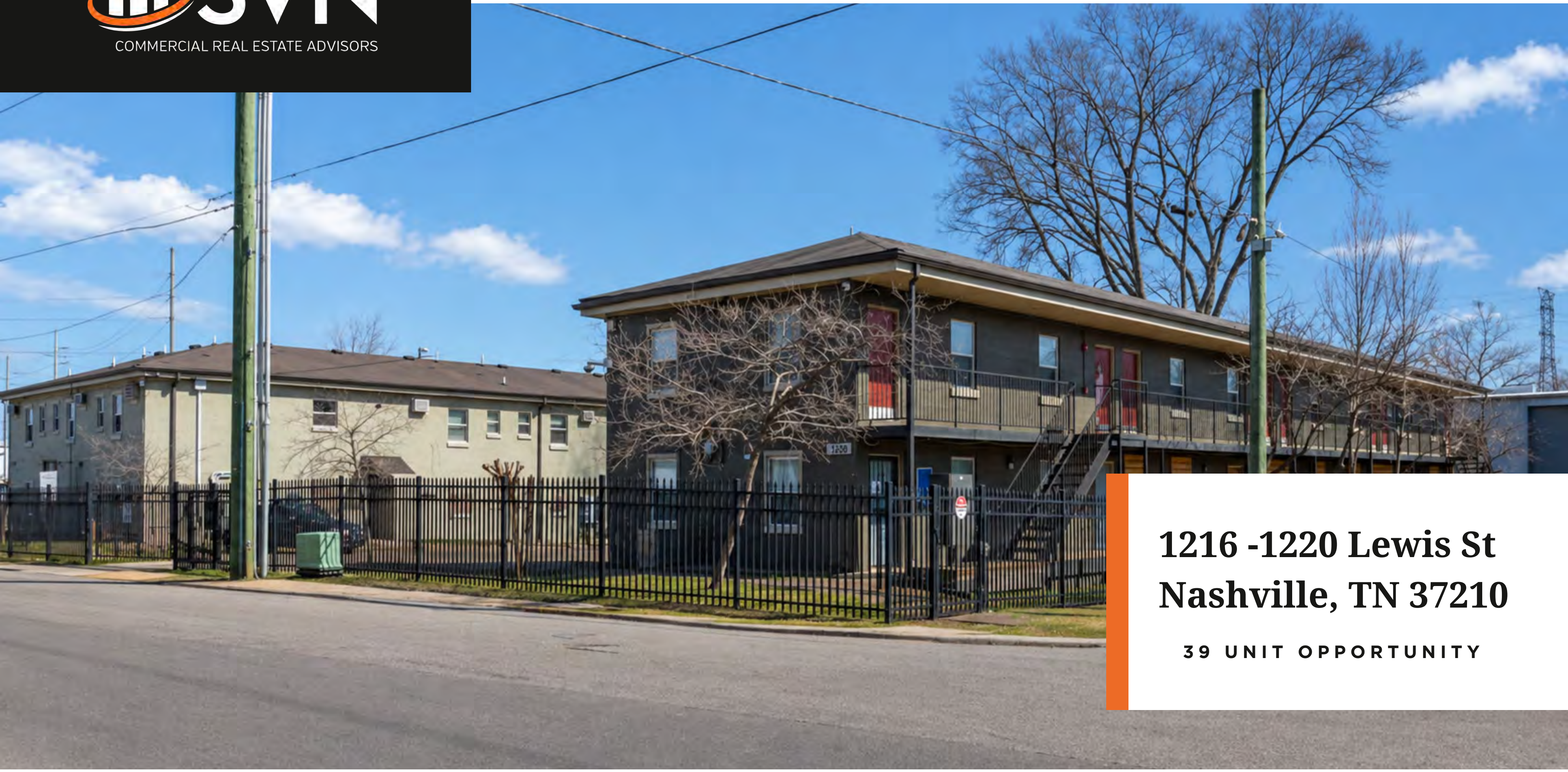
Chestnut Flats



1216 -1220 Lewis St
Nashville, TN 37210

39 UNIT OPPORTUNITY

PRESENTED BY:

