

For Sale

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

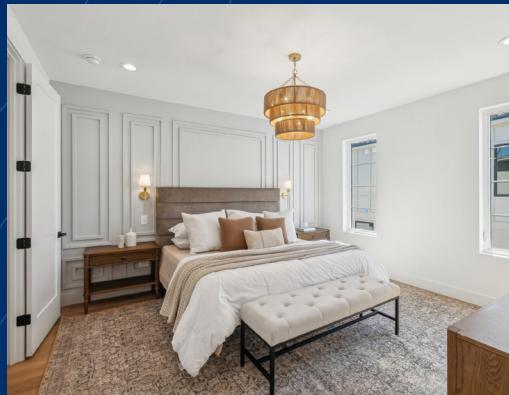
Now Delivered - May 2025



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



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

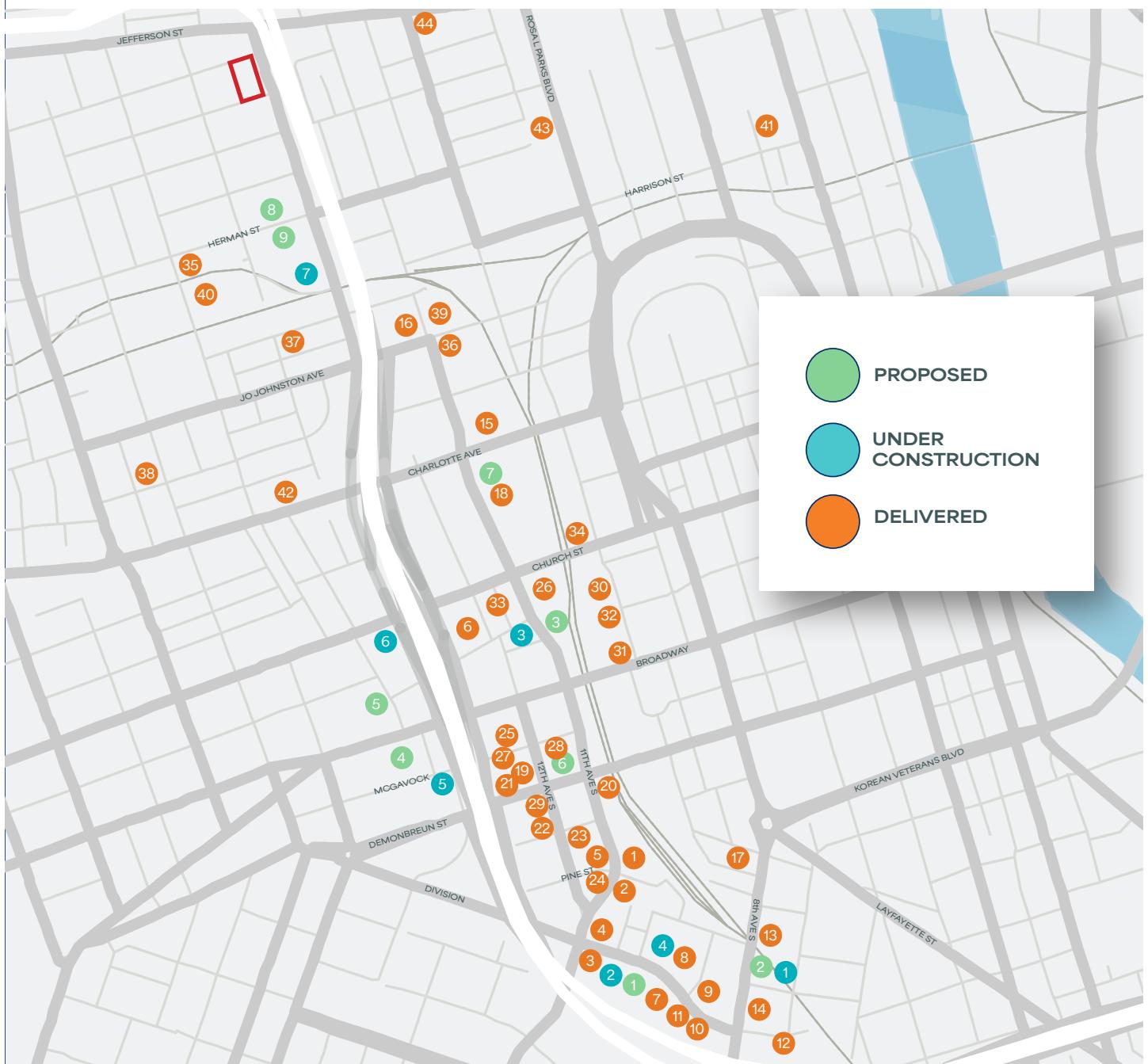
- 1 Pendry
- 2 Society Nashville
- 3 Marriott Edition
- 4 Canopy by Hilton
- 5 Albion Music Row
- 6 The Motley
- 7 Chartwell at Marathon Village Union Brick

