



LITTLESTONE  
OF VILLAGE GREEN  
APARTMENTS

A 200-UNIT GARDEN APARTMENT COMMUNITY IN GALLATIN (NASHVILLE), TENNESSEE





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OF VILLAGE GREEN**  
APARTMENTS

Littlestone of Village Green Apartments, built in 1987 (Phase I) and 1996 (Phase II), provides a unique opportunity to acquire free and clear ownership of a high quality, institutionally owned and managed apartment community with significant value-add upside potential. Littlestone is located in Gallatin, Tennessee, less than 30 miles northeast of downtown Nashville, just off Nashville Pike near the intersection of SR 109 and SR 386, a major thoroughfare that leads into downtown Nashville. The property provides residents easy access to major employers, both in downtown Nashville and in the immediate area, as well as a variety of retail and entertainment venues.

Gallatin is one of Nashville's most desirable suburban communities. Littlestone is within a five-minute drive of local employers including NIC Global Manufacturing Solutions, Sumner County Government Administration and SIMPSON Strong-Tie. The property is walkable to Aldi Grocery and Walmart, as well as other local restaurants and retail venues along Nashville Pike. In addition, in partnership with the Nashville Predators hockey team, a recreation venue with two indoor ice rinks is being developed in Gallatin.

## LITTLESTONE OF VILLAGE GREEN APARTMENTS

1008 Village Green Crossing, Gallatin, TN 37066

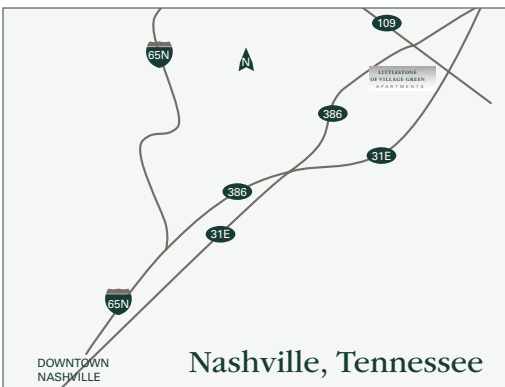
### INVESTMENT SUMMARY

Number of Units	200
Total Rentable SF	198,980 (995 SF avg.)
Year Completed	Phase I: 1987 (144 units) Phase II: 1996 (56 units)
Land Area	15.52 acres (12.89 units/acre)
Parking	418 surface parking spaces (18 handicapped) for a parking ratio of 2.18
Construction	Phase I: 13 one- and two-story wood frame buildings with brick and vinyl siding on all exterior walls. Phase II: 2 one- and two-story and 3 one-, two- and three-story wood frame buildings with brick and vinyl siding on all exterior walls.
Physical Occupancy	96% as of May 14, 2021
Financing	Free and Clear

Littlestone of Village Green is a 200-unit, garden apartment community with 18 residential buildings, a single two-story leasing building with fitness center and maintenance shop situated on 15.52 acres of land. Community amenities include a leasing center with a resident business area, complementary Wi-Fi at the amenity areas, a fitness room, a swimming pool, a hot tub, a playground and picnic and grilling areas. There are 418 surface parking spaces providing a parking ratio of 2.18 spaces per unit.

The community offers a variety of spacious one-, two- and three-bedroom floor plans, all of which feature self-cleaning ovens, refrigerators with icemakers, dishwashers, garbage disposals, enclosed private brick patios or balconies and digital thermostats. Select units include wood-burning fireplaces and vaulted ceilings.

A total of 58 units have received a unit interior upgrade program including new black appliances, laminate countertops, brushed nickel light fixtures, new hardware and 2-inch blinds. A total of 96 units received the black appliances and lighting upgrades.



## APARTMENT FEATURES

- One-, two- and three-bedroom apartment homes
- Private patios and balconies
- Walk-in closets
- Full-sized, property-owned washers and dryers
- 2" blinds\*
- Ceiling fans\*
- Microwaves\*
- Wood-burning fireplaces\*
- Vaulted ceilings on top floors of townhomes\*