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TABLE OF CONTENTS

PROPERTY INFORMATION

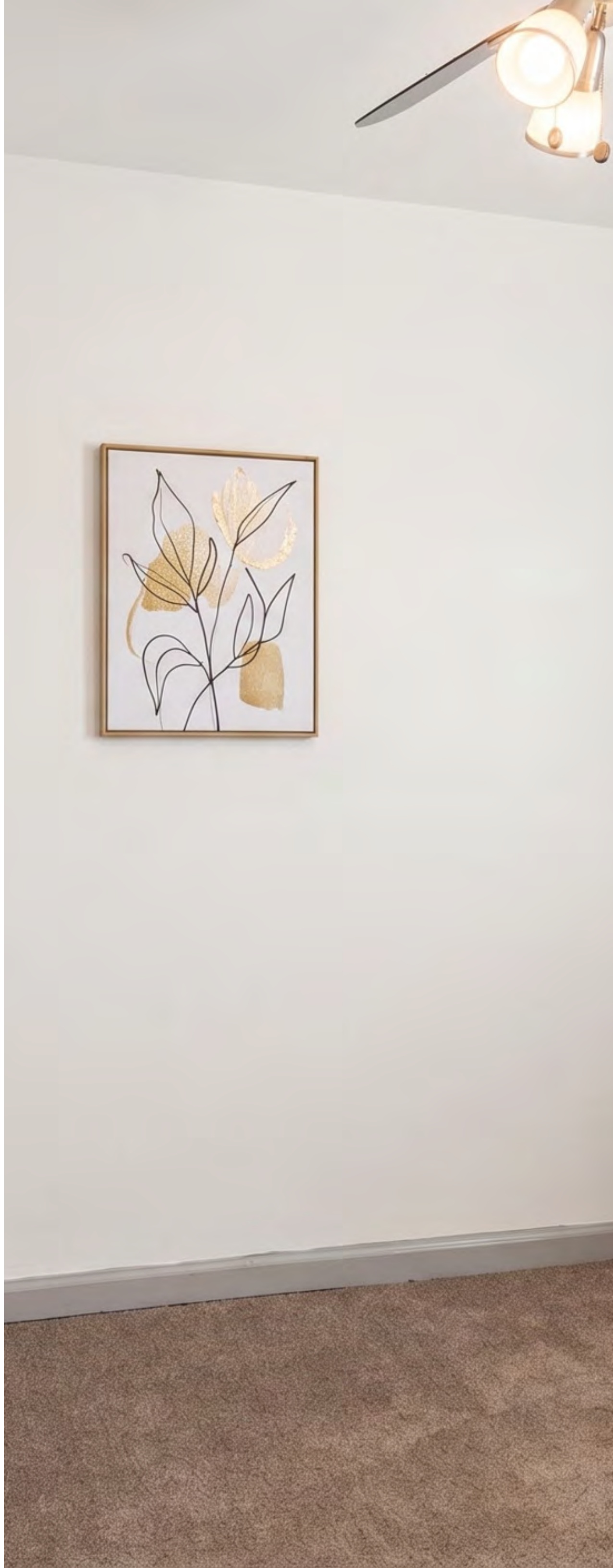
FINANCIAL ANALYSIS

SALE COMPARABLES

LOCATION INFORMATION

THE TEAM

SVN COMMERCIAL REAL ESTATE ADVISORS



Property Information

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	Subject to Offer
NUMBER OF UNITS:	39
NUMBER OF UNITS OFFLINE:	19
UNIT MIX:	1 bed 1 bath - 417 sq ft
LOT SIZE:	0.66 Acres
BUILDING SIZE:	16,258 SF
YEAR BUILT:	1959 & 1969

PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present Chestnut Flats — a 39-unit, high-upside value-add multifamily opportunity located at 1216–1220 Lewis Street in Nashville, Tennessee. Positioned in the rapidly transforming Chestnut Hill submarket within the 37210 zip code, the property offers investors a rare opportunity to acquire a partially offline asset with significant operational and physical upside just minutes from Downtown Nashville. Originally constructed in 1959 and 1969, Chestnut Flats consists of two buildings situated on 0.66 acres, providing a manageable scale for repositioning in one of the city's most active infill corridors.

With 19 of 39 units currently offline, the property presents a true "basis play" with immediate value creation through renovation and lease-up. This level of vacancy allows a new owner to execute a phased or full-scale repositioning strategy without significant disruption to in-place tenants — a scenario rarely available in today's supply-constrained Nashville market. All units are subject to MDHA affordability restrictions (50% and 120% AMI) through July 2029, offering a clear runway for stabilized workforce housing cash flow in the near term, with the potential for long-term strategic repositioning upon expiration. Investors can capitalize on strong rental demand in the urban core while implementing interior and exterior upgrades to drive rents within the allowable thresholds.

Chestnut Flats is ideally suited for experienced value-add and distressed asset investors seeking:
- A discount-to-replacement-cost acquisition
- Renovation with meaningful upside
- Lease-up opportunity in a high-demand submarket
- Proximity to Downtown, WeHo, and major employment hubs

Surrounded by ongoing redevelopment, adaptive reuse projects, and continued population growth, the property benefits from its location within one of Nashville's most rapidly appreciating urban corridors. With the right execution, Chestnut Flats offers investors the opportunity to unlock significant value through repositioning, operational improvements, and long-term market appreciation.

