

48 Units For Sale

Class A Townhome Community

# THE ROWE AT GATE 1

162 JACK MILLER BLVD, CLARKSVILLE, TN





## THE ROWE AT GATE 1

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You and your tax and legal advisors should conduct your own investigation of the property and transaction.





01

THE ROWE AT GATE 1

# EXECUTIVE SUMMARY







# SUMMARY

## THE ROWE AT GATE 1

162 JACK MILLER BLVD, CLARKSVILLE, TN 37042

48

MULTIFAMILY UNITS

6.19

LAND ACRES

2020

YEAR BUILT

55,872 SF

BUILDING SF

THE ROWE AT GATE 1





## FINANCIAL SUMMARY

Price	Market Pricing
Units	48
Price/Unit	Market Pricing
Occupancy	91.66%
NOI (T12)	\$457,115
Pro Forma Yr 1	\$513,797

## DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	18,916	110,506	205,943
2024 Median HH Income	\$54,482	\$58,273	\$58,803
2024 Average HH Income	\$63,934	\$67,301	\$70,223





# INVESTMENT SUMMARY

162 Jack Miller Blvd is a clean, high-quality, Class A 48-unit apartment community located in one of Tennessee's fastest-growing cities. The property is made up entirely of large 1,117 SF two-bedroom, 2.5-bath units, all with a townhome-style layout, private entrances, and modern finishes. It's the type of floorplan that attracts long-term residents and stands out from typical garden-style product in the Clarksville market.

The asset is performing well today—strong occupancy, low turnover, and minimal maintenance needs. It's not a heavy value add deal, but it is a reliable, easy-to-own property in a solid market with long-term demand drivers.

- **High-Quality Construction & Larger Floorplans:** The units are substantially larger than most 2BR product in Clarksville, and the townhome layout provides privacy, functionality, and stronger tenant retention. This design has proven appeal and is a differentiator in the submarket.
- **Consistent Performance:** The property has been running smoothly with stable occupancy and predictable expenses. It's straightforward to manage and doesn't come with surprises or a long list of deferred maintenance.
- **Strong Market Fundamentals:** Clarksville continues to grow rapidly, supported by:
  - Fort Campbell
  - Expanding healthcare, logistics, and manufacturing sectors
  - Steady population and household growth
  - Proximity to Nashville
- **Appealing to Long-Term Investors:** This is a solid fit for buyers looking for:
  - Predictable cash flow
  - Strong tenant profiles
  - Newer construction
  - Lower operational intensity







## UNIT MIX

## ACTUAL

UNIT MIX	# UNITS	SF	Average In-Place	RENT PSF	Current Income
2 BD + 2.5 BA	48	1,117	\$1,437	\$1.29	\$63,208.78





02

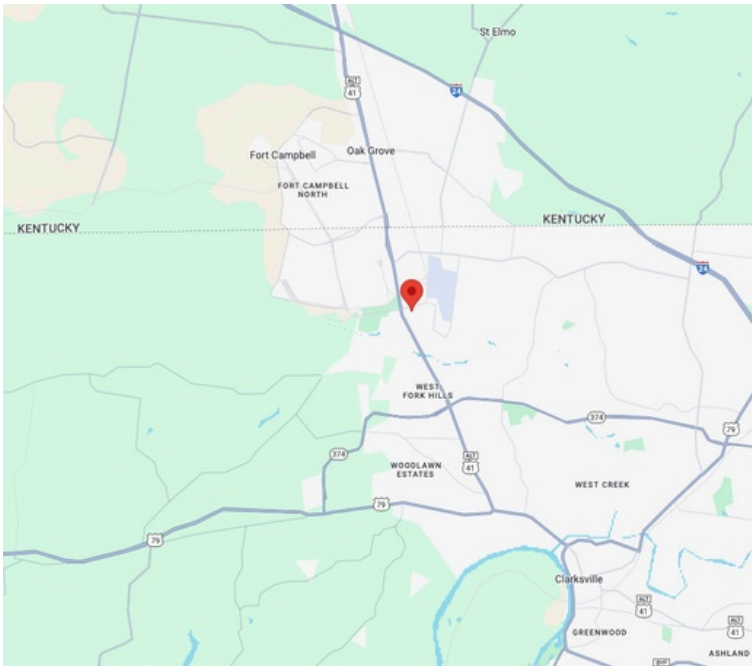
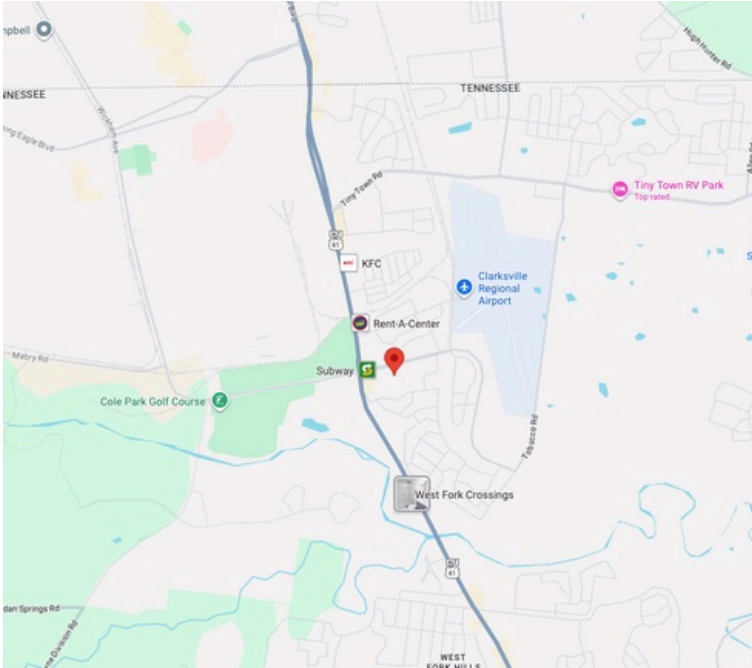
THE ROWE AT GATE 1

