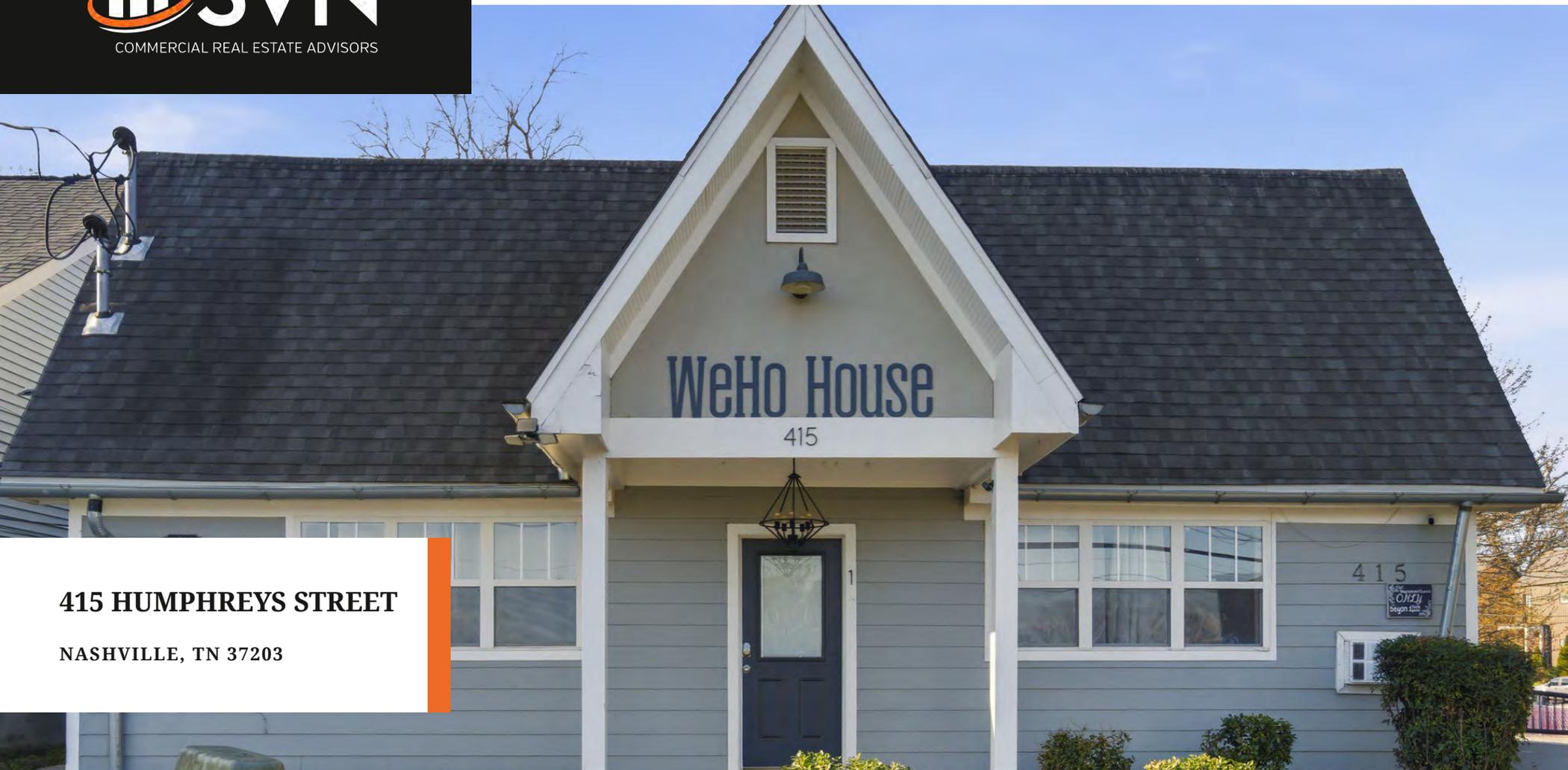




# WEHO HOUSE



**415 HUMPHREYS STREET**

**NASHVILLE, TN 37203**

**PRESENTED BY:**

**BRIAN TRUMAN**

O: 615.671.4544

C: 615.260.2121

brian.truman@svn.com

**KUNAL PATEL, CCIM**

O: 615.671.4544

