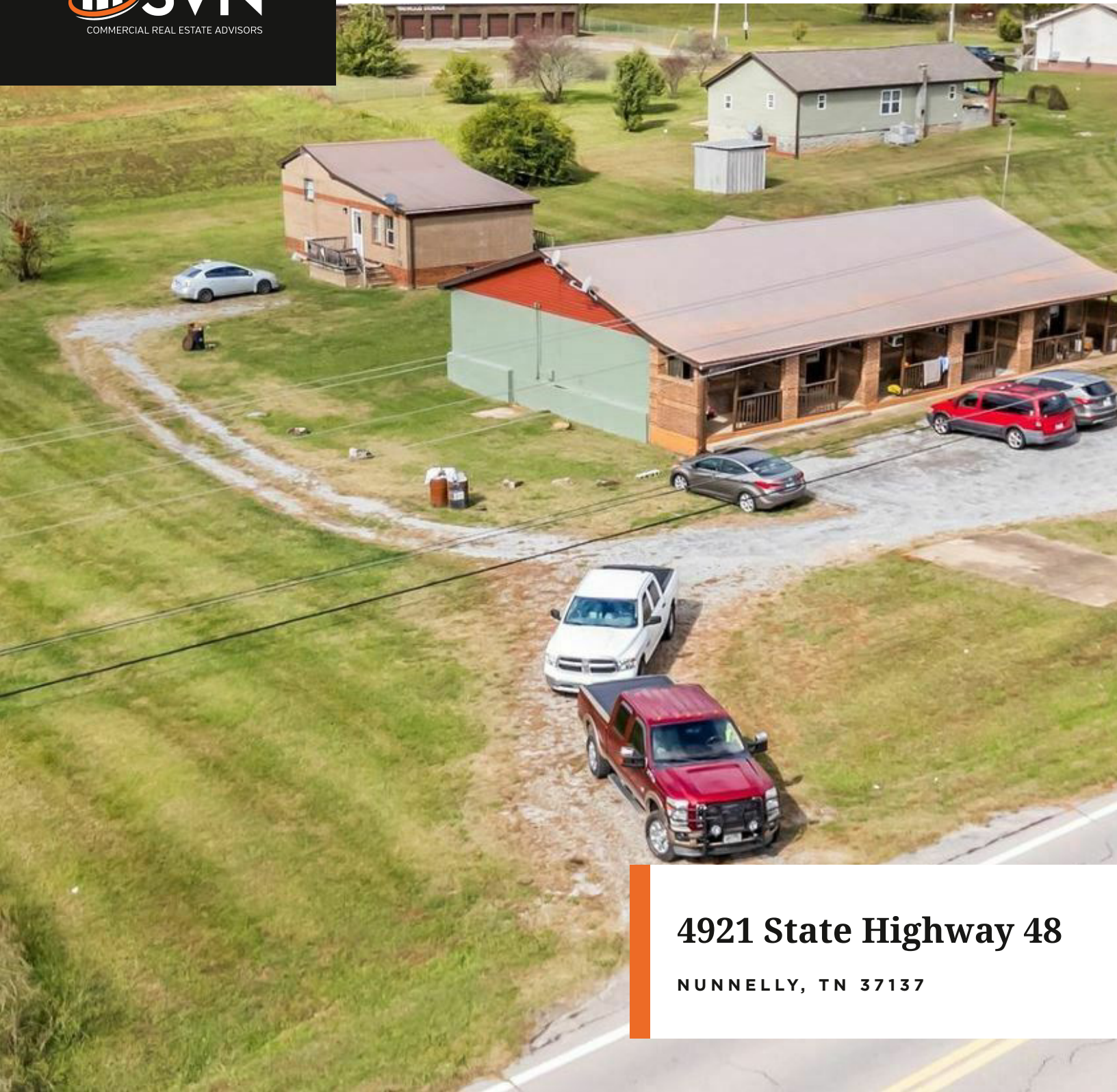




The Meadows | 6 Units



4921 State Highway 48

NUNNELLY, TN 37137

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THE TEAM

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate proudly presents The Meadows, a 6-unit multifamily property located along Hwy 48 N in Nunnely, Tennessee. The front building features four identical one-bedroom, one-bath units and one slightly modified layout (Unit 5), while the detached rear home (Unit 6) offers a two-bedroom, one-bath configuration.

All units are rented weekly under annual leases, offering both consistent cash flow and long-term stability. The property attracts reliable tenants seeking affordable housing in a peaceful, rural environment within close proximity to Dickson and Centerville.

With proven performance, strong occupancy, and upside through modest upgrades, The Meadows provides investors a turnkey, cash-flowing asset with potential for rent growth.

