

WILDWOOD HEIGHTS

NASHVILLE, TN

Luxury Town Homes at an Attainable Price



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SIGNATURE LIVING
MARGARET DAVIDSON
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COMPASS RE



51
homes

< 10 Min
Distance to Downtown

MIN CREDIT
600-620

\$360,000
Starting From

2026 Q2 & Q4
Estimated Completion

51 TOWNHOMES

14 "THE BIRCH" - 1000SQFT
2 BED / 1.5 BATH
1 CAR GARAGE

14 "THE WALNUT" - 1260SQFT
3 BED / 2.5 BATH
1 CAR GARAGE

18 "THE OAK" - 1865 SQFT
4 BED / 4 BATH
2 CAR GARAGE

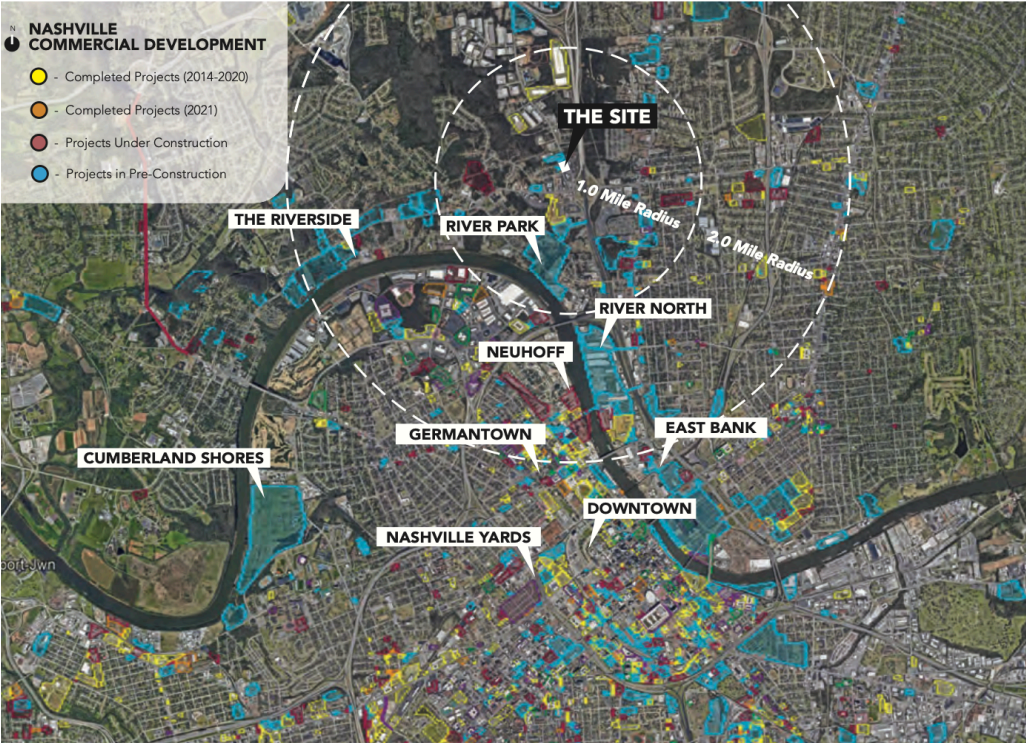
2 "THE HICKORY" - 2010 SQFT
4 BED / 4 BATH
2 CAR GARAGE

Luxury finishes and features included as standard across all units:

- Waterproof LVP flooring throughout all living areas
- Quartz countertops and custom cabinetry in kitchens and bathrooms
- Brand-name appliances and fixtures
- Spa inspired primary bathrooms with dual vanities
- Fire clay sinks throughout
- 9-foot ceilings throughout with oversized windows and natural light-forward layouts
- Private rooftop patio on every unit
- Garages on all townhome configurations
- Smart home technology pre-wired throughout (keypad entry, thermostat, lighting)
- Energy-efficient building envelope and HVAC systems reducing monthly utilities

MARKET SUMMARY

Current Development Activity in this Market



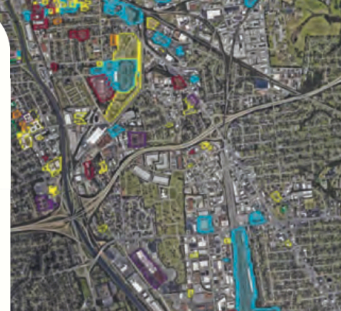
From the Nashville Business Journal:
<https://www.bizjournals.com/nashville/news/2023/07/17/nashville-issues-6-billion-worth-of-permits.html>

Commercial Real Estate

Nashville issues record-breaking value of construction permits

Nashville has broken its own record for construction permit values.

