

JUST LISTED!

AEROSPACE FLATS

📍 451 Aerospace Way, Nashville, TN 37217

INVESTMENT HIGHLIGHTS

- 42-Unit Multifamily Conversion: Former Motel Successfully Repositioned into Multifamily Housing, Offering Operational Stability with Upside
- Strong In-Place Returns: Generating a 6.3% Cap Rate on Current Income, Making it a Compelling Yield in Today's Market
- Value-Add Opportunity: Interior Upgrades and Amenity Enhancements Can Further Boost Rents and NOI
- Flexible Unit Mix: Ideal for Workforce Housing or Short-Term/Extended Stay Strategies Depending on Operator Goals
- Recent Improvements: Infrastructure and Building Systems Have Been Modernized, Including Kitchenettes in 15 Units, Reducing Near-Term Capital Needs
- Within 15 Minutes of Downtown Nashville – Access to Major Business Districts, Cultural Landmarks, and Entertainment Venues
- Close to Retail & Dining Corridors – Including Murfreesboro Pike and Harding Place with Options like Kroger, Walmart, and Local Restaurants
- Conveniently Located Near Nashville International Airport (BNA) – Just 3 Miles Away, Offering Convenient Travel Access and Growing Infrastructure
- Quick Access to I-40, I-24, and I-840 Offering Excellent Regional Connectivity for Commuters and Logistics
- Surrounded by Major Employers – Including FedEx, Amazon, Asurion, and Bridgestone Americas Facilities

INVESTMENT DETAILS

Price	\$4,200,000
Price Per Unit	\$102,439
Price Per SF	\$187.96
Number of Units	42
Year Built	1967





AEROSPACE FLATS



CARTER BOONE (LEAD)
Senior Associate
TN #362849
828.230.7043
carter.boone@franklinst.com

JONATHAN HAWKS
Senior Director
TN #351239
706.372.4177
jonathan.hawks@franklinst.com

NIC CORSO
Associate
470.295.6454
nic.corso@franklinst.com

CADE JAGGERS
Associate
615.208.4786
cade.jaggers@franklinst.com

DARRON KATTAN
Managing Director, Broker of Record
TN #368811
813.658.3355