C: 731.613.5487

kunal.patel@svn.com

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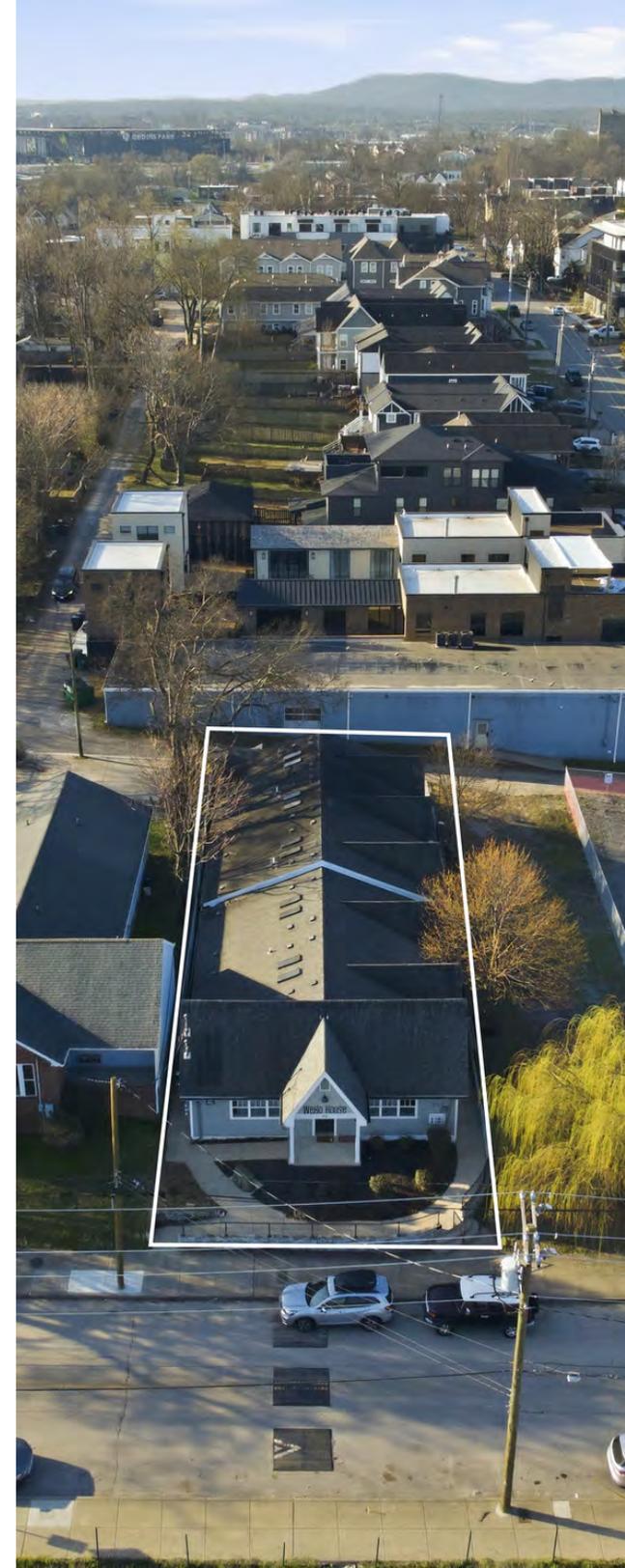
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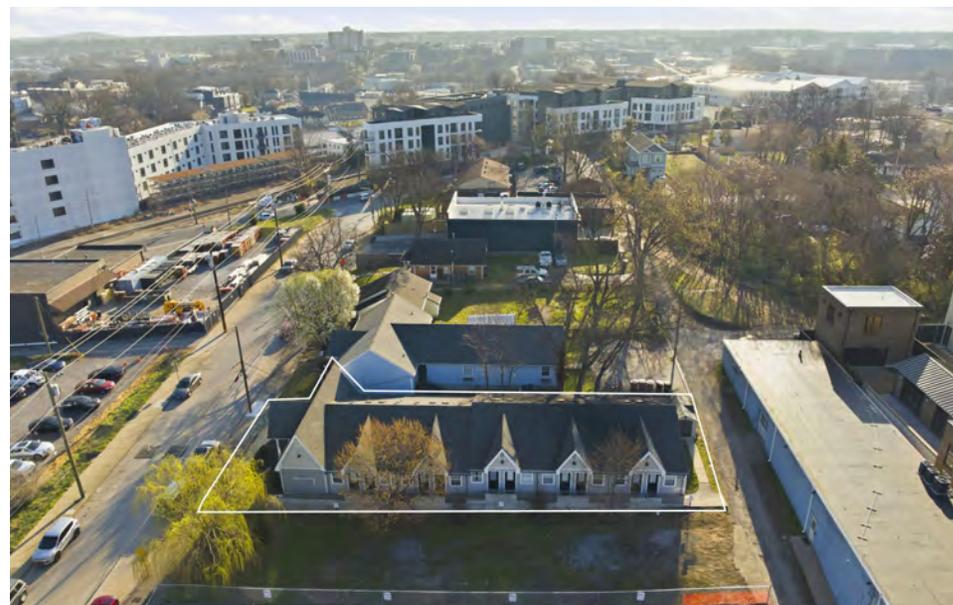




