

*Five-unit residential investment  
opportunity in the heart of East Nashville*



# For Sale

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919 Fatherland St  
Nashville, TN 37206

Colliers

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## 919 Fatherland, Nashville TN 37206

*Historic Five-Unit Apartment Property on .39 Acres Located Three Blocks from Five Points in East Nashville*

Colliers International, as exclusive advisor, is pleased to present **919 Fatherland**, a five-unit residential investment in the heart of East Nashville. Just steps from the iconic Five Points intersection in Historic Edgefield, the property offers residents walkable access to East Nashville's eclectic dining, boutique shopping, street art, and vibrant music scene. Currently fully leased, 919 Fatherland provides a stable income stream with significant long-term upside through a wide range of potential value-add strategies. Combining historic charm with urban convenience, the property is only minutes from Downtown Nashville's extensive amenities making it a rare opportunity to acquire a character-rich asset in one of the city's most dynamic submarkets.

# Investment Highlights

## BOUTIQUE RENTAL INVESTMENT

Five-Unit Rental Investment Opportunity in highly sought after location in East Nashville boasting a history of high occupancy and strong rental rate potential.

## HISTORIC EDGEFIELD LOCATION IN EAST NASHVILLE

Historic Edgefield location offers easy walkability to Five Points in East Nashville, and enjoys a short drivetime just minutes from Downtown Nashville and the burgeoning East Bank.

## VALUE ENHANCEMENT OPTIONS

Multitude of value enhancement options including interior renovation of units, repositioning as single-family home, and/or reconstituting underlying double lots and exploring partial redevelopment.

## LONG-TERM APPRECIATION POTENTIAL

Property values remain buoyant in East Nashville, driven by strong demand and high barriers to entry.

919 FATHERLAND ST | NASHVILLE, TN 37206

<b>Building Size:</b>	3,589
<b>Lot Size:</b>	0.39 acres
<b>Unit Count:</b>	5
<b>Year Built / Renovated:</b>	1930 / 1950
<b>Occupancy:</b>	80%
<b>APN*:</b>	08216017900
<b>Zoning:</b>	R8 / OV-HPR / OV - UZO

\* Property has two underlying lots that could be reestablished.



This five-unit offering is more than a building—it's a lifestyle asset. Historic elegance, cultural vibrancy, walkable convenience, and solid cash-flow potential converge here. Ideal for investors seeking distinctive, locally-rooted real estate with enduring appeal in one of Nashville's most dynamic neighborhoods.



- FIVE POINTS.**
- |                   |                     |
|-------------------|---------------------|
| Five Points Pizza | Emmy Squared        |
| Rosemary & Beauty | Lipstick Lounge     |
| Queen             | Reunion Bar         |
| Edley's BBQ       | Pie Town Tacos      |
| Beyond the Edge   | Cumberland Hardware |
| BoomBozz Pizza    | Defunct Books       |
| Snooze            | Noble's             |
| The 5 Spot        | Gym 5               |
| Bongo Java        | Hunter's Station    |
| Margot            | East Side Smiles    |
| Duke's            | Bad Idea            |
| Red Door Saloon   | Up-Down             |

Kroger

ALDI

Basement East

Turnip Truck

The Russell

East Park

- THE SHOPPES ON FATHERLAND**
- |                        |                    |
|------------------------|--------------------|
| NB Goods               | Mourning Brew      |
| Paul's Place           | Abode              |
| Ellie Monster          | Perfect TN         |
| Galena Garlic Co.      | Konadu             |
| Int'l Tea & Coffee Co. | Gift Horse         |
| Rusty Rats             | Maru               |
| Guerilla Bikzits       | Limo               |
| Baxter & Bailey        | Canvas             |
| artifct                | East Creamery      |
| Curl Coven             | Mijo Gordito       |
| KillJoy                | Eastside Nails     |
| Daydream Records       | The Beauty Parlour |

Notable Neighbors



FOLK



JOYLAND



HAWKERS

# Historic Character & Architectural Appeal

Part of East Nashville's celebrated historic Edgefield district—renowned for its Queen Anne, Victorian, Bungalow, and Neoclassical architectural styles—the building stands as a testament to the neighborhood's rich heritage. With period details and timeless design, it provides both charm and authenticity to residents and discerning investors alike.