The Metro Codes Department issued \$5.88 billion worth of permits this past fiscal year, which ended on June 20, according to data obtained by Nashville Business Journal. The sum creates a new record – up nearly 18% from the previous fiscal year.



THE RIVERSIDE
 SIZE: 65 Acres; 5M SF of buildings
 COST: \$2.5 Billion
 TENANTS: TBD
 STATUS: Predevelopment



NEUHOFF
 SIZE: 13 Acres; 800K+ SF of buildings
 COST: \$500+ Million
 TENANTS: TBD
 STATUS: Phase 1 completed Q4 '24



RIVER NORTH
 SIZE: 60 Acres; 1.2M SF of buildings
 COST: \$1.2 Billion
 TENANTS: Oracle Technologies (Phase 1)
 STATUS: Phase 1 under construction



EAST BANK
 SIZE: 338 Acres; 2.0M+ SF of buildings
 COST: \$2.0 Billion+
 TENANTS: Tennessee Titans, TPAC, School of the Arts
 STATUS: Phase 1 under construction



1520 HAMPTON STREET | NASHVILLE, TENNESSEE

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DO NOT DISTRIBUTE

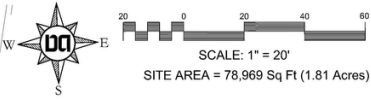




Project Summary

- Unit Type 'A'** 18 units - 4BD / 4BA - 1,865 Conditioned Sq Ft + 2 Car Garage + Private Roof Deck
- Unit Type 'B'** 14 units - 1 - 2BD / 1.5BA - 1,000 Conditioned Sq Ft + 1 Car Garage + Private Roof Deck
- Unit Type 'C'** 14 units - 2 - 3BD / 2.5BA - 1,260 Conditioned Sq Ft + 2 Car Garage + Private Roof Deck
- Unit Type 'D'** 5 units - 4BD / 4BA - 2,010 Conditioned Sq Ft + 2 Car Garage + Private Roof Deck

Total: 51 units - 75,630 Conditioned Sq Ft



SITE PLAN



Walking distance to coffee shops and restaurants

Directly adjacent to **I-65**

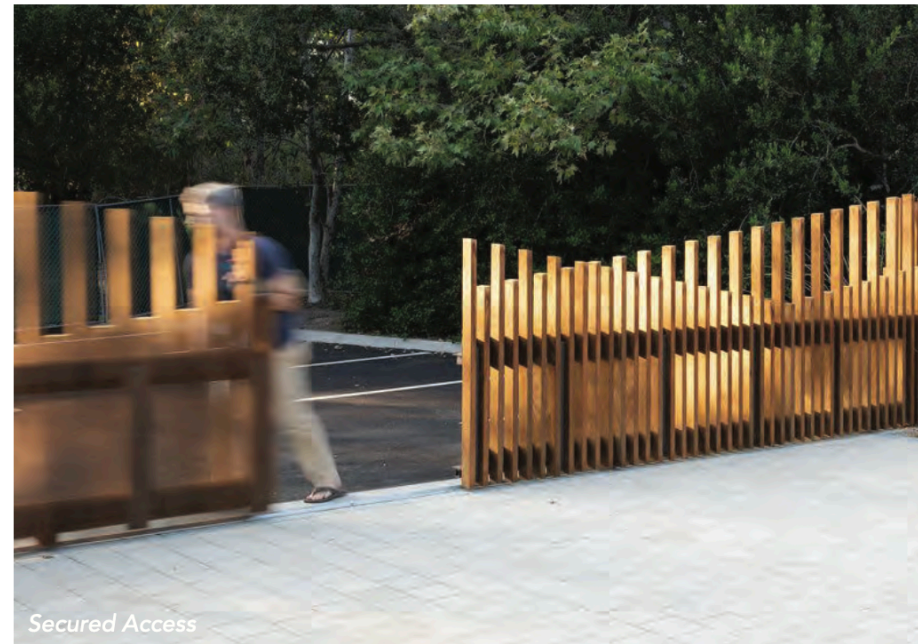
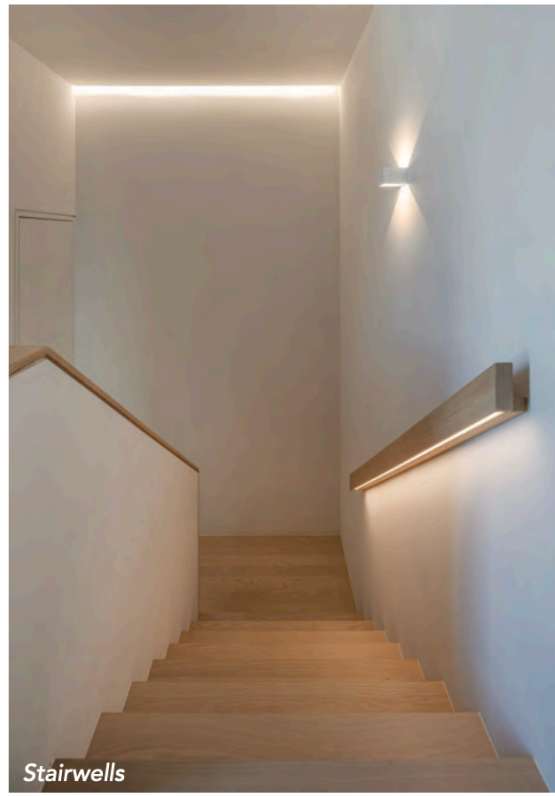
Just a **5-10 minute drive** to