# PROPERTY INFORMATION

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,550,000</b>
<b>NUMBER OF UNITS:</b>	11
<b>OCCUPANCY:</b>	100%
<b>LOT SIZE:</b>	0.17 Acres
<b>BUILDING SIZE:</b>	4,600 SF
<b>ZONING:</b>	MUL

## PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present WeHo House at 415 Humphreys Street, an 11-unit boutique multifamily and hospitality investment opportunity located in the heart of Nashville's rapidly growing Wedgewood-Houston (WeHo) neighborhood. The property is currently 100% leased, providing investors with immediate in-place income, while also offering the opportunity to reposition the asset back into short-term rental operations. Prior ownership successfully operated the property as a short-term rental generating nearly \$550,000 in annual revenue, demonstrating the strong income potential driven by the property's prime urban location and thoughtful design. WeHo House has been fully renovated and professionally designed with short-term rental accommodations in mind, creating a turnkey opportunity for investors seeking to capitalize on Nashville's strong tourism and hospitality demand.

Situated within Wedgewood-Houston, one of Nashville's most vibrant and rapidly evolving neighborhoods, the property benefits from proximity to a dynamic mix of art galleries, restaurants, breweries, music venues, and new mixed-use developments. The neighborhood continues to attract significant investment and redevelopment, making it one of the city's most sought-after urban districts. Additionally, the property benefits from commercial zoning, providing long-term redevelopment potential in a submarket experiencing continued residential, hospitality, and mixed-use growth. Located just minutes from Downtown Nashville, The Gulch, GEODIS Park, and major interstate access, WeHo House offers investors a rare opportunity to acquire a fully renovated urban asset with immediate cash flow, STR upside, and future development potential in one of Nashville's most desirable neighborhoods.

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	WeHo House
<b>STREET ADDRESS</b>	415 Humphreys Street
<b>CITY, STATE, ZIP</b>	Nashville, TN 37203
<b>COUNTY</b>	Davidson

