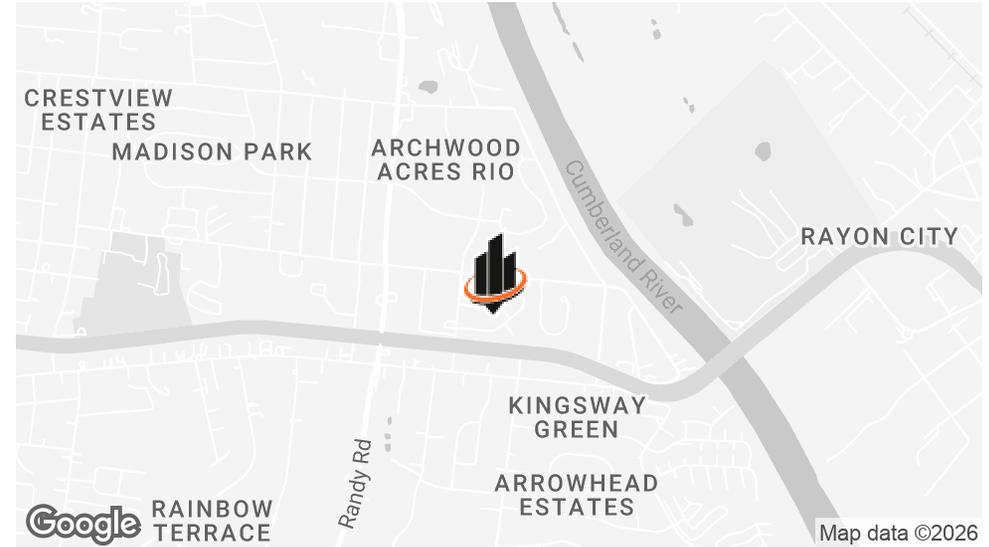


PROPERTY SUMMARY



OFFERING SUMMARY

SALE TYPE:	Auction on March 23-25th
BUILDING SIZE:	123,567 SF
LOT SIZE:	8.73 Acres
# OF UNITS	112
TYPE:	Value Add/ REO sale
YEAR BUILT:	1978

PROPERTY OVERVIEW

SVN is pleased to present this compelling value-add multifamily investment opportunity located in the highly sought-after Nashville MSA. The property consists of 112 units within a 173,800 SF building, offering investors immediate scale and operational efficiencies rarely found in today's market.

Currently operating at approximately 75% occupancy, the asset provides a clear path to near-term NOI growth through lease-up, operational optimization, and targeted capital improvements. The presence of deferred maintenance creates a tangible opportunity for investors to implement a strategic renovation program and unlock meaningful value.

Positioned near Nashville's East Bank, one of the city's most transformative growth corridors, the property benefits from strong demand drivers and long-term appreciation potential. Well-suited for a 1031 exchange, this offering presents an attractive entry point for investors seeking both current upside and future growth in a high-barrier, high-growth market.

This property sale will be conducted as a classic auction please click here for more detailed information : <https://rimarketplace.com/auction/3028/reo-sale-crossings-at-madison-112-units>

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