- Downtown
- Germantown
- Metro Center
- River North
- East Bank
- Shelby Park
- Shops & groceries along Gallatin Ave
- TSU

AREA MAP

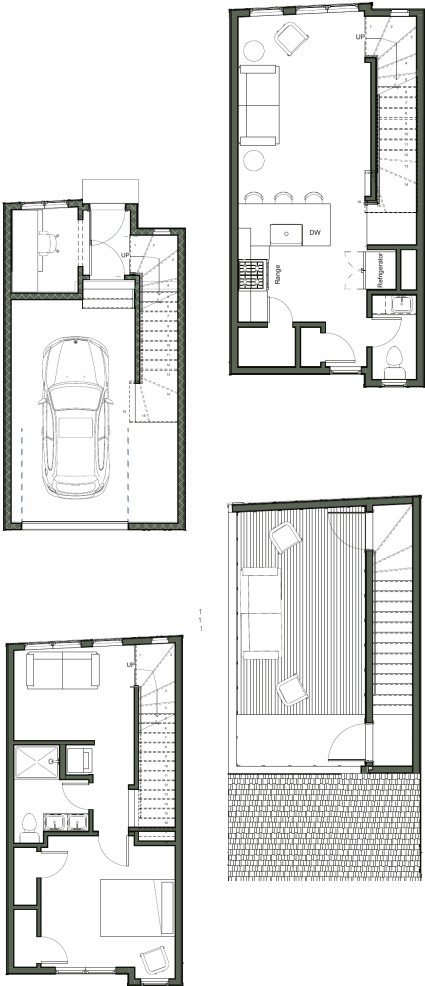


RENDERINGS



FINISHES

The BIRCH (14 UNITS)



Wildwood Height Investor Return Calculator

Rental Economics

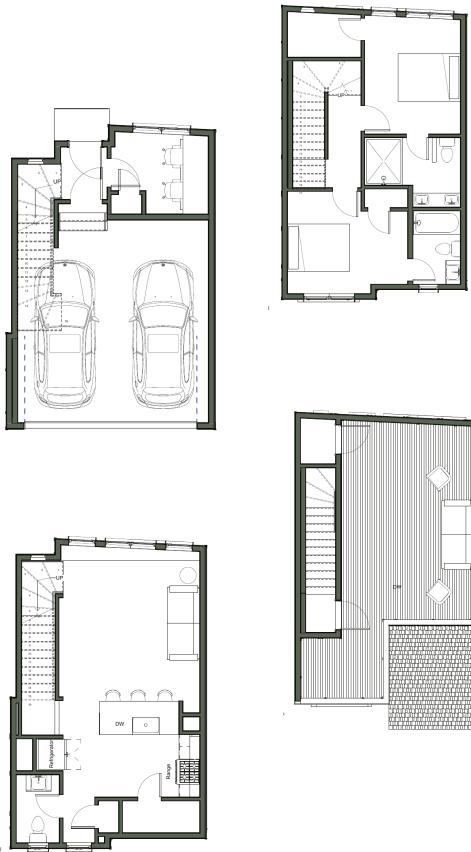
Enter Unit Number	45B
Price Per sq foot	360
Sq Footage	1,000
Purchase Price	360,000
Square Feet	1,000
Rent per Foot	2.05
Monthly Rental	2,050
Annual Rental	24,600
Less: Property Tax	2,508
Less: Insurance	1,200
Less: HOA fees	1,800
Less: Management Fees	1,230
Net Operating Income	17,862
Implied cap rate	5.0%

