

INVESTMENT OFFERING • 29-UNIT TOWNHOME PORTFOLIO

Maple View Townhomes

100 – 130 Maple View Drive • Lebanon, TN 37087

Presented by **Leslie Li** • Coldwell Banker Commercial Legacy Group • Over \$1 Billion Sold



29 UNITS • BUILT 2024 • 3 BD / 2.5 BA + GARAGE • ±1,573 SF • 4 LEASED

Investment Overview

A rare chance to acquire scale in one of Middle Tennessee's fastest-growing rental submarkets. Maple View is a 2024-built, three-bedroom townhome portfolio minutes from downtown Lebanon, I-40, and the Nashville job market — turn-key product, leasing at \$2,000/mo, with lease-up underway.



New construction

All 29 townhomes delivered in 2024 — minimal near-term capital needs.



Lease-up underway

Four units leased at \$2,000/mo; 25 to stabilize at market.



Strong gross income

29 units at \$2,000/mo = \$696,000 gross rent per year.



Growth submarket

Lebanon population up ~34% since 2020; Nashville 30 min west.

PORTFOLIO SNAPSHOT

TOTAL UNITS

29 townhomes

CURRENTLY LEASED

4 units

MARKET RENT

\$2,000 / month

UNIT TYPE

3 BD / 2.5 BA + garage

APPROX. SIZE

~1,573 SF / unit

YEAR BUILT

2024

LAND AREA

± 2.38 acres

ANNUAL GROSS RENT

\$696,000

Property Details & Unit Features

 3 BEDROOMS	 2.5 BATHROOMS	 1 CAR GARAGE	 ±1,573 SQ FT / UNIT	 2024 YEAR BUILT	 29 TOTAL UNITS
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THE PORTFOLIO • 100–130 MAPLE VIEW DRIVE

100	101	102	103	104	105	106	107
108	109	110	111	112	113	114	115
116	117	118	119	120	121	122	123
124	125	126	127	128	129	130	

Addresses 100–130 Maple View Drive • 29 townhomes in this offering. Buyer to verify final unit list.

WHY TENANTS CHOOSE MAPLE VIEW

- Spacious 3-bed, 2.5-bath townhome layouts
- Attached private garage plus driveway parking
- Brand-new 2024 construction with modern finishes
- Low-maintenance lifestyle in a quiet setting
- Minutes to shopping, dining, schools & I-40

