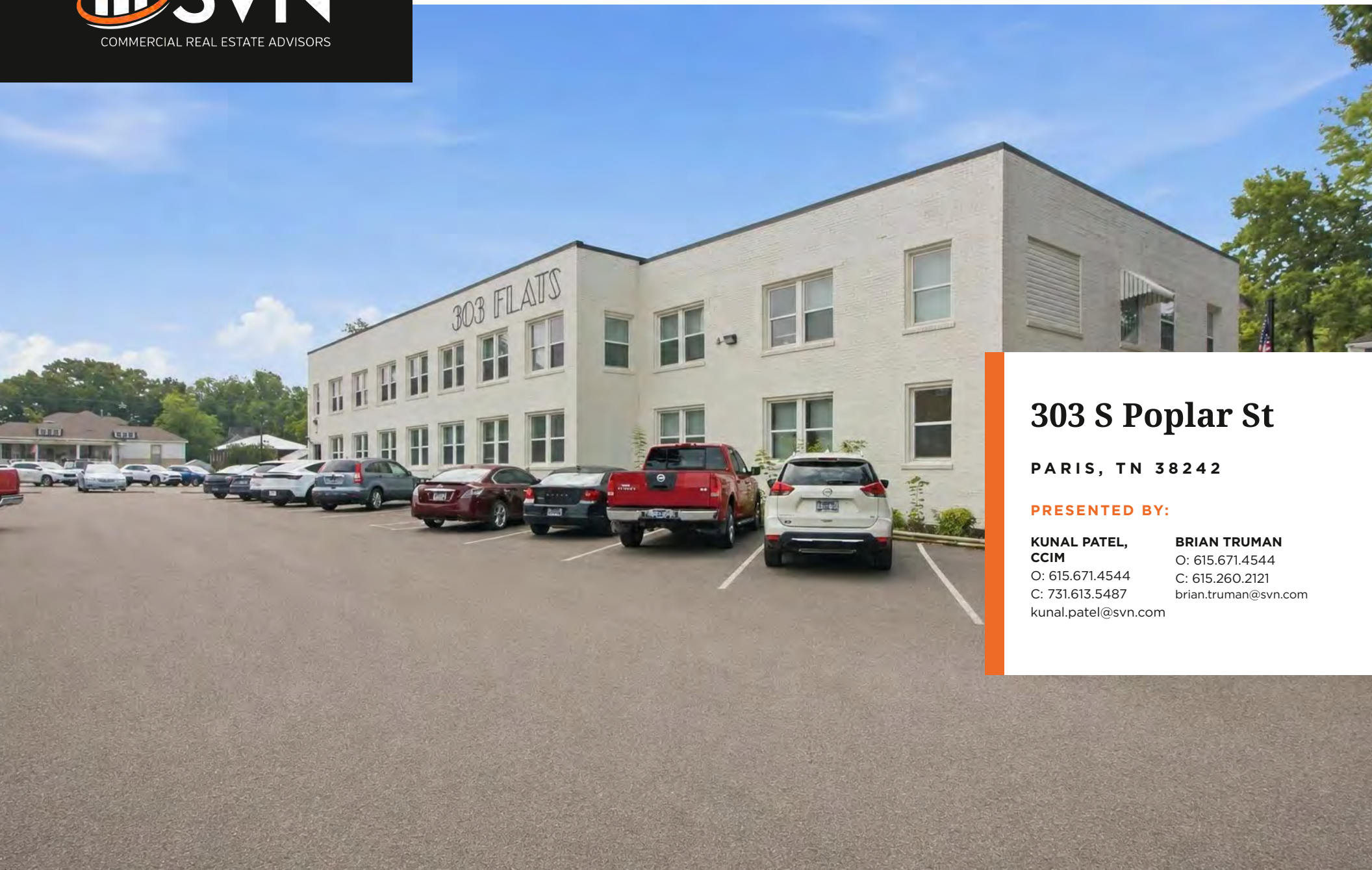




303 Flats - 28 units - Paris, TN



303 S Poplar St

PARIS, TN 38242

PRESENTED BY:

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Property Information

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present 303 Flats, a 28-unit multifamily investment opportunity located at 303 S. Poplar Street in Paris, Tennessee. This substantially renovated asset presents investors with the opportunity to acquire a well-positioned apartment community featuring immediate in-place cash flow, strong occupancy, and continued upside through lease-up and future rent growth.

