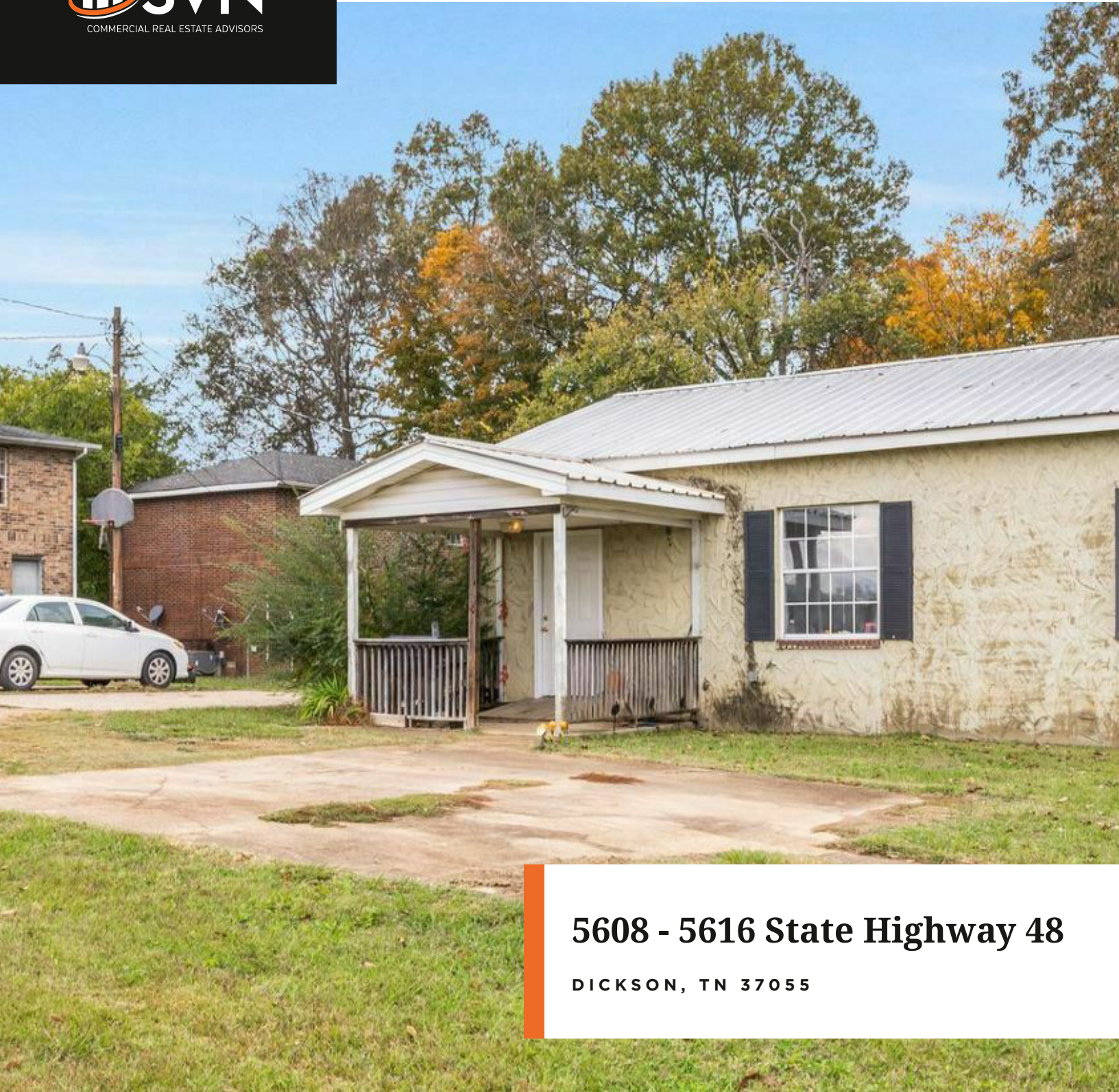




## DND Apartments | 5 Units



**5608 - 5616 State Highway 48**

**DICKSON, TN 37055**



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## PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate presents DND Apartments, a 5-unit multifamily property strategically positioned in the high-growth city of Dickson, Tennessee. The property includes two front duplexes with two-bedroom, one-bath layouts and a rear single-family home offering a similar configuration.

