

# For Sale

35,443 SF, 11 Units  
Multi-Family Townhome Development  
in an **Opportunity Zone**

Now Delivered - May 2025



1017-1021 12th Ave N | Nashville, TN 37208

  
STREAM



■ 1017-1021 12TH AVE N | NASHVILLE, TN 37208

# Property Details



## 1017-1021 12th Ave N NASHVILLE, TN 37208

Rare opportunity to acquire a full portfolio of newly built townhomes, each featuring a two-car garage and rooftop terrace with sweeping views of the downtown skyline. The development includes ten townhomes with 3 bedrooms, 3.5 bathrooms, and approximately 3,190 SF each, along with one larger unit offering 4 bedrooms, 3.5 bathrooms, and 3,543 SF.

**Take full advantage of Opportunity Zone tax benefits by purchasing prior to the issuance of the Certificate of Occupancy. Offered as a portfolio only — individual units not available for sale.**

## PROPERTY HIGHLIGHTS



New Construction (May 2025)



Ten 3 BR/3.5 BA Townhomes  
One 4 BR/3.5 BA Townhome



Opportunity Zone



Nashville Skyline Views



Each unit has garage



Each unit has rooftop terrace





# Surrounding Developments

## PROPOSED

- 1 Camden Gulch
- 2 One Paseo Office
- 3 Gulch Central
- 4 Mid City
- 5 Reed District Hines
- 6 Ritz Carlton/Bohan Site
- 7 Eleven North Expansion
- 8 1300 Herman
- 9 1301 Herman

## UNDER CONSTRUCTION

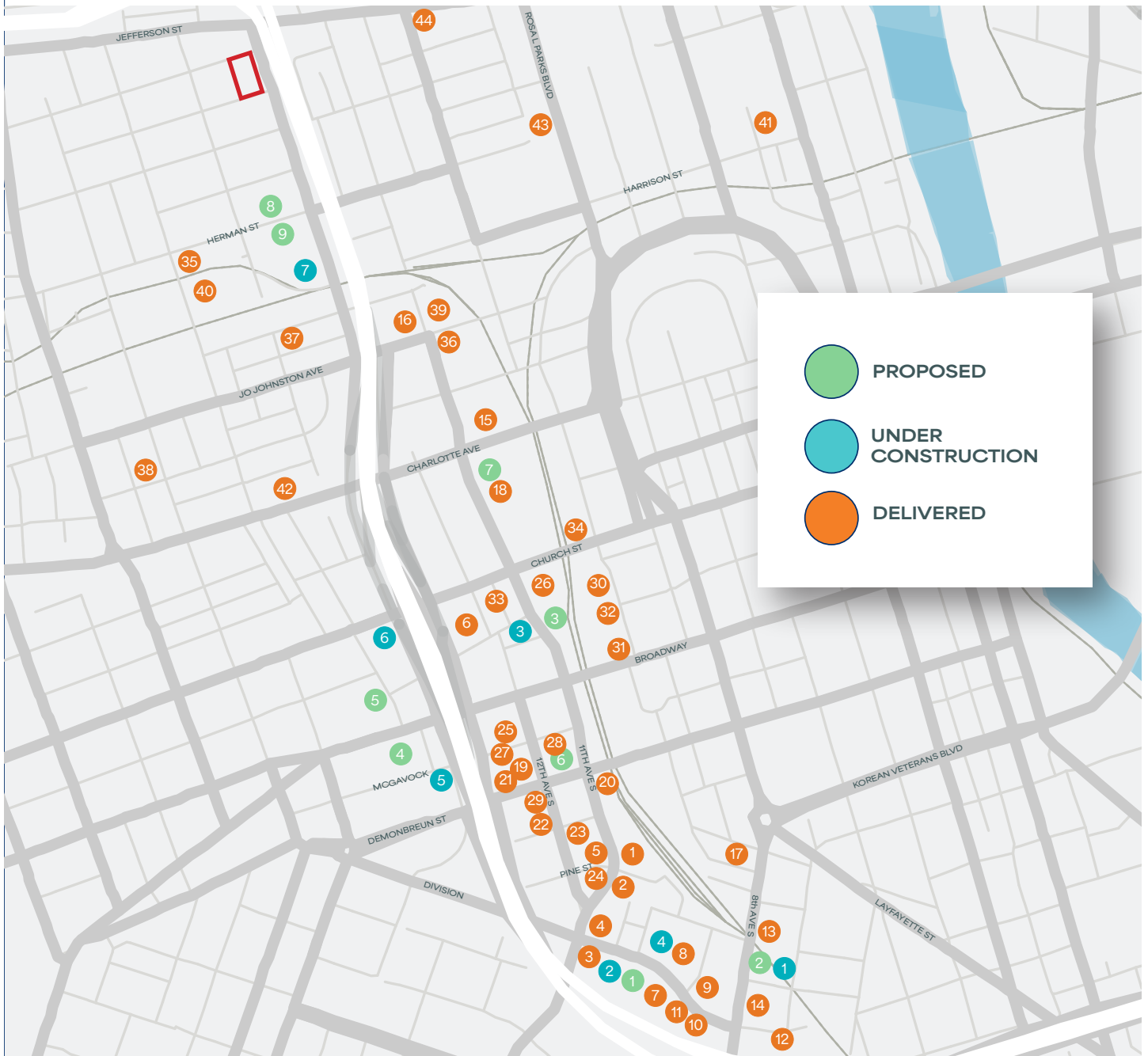
- 1 Pendry
- 2 Society Nashville
- 3 Marriott Edition
- 4 Canopy by Hilton
- 5 Albion Music Row
- 6 The Motley
- 7 Chartwell at Marathon Village Union Brick