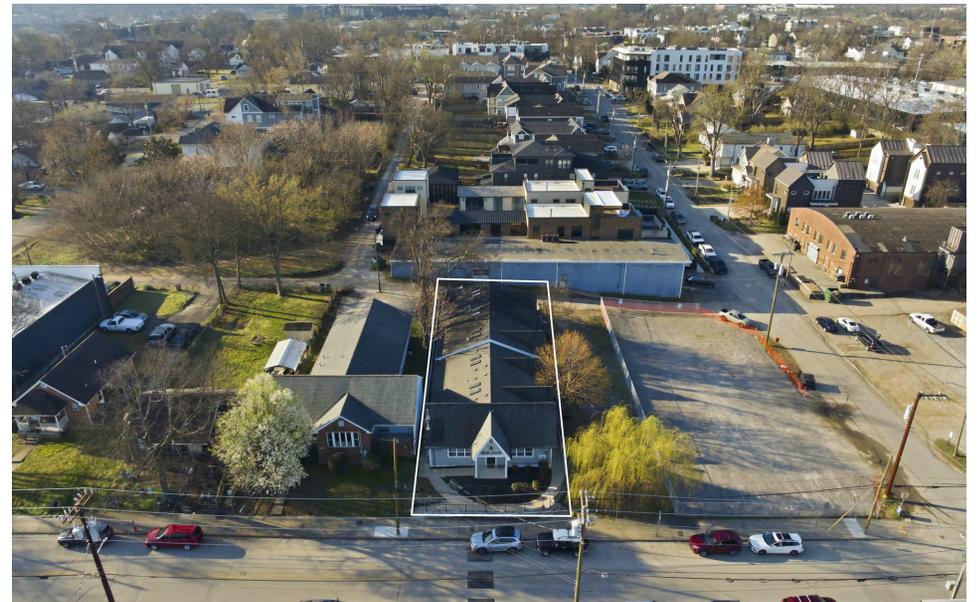
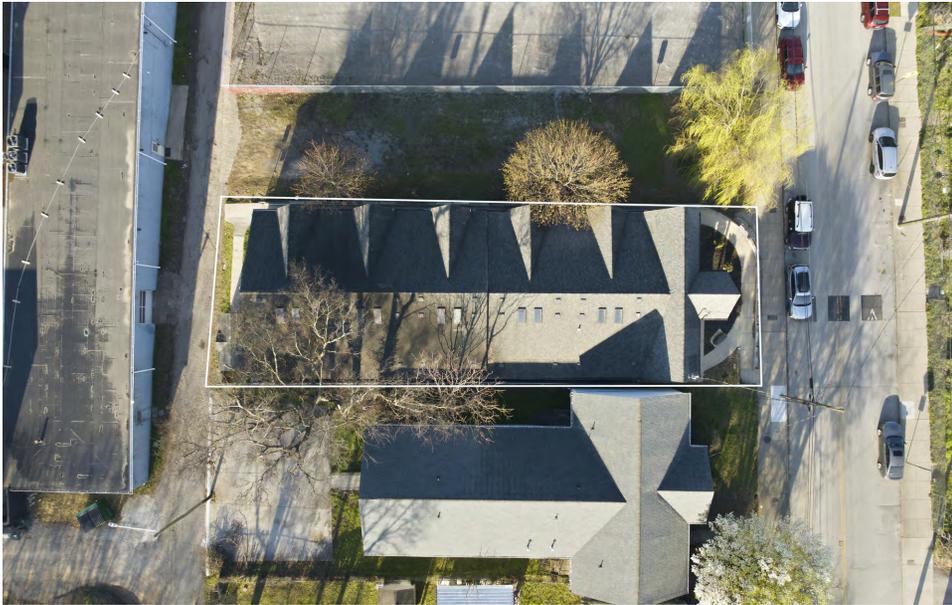
## BUILDING INFORMATION

<b>OCCUPANCY %</b>	100.0%
<b>YEAR BUILT</b>	2007
<b>YEAR LAST RENOVATED</b>	2024

## PROPERTY HIGHLIGHTS

- 11-Unit Boutique Asset in Nashville's Wedgewood-Houston neighborhood
- 100% Leased providing immediate in-place income
- Proven STR Performance with historical revenue of nearly \$550,000 annually
- Fully Renovated & Designed for Short-Term Rentals
- Commercial Zoning allowing future redevelopment potential
- Prime Location minutes from Downtown Nashville, The Gulch, and GEODIS Park
- Flexible Investment Strategy – maintain multifamily income or reposition to STR

# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



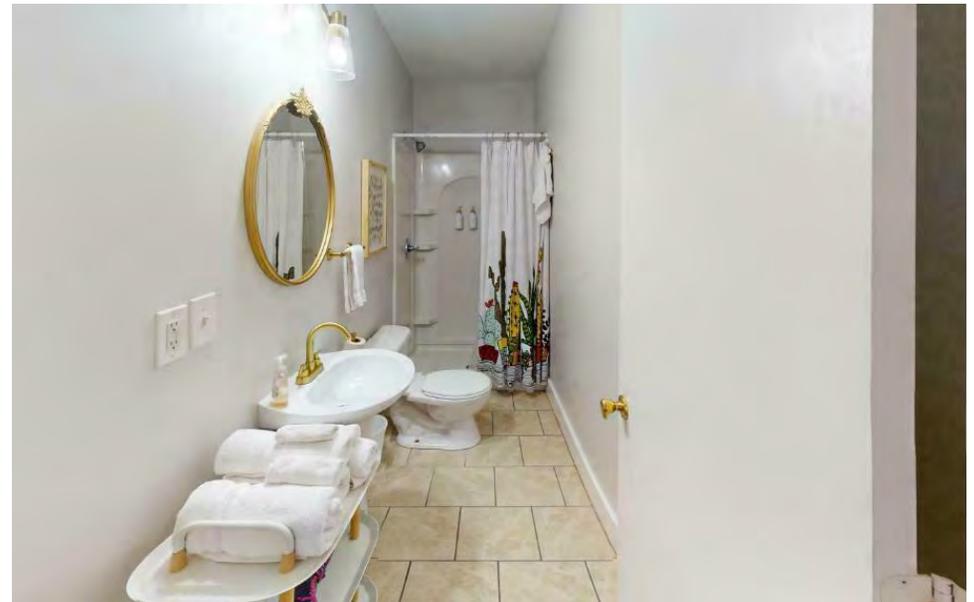
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS





# LOCATION INFORMATION

## NASHVILLE, TENNESSEE

Nashville, Tennessee is a thriving metropolitan area that continues to gain national attention for its economic growth, cultural vibrancy, and strategic location. Home to over 2.1 million residents across 10 counties, the Nashville region has become a modern blueprint for economic prosperity and quality of life.

### Unmatched Economic Momentum

Since 1990, more than 543,000 new jobs have been created and 5,200 companies have chosen to expand or relocate operations to the region. This momentum is fueled by access to a skilled talent pool, a highly livable environment, and a culture rooted in creativity and collaboration.

The Nashville region supports approximately 60,000 businesses and hosts several major corporate headquarters including HCA Healthcare, Oracle, Nissan North America, Bridgestone Americas, Mitsubishi Motors North America, Tractor Supply Company, Dollar General, AllianceBernstein, and iHeartMedia. This economic diversity ensures resilience and provides fertile ground for continued growth.

Recognized as one of the \*Hottest Job Markets in the Country\* by the \*Wall Street Journal\* in 2024, Nashville's economy supports both business expansion and career advancement. The city's pro-business environment and inclusive community are key drivers behind its sustained success.