All units are leased annually with weekly rent collection, producing consistent income and operational flexibility. DND Apartments maintains strong occupancy and reliable rent performance, supported by steady workforce housing demand and close proximity to Dickson's retail, schools, and employment centers.

This property provides immediate, stable returns with potential for value-add improvements through light interior renovations and management optimization.

## LOCATION DESCRIPTION

Immerse yourself in the vibrant community of Dickson, TN, where the property is situated amidst a thriving commercial and cultural hub. Within close proximity, the revered Renaissance Center offers a wealth of artistic and educational opportunities, enriching the area's cultural landscape. Moments away, the historic Downtown Dickson district provides a charming blend of local boutiques, dining establishments, and entertainment venues, creating a lively and dynamic atmosphere for both professionals and visitors. The property benefits from its strategic location near major transportation arteries, allowing for convenient accessibility and seamless connectivity. For office building investors seeking a dynamic and bustling locale to establish their next venture, the allure of Dickson's diverse offerings and central position cannot be overlooked. Embrace the potential of this vibrant community for your next office investment endeavor.



# COMPLETE HIGHLIGHTS



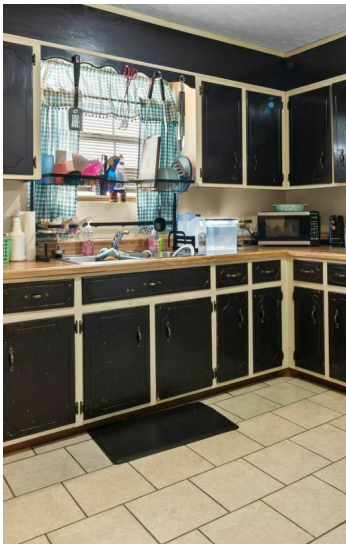
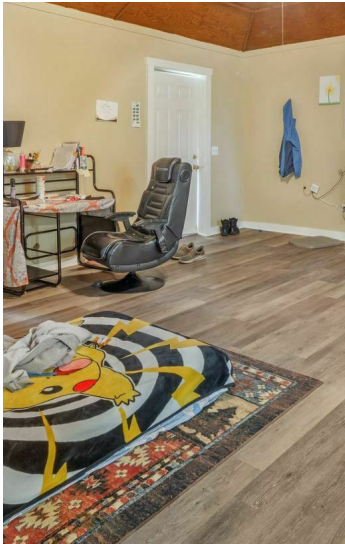
## PROPERTY HIGHLIGHTS

- Highlights:
- 5 total units (4 duplex units + 1 single-family home)
- Fully occupied; weekly rent collection under annual leases
- Excellent visibility along Hwy 48 N
- Proven workforce housing demand
- Cash-flowing with value-add potential





