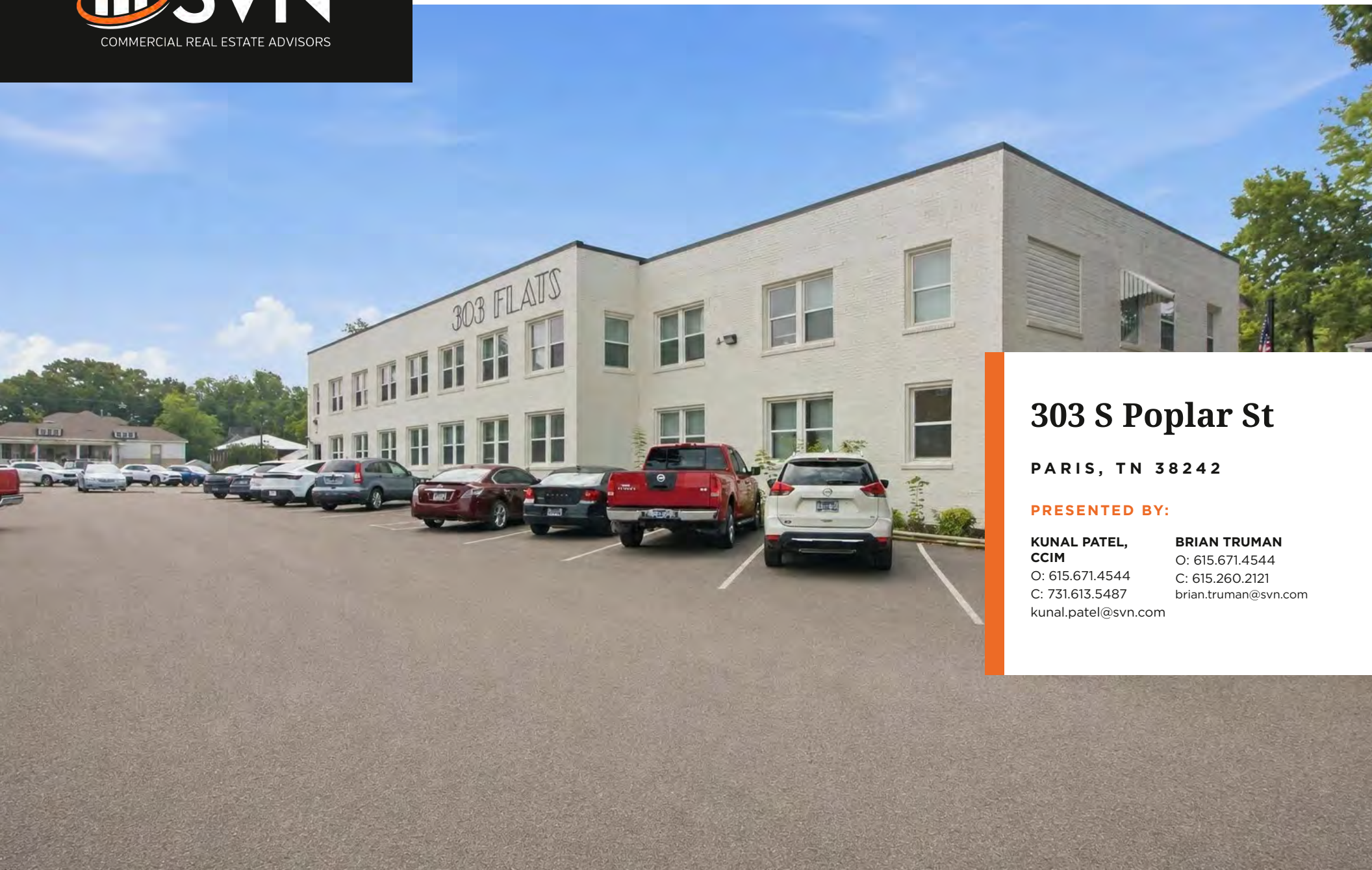




# 303 Flats - 28 units - Paris, TN



**303 S Poplar St**

**PARIS, TN 38242**

**PRESENTED BY:**

**KUNAL PATEL,  
CCIM**

O: 615.671.4544

C: 731.613.5487

[kunal.patel@svn.com](mailto:kunal.patel@svn.com)

