

FOR SALE MULTIFAMILY PORTFOLIO

DAYTON, TENNESSEE



MULTIFAMILY
3-COMPLEXES
102 UNITS
ALL NEW/REMODELED
INCLUDING
CLUBHOUSE
SWIMMING POOL
FITNESS CENTER
NEARBY SHOPPING,
RESTAURANTS,
& COFFEE SHOP

102 MULTIFAMILY UNITS ON 3 ADJOINING PARCELS DAYTON, TENNESSEE 37321

OFFERING SUMMARY

SALES PRICE	\$ 13,750,000
PRICE/ROOM	\$ 134,804 / DOOR
TOTAL LOT SIZE	6.65 ACRES
REVENUE (MONTHLY)	\$ 95,825
REVENUE (ANNUAL)	\$ 1,149,900
TOTAL UNITS	102
1 BED / 2 BED / 3 BED	80 / 20 / 2
REAL ESTATE TAXES ('25)	\$ 76,029
CAP RATE	7 %

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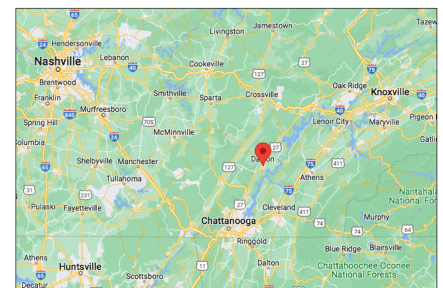
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SITE MAP



MULTIFAMILY PORTFOLIO | DAYTON, TENNESSEE

RHEA COUNTY HWY | DAYTON, TENNESSEE 37321

INVESTMENT OVERVIEW

Keller Williams Commercial is pleased to present a unique multifamily investment opportunity consisting of 102 apartment units located in scenic and fast-growing Dayton (Rhea County), Tennessee. This offering represents a rare opportunity for investors to acquire a sizeable multifamily portfolio in a thriving small-town market positioned within one of the most business-friendly and fastest-growing states in the Southeast. Strategically located along the U.S. Highway 27 corridor, the property benefits from exceptional regional connectivity and strong daily traffic flow linking the community to nearby economic centers including Chattanooga, Cleveland, Decatur, and Knoxville. This highly visible corridor serves as a primary commuter and commercial route for the region, supporting consistent housing demand and long-term growth potential for multifamily investors.

The city of Dayton, the county seat of Rhea County, is beautifully situated along the Tennessee River and offers residents a high quality of life with the charm and safety of small-town living while maintaining convenient access to major employment centers, shopping, dining, and recreational opportunities. Dayton is located approximately 30 miles north of Chattanooga, 70 miles south of Knoxville, and 110 miles east of Nashville, making it an attractive residential option for workers seeking affordability and lifestyle balance within the region.

Dayton's recent economic momentum has been fueled by significant corporate investment and job creation. In 2018, Nokian Tyres announced plans for a \$360 million manufacturing facility in Dayton, which now employs more than 400 workers and continues to expand operations. Additionally, La-Z-Boy has invested \$26 million in its Dayton operations, bringing more than 115 new jobs to the community.

Further enhancing the area's long-term growth outlook, Bill Lee recently proposed a \$45.3 million investment to establish Tennessee's 70th state park at McDonald Farm, a breathtaking 1,300+ acre property that will bring new tourism, recreation, and economic activity to the region.

With continued economic expansion, strong regional connectivity, and limited multifamily inventory of this scale, this 102-unit apartment offering represents an exceptional opportunity for investors seeking stable cash flow, long-term appreciation, and exposure to the growing Dayton market.



FOR MORE INFORMATION
PLEASE CONTACT:



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MULTIFAMILY PORTFOLIO

DAYTON, TENNESSEE

ADVISOR BIO & CONTACT INFO



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MEMBERSHIPS & AFFILIATIONS

NATIONAL ASSOCIATION OF REALTORS (NAR)
TENNESSEE ASSOCIATION OF REALTORS (TAR)
GREATER CHATTANOOGA ASSOCIATION OF REALTORS (GCAR)
INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)

EDUCATION

UNIVERSITY OF TENNESSEE (CHATTANOOGA), 2003
B.S., BUSINESS ADMINISTRATION - FINANCE

UNIVERSITY OF PHOENIX, 2010
MBA - PROJECT MANAGEMENT

PROFESSIONAL BACKGROUND

CHARLES IS A COMMERCIAL REAL ESTATE BROKER LICENSED IN TENNESSEE AND GEORGIA. AND SERVES AS THE COMMERCIAL BROKER AND SENIOR ADVISOR AT THE TN KELLER WILLIAMS COMMERCIAL REAL ESTATE OFFICE IN E. BRAINERD (CHATTANOOGA, TN). HE IS A MARKET AREA SPECIALIST AND HAS GAINED BROAD TRANSACTION EXPERIENCE IN THE SALE AND LEASING OF COMMERCIAL AND INVESTMENT PROPERTIES IN TENNESSEE AND GEORGIA'S BUSIEST MARKETS.

HE HAS LIVED IN THE CHATTANOOGA AREA FOR MORE THAN 45 YEARS AND HAS A MBA IN PROJECT MANAGEMENT AND A B.S. IN BUSINESS ADMINISTRATION & FINANCE. CHARLES BRINGS OVER 30 YEARS OF EXPERIENCE IN COMMERCIAL REAL ESTATE, SALES, MARKETING, RETAIL AND OFFICE DEVELOPMENT AND PROPERTY MANAGEMENT.

CHARLES HAS BEEN A MEMBER OF THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS FOR OVER 20 YEARS AND HAS WORKED WITH SOME OF THE NATION'S LARGEST COMPANIES INCLUDING LOWE'S HOME CENTERS, APOLLO GROUP, AND CBL & ASSOCIATES (ONE OF THE TOP 5 REAL ESTATE INVESTMENT TRUSTS) WHERE HE LEASED AND MANAGED OVER 1 MILLION SQUARE FEET OF RETAIL AND OFFICE SPACE IN SINGLE-ANCHOR AND POWER CENTERS NATIONWIDE. CHARLES IS A MULTI-MILLION-DOLLAR COMMERCIAL PRODUCER REAL ESTATE IN CHATTANOOGA, TENNESSEE.

CHARLES HAS SERVED ON NUMEROUS VOLUNTARY BOARDS IN THE CHATTANOOGA AREA FOR VARIOUS ORGANIZATIONS AND NON-PROFITS, INCLUDING AN AMBASSADORSHIP FOR THE CITY OF CHATTANOOGA CHAMBER OF COMMERCE, CHATTANOOGA HIGHER EDUCATION ALLIANCE AS WELL AS AN APPOINTED SEAT FOR THE CHATTANOOGA PUBLIC ARTS COMMITTEE. CHARLES HAS ALSO BEEN AN ACTIVE BOARD MEMBER OF THE CHATTANOOGA CCIM (CERTIFIED COMMERCIAL INVESTMENT MEMBER) CHAPTER BOARD SERVING AS SECRETARY AND TREASURER. CHARLES HAS THREE CHILDREN AND HAS BEEN MARRIED TO HIS HIGH SCHOOL SWEETHEART SINCE 2004 AND THEY LOVE LIVING, AND RAISING THEIR FAMILY, IN CHATTANOOGA, TENNESSEE.