ADDITIONAL PHOTOS





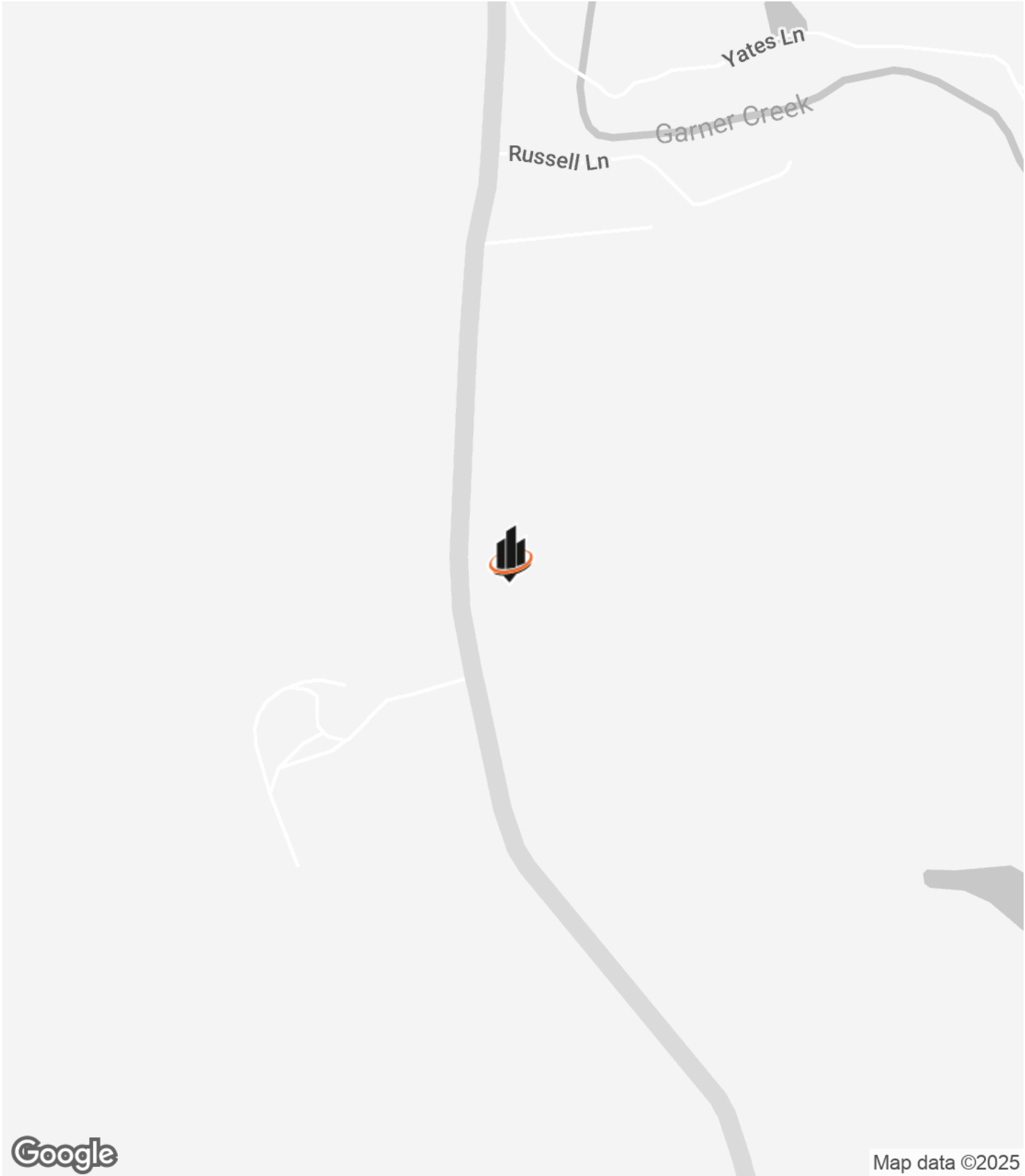
# PROPERTY DETAILS

SALE PRICE	\$873,000
LOCATION INFORMATION	
BUILDING NAME	DND Apartments   5608 Hwy 48 N, Dickson, TN   5 Units
STREET ADDRESS	5608 - 5616 State Highway 48
CITY, STATE, ZIP	Dickson, TN 37055
COUNTY	Hickman
BUILDING INFORMATION	
BUILDING SIZE	3,700 SF
OCCUPANCY %	100.0%

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Single Family Rental Portfolio
LOT SIZE	2.02 Acres
APN #	035 037.04 000
PARKING & TRANSPORTATION	
UTILITIES & AMENITIES	