# Accessibility & Connectivity

Commuting is effortless: short drives or public transit to Downtown, Vanderbilt University, Music Row, Bridgestone Arena and Nissan Stadium, home of the Titans. The Property is also located minutes from Oracle's future headquarters on the East Bank. Major arterials like Gallatin Ave and Ellington Parkway connect you to the wider city, while pedestrian-focused redevelopment plans enhance the local vibe.





## Location, Lifestyle, & Walkability

Location, Lifestyle & Walkability Five Points serves as the nucleus of East Nashville's creative resurgence—home to the beloved Tomato Art Fest and a central hub for foot traffic, community events, and neighborhood energy. The area boasts exceptional walkability, with independent eateries, craft breweries, and galleries just beyond your doorstep. Residents enjoy scenic green spaces and easy access to parks such as Frederick Douglass Park and East Park.

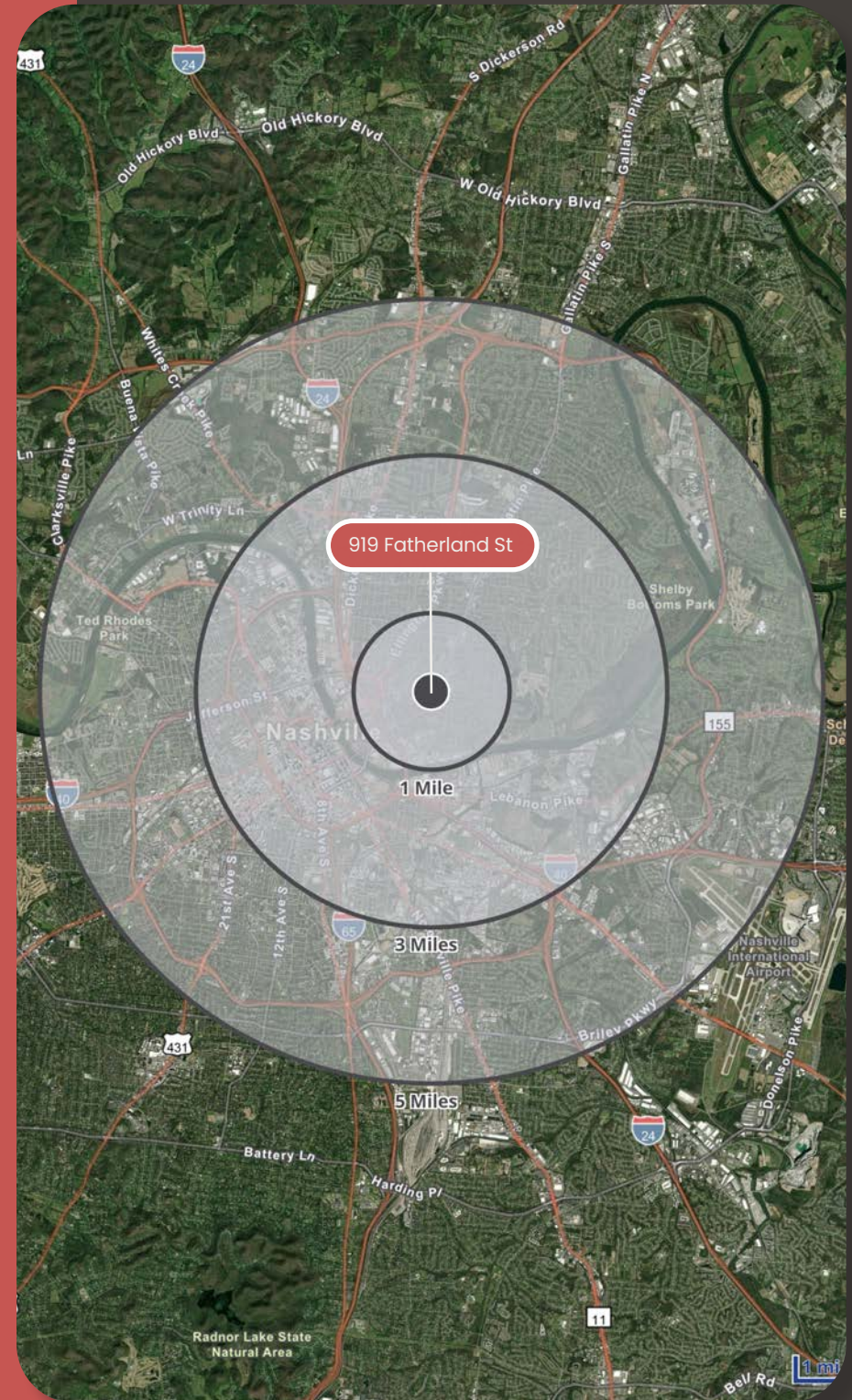
FATHERLAND SHOPPES

# Neighborhood Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	15,315	103,597	238,302
2030 Projected Population	16,210	127,127	270,328
2025-2030 Annual Pop Change	1.14%	4.18%	2.55%
2020-2025 Annual Pop Change	0.03%	2.56%	1.42%

2025 INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$120,084	\$123,386	\$117,349
Median Household Income	\$79,555	\$85,003	\$78,722
Per Capita Income	\$54,653	\$60,954	\$53,345

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	6,926	50,982	107,854
2030 Projected Households	7,380	64,504	125,091
2025-2030 Annual HH Change	1.28%	4.82%	3.01%
2020-2025 Annual HH Change	-0.03%	3.16%	1.80%



# Why Nashville

Nashville, Tennessee, affectionately known as “Music City,” is a vibrant metropolis where Southern charm meets dynamic growth.

Renowned as the epicenter of country music, the city boasts iconic venues like the Ryman Auditorium, the Country Music Hall of Fame, and the historic RCA Studio B. Beyond its musical heritage, Nashville offers a rich tapestry of cultural experiences, including the National Museum of African American Music and the Johnny Cash Museum.