# LOCATION SUMMARY





## ABOUT CLARKSVILLE, TN



- **Clarksville, Tennessee, is one of the fastest-growing cities in the state and home to a diverse, vibrant community.** Located along the Cumberland River near the Kentucky border, it offers a blend of small-town charm and urban amenities. The city is known for its strong military presence due to Fort Campbell, one of the largest U.S. Army installations, which plays a major role in the local economy and culture.
- **Downtown Clarksville features a historic district with restored buildings, local shops, restaurants, and attractions like the Customs House Museum and Cultural Center.** Outdoor enthusiasts enjoy the city's many parks, greenways, and the scenic Riverwalk, which hosts festivals and community events throughout the year. Austin Peay State University also adds energy to the area with educational opportunities, athletics, and arts programs.
- **The city continues to grow rapidly thanks to affordable living, job opportunities, and its convenient location—just about 45 minutes northwest of Nashville.** With ongoing development, expanding retail and dining options, and a strong sense of community, Clarksville remains a popular choice for families, professionals, and military members alike.





03

THE ROWE AT GATE 1

# PROPERTY DESCRIPTION

PROPERTY FEATURES

AERIAL MAP

PROPERTY IMAGES

COMMON AMENITIES







# PROPERTY FEATURES

48

MULTIFAMILY UNITS

55,872 SF

BUILDING SF

1

TOTAL PARCELS

A

BUILDING CLASS

269,636

LAND SF

6.19

LAND ACRES

2020

YEAR BUILT

R-4

ZONING TYPE

A

LOCATION CLASS

2

# OF STORIES

6

BUILDINGS

Shared

PARKING

Flat

TOPOGRAPHY





# CONSTRUCTION

Framing

Wood

Exterior

Brick

Parking Surface

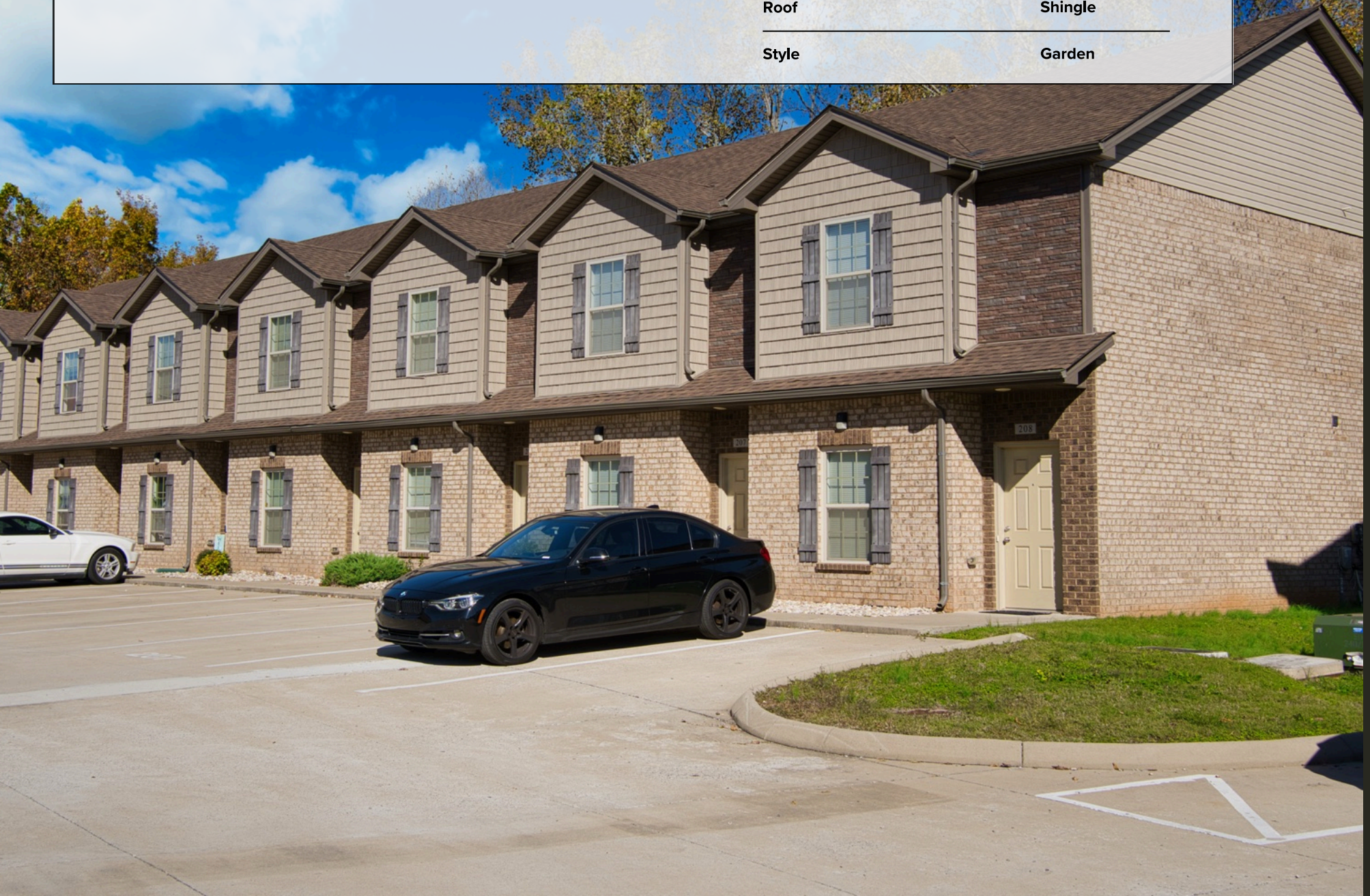
Asphalt

Roof

Shingle

Style

Garden











04

THE ROWE AT GATE 1

# RENT ROLL







# RENT ROLL

UNIT	UNIT TYPE	SF	LEASE END	ACTUAL RENT	ADDITIONAL RENT	TOTAL
101	2B/2.5BTH	1,117	12/31/2025	\$ 1,400.00	\$ 13.00	\$ 1,413.00