Situated on 0.784 acres, 303 Flats encompasses approximately 16,876 square feet, including 15,750 sf of residential space across 28 units. The property's diverse unit mix consists of (13) studio units, (10) one-bedroom/one-bathroom units, (4) two-bedroom/one-bathroom units, and (1) two-bedroom/one-and-one-half-bathroom unit. The remaining square footage includes an on-site office, maintenance area, and laundry facilities; there is potential to convert space to create 2 additional studio units. Currently 93% occupied, the property offers investors an opportunity to increase occupancy and further enhance cash flow.

Ownership has completed an extensive renovation program across 25 of the property's 28 units, investing in new flooring, cabinets, appliances, lighting fixtures, trim and baseboards, ceiling fans, bathroom vanities, and interior paint. Significant exterior and capital improvements include fresh exterior paint, a newly paved parking lot, and approximately \$20,000 in foundation repairs, creating a highly attractive, low-maintenance investment opportunity with limited near-term capital expenditure requirements.

The sale includes three parcels, including two land parcels located behind the existing building.

PROPERTY HIGHLIGHTS

- Three-Parcel Offering Providing Additional Rear Land
- 93% Occupancy with Lease-Up Opportunity
- 25 of 28 Units Recently Renovated (New Flooring, Cabinets, Appliances, Lighting, Paint, and Fixtures)
- Extensive Interior & Exterior Improvements Completed
- Diverse Unit Mix Featuring Studios, One-Bedroom, and Two-Bedroom Floor Plans

PROPERTY DETAILS

SALE PRICE

\$1,800,000

LOCATION INFORMATION

BUILDING NAME	303 Flats
STREET ADDRESS	303 S Poplar St
CITY, STATE, ZIP	Paris, TN 38242
COUNTY	Henry

BUILDING INFORMATION

BUILDING SIZE	16,876 SF
OCCUPANCY %	93%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1940
YEAR LAST RENOVATED	2025
GROSS LEASABLE AREA	15,750 SF
CONDITION	Good
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

