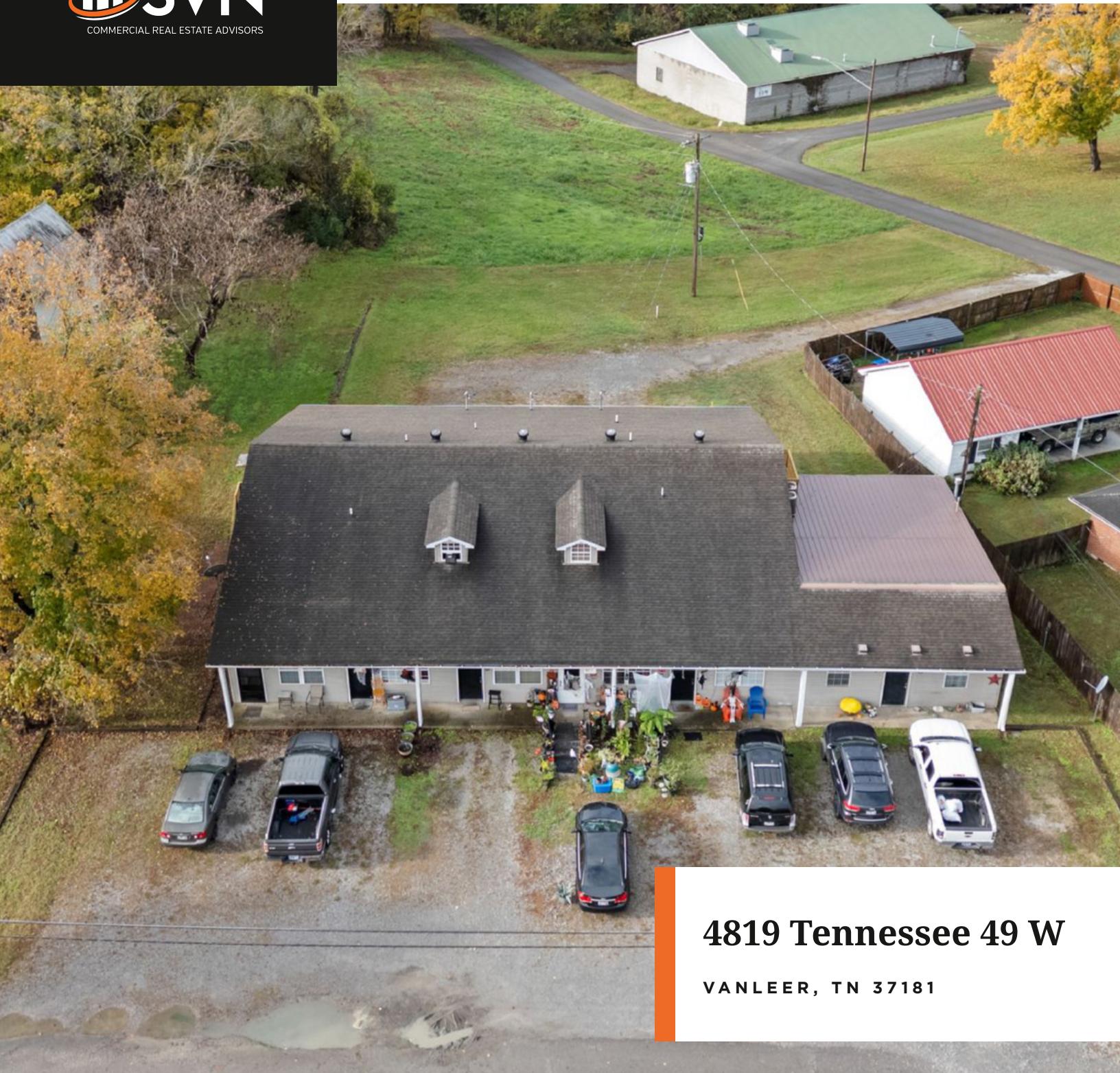




Vanleer Apartments | 10 Units



4819 Tennessee 49 W

VANLEER, TN 37181

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THE TEAM

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is proud to present Vanleer Apartments, a 10-unit multifamily investment located in the heart of Vanleer, Tennessee. This well-maintained asset offers a diverse unit mix of nine one-bedroom, one-bath units and one two-bedroom, one-bath unit, each with functional layouts and full kitchens.

The property operates on a weekly rent collection model under annual lease agreements, providing investors with consistent cash flow and long-term tenancy. Occupancy remains at 100%, supported by strong workforce housing demand from surrounding employment hubs in Dickson, Charlotte, and Burns. Strategically located along Highway 49 W, Vanleer Apartments benefits from excellent visibility and accessibility while maintaining a quiet small-town atmosphere. With opportunity for rent growth through light renovations and professional management, this property offers a compelling value-add investment in an expanding submarket.