THE PROPERTY

The Community



2024-built townhome community · Lebanon, TN



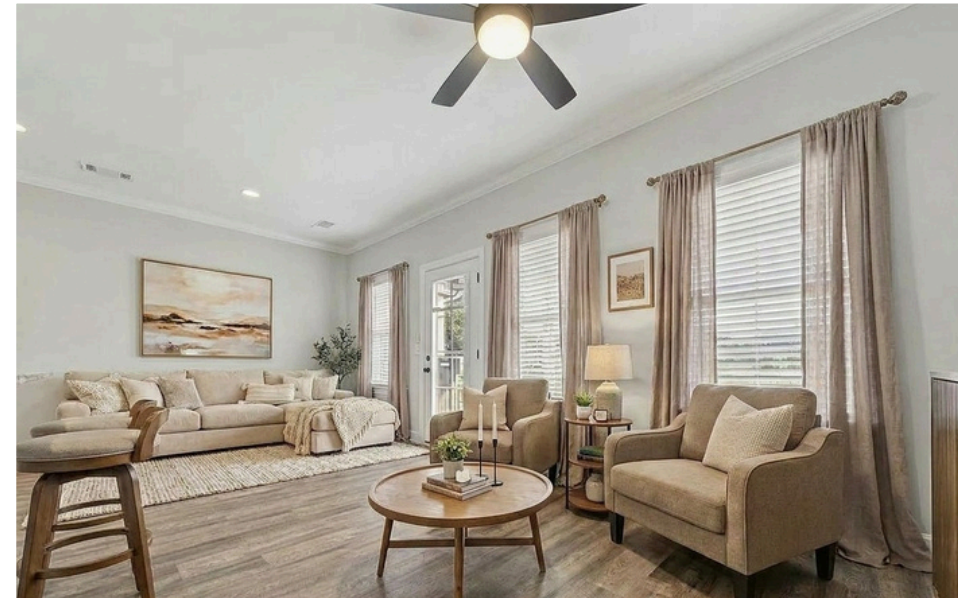
Streetscape, garages & landscaping

THE PROPERTY

Interior Tour



Open living & dining



Bright great room



Quartz kitchen



Primary suite



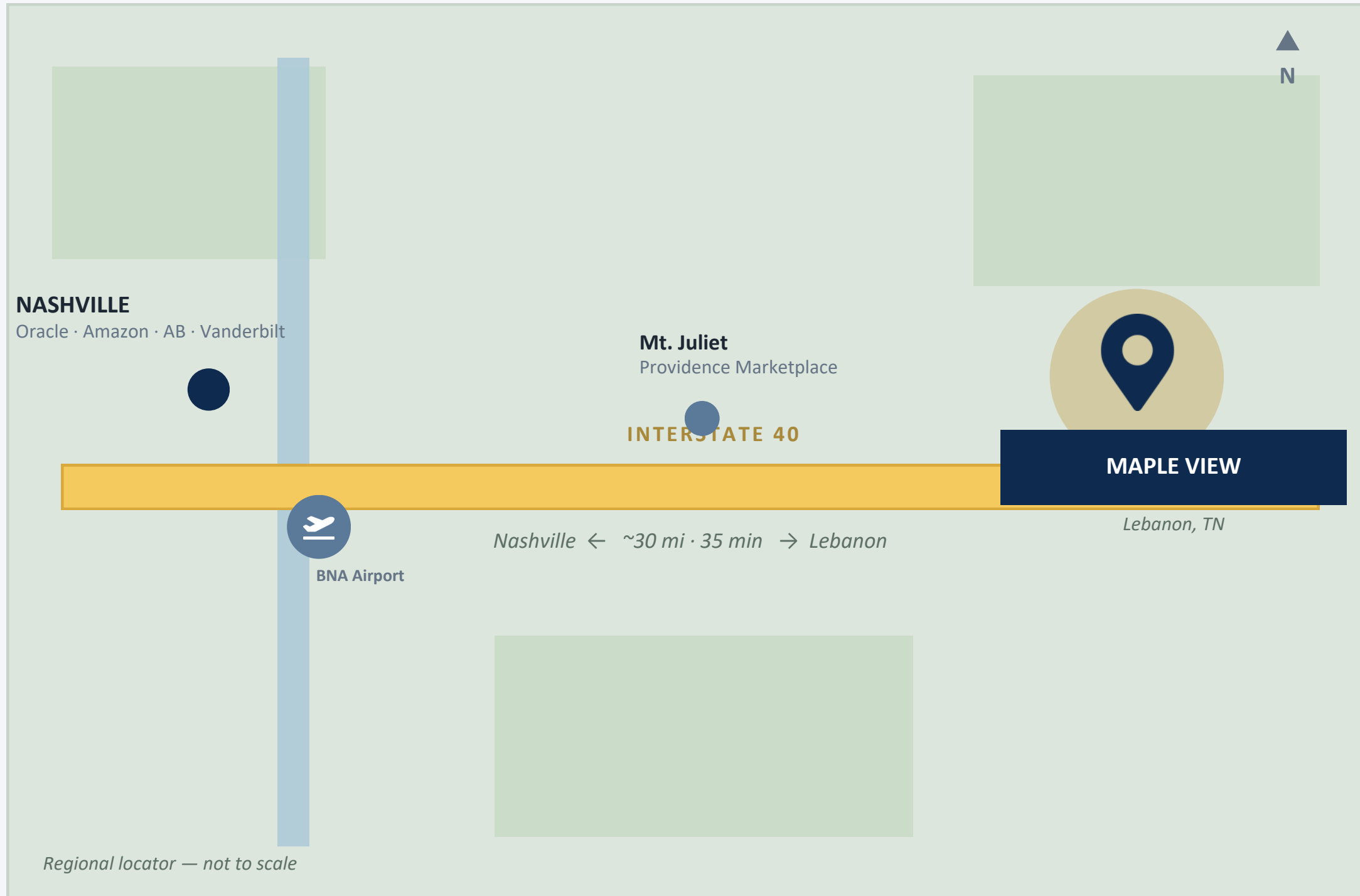
Secondary bedroom









Flex room / office

LOCATION

Location & Connectivity



DRIVE TIMES

	Cedars Square / Walmart	± 2 min
	Downtown Lebanon Square	± 6 min
	Interstate 40 access	± 6 min
	Providence Marketplace	± 18 min
	Nashville Int'l (BNA)	± 30 min
	Downtown Nashville	± 35 min

Drive times approximate, via primary routes.

Nashville: A Magnet for Global Employers

Maple View sits ~30 minutes from a metro drawing record corporate investment. Every new campus deepens the renter pool that fills townhomes like these.



Oracle

New River North global HQ — \$1.2B+ investment and 8,500 tech jobs planned by 2031.



AllianceBernstein

Relocated its global HQ from NYC; 1,250+ employees at Fifth + Broadway downtown.



Amazon

Operations Center of Excellence at Nashville Yards — roughly 5,000 jobs.



Meta

Gallatin data-center campus north of the city — \$1.5B+ invested.



Vanderbilt

University & Medical Center anchor the region as its largest employer.



HCA Healthcare

Fortune 500 HQ at the center of Nashville's vast health-care industry.

Also expanding across Middle Tennessee: Nissan North America HQ · Bridgestone Americas · Mitsubishi Motors NA · Google (Clarksville) · plus Lebanon's own I-40 logistics & manufacturing corridor.