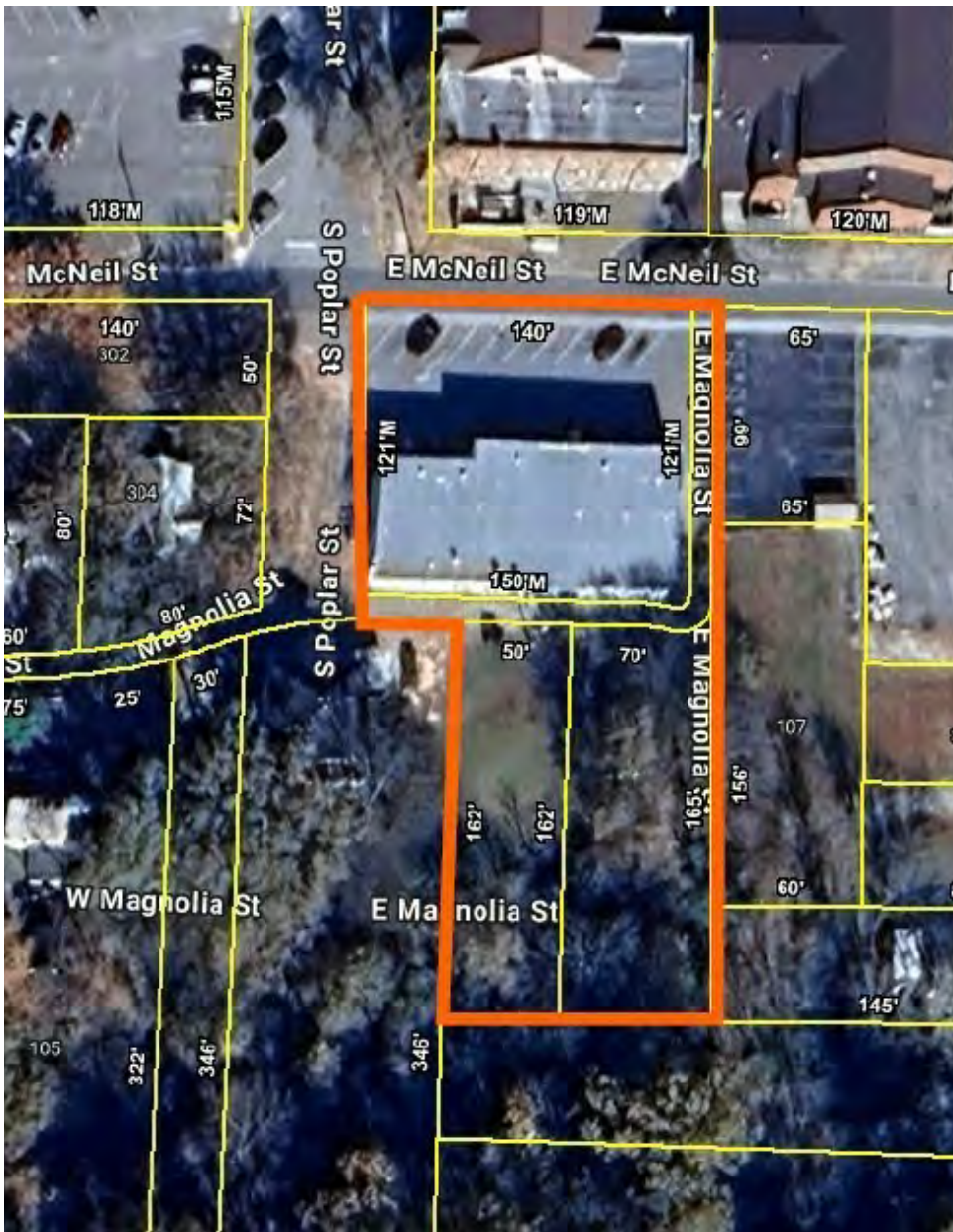
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R-3H
LOT SIZE	0.784 Acres
APN #	106A H 013.00; 106A H 009.00; 106A H 010.00
LOT FRONTAGE	140 ft
LOT DEPTH	297 ft
CORNER PROPERTY	Yes
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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UTILITIES & AMENITIES

CENTRAL HVAC	Yes - Master
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EXTERIOR PHOTOS



INTERIOR PHOTOS



ADDITIONAL PHOTOS





Location Information

ABOUT PARIS, TN

CITY OVERVIEW

Paris is the county seat of Henry County, Tennessee, and the commercial heart of the state’s northwest region. Founded in 1823 and named for the French capital, the city has grown into a regional center for retail, healthcare, government, and industry, serving a trade area that extends across Henry County and into neighboring counties in Tennessee and southwest Kentucky.

Home to more than 10,000 residents within the city and roughly 32,000 across Henry County, Paris offers the services and amenities of a much larger community while preserving its small-town character. A historic court square anchors downtown, and a diversified employment base spanning manufacturing, healthcare, education, and distribution supports a stable, long-term tenant pool for area housing.

ECONOMIC BASE

Manufacturing remains a cornerstone of the local economy, led by automotive suppliers and food producers, while Henry County Medical Center anchors a growing healthcare sector. Local development leaders actively recruit new employers, supported by a regional labor force of more than 13,000 and career training pipelines through the Tennessee College of Applied Technology.