LOCATION DESCRIPTION

Discover the charm of Vanleer, TN, a tranquil setting with a close-knit community perfect for office investors seeking a peaceful retreat. The area offers a picturesque blend of rural landscapes and convenient amenities. Take in the small-town ambiance while being within easy reach of major attractions such as Montgomery Bell State Park and Loretta Lynn's Ranch. Enjoy the local dining scene, flourishing arts and culture, and outdoor recreational opportunities like hiking, fishing, and more. With its inviting atmosphere and proximity to iconic landmarks, the location offers a unique blend of business potential and quality of life for future office investors.

COMPLETE HIGHLIGHTS

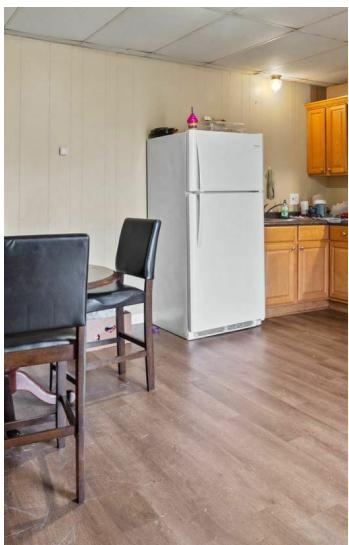


PROPERTY HIGHLIGHTS

- 10 total units (nine 1BR/1BA, one 2BR/1BA)
- 100% occupied; weekly rent collection with annual leases
- Steady workforce tenant base
- Reliable income and low turnover
- Accessible to Dickson and Charlotte



