

# Liberty Place | Multifamily Investment



*Rossville*

BROCKMAN MISSEL

GROUP



COMMERCIAL

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# THE OFFERING

## Address

- 18 Blossom Ln  
Rossville GA 30741
- Price \$2,995,000.00
- Location Rossville GA
- Project Type Multifamily
- Doors 16
- Cap Rate 5.18%
- NOI \$155,240





Blossom Ln

Mccay Dr

Mccay Dr

Mccay Dr

## Investment Upgrades:

2026

- Unit 20: New ceiling fan in living room (5/2026)
- Units 18, 20, 22, and 24 treated under professional pest control program (June 2026)

2025

- Unit 18: New meat bin in refrigerator (1/2025)
- Unit 34:
  - New carpet & pad (2/2025)
  - Entire unit painted top to bottom
  - New ceiling fans
  - New kitchen outlet (4/2025)

## Recent 2024 Improvements

- Unit 23:
  - New HVAC system (6/30/2024)
  - New carpet & pad
- Unit 24:
  - New refrigerator capacitor (9/23/2024)
- Unit 34:
  - New stove burner switch (7/19/2024)
- Unit 37:
  - New refrigerator capacitor (7/1/2024)
- Unit 38:
  - New refrigerator fan motor (12/10/2024)
- Unit 40:
  - New refrigerator fan motor (10/10/2024)
- Unit 41:
  - Replaced blower motor (11/1/2024)

*Liberty Place*  
Place

## 18 Blossom Ln. Rossville, GA 30741

Liberty Apartments has benefited from a proactive ownership group that has continuously reinvested in the property since acquisition in 2008. Rather than deferring maintenance, ownership has implemented an ongoing capital improvement program focused on preserving the property's physical condition, enhancing tenant satisfaction, and reducing future capital expenditure requirements.

Over the past several years, numerous units have received significant upgrades, including HVAC replacements, water heater replacements, flooring improvements, interior paint, ceiling fan installations, electrical upgrades, appliance replacements, and other unit-specific improvements. In addition, ownership has invested in exterior improvements, storm doors, security lighting, and a professional pest prevention program to maintain the overall quality of the community.

Most notably, capital improvements have continued through 2026, demonstrating ownership's commitment to maintaining a well-performing asset. Recent upgrades include new HVAC systems, interior renovations, flooring replacements, paint, appliance repairs and ongoing replacements, electrical improvements, and preventative maintenance measures throughout the property.

The property's extensive maintenance records provide investors with a clear history of stewardship and capital investment. As a result, Liberty Place offers a stabilized multifamily investment with limited deferred maintenance, strong in-place cash flow, and a physical condition that supports long-term ownership and future value appreciation.

# THE ASSET

## Investment Highlights

- 16-unit multifamily community constructed in 2004
- Approximately 11,016 SF situated on 1.14 acres
- Current occupancy of approximately 94%
- Stable rental income with all units leased at \$950 per month
- Significant capital improvements completed through 2026
- Numerous HVAC and water heater replacements throughout the property
- Ongoing interior renovation program including flooring, paint, appliances, and electrical upgrades
- Smoke-free community
- Professionally maintained grounds and common areas
- Long-term ownership since 2008 demonstrating exceptional asset stewardship
- Limited deferred maintenance due to continuous reinvestment
- Convenient Rossville location with immediate access to Chattanooga employment centers, retail amenities, and major transportation corridors
- Opportunity to increase cash flow through lease-up of the remaining vacancy and future rental growth



# 18 BLOSSOM LN

ROSSVILLE, GA

BLOSSOM LN

Liberty Place  
"OFFICE"  
18 Blossom Ln

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# LOCATION INFORMATION

Positioned Within One of Northwest Georgia's Most Accessible Retirement Markets

Liberty Place Apartments is strategically located at 18 Blossom Lane in Rossville, Georgia, immediately adjacent to Chattanooga, Tennessee, providing residents with convenient access to healthcare, shopping, dining, recreation, and employment resources while maintaining the affordability and community atmosphere sought by many senior residents.

Rossville and the greater Chattanooga MSA continue to experience population growth driven by retirees, empty nesters, and residents seeking a lower cost of living compared to larger metropolitan markets. The area's combination of healthcare infrastructure, recreational amenities, and affordability has made it an increasingly attractive destination for adults aged 55 and older.

Strong 55+ Demographic Base

The Rossville and Chattanooga market is supported by a substantial and growing senior population, creating a durable tenant base for age-restricted housing.