CITY SNAPSHOT

FOUNDED	1823
COUNTY	Henry County (County Seat)
CITY POPULATION	10,316 (2020 Census)
COUNTY POPULATION	32,199 (2020 Census)
HIGHWAY ACCESS	US 79 and US 641

KEY AREA EMPLOYERS

HENRY COUNTY MEDICAL CENTER	Healthcare
DANA INCORPORATED	Automotive Components
HENRY COUNTY SCHOOLS	Education
ALLEGRO FINE FOODS	Food Manufacturing
NOBEL AUTOMOTIVE	Automotive Fluid Systems



LIFESTYLE & ATTRACTIONS

KENTUCKY LAKE & PARIS LANDING

Minutes east of the city, Kentucky Lake stretches across more than 160,000 acres, one of the largest man-made lakes in the country. Paris Landing State Park sits on its western shore with a full-service marina, an 18-hole golf course, a lodge and conference center, beaches, and campgrounds. The lake is a national destination for bass, crappie, and catfish anglers and drives a steady stream of tourism through Henry County every season.

THE EIFFEL TOWER OF TENNESSEE

True to its name, Paris maintains a 70-foot replica of the Eiffel Tower in Memorial Park on the south side of the city. The landmark anchors a 20-acre park with trails, courts, and playgrounds, and draws travelers and photographers from across the region, giving the city a distinct identity and steady visitor traffic.



THE WORLD FAMOUS FISH FRY

Each April, Paris hosts the World’s Biggest Fish Fry, a week-long festival dating to 1953 that serves more than five tons of catfish and draws tens of thousands of visitors for parades, rodeos, races, and live music — the Kentucky Lake area’s most attended annual event.

HISTORIC DOWNTOWN PARIS

Downtown Paris centers on one of the state’s most intact historic court squares, home to local restaurants, antique shops, boutiques, and community events throughout the year. The walkable district reinforces the small-town appeal that attracts and retains long-term residents.

AREA HIGHLIGHTS	
KENTUCKY LAKE	160,000 acres of water
PARIS LANDING STATE PARK	Marina, golf, lodge, beaches
EIFFEL TOWER REPLICA	70 feet, Memorial Park
FISH FRY FESTIVAL	Held each April

EDUCATION, HEALTHCARE & TRANSPORTATION

EDUCATION

Henry County Schools and the Paris Special School District serve area students, while the Tennessee College of Applied Technology’s Paris campus delivers career training across a dozen full-time programs. Bethel University operates a health-sciences presence beside the medical center, including a physician assistant program that brings 50 graduate students to Paris each year.

HEALTHCARE

Henry County Medical Center, a 142-bed regional hospital in Paris, anchors healthcare for the surrounding counties and ranks among the county’s largest employers. The campus supports a broad range of inpatient and outpatient services, with long-term care and specialty clinics located nearby.

TRANSPORTATION & ACCESS

Paris sits at the crossing of U.S. Highway 79 and U.S. Highway 641, linked by the State Route 218 bypass. The highway network connects residents to regional employment centers and puts both Nashville and Memphis within roughly a two-hour drive.

REGIONAL ACCESS (APPROX. DRIVE)	
MURRAY, KY	25 miles
PADUCAH, KY	55 miles
CLARKSVILLE, TN	70 miles
NASHVILLE, TN	110 miles
MEMPHIS, TN	130 miles