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

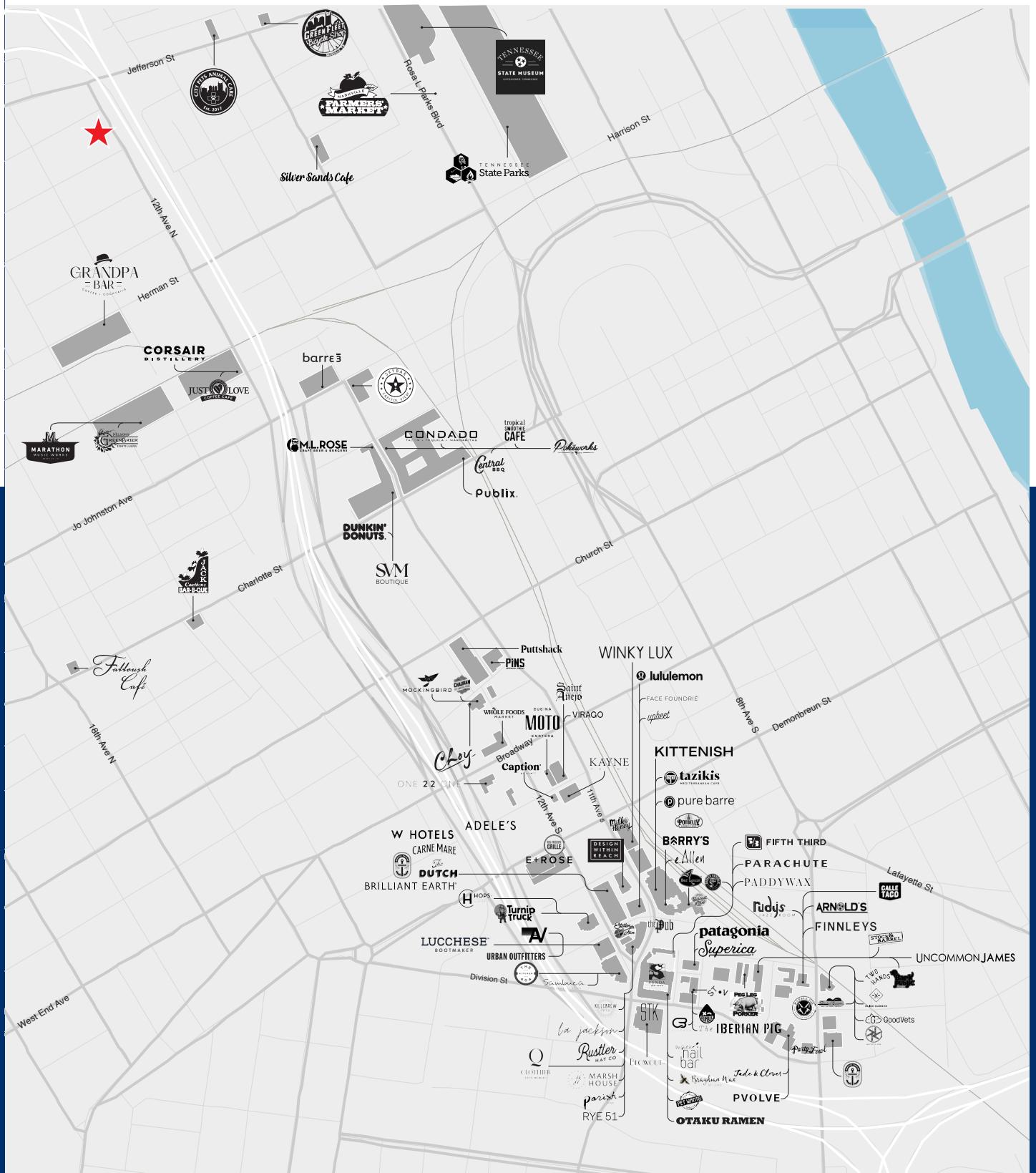
15 Residences at Capitol View

- 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



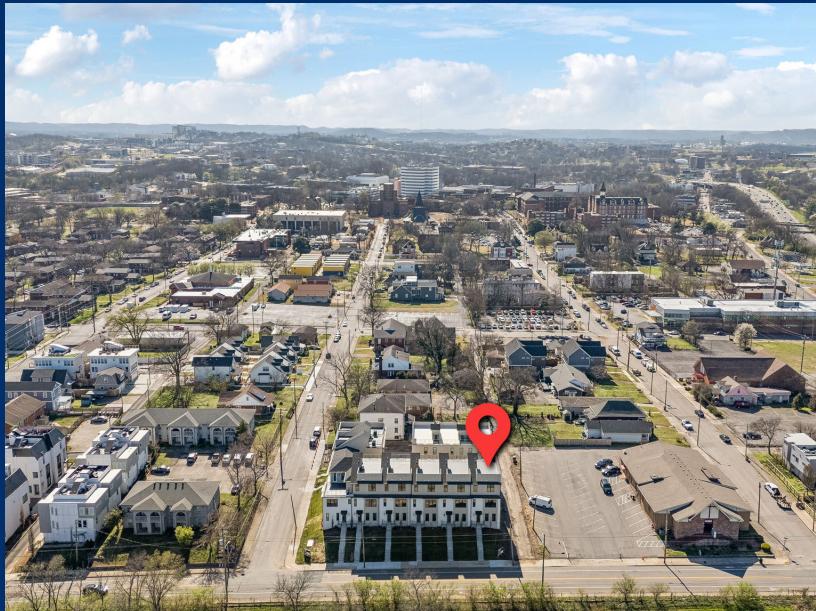


Neighborhood Amenities



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						
Total:	11	35,443		\$531,000.00	\$7,689.64	\$4,488.40	\$3,366.30	\$6,732.60	\$1,122.10	\$23,399.04
			NOI:	\$507,600.96						



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