#7

Hottest Job Market in the Country  
Wall Street Journal, 2024

#3

Top 3 Emerging Life Sciences Market  
Nashville Chamber of Commerce

#6

Sixth in Gen Z Net Migration in the Country  
Today's Homeowner 2023

86 net new people per day between 2022 - 2023, 21.13%  
Population Growth

Job Growth (2013 - 2023) 30.65%  
GDP Growth ( 2012 - 2022) 42.4%

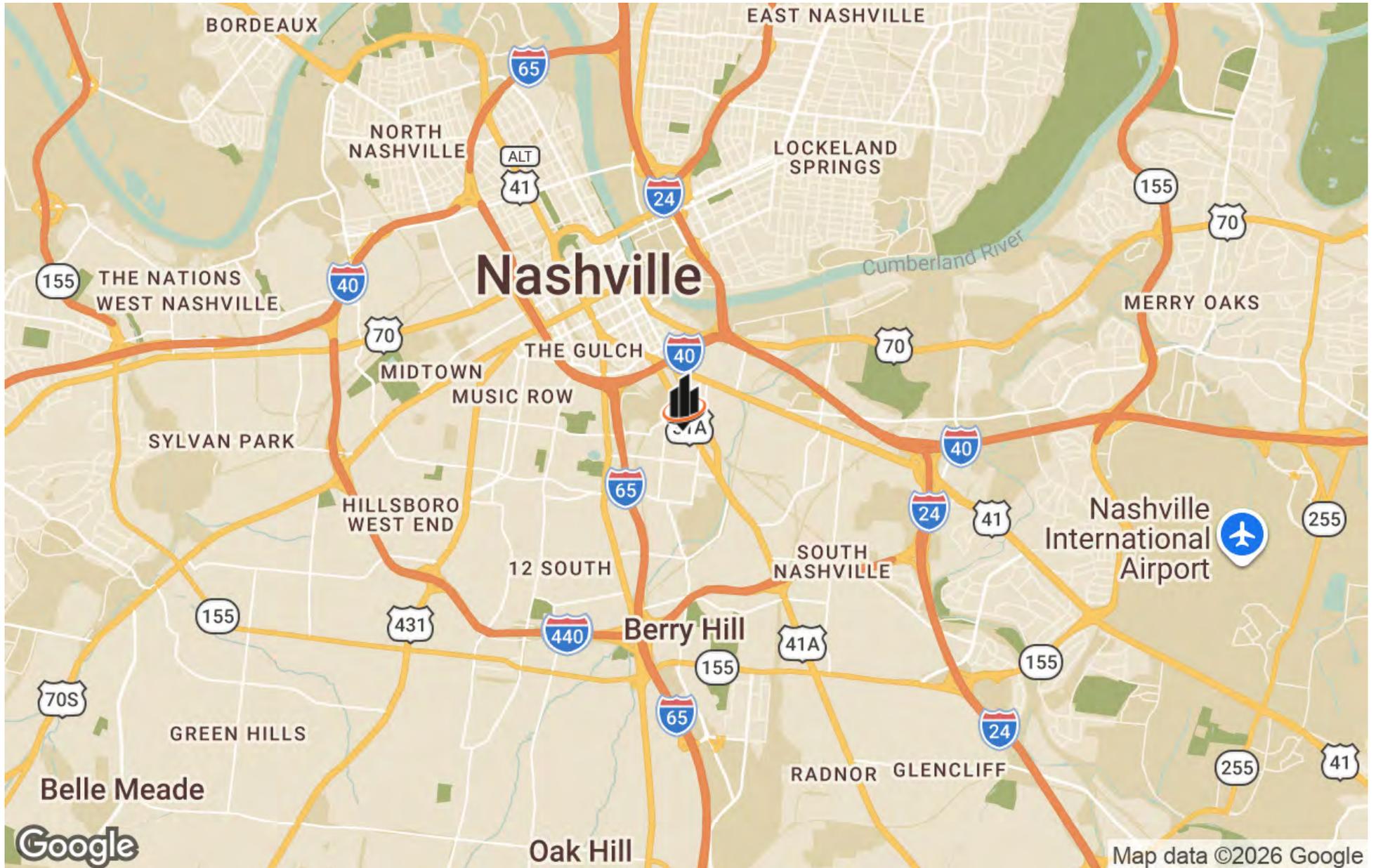


## Top Employers

- 1 Vanderbilt University Medical Center
- 2 Downtown Nashville Nissan
- 3 HCA Healthcare
- 4 Ascension Saint Thomas Hospital Midtown
- 5 Kroger
- 6 Community Health Systems Inc
- 7 Amazon BNA13
- 8 Bridgestone Americas, Inc.