The city’s diverse neighborhoods, such as Germantown, The Gulch, and East Nashville, are hubs of boutique shopping, innovative dining, and lively nightlife. Outdoor enthusiasts can explore Centennial Park, home to a full-scale replica of the Parthenon, or enjoy the scenic beauty of Radnor Lake State Park. With a population exceeding 1.3 million in the metropolitan area, Nashville is one of the fastest-growing cities in the United States. This growth is fueled by a diverse economy encompassing healthcare, education, technology, and entertainment. Whether you’re drawn by its musical legacy, culinary delights, or Southern hospitality, Nashville offers a unique blend of tradition and modernity that captivates residents and visitors alike.

**#1 Metro  
Economic  
Strength**

*Policom (2024)*

**#5 Large  
Metro for  
Best Business  
Climate**

*Business  
Facilities (2024)*

**#1 Leisure  
Destination  
in the US**

*Global Traveller  
(2024)*

# Nashville's Economy



**2.1M**

Current  
Population



**\$467K**

Median Home  
Value



**15.4%**

Population  
Growth



**29%**

Bachelor's Degree  
or Higher



**2%**

Year over Year  
Job Growth



**2.9%**

Unemployment  
Rate



**\$75K**

Average Household  
Income

# Financial Overview

## Financial Projections

	In Place*	Pro Forma
<b>GROSS RENT</b>	\$62,640	\$98,400
Repairs & Maintenance	\$1,305	\$1,305
Landscaping	\$2,250	\$2,250
Property Taxes	\$15,635	\$15,635
Insurance	\$4,872	\$3,750
Management Fees	\$6,264	\$6,500
<b>NET OPERATING INCOME</b>	<b>\$32,314</b>	<b>\$68,960</b>

\* In place NOI calculated by annualizing in-place contractual rents and accounting for 2025 property taxes after reassessment.



## Rent Roll

Unit	Type	SF	Monthly Rent	Market Rent	Lease Start	Lease End
A	1 bd/ 1 ba	800	\$1,350.00	\$1,600.00	3/24/2023	MTM
B	1 bd/ 1 ba	800	\$1,350.00	\$1,600.00	3/22/2026	2/28/2027
C	1 bd/ 1 ba	800	\$1,225.00	\$1,525.00	12/1/2021	MTM
D	1 bd/ 1 ba	800	\$1,295.00	\$1,525.00	10/1/2013	MTM
E	1 bd/ 1 ba	800	Vacant	\$1,950.00		
<b>TOTAL</b>		<b>4,000</b>	<b>\$5,220.00</b>	<b>\$8,200.00</b>		



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# Contact

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