Population by Age

Within the surrounding trade area:

- Approximately 30%+ of residents are age 55 or older
- The 65+ age cohort continues to outpace overall population growth
- Baby Boomer migration continues to support demand for affordable and workforce-oriented senior housing
- Household formation among retirement-age residents remains strong throughout Northwest Georgia and Southeast Tennessee

These demographic trends provide a long-term demand driver for age-restricted multifamily communities such as Liberty Place Apartments.

Healthcare Accessibility

Liberty Place benefits from immediate access to several major healthcare providers, including:

- Erlanger Health System
- CHI Memorial
- Parkridge Health System

The property's proximity to these medical facilities is particularly attractive to senior residents seeking convenient access to primary care, specialty care, and emergency services.

Retail & Daily Needs

Residents enjoy convenient access to:

- Grocery stores
- Pharmacies
- Banking services
- Restaurants
- Retail shopping
- Public transportation options

All located within a short drive of the property.

Regional Connectivity

Liberty Place offers excellent connectivity to major transportation corridors including:

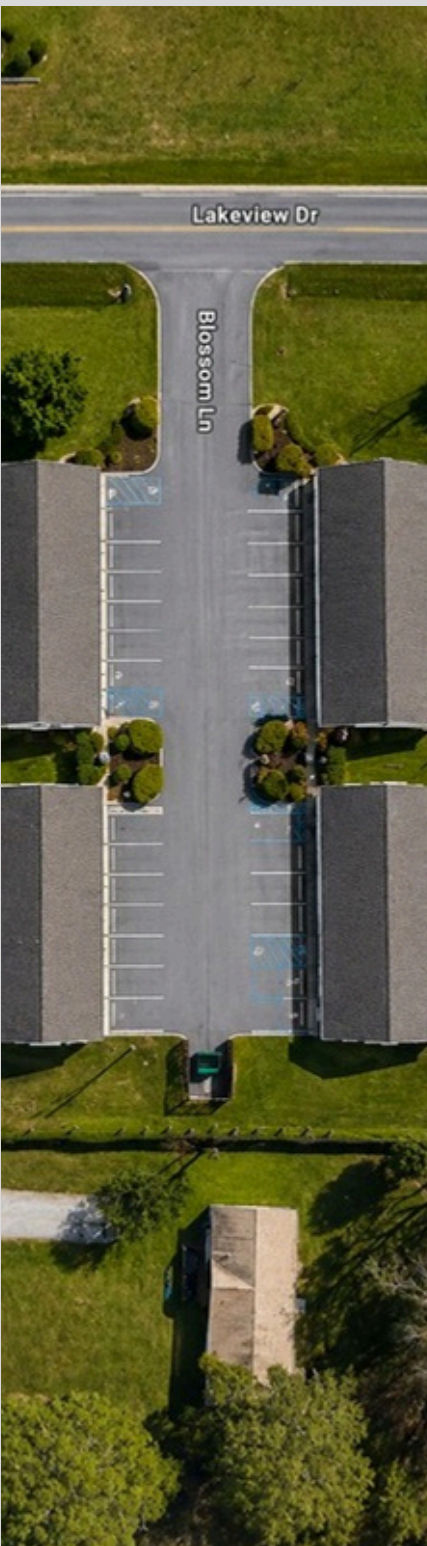
- Interstate 75
- U.S. Highway 27
- Downtown Chattanooga
- Fort Oglethorpe
- East Ridge
- Hixson
- Chattanooga Metropolitan Area

This accessibility provides residents with convenient travel throughout the region while maintaining a quieter residential setting.

Investment Outlook

The combination of an established 55+ tenant base, favorable demographic trends, strong healthcare access, and continued regional growth positions Liberty Place Apartments as a compelling senior housing investment opportunity.

With approximately 94% occupancy, documented capital improvements through 2026, and a location serving one of the strongest retirement and senior populations in the Chattanooga metropolitan area, Liberty Place offers investors the opportunity to acquire a stabilized age-restricted multifamily asset supported by durable long-term demand drivers.



# DISTRICT INFORMATION

WHYROSSVILLE /FORT OGLETHORPE

GrowingChattanooga MSA Influence

- Direct access to the economic strength of the Chattanooga metropolitan area
- Beneficiary of continued population growth throughout Southeast Tennessee and Northwest Georgia
- Supported by major regional employers including Volkswagen Group, BlueCross BlueShield of Tennessee, Erlanger Health System, and CHI Memorial
- Stable employment base supporting long-term housing demand
- Attractive retirement destination due to affordability and quality of life

Established Senior Housing Market

- Strong concentration of residents aged 55 and older throughout the trade area
- Growing retirement-age population throughout Northwest Georgia
- Demand driven by downsizing homeowners, retirees, and fixed-income households
- Limited inventory of age-restricted multifamily communities in the immediate area
- Affordable alternative to traditional senior living facilities