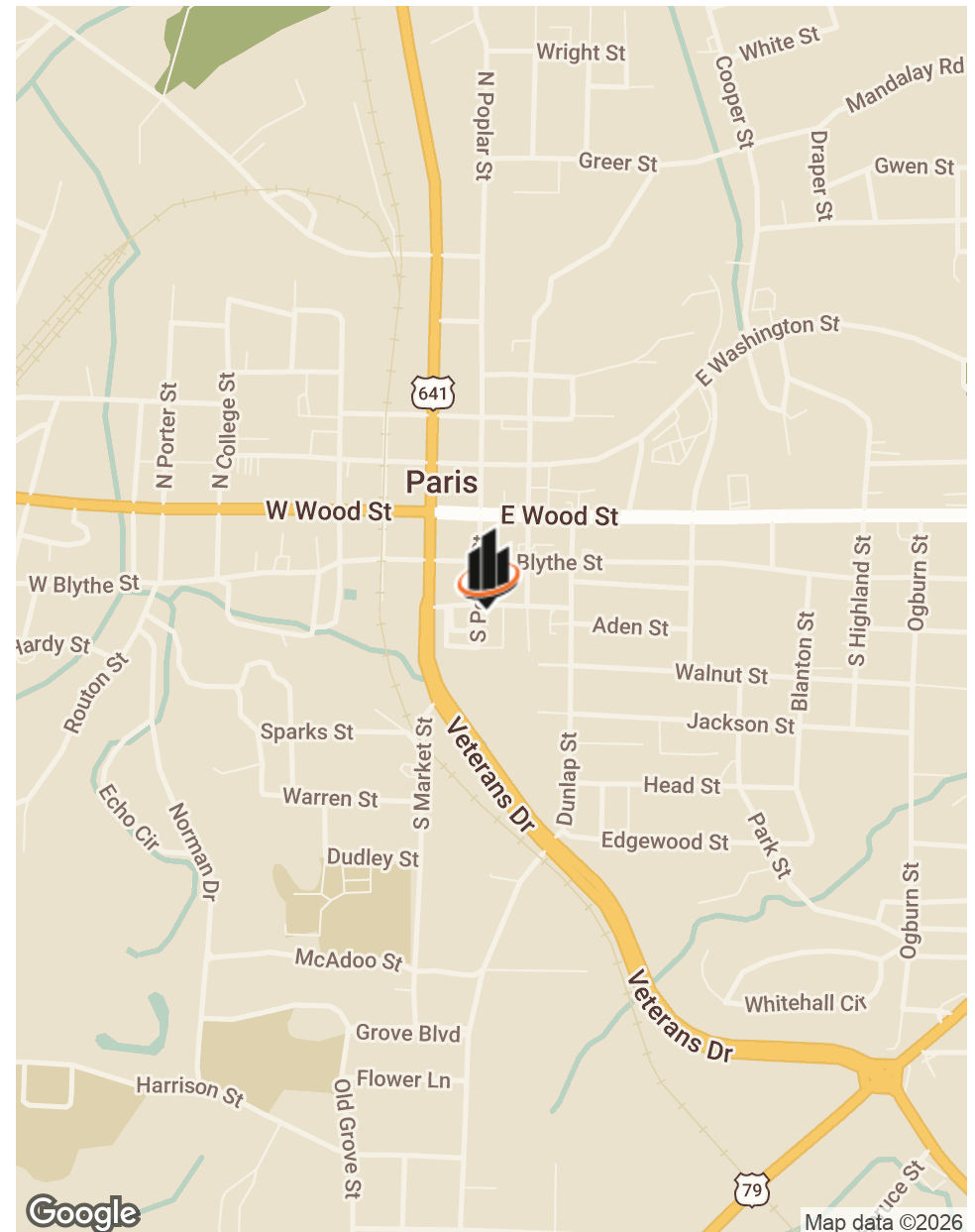


LOCATION MAP & HIGHLIGHTS

LOCATION OVERVIEW

303 Flats is strategically located in the heart of Paris, Tennessee, a regional hub for commerce, healthcare, education, and industry in Northwest Tennessee. Positioned just minutes from downtown Paris, the property offers residents convenient access to local employers, retail centers, restaurants, schools, and essential services, creating a highly desirable living environment for a broad tenant base.

The surrounding area benefits from a diverse economic foundation supported by manufacturing, healthcare, government, and educational institutions. Residents enjoy proximity to the city's historic downtown district, recreational amenities, and the area's strong quality-of-life attributes, including nearby Kentucky Lake and outdoor recreation opportunities. The property's central location provides efficient access throughout Henry County while maintaining the neighborhood character that continues to attract long-term residents.