LOCATION DESCRIPTION

Immerse yourself in the tranquil surroundings of Nunnely, TN, where the property is nestled amid a serene and picturesque setting. Surrounded by breathtaking natural beauty, this location provides a serene atmosphere for employees and visitors alike. Just a stone's throw away, the pristine Piney River offers a peaceful retreat, perfect for unwinding after a productive workday. Nearby, the renowned Lugo's Italian Grill presents a delightful dining option for business lunches or post-work gatherings. The property's proximity to local retail amenities and recreational attractions makes it an alluring prospect for office building investors seeking an ideal blend of tranquility and convenience. Embrace the potential of this thriving locale for your next office investment endeavor.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Highlights:
- 6 total units (mix of 1BR/1BA and 2BR/1BA)
- Fully occupied; weekly rent payments under annual leases
- Detached 2BR home for rental diversity
- Peaceful rural setting with Hwy 48 frontage
- Reliable tenant base and stable returns



ADDITIONAL PHOTOS

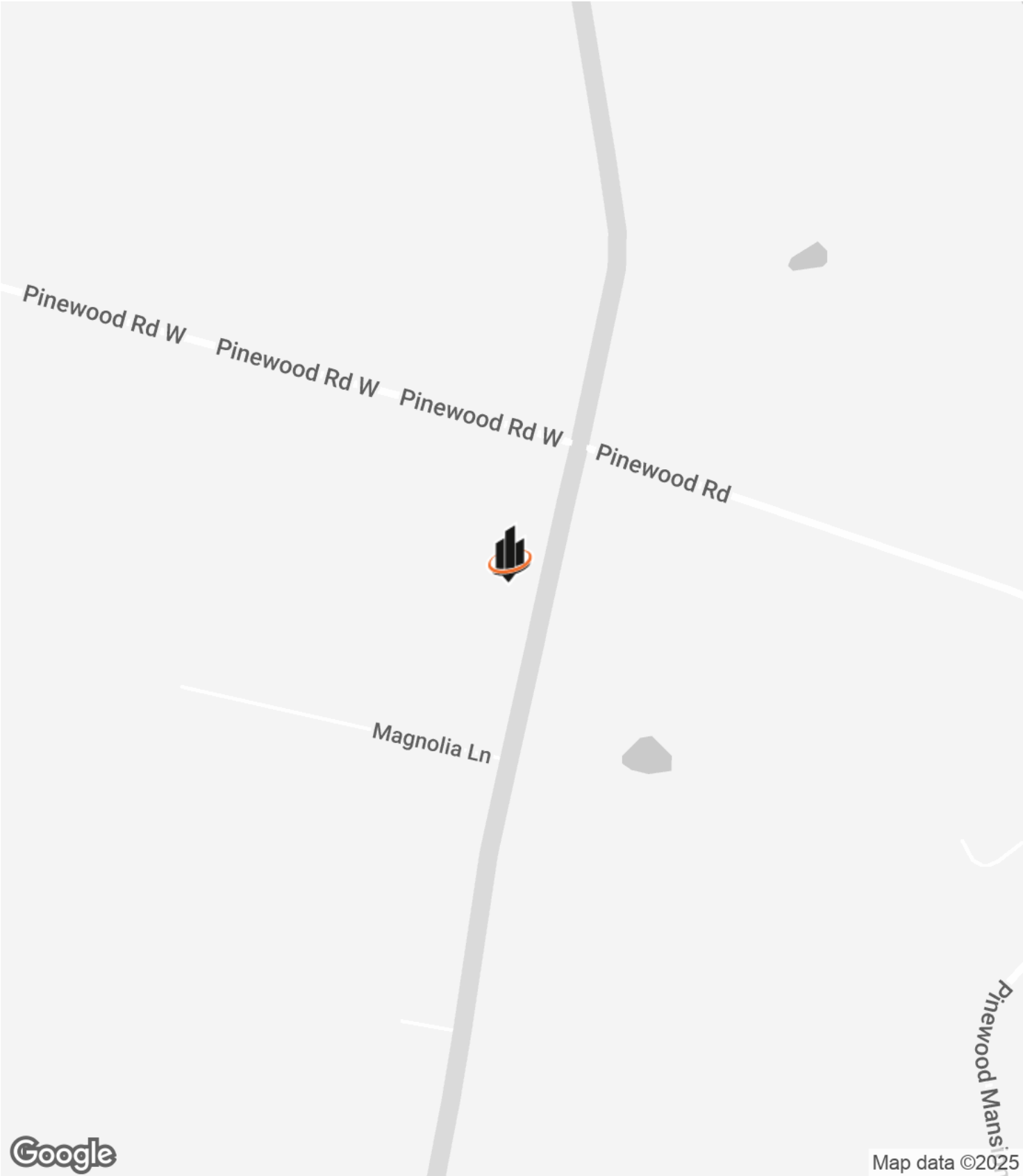


PROPERTY DETAILS

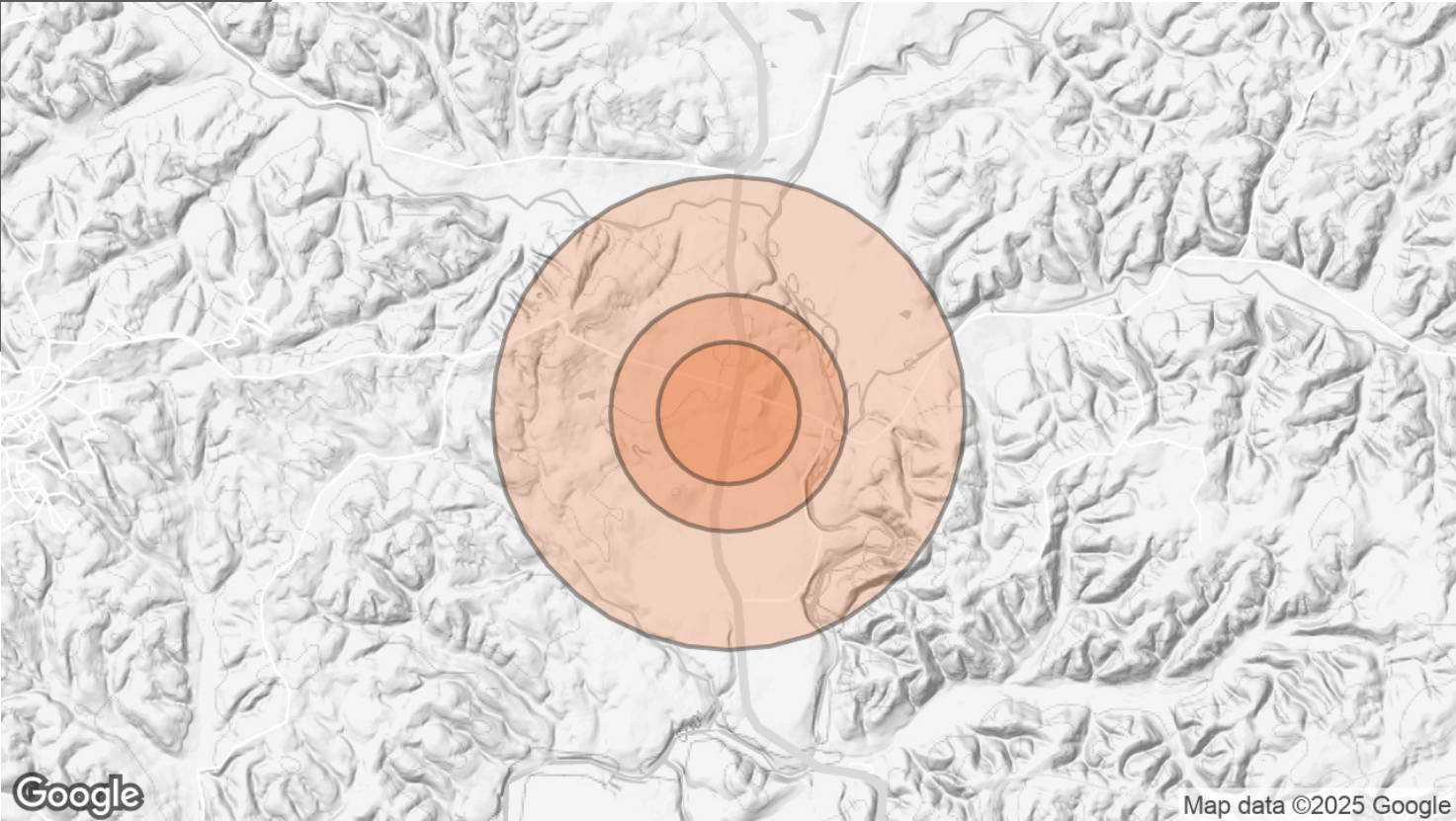
| | |
|----------------------|---|
| SALE PRICE | \$900,000 |
| LOCATION INFORMATION | |
| BUILDING NAME | The Meadows 4921 Hwy 48 N, Nunnelly, TN 6 Units |