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Chestnut Hill is one of Nashville's most dynamic and rapidly evolving urban neighborhoods, located immediately south of Downtown and adjacent to the highly sought-after Wedgewood-Houston (WeHo) submarket. Once an industrial corridor, the area has transformed into a vibrant mixed-use district defined by adaptive reuse projects, creative office space, residential development, and a growing collection of restaurants, breweries, and experiential retail concepts.

Strategically positioned along the I-65 corridor and just minutes from Downtown Nashville, Chestnut Hill offers exceptional accessibility to the city's core employment centers, entertainment districts, and cultural amenities. The neighborhood is anchored by major redevelopment momentum, including nearby projects in WeHo, the Nashville Yards district, and continued southward urban expansion, all contributing to strong population growth and increasing demand for housing and commercial space.

The area has become a hub for creatives, young professionals, and entrepreneurs, drawn by its walkability, character-rich architecture, and proximity to major venues such as Geodis Park (Nashville SC stadium), the Fairgrounds Nashville, and the burgeoning WeHo Arts District. This influx of residents and businesses has fueled a surge in new multifamily, office, and mixed-use developments, positioning Chestnut Hill as a key infill growth corridor within the Nashville MSA.

With continued investment, favorable zoning in select areas, and a strong trajectory of redevelopment, Chestnut Hill presents a compelling opportunity for investors and developers seeking to capitalize on Nashville's urban growth and long-term fundamentals.

PROPERTY HIGHLIGHTS

- 39-Unit Value-Add Multifamily Opportunity
- Immediate NOI Upside Through Lease-Up
- Attractive Basis Below Replacement Cost
- MDHA Affordability Structure (Through July 2029)
- Phased Execution Strategy
- Prime Urban Infill Location
- Strong Submarket Growth & Redevelopment Momentum

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER

LOCATION INFORMATION	
BUILDING NAME	Chestnut Flats
STREET ADDRESS	1216 -1220 Lewis St
CITY, STATE, ZIP	Nashville, TN 37210
COUNTY	Davidson
SUB-MARKET	Chestnut Hill

BUILDING INFORMATION	
BUILDING SIZE	16,258 SF
UNITS	39
UNIT MIX	1 bed 1 bath - 417 sq ft
WATER	Master
ELECTRICITY	Seperately
WIRING	Copper
CRAWLSPACE	Yes
NUMBER OF FLOORS	2
YEAR BUILT	1959 & 1969

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	IWD
DEVELOPMENT POTENTIAL	Yes
LOT SIZE	0.66 Acres
FLOOD ZONE	Yes
APN #	10504026100
MDHA RESTRICTIONS	50% - 120% AMI
MDHA RESTRICTIONS EXPIRE	July 31, 2029

AMENITIES	
LAUNDRY	Currently offline. Opportunity to bring back online for additional income.

TAXES & INSURANCE	
TAXES	$35,658
INSURANCE	$81,030

INTERIOR PHOTOS








Financial Analysis

RENT ROLL

39 Units | 1216 -1220 Lewis St, Nashville, TN 37210 | All Units: 1 BR / 1 BA

UNIT	BUILDING	BD/BA	SF	STATUS	IN-PLACE	PROFORMA
1	1216 Lewis	1/1	417	Offline	—	$1,500
2	1216 Lewis	1/1	417	Offline	—	$1,500
3	1216 Lewis	1/1	417	Offline	—	$1,500
4	1216 Lewis	1/1	417	Offline	—	$1,500
5	1216 Lewis	1/1	417	Offline	—	$1,500
6	1216 Lewis	1/1	417	Offline	—	$1,500
7	1216 Lewis	1/1	417	Offline	—	$1,500
8	1216 Lewis	1/1	417	Offline	—	$1,500
9	1216 Lewis	1/1	417	Offline	—	$1,500
10	1216 Lewis	1/1	417	Offline	—	$1,500
11	1216 Lewis	1/1	417	Offline	—	$1,500
12	1216 Lewis	1/1	417	Vacant	—	$1,500
13	1216 Lewis	1/1	417	Vacant	—	$1,500
14	1216 Lewis	1/1	417	Occupied	$1,050	$1,500
15	1216 Lewis	1/1	417	Vacant	—	$1,500
16	1216 Lewis	1/1	417	Vacant	—	$1,500
17	1216 Lewis	1/1	417	Vacant	—	$1,500
18	1216 Lewis	1/1	417	Vacant	—	$1,500
19	1216 Lewis	1/1	417	Vacant	—	$1,500
20	1216 Lewis	1/1	417	Occupied	$960	$1,500