102	2B/2.5BTH	1,117	1/31/2027	\$ 1,395.00	\$ 38.00	\$ 1,433.00
103	2B/2.5BTH	1,117	7/31/2026	\$ 1,400.00	\$ 18.99	\$ 1,418.99
104	2B/2.5BTH	1,117	8/31/2026	\$ 1,400.00	\$ 65.97	\$ 1,465.97
105	2B/2.5BTH	1,117	2/28/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
106	2B/2.5BTH	1,117	12/31/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
107	2B/2.5BTH	1,117	6/30/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
108	2B/2.5BTH	1,117	2/28/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
201	2B/2.5BTH	1,117	9/30/2025	\$ 1,395.00	\$ 13.00	\$ 1,408.00
202	2B/2.5BTH	1,117	5/31/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
203	2B/2.5BTH	1,117	12/31/2025	\$ 1,395.00	\$ 18.99	\$ 1,413.99
204	2B/2.5BTH	1,117	12/31/2025	\$ 1,400.00	\$ 53.99	\$ 1,453.99
205	2B/2.5BTH	1,117	3/31/2026	\$ 1,400.00	\$ 18.99	\$ 1,418.99
206	2B/2.5BTH	1,117	5/31/2025	\$ 1,400.00	\$ 213.00	\$ 1,163.00
207	2B/2.5BTH	1,117	3/31/2026	\$ 1,395.00	\$ 69.98	\$ 1,464.98
208	2B/2.5BTH	1,117	5/31/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
301	2B/2.5BTH	1,117	12/31/2025	\$ 1,395.00	\$ 13.00	\$ 1,408.00
302	2B/2.5BTH	1,117	Vacant	\$	\$	\$
303	2B/2.5BTH	1,117	7/31/2026	\$ 1,400.00	\$ 78.99	\$ 1,478.99
304	2B/2.5BTH	1,117	Vacant	\$	\$	\$
305	2B/2.5BTH	1,117	4/30/2026	\$ 1,395.00	\$ 73.00	\$ 1,468.00
306	2B/2.5BTH	1,117	6/30/202	\$ 1,400.00	\$ 53.99	\$ 1,453.99
307	2B/2.5BTH	1,117	3/31/2025	\$ 1,400.00	\$ 248.00	\$ 1,648.00
308	2B/2.5BTH	1,117	2/28/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
401	2B/2.5BTH	1,117	10/31/2025	\$ 1,400.00	\$ 13.00	\$ 1,413.00
402	2B/2.5BTH	1,117	1/31/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
403	2B/2.5BTH	1,117	9/30/2025	\$ 1,400.00	\$ 18.99	\$ 1,418.99
404	2B/2.5BTH	1,117	11/30/2025	\$ 1,395.00	\$ 13.00	\$ 1,408.00
405	2B/2.5BTH	1,117	8/31/2026	\$ 1,395.00	\$ 58.00	\$ 1,453.00
406	2B/2.5BTH	1,117	Vacant	\$	\$	\$
407	2B/2.5BTH	1,117	2/28/2026	\$ 1,395.00	\$ 53.00	\$ 1,448.00