Financial Analysis

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MARKET RENT	MARKET RENT/SF
STUDIO	-	1	13	46.40%	450 SF	\$629	\$1.40
1 BR / 1 BA	1	1	10	35.70%	650 SF	\$689	\$1.06
2 BR / 1 BA	2	1	4	14.30%	750 SF	\$765	\$1.02
2 BR / 1.5 BA	2	1.5	1	3.60%	800 SF	\$824	\$1.03
TOTALS/AVERAGES			28	100.00%	577 SF	\$677	\$1.21

RENT ROLL DETAIL

UNIT	BD / BA	SIZE SF	RENT	STATUS	LEASE FROM	LEASE TO
101	0 / 1	450	\$595	Current	03/26/26	03/31/27
102	0 / 1	450	-	Vacant	-	-
103	0 / 1	450	\$595	Current	06/18/26	06/30/27
104	0 / 1	450	\$595	Current	06/12/26	06/30/27
105	2 / 1.5	800	\$735	Current	09/12/25	09/30/26
202	1 / 1	275	\$475	Current	08/22/25	08/31/27
203	2 / 1	750	\$795	Current	02/05/26	01/31/27
204	1 / 1	650	\$775	Current	04/01/26	03/31/27
206	1 / 1	650	\$600	Current	08/01/25	07/31/27
207	1 / 1	650	\$695	Current	02/19/26	02/28/27
208	0 / 1	450	\$595	Current	06/10/26	06/30/27
209	1 / 1	650	-	Vacant	-	-
210	0 / 1	450	\$595	Current	04/10/26	04/30/27
211	1 / 1	650	\$650	Current	06/22/26	06/30/27
212	0 / 1	450	\$595	Current	12/31/25	12/31/26
213	1 / 1	650	\$775	Current	11/21/24	11/30/26
214	1 / 1	650	\$650	Current	07/01/26	06/30/27
303	2 / 1	725	\$695	Current	07/18/25	07/31/27
304	1 / 1	650	\$695	Current	11/21/25	11/30/26
305	0 / 1	450	\$750	Current	06/01/22	MTM
306	0 / 1	450	\$595	Current	04/29/26	04/30/27
307	1 / 1	450	\$695	Current	12/01/25	11/30/26
308	2 / 1	750	\$710	Current	06/14/25	06/30/27
309	0 / 1	450	\$595	Current	09/01/25	08/31/26
310	2 / 1	750	\$695	Current	11/01/25	10/31/26
311	0 / 1	450	\$560	Current	02/16/18	09/30/26
312	0 / 1	450	\$645	Current	03/08/24	02/28/27
314	1 / 1	650	\$695	Current	12/31/25	12/31/26
TOTALS			15,750 SF \$17,050 MONTHLY	26 OF 28 UNITS OCCUPIED (92.9%)		

Source: property management rent roll dated 07/06/2026. Tenant names omitted for privacy. MTM denotes month to month.

TRAILING 3 MONTH OPERATING STATEMENT

OPERATING INCOME (05/2026 THROUGH 07/2026)	T3 ACTUAL	ANNUALIZED	IN PLACE
Rent Income	\$48,021	\$192,085	\$204,600
Pet Rent	\$120	\$480	\$480
Concessions	(\$595)	(\$2,380)	(\$2,380)
Utility Reimbursement Fees	\$6,080	\$24,320	\$24,320
Other Fee Income	\$3,860	\$15,441	\$6,730
Late Fees	\$194	\$776	\$776
Deposit Forfeitures	\$695	\$2,780	\$0
Laundry Room Income	\$120	\$479	\$479
Bad Debt	\$0	\$0	\$0
EFFECTIVE GROSS INCOME	\$58,495	\$233,980	\$235,005
OPERATING EXPENSES	T3 ACTUAL	ANNUALIZED	IN PLACE
Advertising & Marketing	\$366	\$1,464	\$1,464
Cleaning & Maintenance	\$9,136	\$36,544	\$36,544
Insurance	\$4,768	\$19,070	\$19,070
Legal & Professional Fees	\$731	\$2,926	\$2,926
Management & Software Fees	\$4,925	\$19,700	\$19,700
Real Estate Taxes	\$887	\$3,548	\$3,548
Repairs	\$276	\$1,105	\$1,105
Utilities	\$8,999	\$35,998	\$35,998
Other	\$280	\$1,120	\$1,120
TOTAL OPERATING EXPENSES	\$30,369	\$121,475	\$121,475
NET OPERATING INCOME	\$28,126	\$112,505	\$113,530
IN PLACE NOI COMPARED TO T12 NOI			UP \$45,400 (66.6%)

In place column reflects rent income at current leases of \$17,050 per month per the 07/06/2026 rent roll, with one-time early termination and deposit forfeiture income excluded. Other lines reflect the trailing three months ended 07/31/2026, annualized. Real estate taxes shown at one quarter of the \$3,548 annual amount per ownership.

