

48 Units For Sale

Class A Townhome Community

THE ROWE AT GATE 1

162 JACK MILLER BLVD, CLARKSVILLE, TN



ONE ALLIANCE
COMPANIES

THE ROWE AT GATE 1

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You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

THE ROWE AT GATE 1

EXECUTIVE SUMMARY





SUMMARY

THE ROWE AT GATE 1

162 JACK MILLER BLVD, CLARKSVILLE, TN 37042

48
MULTIFAMILY UNITS

6.19
LAND ACRES

2020
YEAR BUILT

55,872 SF
BUILDING SF



FINANCIAL SUMMARY

Price	\$8,950,000
Units	48
Price/Unit	\$186,458
NOI (T12)	\$470,011
Pro Forma Yr 1	\$513,797

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	18,916	110,506	205,943
2024 Median HH Income	\$54,482	\$58,273	\$58,803
2024 Average HH Income	\$63,934	\$67,301	\$70,223



INVESTMENT SUMMARY

The Rowe at Gate 16 is a premier 48-unit Class A townhome community designed for long-term ownership and durable cash flow performance. Located in the rapidly growing Clarksville, Tennessee market, the property offers a highly differentiated product with spacious 1,117 SF two-bedroom, 2.5-bath floorplans featuring private entrances, multi-level living, and modern finishes.

The asset is fully stabilized with strong occupancy, low tenant turnover, and no deferred maintenance, providing investors with immediate operational efficiency and reduced management intensity. Supported by Clarksville's expanding population, proximity to Nashville, Fort Campbell employment drivers, and continued healthcare and logistics growth, The Rowe at Gate 16 presents a compelling opportunity for investors seeking dependable long-term performance without value-add execution risk.

INVESTMENT HIGHLIGHTS

- 48-unit Class A townhome community
- Spacious 1,117 SF two-bedroom, 2.5-bath floorplans
- Private entrances and multi-floor layouts create a differentiated tenant experience
- Larger-than-average unit sizes compared to competing two-bedroom product in the submarket
- Modern finishes and low-maintenance construction
- Stabilized asset with high occupancy and low turnover
- Zero deferred maintenance and immediate in-place cash flow
- Premium positioning versus traditional garden-style apartments
- Located in one of Tennessee's fastest-growing markets
- Demand supported by Fort Campbell, healthcare expansion, logistics growth, and Nashville proximity
- Ideal for long-term investors seeking durable cash flow and reduced operational risk
- Strong tenant retention driven by functional layout and quality living environment





UNIT MIX

ACTUAL

UNIT MIX	# UNITS	SF	Average In-Place	RENT PSF	Current Income
2 BD + 2.5 BA	48	1,117	\$1,437	\$1.29	\$63,208.78