## DELIVERED

- 1 The Velocity
- 2 Pine Street Flats
- 3 Terrazzo
- 4 Icon
- 5 Three Thirty Three Office
- 6 The Gossett
- 7 Fairfield
- 8 Harlowe
- 9 Modera Gulch
- 10 Broadstone Gulch
- 11 Aspire Gulch
- 12 Albion Gulch
- 13 Prima
- 14 Paseo South Gulch

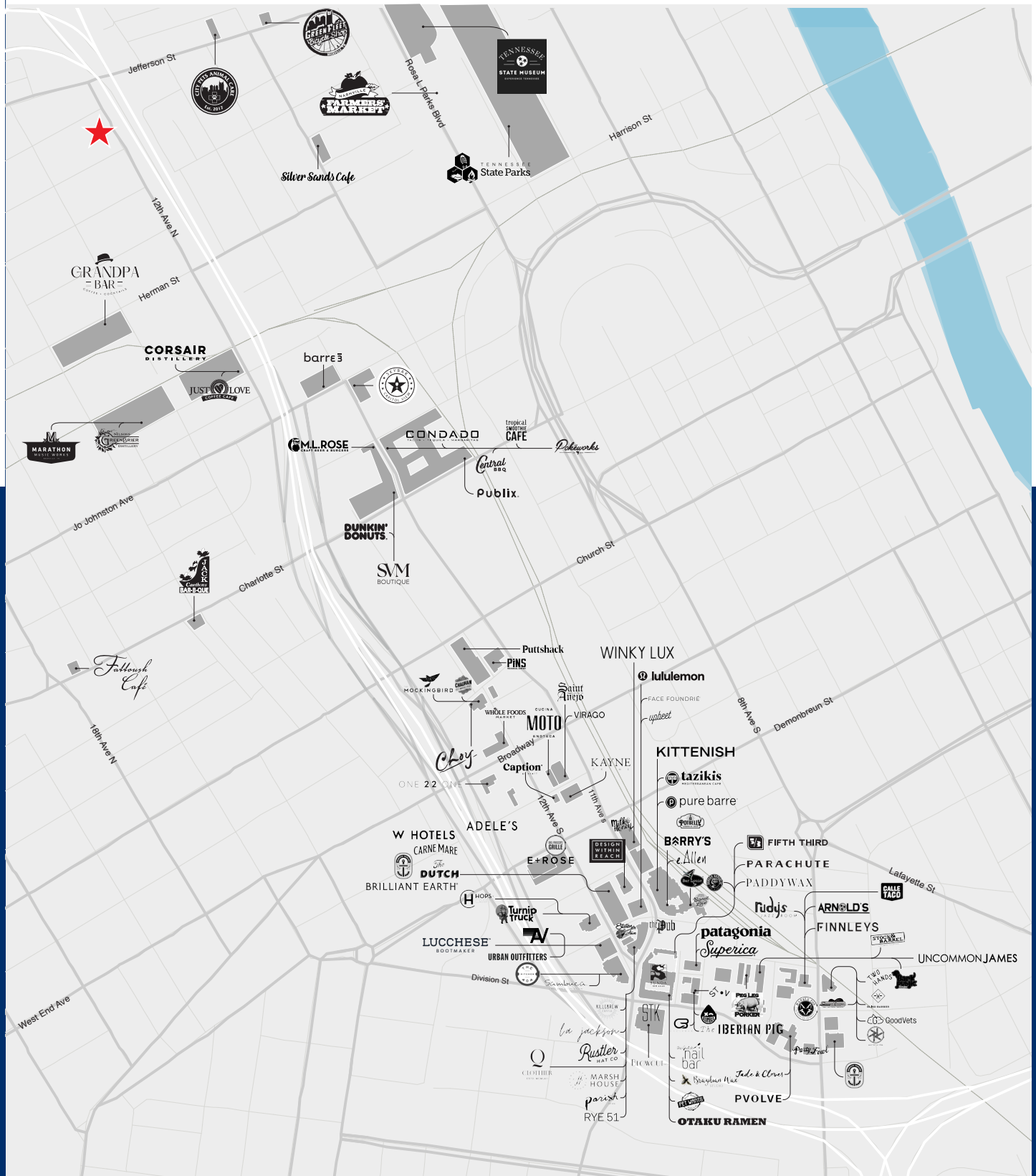
- 15 Residences at Capitol View
- 16 Radius
- 17 805 Lea
- 18 Eleven North
- 19 Gulch Union
- 20 Gulch Crossing
- 21 The Pullman
- 22 1212 Condos
- 23 W Hotel
- 24 Thompson Hotel
- 25 1200 Broadway
- 26 Asurion Headquarters
- 27 1221 Broadway
- 28 Hyatt Caption
- 29 1201 Demonbreun