TRAILING 12 MONTH OPERATING STATEMENT

OPERATING INCOME (08/2025 THROUGH 07/2026)	T12 TOTAL	PER UNIT	% OF EGI
Rent Income	\$164,012	\$5,858	86.0%
Pet Rent	\$440	\$16	0.2%
Concessions	(\$5,848)	(\$209)	-3.1%
Utility Reimbursement Fees	\$20,624	\$737	10.8%
Other Fee Income	\$9,233	\$330	4.8%
Late Fees	\$914	\$33	0.5%
Deposit Forfeitures	\$695	\$25	0.4%
Laundry Room Income	\$602	\$22	0.3%
Bad Debt	(\$45)	(\$2)	0.0%
EFFECTIVE GROSS INCOME	\$190,627	\$6,808	100.0%
OPERATING EXPENSES	T12 TOTAL	PER UNIT	% OF EGI
Advertising & Marketing	\$1,392	\$50	0.7%
Cleaning & Maintenance	\$44,396	\$1,586	23.3%
Insurance	\$18,831	\$673	9.9%
Legal & Professional Fees	\$1,632	\$58	0.9%
Management & Software Fees	\$15,748	\$562	8.3%
Real Estate Taxes	\$3,548	\$127	1.9%
Repairs	\$3,292	\$118	1.7%
Utilities	\$31,590	\$1,128	16.6%
Other	\$2,067	\$74	1.1%
TOTAL OPERATING EXPENSES	\$122,497	\$4,375	64.3%
NET OPERATING INCOME	\$68,130	\$2,433	35.7%

Source: owner operating statement, trailing twelve months ended 07/31/2026, with real estate taxes of \$3,548 per ownership. Capital expenditures of \$108,558 (unit remodels, appliances, and make-ready work) were incurred during the period and are excluded from operating expenses above.

PRO FORMA

PRO FORMA INCOME (YEAR 1, STABILIZED)	ANNUAL	PER UNIT	NOTES
Gross Potential Rent	\$226,788	\$8,100	Unit mix market rents
Vacancy & Credit Loss	(\$15,875)	(\$567)	7.0% of gross potential rent
Other Income	\$31,433	\$1,123	In line with T12 actuals
EFFECTIVE GROSS INCOME	\$242,346	\$8,655	

PRO FORMA EXPENSES	ANNUAL	PER UNIT	
Real Estate Taxes	\$3,548	\$127	Per ownership
Insurance	\$22,000	\$786	Based on T12 actuals
Repairs, Cleaning & Maintenance	\$35,000	\$1,250	Normalized at \$1,250 per unit
Utilities	\$31,500	\$1,125	Based on T12 actuals
Management Fee	\$19,388	\$692	8.0% of EGI
Advertising & Marketing	\$1,500	\$54	Based on T12 actuals
Legal & Professional Fees	\$1,600	\$57	Based on T12 actuals
Other	\$2,200	\$79	Based on T12 actuals
TOTAL OPERATING EXPENSES	\$116,736	\$4,169	

PRO FORMA NET OPERATING INCOME	\$125,610	\$4,486	
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Pro forma is presented for illustration only and reflects broker assumptions shown in the notes column, including rents at current market levels per the unit mix summary. Actual results may vary.