\*Select Units

## COMMUNITY AMENITIES

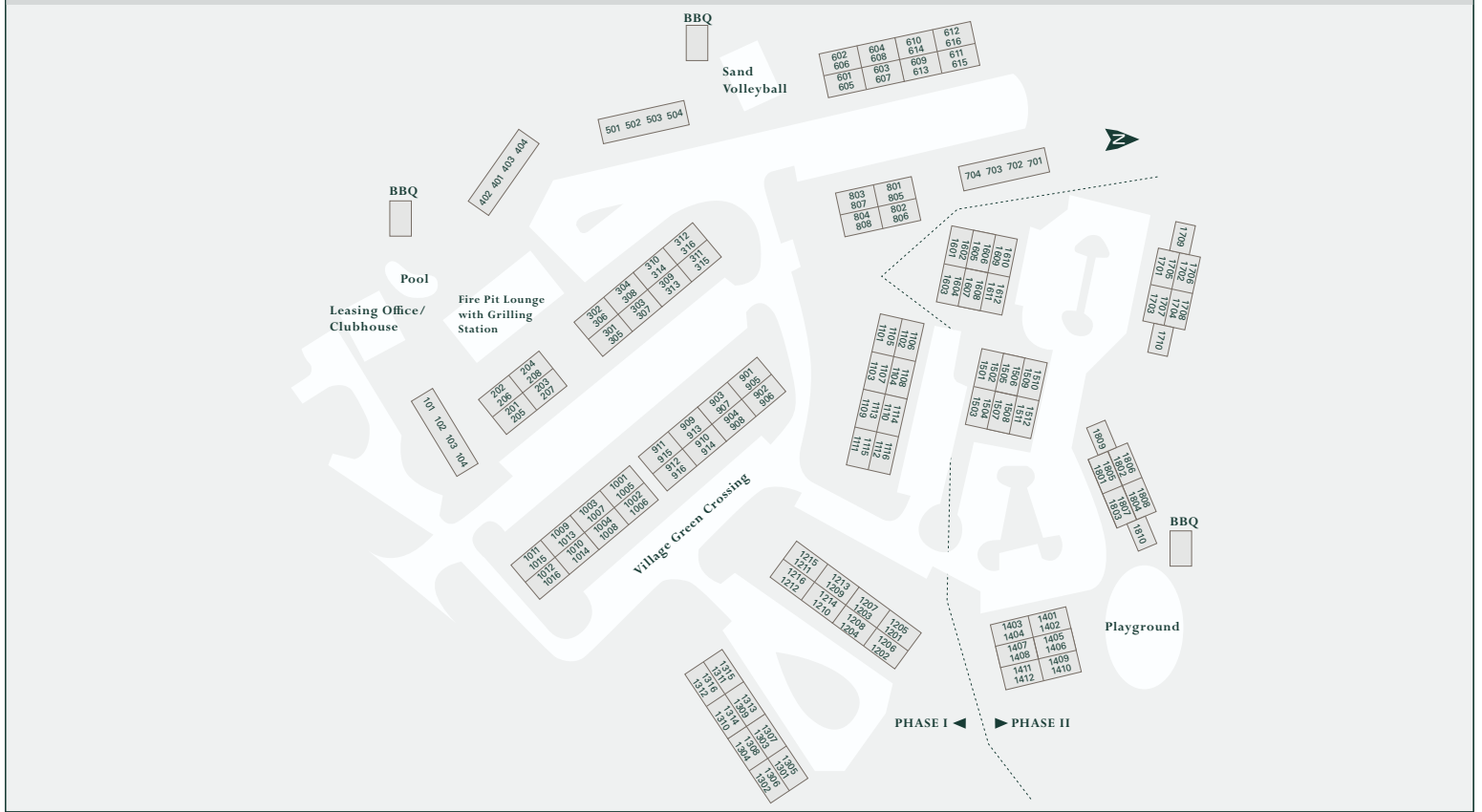
- Swimming pool with hot tub
- Cardio/strength fitness room
- Picnic area with BBQ grills
- Resident business center with high-speed internet access, printer and copier
- Children's playground
- Sand volleyball court
- Complementary Wi-Fi at the amenities areas

## UNIT MIX SUMMARY

Unit Type	Number of Units	Square Footage Per Unit‡	Total Square Footage‡	Market Rent	Rent Per Square Foot
1BR/1BA - A	70	758	53,060	\$ 934	\$ 1.23
2BR/2BA - B1	88	1,050	92,400	\$ 1,045	\$ 1.00
2BR/2BA - B2	6	1,050	6,312	\$ 1,101	\$ 1.05
3BR/2BA - C1	16	1,254	20,064	\$ 1,230	\$ 0.98
3BR/2.5BA - C2 (TH)	16	1,350	21,600	\$ 1,272	\$ 0.94
3BR/2BA - C3 (Cottage)	4	1,386	5,544	\$ 1,443	\$ 1.04
<b>Total/Average</b>	<b>200</b>	<b>995</b>	<b>198,980</b>	<b>\$ 1,049</b>	<b>\$ 1.05</b>

‡ Square foot figures are approximate and exclude patios/balconies.

# LITTLESTONE OF VILLAGE GREEN SITE PLAN



## CONTACT

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PLEASE NOTE: All requests for information and property visits should be arranged through the persons specified above. In no event should the property be contacted directly.