UNIT	BUILDING	BD/BA	SF	STATUS	IN-PLACE	PROFORMA
21	1216 Lewis	1/1	417	Vacant	—	$1,500
22	1216 Lewis	1/1	417	Occupied	$620	$1,500
23	1216 Lewis	1/1	417	Vacant	—	$1,500
BLDG 1 SUBTOTAL (1216 Lewis)				**3 / 23**	**$2,630**	**$34,500**
1	1220 Lewis	1/1	417	Office	—	$1,500
2	1220 Lewis	1/1	417	Offline	—	$1,500
3	1220 Lewis	1/1	417	Offline	—	$1,500
4	1220 Lewis	1/1	417	Offline	—	$1,500
5	1220 Lewis	1/1	417	Offline	—	$1,500
6	1220 Lewis	1/1	417	Offline	—	$1,500
7	1220 Lewis	1/1	417	Offline	—	$1,500
8	1220 Lewis	1/1	417	Offline	—	$1,500
9	1220 Lewis	1/1	417	Occupied	$1,000	$1,500
10	1220 Lewis	1/1	417	Vacant	—	$1,500
11	1220 Lewis	1/1	417	Occupied	$1,100	$1,500
12	1220 Lewis	1/1	417	Occupied	$1,100	$1,500
13	1220 Lewis	1/1	417	Occupied	$900	$1,500
14	1220 Lewis	1/1	417	Vacant	—	$1,500
15	1220 Lewis	1/1	417	Vacant	—	$1,500
16	1220 Lewis	1/1	417	Vacant	—	$1,500
BLDG 2 SUBTOTAL (1220 Lewis)				**4 / 16**	**$4,100**	**$24,000**

PORTFOLIO SUMMARY Total Units: 39 Occupied: 7 Offline: 19 Vacant: 13 Occupancy: 18% In-Place Monthly: $6,730 Proforma Monthly: $58,500

CURRENT PROFORMA - MDHA RESTRICTED

Chestnut Flats | 39 Units | MDHA Affordability Restrictions Through July 2029 | $1,076 /Unit

	MONTHLY	ANNUAL	PER UNIT	PER SF
REVENUE				
Gross Potential Rent (39 Units x $1,076)	$41,964	$503,568	$12,912	$30.96
Other Income (10% of GPR)	$4,196	$50,357	$1,291	$3.10
Less: Vacancy & Credit Loss (7%)	(3,231)	(38,775)	(994)	(2.38)
EFFECTIVE GROSS INCOME	**$42,929**	**$515,150**	**$13,208**	**$31.68**
OPERATING EXPENSES				
Real Estate Taxes	$2,965	$35,582	$912	$2.19
Insurance	$6,744	$80,934	$2,075	$4.98
Utilities (Water, Sewer, Trash, Common Electric)	$1,521	$18,252	$468	$1.12
Repairs & Maintenance	$1,122	$13,458	$345	$0.83
Property Management	$1,244	$14,933	$383	$0.92
General & Administrative	$446	$5,346	$137	$0.33
Landscaping & Grounds	$399	$4,793	$123	$0.29
Pest Control	$230	$2,765	$71	$0.17
Replacement Reserves	$692	$8,298	$213	$0.51
TOTAL OPERATING EXPENSES	**$15,363**	**$184,361**	**$4,727**	**$11.34**
NET OPERATING INCOME (NOI)	**$27,565**	**$330,789**	**$8,481**	**$20.34**

KEY METRICS	
Number of Units	**39**
Building Size	**16,263 SF**
Avg Unit Size	**417 SF**
Year Built	**1959 & 1969**
Lot Size	**0.66 Acres**
Proforma Rent / Unit	**$1,076 /mo**
Proforma Rent / SF	**$2.58 /mo**
Gross Potential Rent	**$503,568**
Other Income (10%)	**$50,357**
Effective Gross Income	**$515,150**
Total Expenses	**$184,361**
Net Operating Income	**$330,789**
Operating Expense / Unit	**$4,727**
NOI / Unit	**$8,481**

POST-2029 PROFORMA - MARKET RATE

Chestnut Flats | 39 Units | Post MDHA Expiration (After July 2029) | $1,500 /Unit