Debt and Cash Flow

Loan Type	DSCR 30YR Fixed 5 YR F
Estimated Down Payment (25%)	\$90,000
Closing Cost Estimate	14,141
Total Out of Pocket	\$104,141
Loan Amount	\$255,859
Interest rate	6.375%
Total Mortgage Payment	1,684
Annual Payment	\$20,213
Total Net Operating Income	\$17,862
Annual Mortgage Payment	\$20,213
Cash Flow to Equity	-\$2,351
Cash Flow to Equity Yield	-2.26%
Principle Amortization	\$8,529
Annual Total Value Creation to Equity	5.93%
Annual Property Price increase	3%
Total Value Creation to Equity including Price increase	16.3%

1000sq.ft
2 bed / 1.5 bath
1 car garage

The WALNUT (14 UNITS)



Wildwood Height Investor Return Calculator

Rental Economics

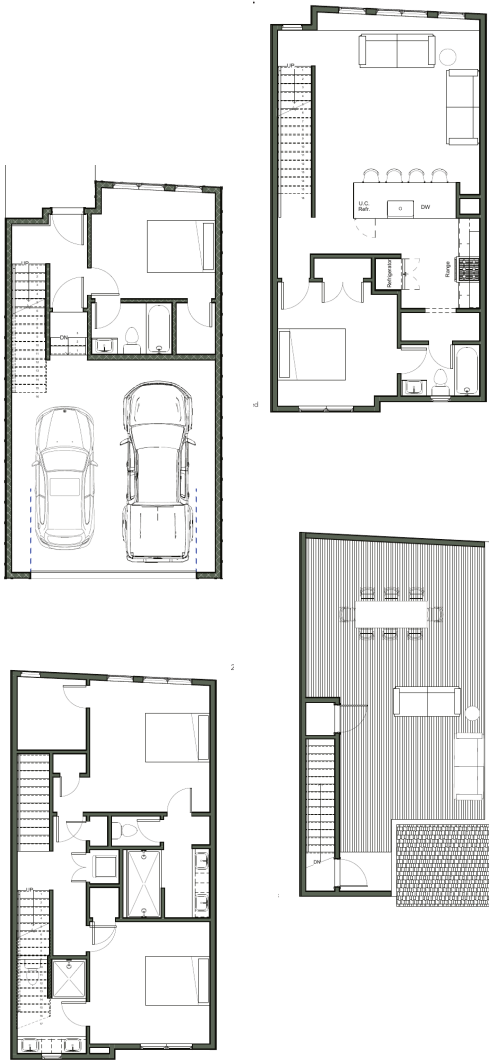
Enter Unit Number	24C
Price Per sq foot	329
Sq Footage	1,245
Purchase Price	409,000
Square Feet	1,245
Rent per Foot	1.93
Monthly Rental	2,400
Annual Rental	28,800
Less: Property Tax	2,844
Less: Insurance	1,200
Less: HOA fees	1,800
Less: Management Fees	1,440
Net Operating Income	21,516
Implied cap rate	5.3%

Debt and Cash Flow

Loan Type	DSCR 30YR Fixed 5 YR F
Estimated Down Payment (25%)	\$102,250
Closing Cost Estimate	15,259
Total Out of Pocket	\$117,509
Loan Amount	\$291,491
Interest rate	6.375%
Total Mortgage Payment	1,914
Annual Payment	\$22,965
Total Net Operating Income	\$21,516
Annual Mortgage Payment	\$22,965
Cash Flow to Equity	-\$1,449
Cash Flow to Equity Yield	-1.23%
Principle Amortization	\$9,716
Annual Total Value Creation to Equity	7.04%
Annual Property Price increase	3%
Total Value Creation to Equity including Price increase	17.5%

1245sq.ft
2 bed / 2.5 bath
2 car garage

The OAK (18 UNITS)