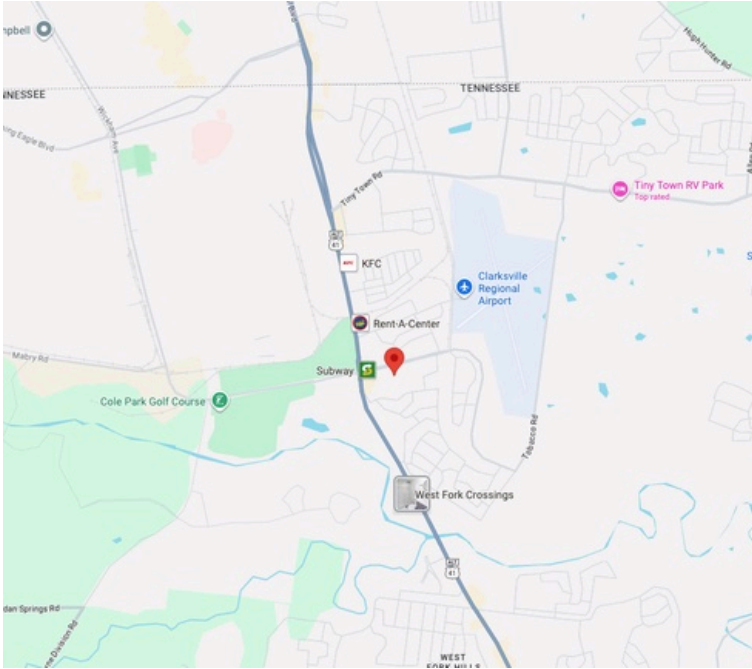
02

THE ROWE AT GATE 1

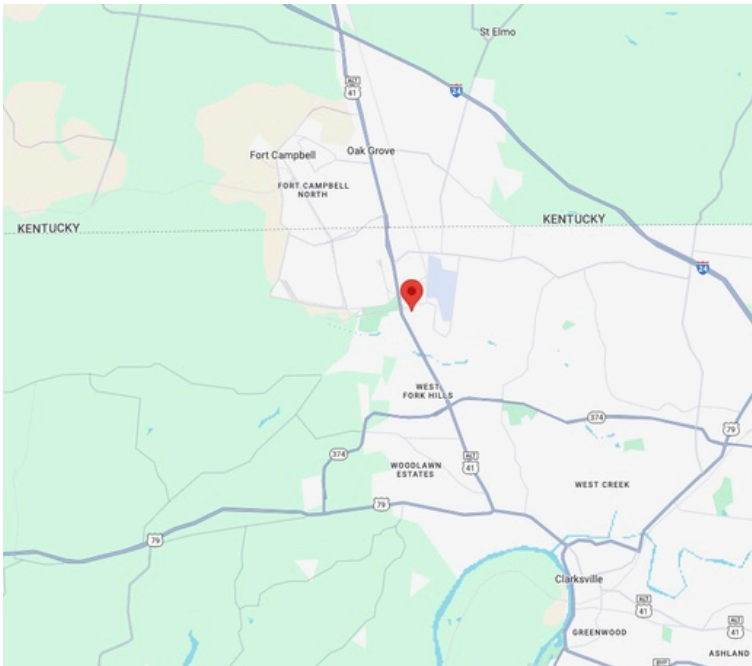
LOCATION SUMMARY



ABOUT CLARKSVILLE, TN



- **Clarksville, Tennessee, is one of the fastest-growing cities in the state and home to a diverse, vibrant community.** Located along the Cumberland River near the Kentucky border, it offers a blend of small-town charm and urban amenities. The city is known for its strong military presence due to Fort Campbell, one of the largest U.S. Army installations, which plays a major role in the local economy and culture.
- **Downtown Clarksville features a historic district with restored buildings, local shops, restaurants, and attractions like the Customs House Museum and Cultural Center.** Outdoor enthusiasts enjoy the city's many parks, greenways, and the scenic Riverwalk, which hosts festivals and community events throughout the year. Austin Peay State University also adds energy to the area with educational opportunities, athletics, and arts programs.
- **The city continues to grow rapidly thanks to affordable living, job opportunities, and its convenient location—just about 45 minutes northwest of Nashville.** With ongoing development, expanding retail and dining options, and a strong sense of community, Clarksville remains a popular choice for families, professionals, and military members alike.





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THE ROWE AT GATE 1

PROPERTY DESCRIPTION

[PROPERTY FEATURES](#)

[AERIAL MAP](#)

[PROPERTY IMAGES](#)

[COMMON AMENITIES](#)