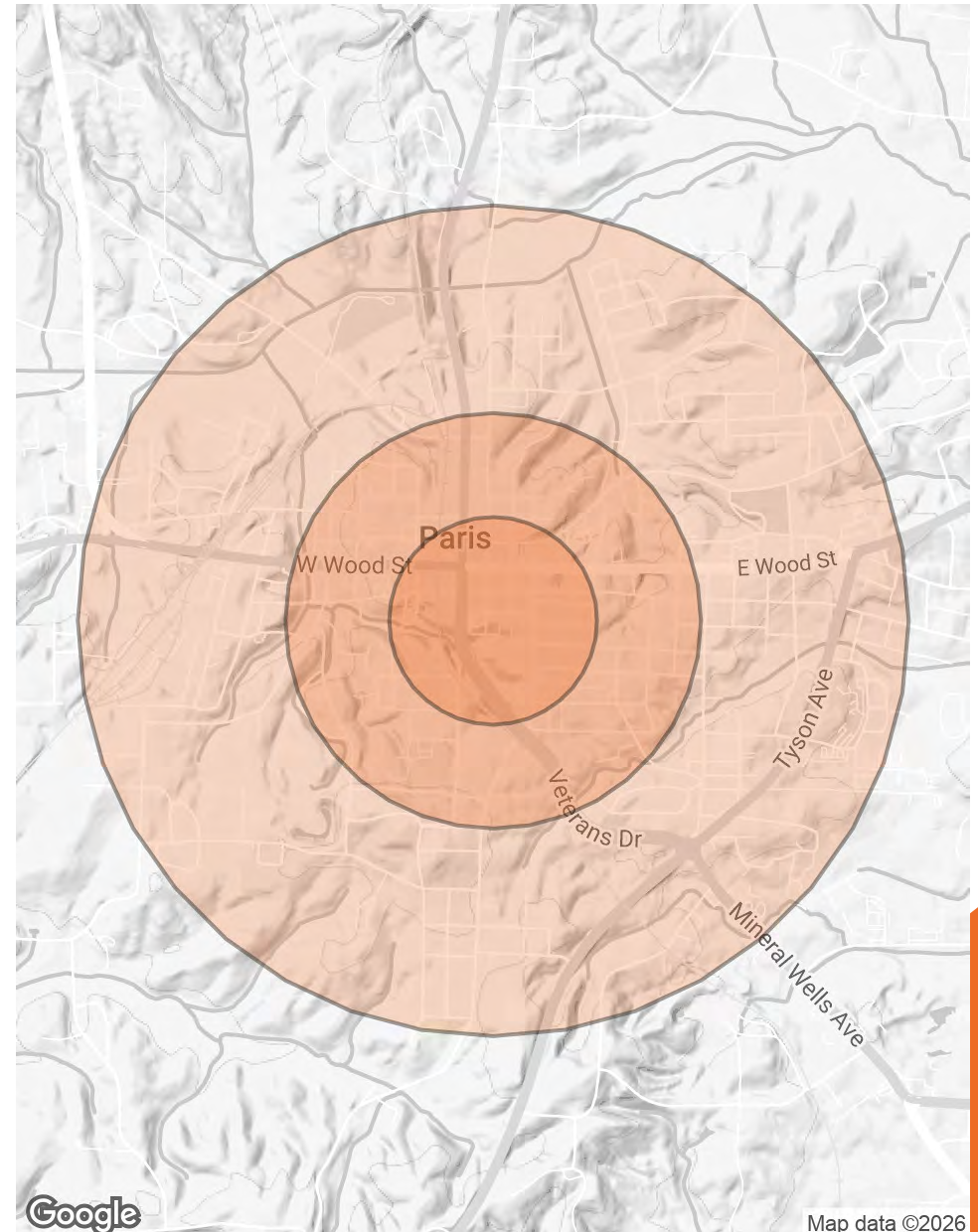


Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	243	999	3,328
AVERAGE AGE	35.9	35.6	38
AVERAGE AGE (MALE)	35	35.2	34.5
AVERAGE AGE (FEMALE)	42.5	40.7	42

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	91	362	1,239
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$74,930	\$71,798	\$61,455
AVERAGE HOUSE VALUE	\$138,707	\$120,793	\$129,780





The Team



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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

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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

Board Member of CCC Contractors, Closers and Connection

Frequent speaker and podcast guest on Multifamily



Collective Strength, Accelerated Growth

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