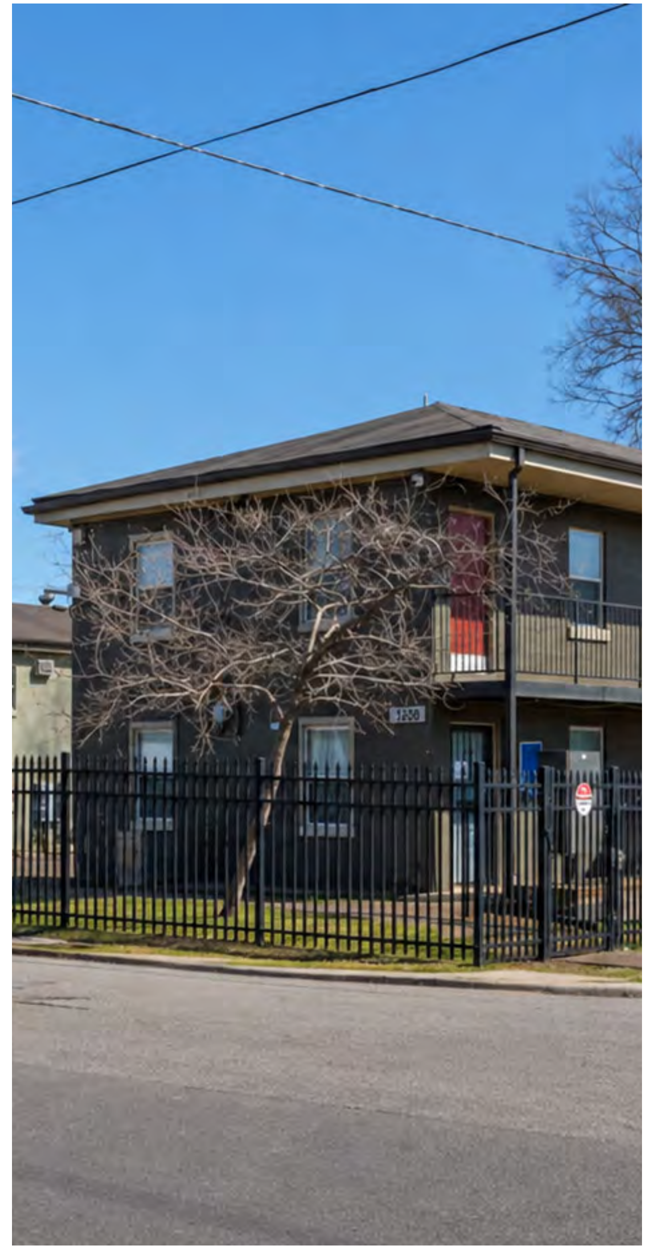
	MONTHLY	ANNUAL	PER UNIT	PER SF
REVENUE				
Gross Potential Rent (39 Units x $1,500)	$58,500	$702,000	$18,000	$43.17
Other Income (10% of GPR)	$5,850	$70,200	$1,800	$4.32
RUBS - Utility Reimbursement	$3,283	$39,406	$1,010	$2.42
RUBS - Pest Control Reimbursement	$481	$5,779	$148	$0.36
Less: Vacancy & Credit Loss (7%)	(4,768)	(57,217)	(1,467)	(3.52)
EFFECTIVE GROSS INCOME	**$63,347**	**$760,168**	**$19,491**	**$46.74**
OPERATING EXPENSES				
Real Estate Taxes	$2,977	$35,728	$916	$2.20
Insurance	$6,765	$81,176	$2,081	$4.99
Utilities (Water, Sewer, Trash, Common Electric)	$3,284	$39,406	$1,010	$2.42
Repairs & Maintenance	$2,430	$29,160	$748	$1.79
Property Management	$2,671	$32,050	$822	$1.97
General & Administrative	$963	$11,559	$296	$0.71
Landscaping & Grounds	$852	$10,221	$262	$0.63
Pest Control	$482	$5,779	$148	$0.36
Replacement Reserves	$1,469	$17,625	$452	$1.08
TOTAL OPERATING EXPENSES	**$21,892**	**$262,704**	**$6,736**	**$16.15**
NET OPERATING INCOME (NOI)	**$41,455**	**$497,464**	**$12,755**	**$30.59**

KEY METRICS	
Number of Units	**39**
Building Size	**16,263 SF**
Avg Unit Size	**417 SF**
Year Built	**1959 & 1969**
Lot Size	**0.66 Acres**
Proforma Rent / Unit	**$1,500 /mo**
Proforma Rent / SF	**$3.60 /mo**
Gross Potential Rent	**$702,000**
Other Income (10%)	**$70,200**
RUBS Income	**$45,185**
Effective Gross Income	**$760,168**
Total Expenses	**$262,704**
Net Operating Income	**$497,464**
Operating Expense / Unit	**$6,736**
NOI / Unit	**$12,755**