PROPERTY FEATURES

48

MULTIFAMILY UNITS

55,872 SF

BUILDING SF

1

TOTAL PARCELS

A

BUILDING CLASS

269,636

LAND SF

6.19

LAND ACRES

2020

YEAR BUILT

R-4

ZONING TYPE

A

LOCATION CLASS

2

OF STORIES

6

BUILDINGS

Shared

PARKING

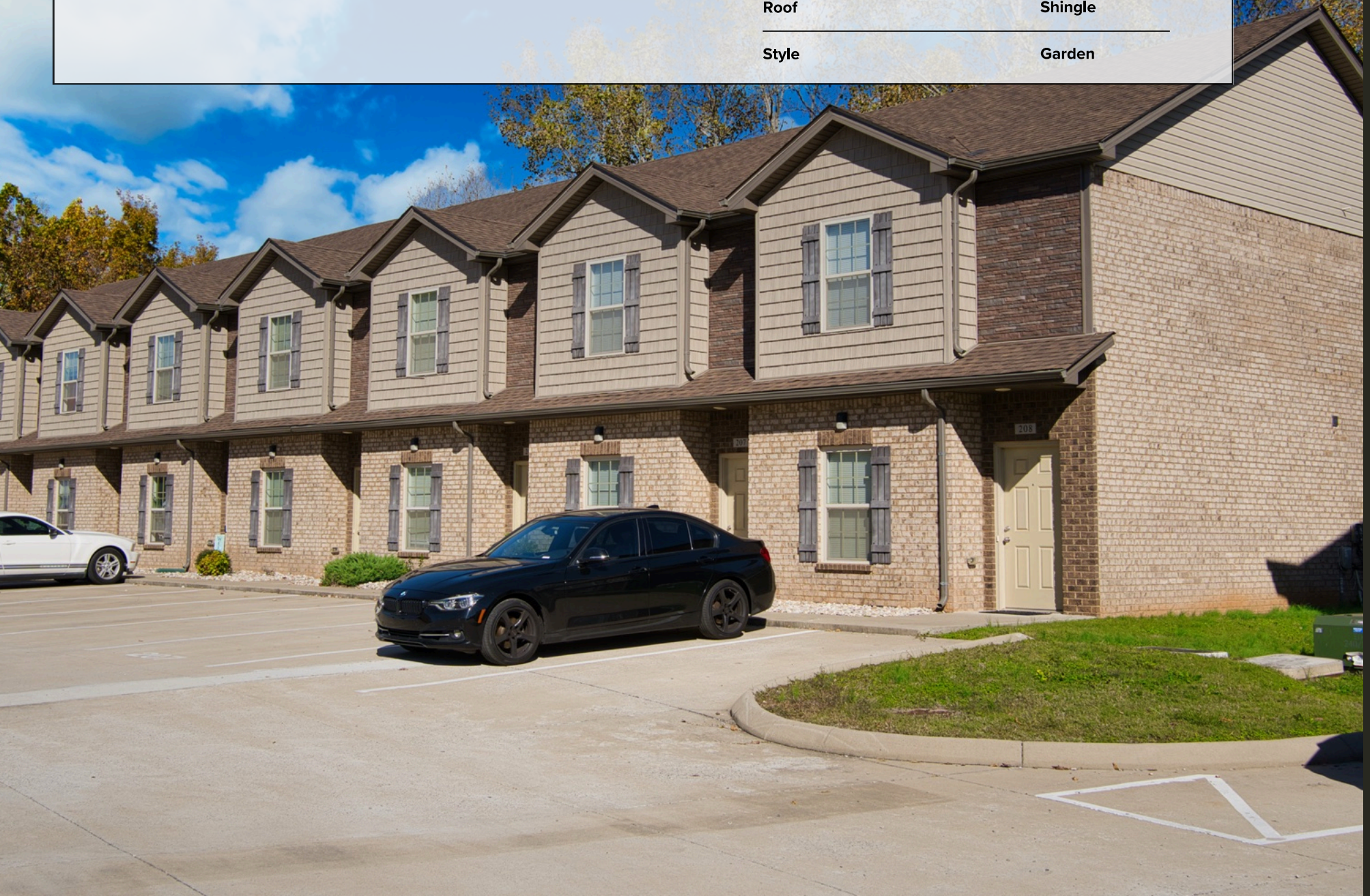
Flat

TOPOGRAPHY



CONSTRUCTION

Framing	Wood
Exterior	Brick
Parking Surface	Asphalt
Roof	Shingle
Style	Garden







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THE ROWE AT GATE 1

FINANCIAL ANALYSIS



INCOME & EXPENSE ANALYSIS

MULTI-YEAR CASH FLOW ASSUMPTIONS

CASH FLOW ANALYSIS

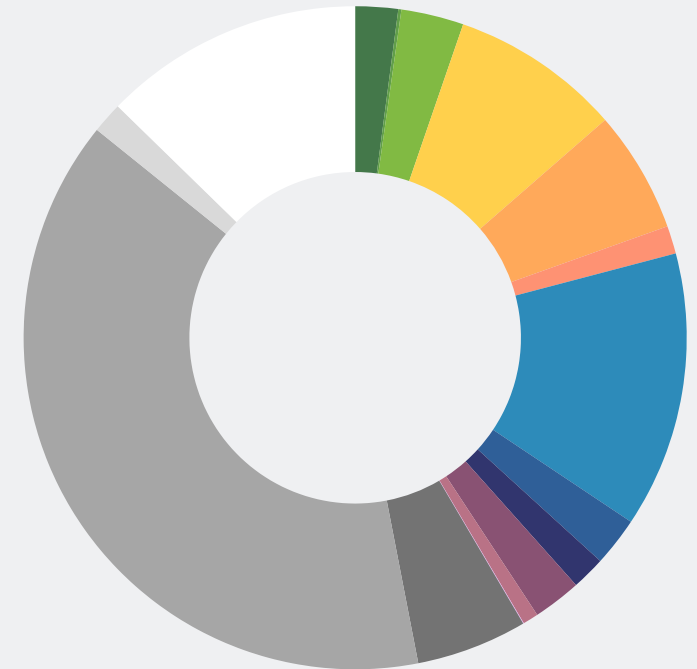
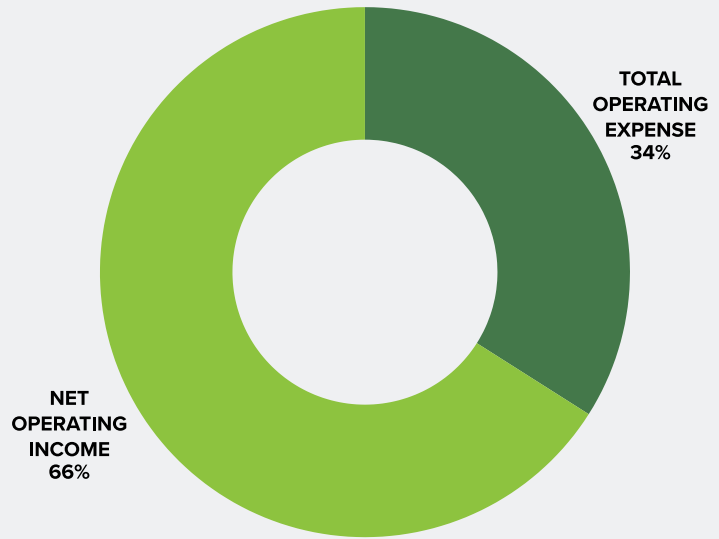
FINANCIAL METRICS



INCOME	T12	PRO FORMA YR 1
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Gross Possible Rent	\$805,618	\$805,080		
Deductions	\$(107,254)	\$(40,254)		
Other Income	\$45,471	\$42,272		
Total Income	\$743,835	\$807,098		
Less Expenses	\$273,825	33.99%	\$293,301	36.34%
Net Operating Income	\$470,011	\$513,797		

- ADMINISTRATIVE COST
- LEGAL & PROFESSIONAL
- MARKETING & LEASING
- SALARIES & PAYROLL
- CONTRACT SERVICES
- MAINTENANCE
- TURNOVER COSTS
- TOTAL GROUNDS
- ELECTRIC - VACANT
- TRASH
- WATER & SEWER
- CONNECT FEE
- INSURANCE
- PROPERTY TAXES
- FRANCHISE TAX
- MANAGEMENT COMPANY CHARGES





THE ROWE AT GATE 1

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