

# For Sale

35,443 SF, 11 Units  
Multi-Family Townhome Development  
in an **Opportunity Zone**

Under Construction - 3/1/25 Delivery



1017-1021 12th Ave N | Nashville, TN 37208





■ 1017-1021 12TH AVE N | NASHVILLE, TN 37208

# Property Details



## 1017-1021 12th Ave N NASHVILLE, TN 37208

Opportunity to buy a new construction townhome development. Each unit has a two car garage and rooftop terrace with views of the downtown skyline. The development includes ten three-bedroom, three-and-a-half-bathroom, 3,190 SF townhomes. It also has one four-bedroom, three-and-a-half-bathroom, 3,543 SF townhome.

**Take advantage of OZ tax benefits, so long as purchased prior to Certificate of Occupancy being issued. Offered as a portfolio only, not individual townhomes.**

## PROPERTY HIGHLIGHTS



New Construction Delivering  
March 2025



Ten 3 BR/3.5 BA Townhomes  
One 4 BR/3.5 BA Townhome



Opportunity Zone



Nashville Skyline Views



# Surrounding Development



1

## Eleven North Towers

- Proposed
- 1,475 Residential Units
- Developer: Portman Holdings

2

## Starling

- Completed
- 359 Residential Units
- Developer: Portman Holdings

3

## 1301 Herman

- Under Construction
- 345 Residential Units
- Developer: CRG

4

## The Scottie

- Completed
- 320 Residential Units
- Developer: Rangewater Residential

5

## 1919 N

- Proposed
- 360 Residential Units
- Developer: Streetlight Residential

6

## 613 10th Ave N

- Proposed
- 330 Residential Units
- Developer: Boyle Investment Company

7

## The Guthrie

- Completed
- 271 Residential Units

# Proforma

Unit Mix	Units	Unit Size (SF)	Rent Per Unit	Gross Income	Taxes	Utilities	Landscaping	Insurance	Trash	Total OPEX
3 BR/3.5 Bath	10	3,190	\$4,750.00	\$570,000.00		\$-	\$-	\$-	\$-	
4 BR/3.5 Bath	1	3,543	\$5,650.00	\$67,800.00		\$-	\$-	\$-	\$-	
<b>Total:</b>	<b>11</b>	<b>35,443</b>		<b>\$637,800.00</b>	<b>\$7,689.64</b>	<b>\$4,488.40</b>	<b>\$3,366.30</b>	<b>\$6,732.60</b>	<b>\$1,122.10</b>	<b>\$23,399.04</b>
			<b>NOI:</b>	<b>\$614,400.96</b>						

## Debt Service

Debt	\$7,665,000.00	LTC (70%)
Equity	\$3,285,000.00	
Amortization	25 years	
Interest Rate	5.50%	
Annual	(\$242,073.29)	
Cash on Cash (Unleveraged)	5.61%	
Cash on Cash (Leveraged)	18.70%	

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