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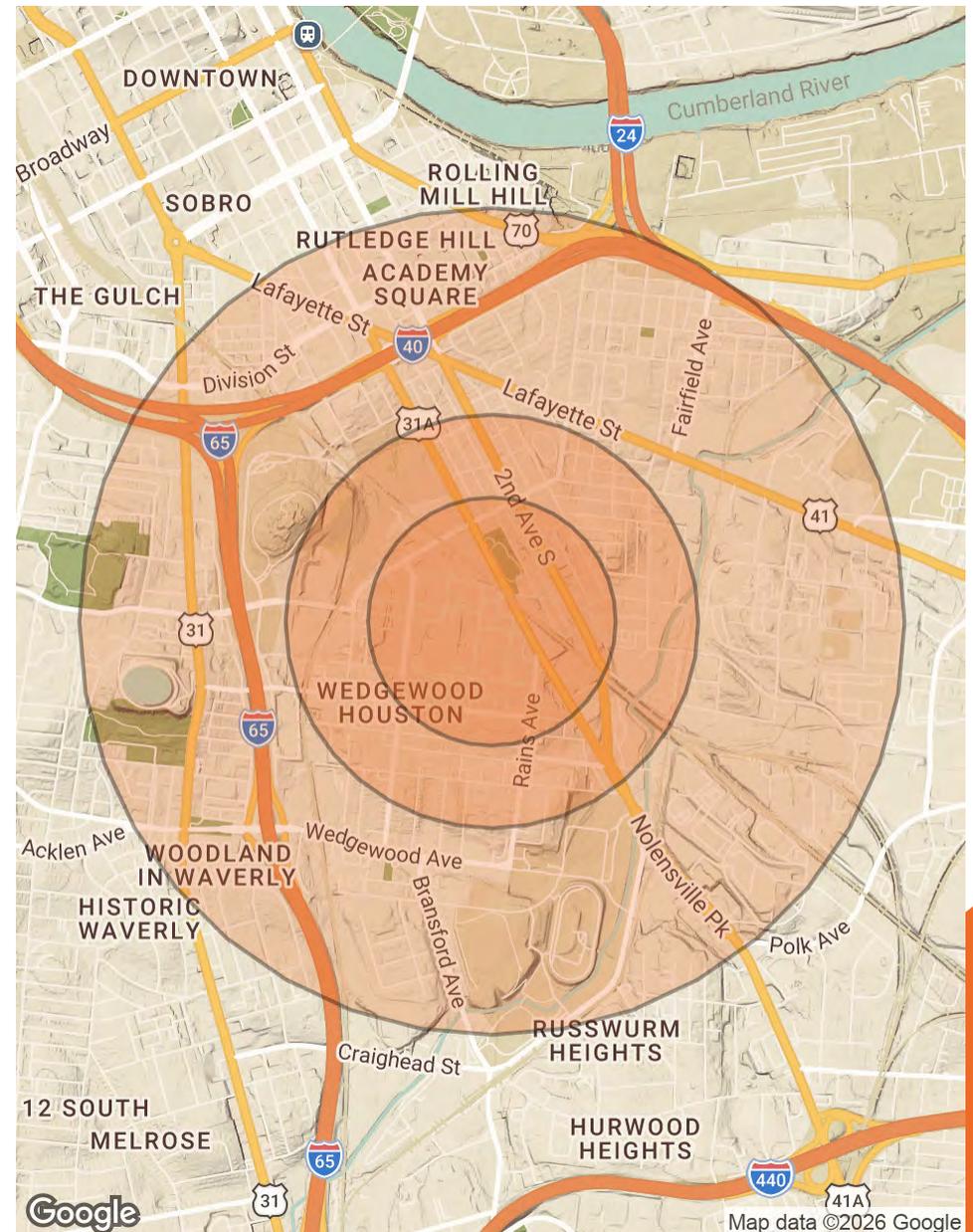
# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,009	2,298	11,902
AVERAGE AGE	34	34	36
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	34	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	518	1,149	5,456
# OF PERSONS PER HH	1.9	2	2.2
AVERAGE HH INCOME	\$101,579	\$92,008	\$74,578
AVERAGE HOUSE VALUE	\$637,388	\$647,536	\$675,172

Demographics data derived from AlphaMap





# THE TEAM

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## BRIAN TRUMAN

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

Head of REIN Multifamily Group

REIN Real Estate Investors of Nashville

Greater Nashville Association of Realtors

Board Member of CCC Contractors, Closers and Connection

Frequent speaker and podcast guest on Multifamily



## KUNAL PATEL, CCIM

kunal.patel@svn.com

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)

GNAR (Greater Nashville Association of Realtors)

ULI (Urban Land Institute)

CCIM (Certified Commercial Investment Member)

CHO (Certified Hotel Owner)

CRE615



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7003 CHADWICK DR  
SUITE 111  
BRENTWOOD, TN 37027



[HTTPS:ACCELCRE.COM](https://www.accelcre.com)