

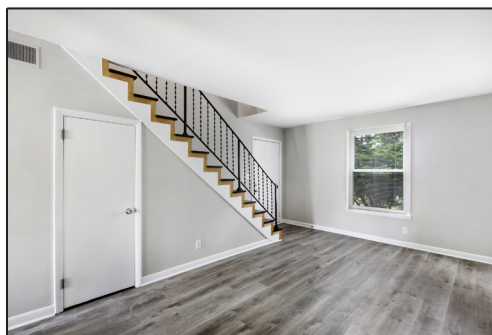
OFFERING MEMORANDUM

OFFERED AT \$2,200,000



CRYE-LEIKE COMMERCIAL is proud to present Hickory Hill Townhomes.

Hickory Hill Townhomes consist of 12 Townhomes in 3 Building, each unit is 2 Bedrooms 1 1/2 Bath, with washer and dryer hook ups, 1050 square feet. 100% occupied, this investments sit on 1.24 Acres. 10 of the 12 units have been fully renovated. Located NE of the Nashville International Airport 1 block north of Lebanon Pike in the Nashville MSA. Value Add property. The owners have purposely left a few units month to month, giving the purchaser the opportunity to increase rents. Each unit is individually metered for water and electricity.





1012-1034 HICKORY HILL

1012 - 1034 Hickory Hill Ln Townhomes Rent Roll, as of 6/1/2026:

Unit #:	Sq Ft:	Rent:	Deposit:	Term:	Status:	Air filter:
1012	1050	\$ 1,300.00	\$ 1,300.00	6/13/22 - 6/12/23	MTM	16x18x1
1014	1050	\$ 1,400.00	\$ 1,400.00	1/9/26 - 1/8/27	Current	16x18x1
1016	1050	\$ 1,300.00	\$ 1,300.00	8/8/25 - 8/7/26	Current	14x20x1
1018	1050	\$ 1,200.00	\$ 1,200.00	4/1/22 - 3/31/23	MTM	14x18x1
1020	1050	\$ 1,200.00	\$ 1,100.00	12/1/25 - 11/30/26	Current	14x18x1
1022	1050	\$ 1,000.00	\$ 650.00	2/1/26 - 1/31/27	Current	14x18x1
1024	1050	\$ 1,400.00	\$ 1,400.00	2/1/26 - 1/31/27	Current	16x18x1
1026	1050	\$ 1,300.00	\$ 1,300.00	7/1/23 - 6/30/24	MTM	16x18x1
1028	1050	\$ 1,000.00	\$ 450.00	5/1/26 - 4/30/27	Current	16x18x1
1030	1050	\$ 1,400.00	\$ 1,400.00	1/16/25 - 1/15/26	MTM	14x18x1
1032	1050	\$ 1,400.00	\$ 1,400.00	6/15/26 - 6/14/27	Current	14x18x1
1034	1050	\$ 1,000.00	\$ 1,000.00	5/1/26 - 4/30/27	Current	14x18x1
12-units	12600	\$14,900.00	\$ 13,900.00			
		15500				
		Monthly Expenses:			Annual Expenses:	
		Property Taxes	\$1,954.64		Property Taxes	\$23,455.68
		Insurance	\$749.73		Insurance	\$8,996.76
		Pest Control	\$225.00		Pest Control	\$2,700.00
		Repairs & Maint	\$208.12		Repairs & Maint	\$2,497.44
		Trash	\$135.00		Trash	\$1,620.00
		Lawncare	\$175.00		Lawncare	\$2,100.00
		Total monthly expenses	\$3,447.49		Total annual expenses	\$41,369.88
		Monthly cash flow	\$11,452.51		Annual cash flow	\$144,630.12

Scott Davis

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