| STREET ADDRESS | 4921 State Highway 48 |
| CITY, STATE, ZIP | Nunnelly, TN 37137 |
| COUNTY | Hickman |
| BUILDING INFORMATION | |
| BUILDING SIZE | 2,880 SF |
| OCCUPANCY % | 100.0% |

| | |
|--------------------------|--------------------------------|
| PROPERTY INFORMATION | |
| PROPERTY TYPE | Multifamily |
| PROPERTY SUBTYPE | Single Family Rental Portfolio |
| LOT SIZE | 2.02 Acres |
| PARKING & TRANSPORTATION | |
| UTILITIES & AMENITIES | |

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 28 | 89 | 200 |
| AVERAGE AGE | 42 | 42 | 42 |
| AVERAGE AGE (MALE) | 41 | 41 | 41 |
| AVERAGE AGE (FEMALE) | 45 | 44 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 7 | 21 | 50 |
| # OF PERSONS PER HH | 4 | 4.2 | 4 |
| AVERAGE HH INCOME | \$71,949 | \$71,892 | \$70,800 |
| AVERAGE HOUSE VALUE | \$268,932 | \$268,512 | \$260,485 |

Demographics data derived from AlphaMap



The Team



BRIAN TRUMAN

Advisor

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

SVN | Accel Commercial Real Estate
7003 Chadwick Dr Suite 111
Brentwood, TN 37027

ADVISOR BIO



KUNAL PATEL

Advisor

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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)

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Collective Strength, Accelerated Growth

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