- 30 Pinnacle Tower
- 31 Grand Hyatt
- 32 Yards Creative Office
- 33 1111 Church
- 34 Amazon Headquarters
- 35 Apex Marathon Village
- 36 Hampton Inn and Suites
- 37 Marathon Village
- 38 Pearl Flat Apartments
- 39 The Guthrie
- 40 The Scottie
- 41 The Starling
- 42 Townplace Suites
- 43 909 Flats
- 44 10th & Jefferson



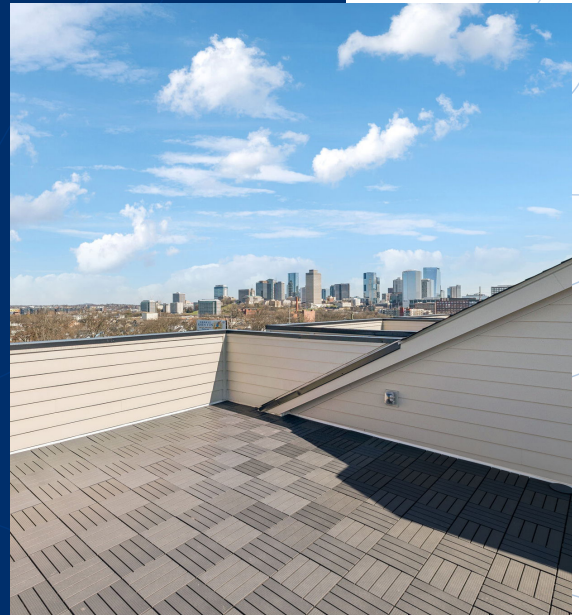


# Neighborhood Amenities



# Proforma (Rental Income)

Unit Mix	Units	Unit Size (SF)	Rent Per Unit	Gross Income	Taxes	Utilities	Landscaping	Insurance	Trash	Total OPEX
3 BR/3.5 Bath	10	3,190	\$4,000.00	\$480,000.00						
4 BR/3.5 Bath	1	3,543	\$4,250.00	\$51,000.00						
<b>Total:</b>	<b>11</b>	<b>35,443</b>		<b>\$531,000.00</b>	<b>\$7,689.64</b>	<b>\$4,488.40</b>	<b>\$3,366.30</b>	<b>\$6,732.60</b>	<b>\$1,122.10</b>	<b>\$23,399.04</b>
			<b>NOI:</b>	<b>\$507,600.96</b>						



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