Sale Comparables

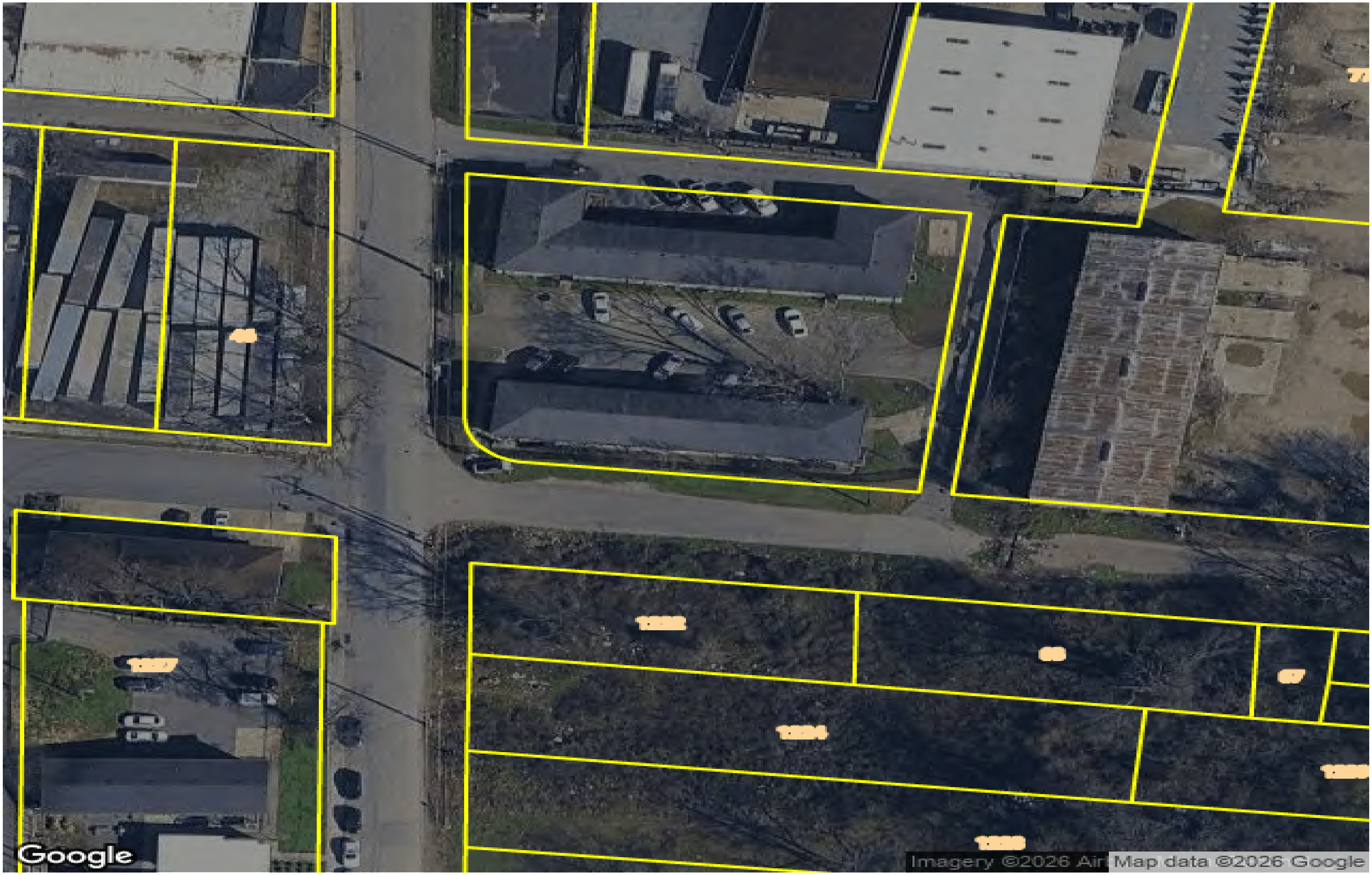
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	YEAR BUILT	PRICE/UNIT
★	**Chestnut Flats** 1216 -1220 Lewis St Nashville, TN 37210	Subject to Offer	39	1959	-
1	**The Linden** 2014 Linden Ave Nashville, TN 37212	$2,400,000	16	1963	$150,000
2	**Pike Place Apartments** 1274 Murfreesboro Pike Nashville, TN 37217	$4,300,000	30	1967	$143,333
3	**Mayflower Apartments** 1925 21st Ave S Nashville, TN 37212	$2,000,000	19	1920	$105,263
4	**Dawn Villa** 3308 Lebanon Pike Hermitage, TN 37076	$3,125,010	32	1969	$97,657
	AVERAGES	**$2,956,253**	**24**	**1954**	**$124,063**



Location Information

AERIAL MAP



NASHVILLE, TENNESSEE

Nashville, Tennessee is a thriving metropolitan area that continues to gain national attention for its economic growth, cultural vibrancy, and strategic location. Home to over 2.2 million residents across the 14-county MSA, the Nashville region has become a modern blueprint for economic prosperity and quality of life.

Unmatched Economic Momentum

Since 1990, more than 543,000 new jobs have been created and 5,200 companies have chosen to expand or relocate operations to the region. This momentum is fueled by access to a skilled talent pool, a highly livable environment, and a culture rooted in creativity and collaboration.