# RENT ROLL



UNIT	UNIT TYPE	SF	LEASE END	ACTUAL RENT	ADDITIONAL RENT	TOTAL
408	2B/2.5BTH	1,117	6/30/2025	\$ 1,400.00	\$ 218.99	\$ 1,618.99
501	2B/2.5BTH	1,117	9/30/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
502	2B/2.5BTH	1,117	8/31/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
503	2B/2.5BTH	1,117	5/31/2026	\$ 1,395.00	\$ 18.99	\$ 1,413.99
504	2B/2.5BTH	1,117	1/31/2026	\$ 1,395.00	\$ 18.99	\$ 1,413.99
505	2B/2.5BTH	1,117	10/31/2026	\$ 1,395.00	\$ 18.99	\$ 1,413.99
506	2B/2.5BTH	1,117	3/31/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
507	2B/2.5BTH	1,117	6/30/2026	\$ 1,395.00	\$ 13.00	\$ 1,408.00
508	2B/2.5BTH	1,117	11/30/2025	\$ 1,395.00	\$ 13.00	\$ 1,408.00
601	2B/2.5BTH	1,117	Vacant	\$	\$	\$
602	2B/2.5BTH	1,117	6/30/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
603	2B/2.5BTH	1,117	4/30/2026	\$ 1,400.00	\$ 24.98	\$ 1,424.98
604	2B/2.5BTH	1,117	6/30/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
605	2B/2.5BTH	1,117	6/30/2026	\$ 1,395.00	\$ 18.99	\$ 1,413.99
606	2B/2.5BTH	1,117	1/31/2026	\$ 1,400.00	\$ 13.00	\$ 1,413.00
607	2B/2.5BTH	1,117	5/31/2026	\$ 1,395.00	\$ 18.99	\$ 1,413.99
608	2B/2.5BTH	1,117	7/31/2026	\$ 1,400.00	\$ 18.99	\$ 1,418.99
<b>Total</b>				<b>\$ 61,490.00</b>	<b>\$ 1,718.78</b>	<b>\$ 63,208.78</b>