**BRIAN TRUMAN**

O: 615.671.4544

C: 615.260.2121

[brian.truman@svn.com](mailto:brian.truman@svn.com)

## 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 |
|--------------|---------|

### UTILITIES & AMENITIES

|              |              |
|--------------|--------------|
| CENTRAL HVAC | Yes - Master |
|--------------|--------------|

## 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.

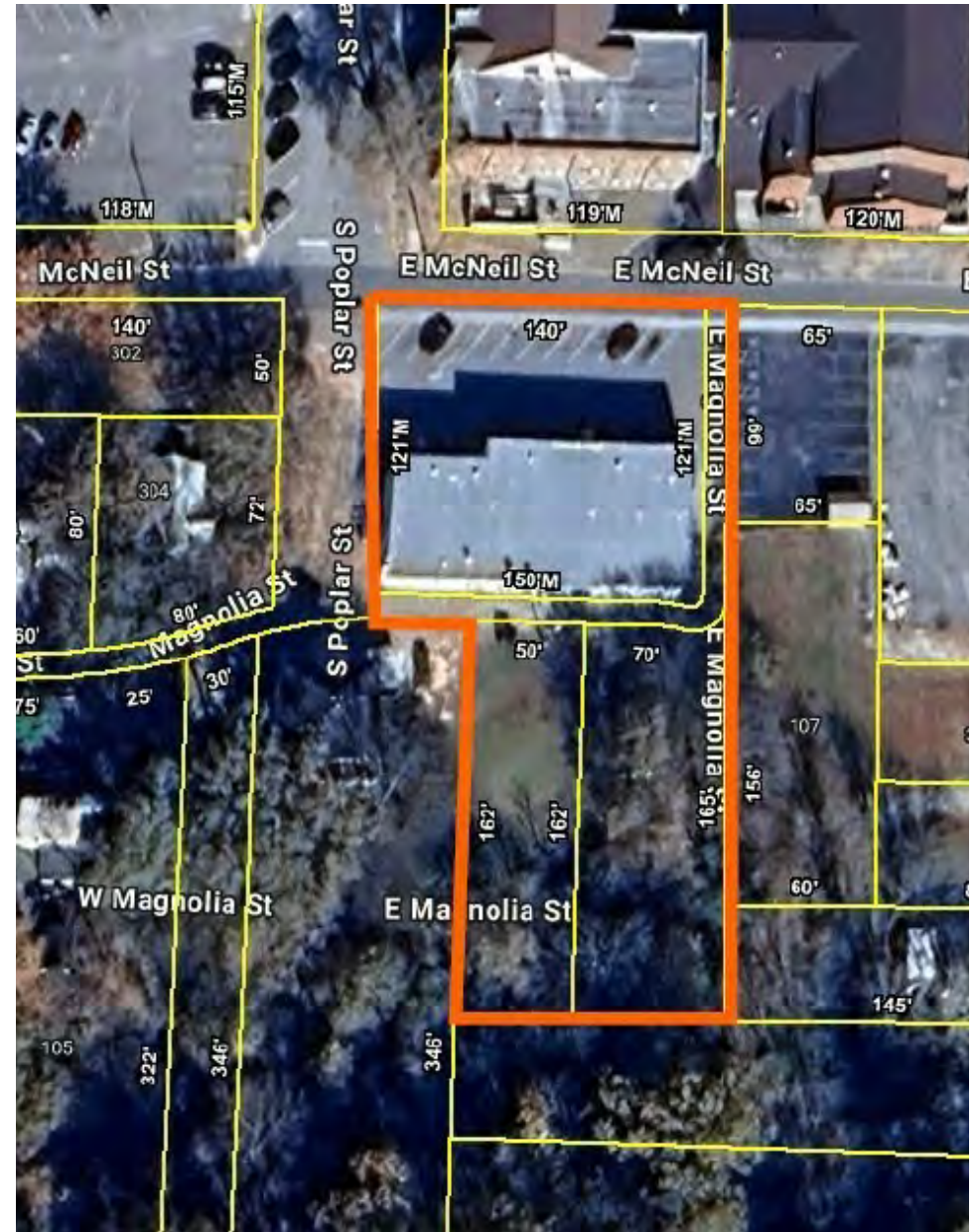
Ownership has completed an extensive renovation program across 25 of the property's 28 units, investing in new flooring, cabinets, appliances, lighting fixtures, trim and baseboards, ceiling fans, bathroom vanities, and interior paint. Significant exterior and capital improvements include fresh exterior 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 OUTLINE