Lebanon, TN — Market Demographics



51,500+

CITY POPULATION

+34% since 2020



\$72,848

MEDIAN HH INCOME

above TN average



\$378,400

MEDIAN HOME VALUE

1.3x the TN median



16.2%

ANNUAL IN-MIGRATION

fuels rental demand

MEDIAN HOUSEHOLD INCOME



COMMUNITY PROFILE

Households	17,290
Median age	35 years
Avg. commute	27 minutes
Bachelor's degree +	30.8%

Sources: U.S. Census Bureau / ACS; Cubit population projections.

Retail, Shopping & Dining Nearby



Cedars Square (Walmart)

Supercenter, grocery & everyday retail anchoring South Lebanon.

± 0.5 mi



Demos' Restaurant

Local steakhouse & Italian favorite on Legends Drive.

± 1 mi



Cedar Crest Center

Big Lots, Planet Fitness, dining & services on W Main St.

± 3 mi



Lebanon Town Square

Historic downtown — Town Square Social, Tenn Lakes Brewing & boutiques.

± 2 mi



Providence Marketplace

Regional power center: Target, Best Buy, Dick's, dining (Mt. Juliet).

± 13 mi



Publix at Lebanon Center

Grocery-anchored center serving the north side of the city.

± 4 mi







Everyday convenience, big-city access. Grocery, retail and dining within minutes, plus the full regional shopping of Mt. Juliet and Nashville a short drive west on I-40.

Wilson County Schools

One of Tennessee's largest and most sought-after public school systems — a key driver of family rental demand in Lebanon.



SCHOOLS SERVING THE LEBANON AREA

-  **Lebanon High School**
Grades 9–12 · Home of the Blue Devils (est. 1918)
-  **Wilson Central High School**
Grades 9–12 · GreatSchools 7/10 · ~92% grad rate
-  **Walter J. Baird Middle School**
Middle grades serving central Lebanon
-  **Lebanon Special School District**
PreK–8 district serving the City of Lebanon
-  **Coles Ferry / Sam Houston Elem.**
Neighborhood elementary options

*Graduation rate reflects Wilson Central High School. Verify assignments with the district. Sources: Wilson County Schools, NCES, Niche, GreatSchools.

A FAMILY-DRIVEN RENTAL MARKET

Strong, growing public schools are one of the top reasons families relocate to and rent in Lebanon. Three-bedroom townhomes like Maple View are purpose-built for this tenant — households seeking space, schools, and a low-maintenance lifestyle near Nashville employment.

THE NUMBERS

Gross Rental Income

All 29 townhomes leasing at \$2,000 per month.

GROSS RENT / MONTH

\$58,000

29 townhomes × \$2,000 / mo

GROSS RENT / YEAR

\$696,000

\$58,000 / mo × 12 months



Lease-up underway. Four of the 29 brand-new 2024 townhomes are leased, with the balance leasing at \$2,000/mo as the community fills — building toward the \$696,000 annual gross rent shown above.

Figures show gross scheduled rent at full occupancy; they do not reflect operating expenses, vacancy, or financing. Illustrative — buyer to verify.

THE NUMBERS

Multi-Year Gross Rent

Projected gross rental income at a conservative 3% annual rent increase — at or below Nashville's long-run trend.

	Year 1	Year 3	Year 5	Year 7
Rent / unit / month	\$2,000	\$2,122	\$2,251	\$2,388
Gross rent / month	\$58,000	\$61,500	\$65,300	\$69,300
Gross rent / year	\$696,000	\$738,400	\$783,400	\$831,100

RENT-GROWTH SCENARIOS

<p>3% CONSERVATIVE</p> <p>At/near long-run inflation — our pro forma basis.</p>	<p>4% MODERATE</p> <p>In line with recent (~4%) Tennessee rent gains.</p>	<p>5% MARKET UPSIDE</p> <p>Closer to Nashville's long-run growth-year average.</p>	<p>Typical inflation: ~2–3% long-run (Fed target 2%). A 3% rent increase roughly keeps pace with inflation.</p>
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Illustrative projections; rent growth not guaranteed. Figures are gross rent at full occupancy. Buyer to verify. Not investment advice.

Why Add Maple View to Your Portfolio



Explosive Growth

Lebanon is among Tennessee's fastest-growing cities — up ~34% since 2020, projected past 51,000 residents.



Nashville Spillover

I-40 puts residents ~30 minutes from Oracle, Amazon, AB & the region's job engine, at a lower cost of living.



Built-to-Rent Demand

New 3-bed townhomes meet surging demand from families priced out of for-sale housing — a durable niche.



Strong Gross Income

29 units at \$2,000/mo produce \$696,000 of gross rent per year.



Rent Upside

Gross rents grow with 3%/yr increases over a 5–10 year hold.



Defensive Asset

Workforce housing in a growth market delivers resilient occupancy across cycles.

LET'S TALK

To learn more, reach out!

To learn more, reach out! Detailed financials, rent roll, square footage, and zoning are available to qualified investors — ask for the full package, a private tour, or the 3-D walkthrough.

 **(615) 969-6684**

 **LeslieLi.CRE@gmail.com**

 **Coldwell Banker Commercial Legacy Group, Brentwood, TN**



Leslie Li

Commercial Broker · Land & Investment

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