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THE ROWE AT GATE 1

# FINANCIAL ANALYSIS



INCOME & EXPENSE ANALYSIS

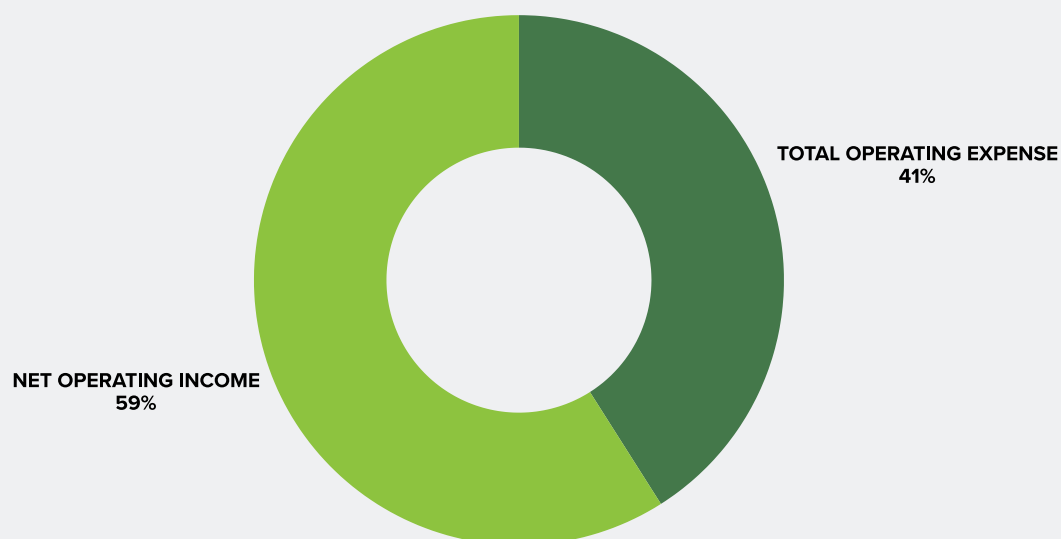
MULTI-YEAR CASH FLOW ASSUMPTIONS

CASH FLOW ANALYSIS

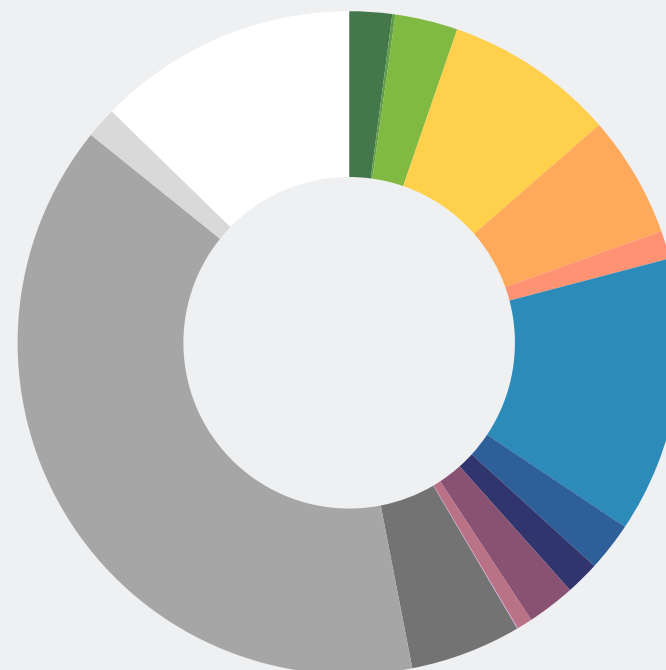
FINANCIAL METRICS



INCOME	T12	PRO FORMA YR 1		
Gross Possible Rent	\$804,969	\$805,080		
Deductions	\$(96,826)	\$(40,254)		
Other Income	\$42,272	\$42,272		
<b>Total Income</b>	<b>\$715,416</b>	<b>\$807,098</b>		
Less Expenses	\$293,301	40.99%	\$293,301	36.34%
<b>Net Operating Income</b>	<b>\$457,115</b>	<b>\$513,797</b>		



- ADMINISTRATIVE COST
- LEGAL & PROFESSIONAL
- MARKETING & LEASING
- SALARIES & PAYROLL
- CONTRACT SERVICES
- MAINTENANCE
- TURNOVER COSTS
- TOTAL GROUNDS
- ELECTRIC - VACANT
- TRASH
- WATER & SEWER
- CONNECT FEE
- INSURANCE
- PROPERTY TAXES
- FRANCHISE TAX
- MANAGEMENT COMPANY CHARGES







CALENDAR YEAR	T-12
<b>GROSS REVENUE</b>	
Gross Possible Rent	\$804,969
Deductions	\$(96,826)
Other Income	\$42,272
<b>Total Income</b>	<b>\$750,416</b>
<b>OPERATING EXPENSES</b>	
Administrative Costs	\$6,112
Legal & Professional	\$430
Marketing & Leasing	\$8,951
Salaries & Payroll	\$24,390
Contract Services	\$17,460
Maintenance	\$3,981
Turnover Costs	\$39,493
Total Grounds	\$6,996
Electric - Vacant	\$4,801
Trash Collection/Removal	\$6,900
Water & Sewer	\$2,236
Connect Fee	\$90
Insurance	\$15,872
Property Taxes	\$113,894
Franchise Tax	\$4,440
Management Company Charges	\$37,258
<b>Total Operating Expense</b>	<b>\$293,301</b>
<b>Net Operating Income</b>	<b>\$457,115</b>





# THE ROWE AT GATE 1

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