ADDITIONAL PHOTOS



PROPERTY DETAILS

SALE PRICE \$1,565,000

PROPERTY INFORMATION

PROPERTY TYPE Multifamily

PROPERTY SUBTYPE Single Family Rental Portfolio

LOT SIZE 1.5 Acres

APN # 036N A 008.00

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

BUILDING NAME Vanleer Apartments | 4819 Hwy 49 W, Vanleer, TN | 10 Units

STREET ADDRESS 4819 Tennessee 49

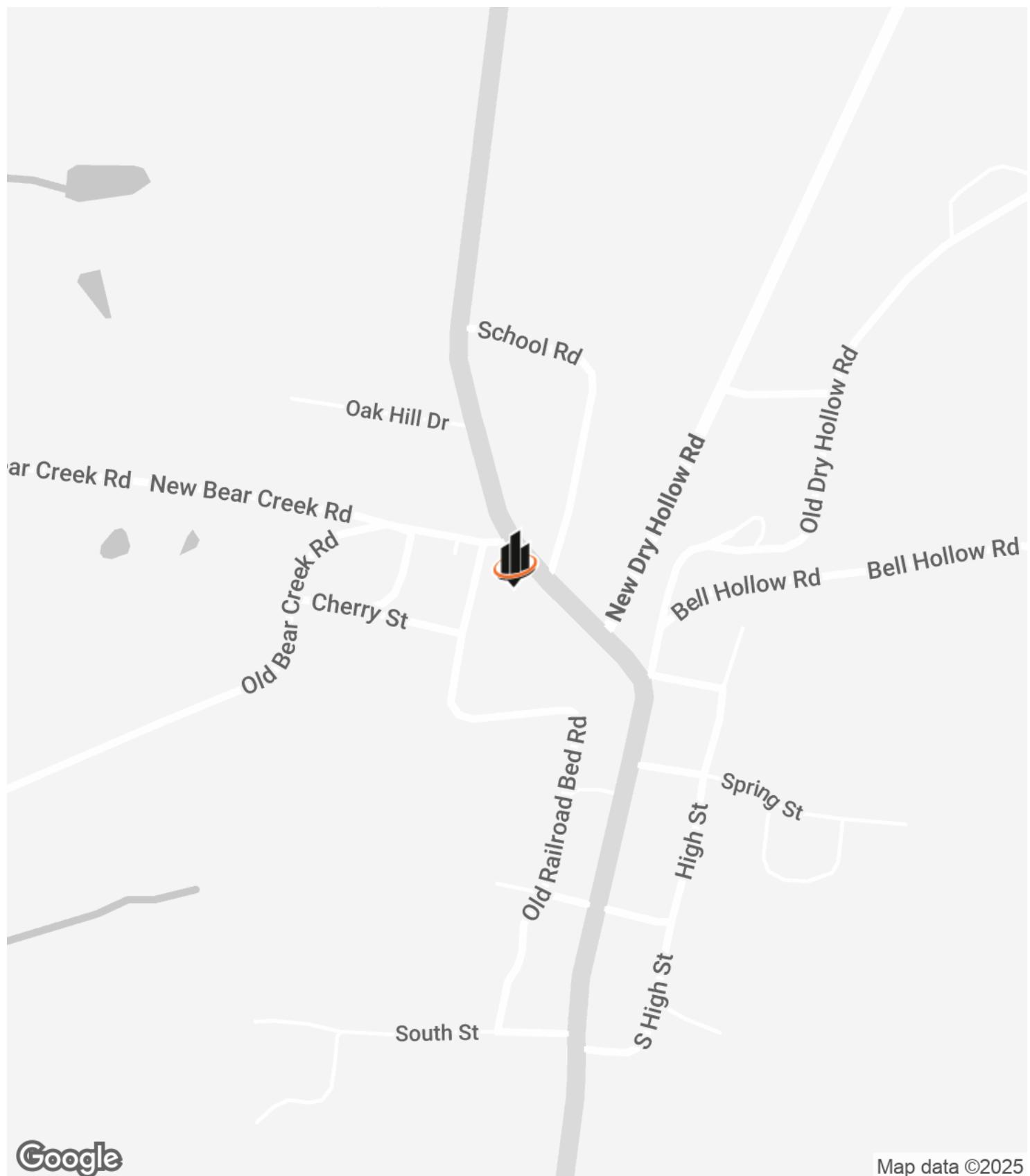
CITY, STATE, ZIP Vanleer, TN 37181

COUNTY Dickson

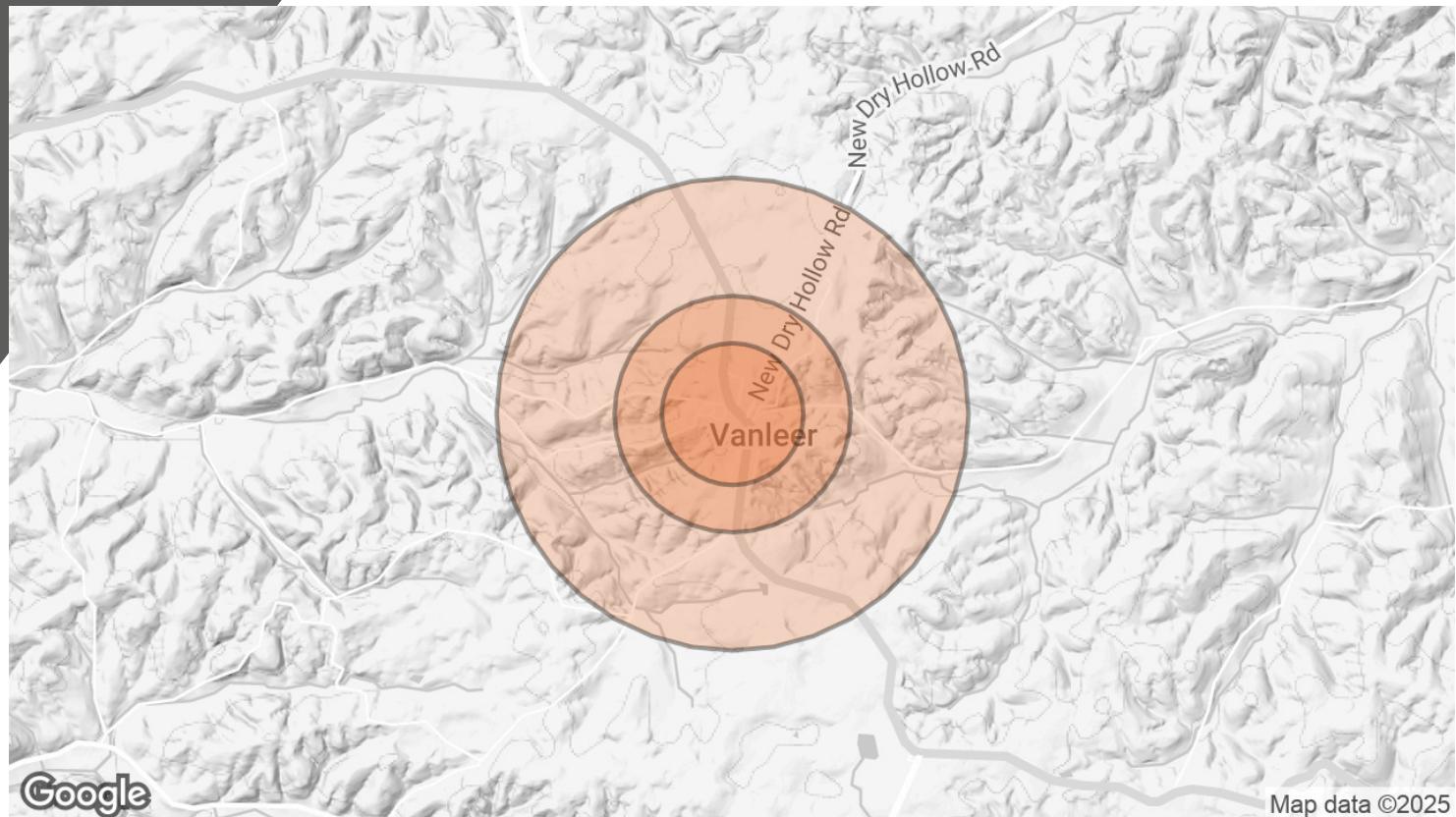
BUILDING INFORMATION

BUILDING SIZE 6,460 SF

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	119	273	440
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	45	103	167
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$67,647	\$67,601	\$69,665
AVERAGE HOUSE VALUE	\$280,071	\$280,101	\$278,746

Demographics data derived from AlphaMap



The Team



BRIAN TRUMAN

Advisor

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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



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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