## 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         |
| <b>TOTALS/AVERAGES</b> |      |       | <b>28</b> | <b>100.00%</b> | <b>577 SF</b> | <b>\$677</b> | <b>\$1.21</b>  |

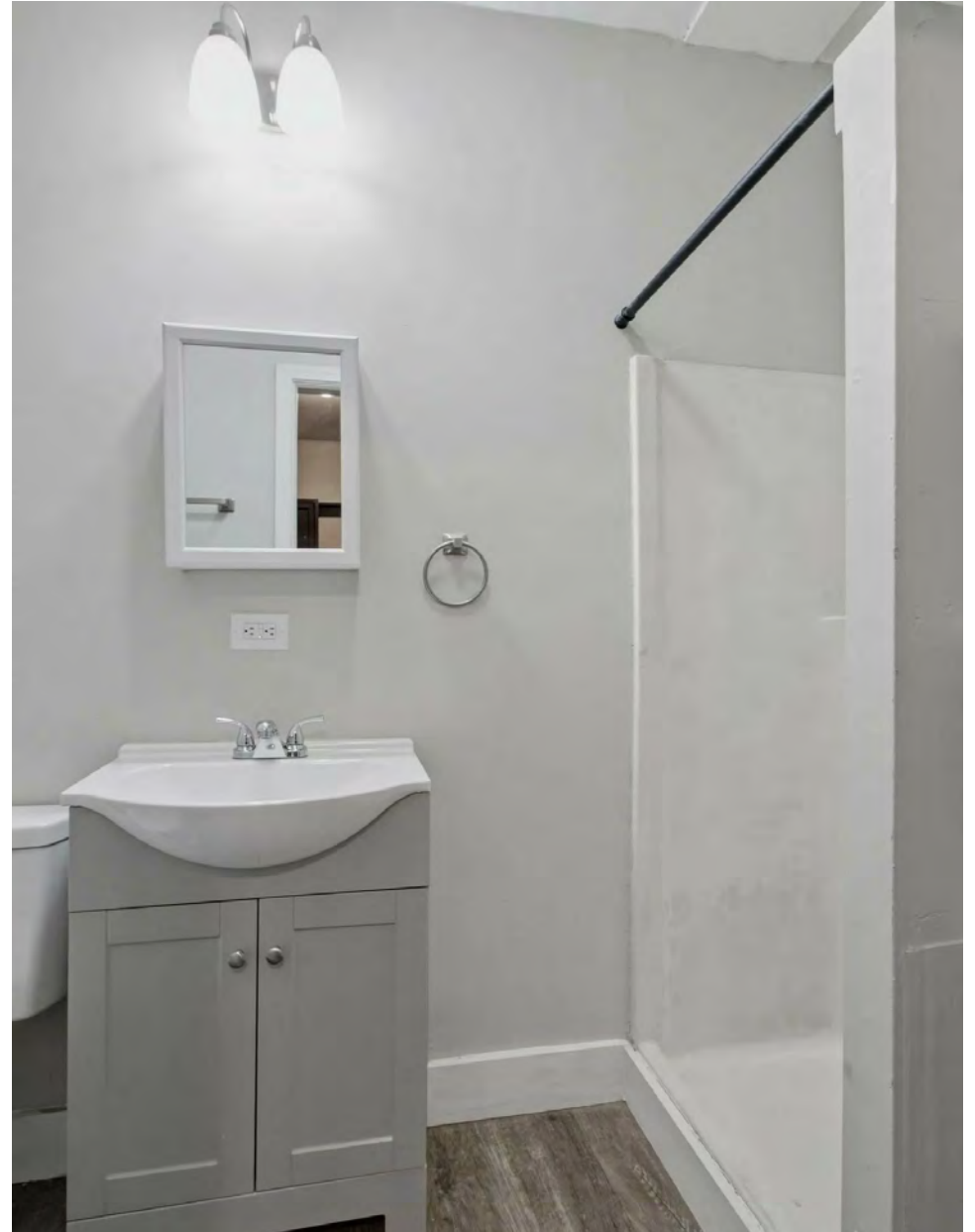
## EXTERIOR PHOTOS



## INTERIOR PHOTOS



## ADDITIONAL PHOTOS

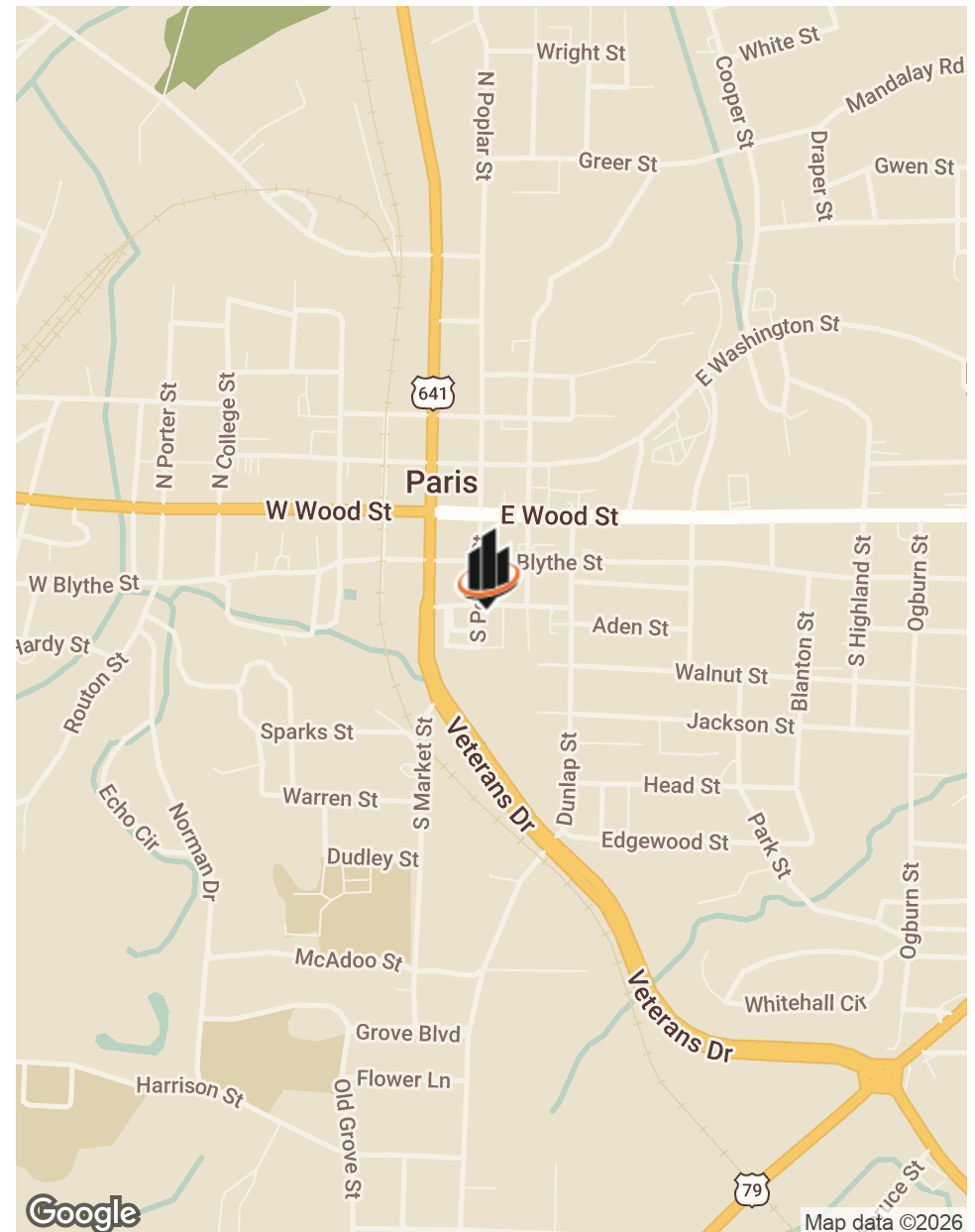