Wildwood Height Investor Return Calculator

Rental Economics

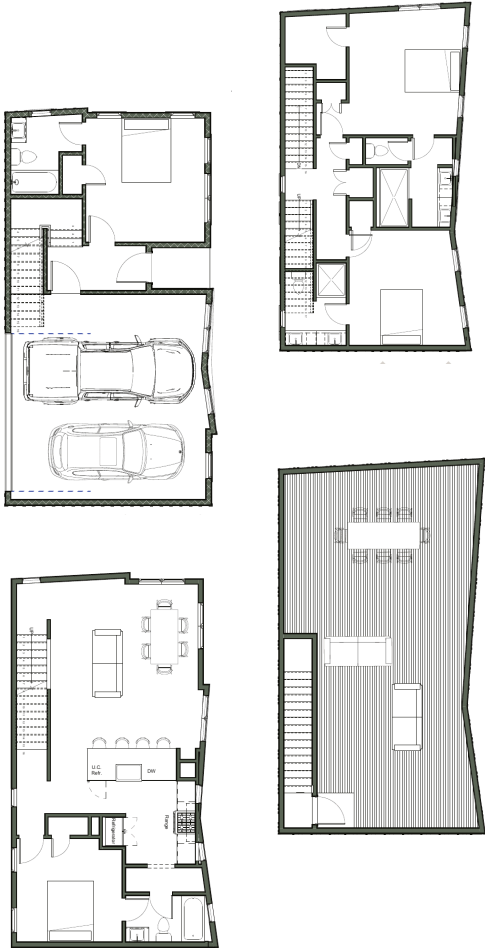
Enter Unit Number	1A
Price Per sq foot	281
Sq Footage	1,865
Purchase Price	524,000
Square Feet	1,865
Rent per Foot	1.82
Monthly Rental	3,400
Annual Rental	40,800
Less: Property Tax	3,648
Less: Insurance	1,200
Less: HOA fees	1,800
Less: Management Fees	2,040
Net Operating Income	32,112
Implied cap rate	6.1%

Debt and Cash Flow

Loan Type	DSCR 30YR Fixed 5 YR F
Estimated Down Payment (25%)	\$131,000
Closing Cost Estimate	17,833
Total Out of Pocket	\$148,833
Loan Amount	\$375,167
Interest rate	6.375%
Total Mortgage Payment	2,452
Annual Payment	\$29,422
Total Net Operating Income	\$32,112
Annual Mortgage Payment	\$29,422
Cash Flow to Equity	\$2,690
Cash Flow to Equity Yield	1.81%
Principle Amortization	\$12,506
Annual Total Value Creation to Equity	10.21%
Annual Property Price increase	3%
Total Value Creation to Equity including Price increase	20.8%

1865sq.ft
4 bed / 4 bath
2 car garage

The HICKORY (2 UNITS)



Wildwood Height Investor Return Calculator

Rental Economics

Enter Unit Number	19D
Price Per sq foot	273
Sq Footage	2,010
Purchase Price	549,000
Square Feet	2,010
Rent per Foot	1.74
Monthly Rental	3,500
Annual Rental	42,000
Less: Property Tax	3,828
Less: Insurance	1,200
Less: HOA fees	1,800
Less: Management Fees	2,100
Net Operating Income	33,072
Implied cap rate	6.0%

Debt and Cash Flow

Loan Type	DSCR 30YR Fixed 5 YR F
Estimated Down Payment (25%)	\$137,250
Closing Cost Estimate	18,348
Total Out of Pocket	\$155,598
Loan Amount	\$393,402
Interest rate	6.250%
Total Mortgage Payment	2,540
Annual Payment	\$30,478
Total Net Operating Income	\$33,072
Annual Mortgage Payment	\$30,478
Cash Flow to Equity	\$2,594
Cash Flow to Equity Yield	1.67%
Principle Amortization	\$13,113
Annual Total Value Creation to Equity	10.09%
Annual Property Price increase	3%
Total Value Creation to Equity including Price increase	20.7%

2010sq.ft
4 bed / 4 bath
2 car garage

**STRONG
RENTAL YIELDS**

**DURABLE
CASH FLOW**

**APPRECIATION
POTENTIAL**

Strong Rental Investment Opportunity in a Supply-Constrained Urban Location

Wildwood Heights offers a rare opportunity to acquire boutique, luxury-finished residences just minutes from downtown Nashville — positioned at the intersection of strong in-place income potential and long-term appreciation.

With high-end finishes, modern amenities, and low-maintenance construction, the asset is well positioned to support premium rents, consistent occupancy, and durable performance within one of Nashville's most active growth corridors.

Investment Highlights

- Prime location within 10 minutes of downtown Nashville
- High-end finishes that outperform typical rental inventory
- Rooftop patios, garages and smart-home features
- Energy-efficient construction and low-maintenance design
- Competitive acquisition basis relative to Class A product

Attractive for Multiple Investor Profiles

- Individual rental investors
- 1031 exchange buyers
- Portfolio aggregators
- Family offices and institutional capital

With strong rental demand, favorable yield potential, and long-term appreciation, Wildwood Heights offers a compelling opportunity for investors seeking consistent income and long-term growth.



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