The Nashville region supports approximately 60,000 businesses and hosts several major corporate headquarters including HCA Healthcare, Oracle, Nissan North America, Bridgestone Americas, Tractor Supply Company, Dollar General, AllianceBernstein, and Amazon. This economic diversity ensures resilience and provides fertile ground for continued growth.

Ranked the #2 U.S. Metro for Job Growth and Income by the Milken Institute in 2025, Nashville's economy supports both business expansion and career advancement. The city's pro-business environment, absence of state income tax, and inclusive community are key drivers behind its sustained success.

Strategic Location with National Connectivity

Nashville's central location in the U.S. provides a significant competitive advantage for businesses seeking regional and national market access. It is one of only six cities in the country where three major interstate highways converge — I-24, I-40, and I-65 — enabling efficient road distribution and logistics.

Air connectivity continues to expand at Nashville International Airport, which now offers more than 100 nonstop destinations including routes to Canada, Europe, and Latin America. A $3 billion New Horizon expansion is underway with completion targeted for 2029. The Cumberland River provides a water-based freight channel that enhances the region's transportation capabilities.

Population Growth and Talent Pipeline

Davidson County added nearly 9,300 new residents in 2025 — the highest raw total among all 95 Tennessee counties — representing 1.3% year-over-year growth. The steady influx of residents enriches the local economy, provides a deep labor pool, and supports strong demand for real estate across all sectors.

#2 **Metro for Job Growth & Income**
Milken Institute, 2025

#3 **Emerging Life Sciences Market**
Nashville Chamber of Commerce

#6 **Gen Z Net Migration in Country**
Today's Homeowner, 2023

86 net new people per day (2022-2025)

21.13% Population Growth

Job Growth (2013 - 2025)	**30.65%**
GDP Growth (2012 - 2025)	**42.4%**

THE ROAD AHEAD FOR NASHVILLE

NEW TENNESSEE TITANS STADIUM — East Bank **$2.1 Billion**

A new enclosed, 55,000-seat domed stadium for the Tennessee Titans on Nashville's East Bank. The project topped out in March 2026. Set to open for the 2027 NFL season. The stadium anchors a transformative East Bank redevelopment including mixed-use housing, retail, parks, and a new transit corridor.

ORACLE CORPORATE CAMPUS — River North **$1.35 Billion**

Oracle is building a massive tech campus spanning 70+ acres with up to 1.2 million SF of office space across 13 buildings. The project includes a pedestrian bridge to Germantown and will create an estimated 8,500 jobs by 2031. Oracle has committed over $379 million in land acquisition.

BRIDGESTONE ARENA RENOVATION **$750 Million**

Construction began April 2026 on a multi-year transformation of the NHL Predators' arena. The project adds 170,000 SF of new space including restaurants, bars, and 600-700 additional seats, with a new open-air entrance. Core renovation targets 2030 completion.

NASHVILLE YARDS — Downtown **$1+ Billion**

Nashville's largest private development: 19 acres with 3.5 million SF of Class A office, 1,000 residential units, 400,000 SF of retail, and 1,100 hotel rooms. Anchored by Amazon, Grand Hyatt Nashville, and a 4,500-seat AEG music venue. Nearing completion.

BNA AIRPORT — New Horizon Expansion **$3 Billion**

A transformative expansion of Nashville International Airport adding new concourses, expanded baggage handling, and upgraded terminal infrastructure. BNA now serves 100+ nonstop destinations. Completion targeted for 2029.

RIVERGATE REDEVELOPMENT — Goodlettsville **$350 Million**

Demolition of the 57-acre Rivergate Mall begins summer 2025, making way for a dynamic mixed-use community with multifamily housing, senior units, retail, restaurants, medical offices, entertainment venues, and hotels.

TOTAL ACTIVE DEVELOPMENT PIPELINE: $8.5+ BILLION

PRIMARY DRIVERS — INDUSTRY OVERVIEW

Nashville Chamber of Commerce

HEALTH CARE

Annual Economic Impact: $68.0 Billion Jobs: 333,000

Nashville is widely recognized as the health care capital of the nation, home to HCA Healthcare, Ascension Saint Thomas, Community Health Systems, and Vanderbilt University Medical Center. The sector represents the single largest economic driver in the region.

ADVANCED MANUFACTURING

Annual Economic Impact: $70.8 Billion Jobs: 279,000

Nissan, Bridgestone, and a growing network of advanced manufacturers contribute substantially to the Nashville economy. The region's central logistics position and skilled workforce attract continued investment in automotive, building products, and industrial technology.