# LOCATION MAP & HIGHLIGHTS

## 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.



# 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 |

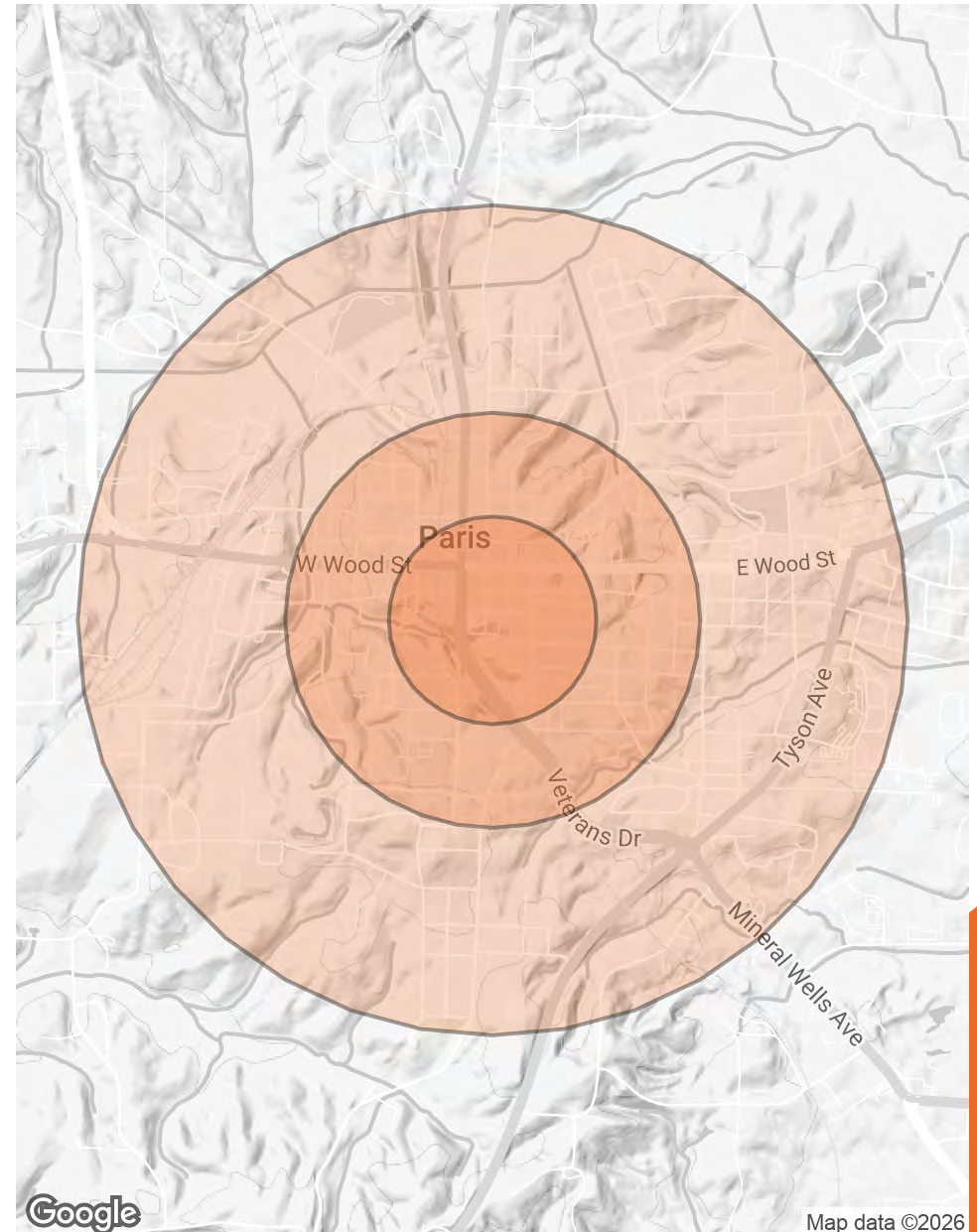


# DEMOGRAPHICS MAP & REPORT

| 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 |





## KUNAL PATEL, CCIM

kunal.patel@svn.com

Direct: **615.671.4544** | Cell: **731.613.5487**

### 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

brian.truman@svn.com

Direct: **615.671.4544** | Cell: **615.260.2121**

### 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

7003 CHADWICK DR  
SUITE 111  
BRENTWOOD, TN 37027



[ACCELCRE.COM](http://ACCELCRE.COM)