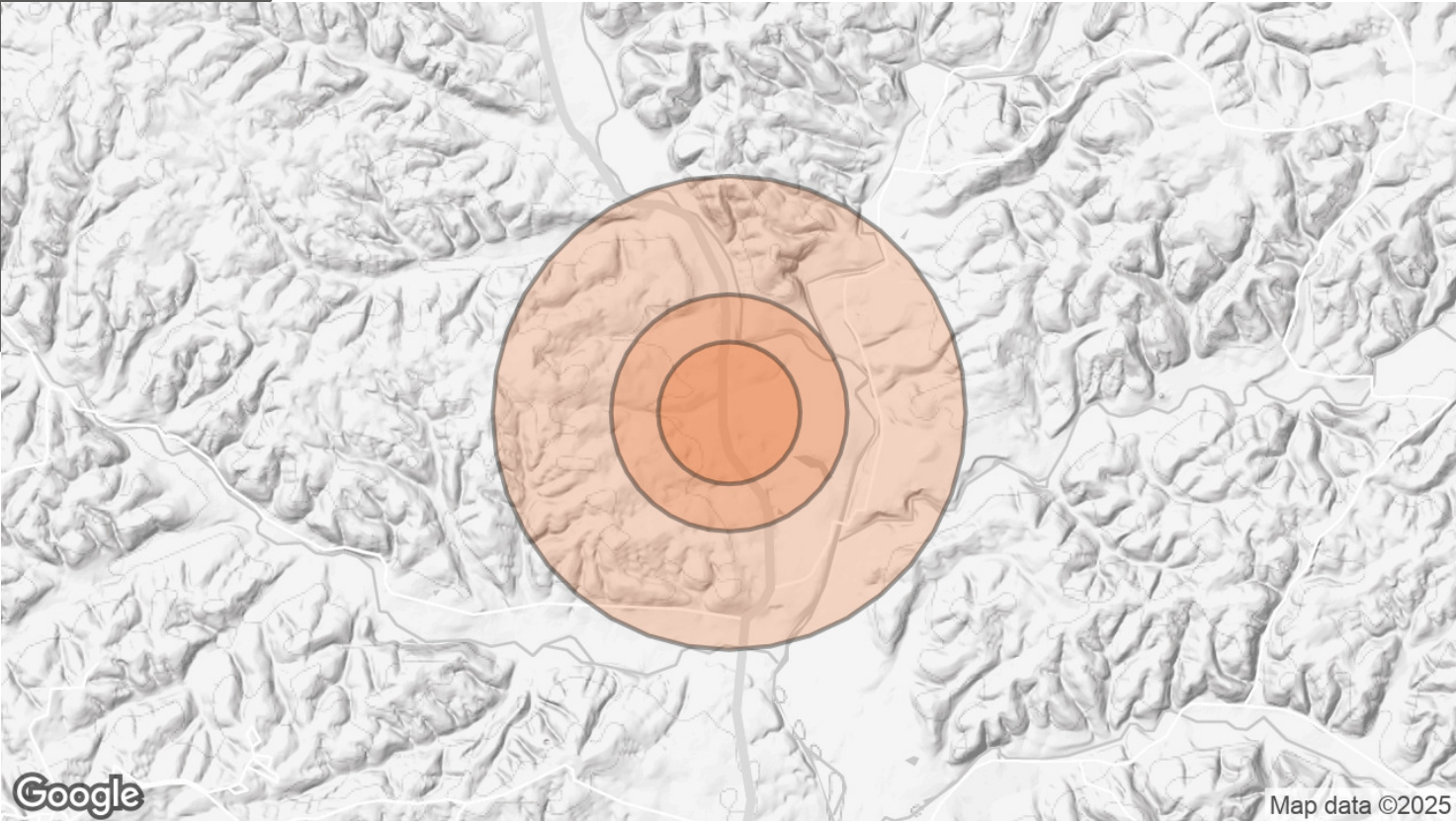


LOCATION MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	15	48	174
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4	11	52
# OF PERSONS PER HH	3.8	4.4	3.3
AVERAGE HH INCOME	\$71,949	\$71,949	\$67,195
AVERAGE HOUSE VALUE	\$268,932	\$268,932	\$233,970

Demographics data derived from AlphaMap



# The Team

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### BRIAN TRUMAN

#### Advisor

brian.truman@svn.com

Direct: **615.671.4544** | Cell: **615.260.2121**

## 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.

## EDUCATION

BS - Communication and Family Financial Counseling - Brigham Young University

## MEMBERSHIPS

**SVN | Accel Commercial Real Estate**  
7003 Chadwick Dr Suite 111  
Brentwood, TN 37027



### KUNAL PATEL

Advisor

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Direct: **615.671.4544** | Cell: **731.613.5487**

### 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.

### EDUCATION

University of Tennessee at Knoxville - Dual Major: Supply Chain Management and International Business

Trevecca Nazarene University - MBA: Project Management

Louisiana State University - Post Baccalaureate: Construction Management

### MEMBERSHIPS

AAHOA (American Asian Hotel Owner's Association)

REIN (Real Estate Investors of Nashville)

**SVN | Accel Commercial Real Estate**

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# Collective Strength, Accelerated Growth

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