amenities and timeless charm.

ADDRESS	183 CAMPBELL STREET JACKSON, TN 38301
SQUARE FEET	5,724
UNITS	8
PARCEL #	078H V 012.00
SALE PRICE	1,400,000
CAP RATE	7.00 %





INVESTMENT HIGHLIGHTS

Boasting a 100% occupancy, this well-maintained building promises immediate returns and future potential. A testament to enduring quality, this property is ideal for forward-thinking investors seeking a lucrative addition to their portfolio. Don't miss out on the chance to own this sought-after asset in the thriving Jackson area.

- 5,724 SF low-rise multifamily building
- 8 units completely renovated
- Exterior updated in 2024 for modern appeal
- All new appliances in each Unit
- 100% occupancy for immediate returns
- Prime location in the Jackson area
- Opportunity Zone
- Attractive to multifamily investors

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SITE PLAN

183 CAMPBELL STREET
JACKSON, TN 38301



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SITE PLAN



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PROPERTY
PHOTOS

183 CAMPBELL STREET
JACKSON, TN 38301







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FINANCIAL OVERVIEW

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FINANCIAL SUMMARY

	Monthly	Annual
Potential Rental Income	\$10,400.00	\$124,800.00
Vacancy Rate	10.0%	
Rental Income	\$9,360.00	\$112,320.00
Other Income	\$1,500.00	\$18,000.00
Effective Gross Income	\$10,860.00	\$130,320.00
Expenses		
Real Estate Taxes	\$262.75	\$3,153.00
Insurance	\$500.00	\$6,000.00
Utilities/Wifi	\$400.00	\$4,800.00
Landscaping	\$150.00	\$1,800.00
Dumpster	\$142.75	\$1,713.00
Repairs and Maintenance	\$500.00	\$6,000.00
		\$-
Management Fees	\$650.00	\$7,800.00
Total Expenses	\$2,605.50	\$31,266.00
Net Operating Income	\$8,254.50	\$99,054.00

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AREA OVERVIEW

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AREA OVERVIEW

DOWNTOWN JACKSON, TENNESSEE

With recent reinvestment in Downtown Jackson, the demand for new residential and mixed-use development opportunities continues to rise. In 2023, Downtown saw 23 new businesses and over \$12 million invested in public and private improvements. Downtown Jackson, offers a blend of cultural, historic, and entertainment experiences. Key attractions include the Ned McWherter Cultural Arts Center for theater and concerts, the Rockabilly Hall of Fame and Casey Jones Museum, honoring Jackson's musical and railroad heritage. Outdoor highlights include The Jackson Walk with its seasonal Farmers Market and The AMP, an outdoor music venue hosting free concerts. Art lovers will enjoy downtown's murals and galleries, while local eateries and coffee shops add to the charm. Guided historical tours provide insights into the area's past, making downtown Jackson a vibrant destination for all interests.



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NEARBY AMENITIES

Rockabilly Hall of Fame and Museum



The Ned McWherter West
Tennessee Cultural Arts Center



AMP at the Market



The Jackson Walk and Farmers Market



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NEARBY AMENITIES

Starbucks Coffee



Rock'n Dough Pizza



The Blacksmith



And More....

OFFERING MEMORANDUM

DEMOGRAPHICS

JACKSON, TENNESSEE

	3MI	5MI	10MI
MEDIAN AGE	38	40	40
MEDIAN INCOME	\$48,549	\$59,129	\$78,488
MEDIAN PROPERTY VALUE	\$167,535	\$197,471	\$247,081
POPULATION	11,104	19,166	36,211



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MEET OUR LISTING TEAM

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