Convenient Healthcare Access

- Minutes from multiple hospitals and healthcare systems
- Access to primary care, specialty care, pharmacies, and rehabilitation services
- Critical amenity for age-restricted housing communities
- Strong healthcare infrastructure supporting long-term resident retention

Regional Connectivity

- Immediate access to U.S. Highway 27
- Approximately 10 minutes to Downtown Chattanooga
- Approximately 8 minutes to Fort Oglethorpe retail corridor
- Approximately 15 minutes to Interstate 75
- Approximately 20 minutes to Chattanooga Metropolitan Airport

Daily Necessities & Retail Access

- Convenient access to grocery stores, pharmacies, banking, and dining
- Close proximity to national retailers and service providers
- Established commercial corridors serving the surrounding residential population
- Walkable and short-drive access to neighborhood conveniences

Lifestyle & Recreation

- Minutes from Downtown Chattanooga attractions
- Access to the Tennessee River waterfront
- Nearby parks, walking trails, and recreational amenities
- Proximity to community centers, churches, and civic organizations
- Strong sense of community attractive to long-term residents

Investment Fundamentals

- Stable workforce and retirement housing demand
- Established neighborhood with limited new multifamily development
- Consistent occupancy trends throughout the market
- Lower turnover typically associated with age-restricted communities
- Strong long-term demographic tailwinds supporting future demand

Why Liberty Place Apartments

- Purpose-built age-restricted community
- 16-unit multifamily asset constructed in 2004
- Approximately 11,016 SF situated on 1.14 acres
- Long-term ownership since 2008
- Significant capital improvements completed through 2026
- Current occupancy approximately 94%
- Located within a growing retirement-oriented market benefiting from Chattanooga's continued expansion
- Positioned to capitalize on increasing demand from residents aged 55 and older seeking affordable, independent living options



# Catoosa County | Georgia

Location: Northwest Georgia, Chattanooga MSA

Population: Approximately 69,000+ Residents

Median Age: Higher than many surrounding submarkets due to strong retiree and senior population growth

Regional Position

- Part of the Chattanooga Metropolitan Statistical Area
- One of Georgia's fastest-growing suburban communities adjacent to Chattanooga
- Beneficiary of both Tennessee and Georgia economic growth
- Attractive destination for retirees seeking affordability and quality of life
- Strong demand drivers from healthcare, manufacturing, logistics, and professional services

Economic Drivers

Major Regional Employers

- Volkswagen Group
- BlueCross BlueShield of Tennessee
- Erlanger Health System
- CHI Memorial
- Amazon

55+ Demographic Advantage

Strong Senior Population Base

- Significant concentration of residents aged 55+
- Growing retirement-age population throughout Northwest Georgia
- Continued migration from higher-cost markets
- Increasing demand for affordable independent living communities
- Stable tenant profile typically associated with lower turnover

Healthcare Access

Healthcare Infrastructure

- Minutes from Chattanooga's major medical corridor
- Access to specialty care, rehabilitation, and senior-focused healthcare services
- Multiple hospitals and healthcare providers within a short drive
- Extensive network of physicians, pharmacies, and outpatient facilities

Quality of Life

Why Seniors Choose the Area

- Lower cost of living than many comparable markets
- Mild climate and four-season environment
- Convenient access to shopping, dining, and daily necessities
- Nearby parks, walking trails, and outdoor recreation
- Strong community and faith-based organizations
- Easy access to Downtown Chattanooga without urban congestion

Regional Connectivity

- Immediate access to U.S. Highway 27
- Approximately 15 minutes to Interstate 75
- Approximately 10 minutes to Downtown Chattanooga
- Approximately 20 minutes to Chattanooga Metropolitan Airport
- Convenient access to North Georgia and Southeast Tennessee

Investment Fundamentals

- Growing Chattanooga MSA influence
- Limited supply of age-restricted multifamily housing
- Strong long-term demographic trends
- Stable workforce and retirement population
- Consistent housing demand throughout Northwest Georgia
- Attractive affordability compared to larger Southeastern markets
- Favorable environment for long-term multifamily ownership

Why Liberty Place Apartments

Liberty Place Apartments is uniquely positioned to benefit from the continued growth of the Chattanooga metropolitan area while serving the increasing demand for affordable age-restricted housing. The property's 55+ designation, proximity to healthcare providers, convenient access to retail and services, and location within an established residential corridor create a compelling investment opportunity supported by durable demographic trends and long-term housing demand.

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