TOURISM & HOSPITALITY

Annual Economic Impact: $19.0 Billion Jobs: 106,115

Nashville welcomed over 14 million visitors in 2024, driven by its live music scene, culinary culture, and world-class events. Gaylord Opryland, the Grand Ole Opry, and a growing convention calendar make tourism a cornerstone of the local economy.

ENTERTAINMENT & MUSIC

Annual Economic Impact: $15.6 Billion Jobs: 80,757

As Music City, Nashville is the global epicenter of country, gospel, and Americana music. The entertainment sector extends beyond music to include film, television, and gaming, with major investments in studio space and creative office throughout the metro.

TECHNOLOGY

Annual Economic Impact: $8.0 Billion Jobs: Growing

Oracle's 70-acre River North campus, Amazon's Nashville Yards hub, and headquarters for Asurion and AllianceBernstein position Nashville as an emerging tech center with strong momentum.

Top Employers

1. **Vanderbilt University Medical Center**
2. **Downtown Nashville Nissan**
3. **HCA Healthcare**
4. **Ascension Saint Thomas**
5. **Amazon**
6. **Kroger**
7. **Community Health Systems Inc**
8. **Bridgestone Americas, Inc.**

CHESTNUT HILL & WEDGEWOOD-HOUSTON

NEIGHBORHOOD OVERVIEW

Chestnut Hill is one of Nashville's most dynamic and rapidly evolving urban neighborhoods, located immediately south of Downtown and adjacent to the highly sought-after Wedgewood-Houston (WeHo) submarket. Once an industrial corridor, the area has transformed into a vibrant mixed-use district defined by adaptive reuse projects, creative office space, residential development, and a growing collection of restaurants, breweries, and experiential retail concepts.

Strategically positioned along the I-65 corridor and just minutes from Downtown Nashville, Chestnut Hill offers exceptional accessibility to the city's core employment centers, entertainment districts, and cultural amenities. The neighborhood is anchored by major redevelopment momentum, including nearby projects in WeHo, the Nashville Yards district, and continued southward urban expansion, all contributing to strong population growth and increasing demand for housing and commercial space.

Neighborhood Catalysts

GEODIS Park, the 30,000-seat home of Nashville SC at the historic Fairgrounds, has served as a transformative anchor for the WeHo district since opening in 2022. The venue hosted 2025 FIFA Club World Cup matches and continues to drive foot traffic, retail demand, and residential interest throughout the surrounding area.

Wedgewood Village, an 18-acre mixed-use development by AJ Capital Partners, broke ground in March 2025 and will deliver over 1.6 million SF of premium residential, retail, restaurant, office, and live music space. Anchored by the historic Merritt Mansion, the project includes The Chestnut — a dedicated live music venue — and The Truth, a new 4,400-seat Live Nation venue opening fall 2026.

The area has become a hub for creatives, young professionals, and entrepreneurs, drawn by its walkability, character-rich architecture, and proximity to major venues such as GEODIS Park, the Nashville Fairgrounds, and the burgeoning WeHo Arts District. This influx of residents and businesses has fueled a surge in new multifamily, office, and mixed-use developments, positioning Chestnut Hill as a key infill growth corridor within the Nashville MSA.

With continued investment, favorable zoning in select areas, and a strong trajectory of redevelopment, Chestnut Hill presents a compelling opportunity for investors and developers seeking to capitalize on Nashville's urban growth and long-term fundamentals.

PROXIMITY & ACCESS

Downtown Nashville	**2 mi / 5 min**
GEODIS Park (Nashville SC)	**0.5 mi**
Wedgewood Village	**0.3 mi**
Nashville Yards	**2.5 mi**
Vanderbilt / Midtown	**2 mi**
I-65 / I-24 / I-40 Access	**< 1 mi**
BNA Airport	**8 mi / 15 min**
WeHo Arts District	**Adjacent**

NEIGHBORHOOD DEVELOPMENTS

Wedgewood Village
1.6M SF Mixed-Use

The Truth (Live Nation)
4,400-Seat Venue — Fall 2026

GEODIS Park
30,000-Seat MLS Stadium

Nashville Fairgrounds
Ongoing Redevelopment

New Multifamily Construction
134 Units Under Development

The Team

KUNAL PATEL

KUNAL PATEL, CCIM

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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 also holds his Tennessee BC Combined Residential/Commercial/Industrial Contractor's License and is an alumni 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)
GNAR (Greater Nashville Association of Realtors)
ULI (Urban Land Institute)
CCIM (Certified Commercial Investment Member)
CHO (Certified Hotel Owner)
CRE615

BRIAN TRUMAN

BRIAN TRUMAN

brian.truman@svn.com
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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

Head of REIN Multifamily Group
REIN Real Estate Investors of Nashville
Greater Nashville Association of Realtors
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