



Lion Real Estate Group expands Nashville portfolio with multifamily acquisition

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Nashville, TN Lion Real Estate Group, LLC ("LREG"), a Dallas-headquartered real estate investment and asset management firm focused on acquiring value-add and opportunistic multifamily properties, acquired Bradford Woods, a 312-unit multifamily property for an undisclosed price. The latest purchase increases the company's stake in the Nashville market and brings its multifamily portfolio to 26 communities across five states. They will re-brand the property as "The Grove Brentwood" and implement value-add techniques by utilizing their vertically integrated team.

Ben Kriegsman, Lion Real Estate Group's director of acquisitions, said, "The Grove Brentwood marks another strategic acquisition for Lion in Nashville and is our fourth acquisition in our current investment vehicle. The property is immediately next door to another community we own, called The Brentwood. The Grove will see a complete renovation program, inside and out. We are planning to completely overhaul the leasing office/clubhouse, gym, pool area, and all the other on-site amenities. Each of the unit interiors will undergo premium renovations to include stainless-steel appliances, quartz countertops, upgraded lighting, along with other interior upgrades."

The community, located at 5242 Edmondson Pike in Nashville, features many unit types across the one-to-four-bedroom layouts. The property is situated within the Creive Hall neighborhood, a community with high-quality schools.

The area is surrounded by parks, as well as shopping, dining, and entertainment options. Proximity to many lifestyles needs adds to the appeal of renting at The Grove Brentwood. It's a neabry to downtown, Belmont University, Nashville International Airport, and TriStar Southern Hills Medical Center via nearby Interstate 65 and Highway 41A.

Jeff Weller, Lion Co-CEO, sai, "We plan to continue acquiring value-add communities in the Nashville MSA, as well as our other target markets of Atlanta, Dallas-Fort-Worth, Charlotte, Raleigh-Durham, Phoenix, Austin, and others."

Mory Barak, Lion's other Co-CEO said, "has staffed up accordingly to manage optimal operations and returns for investors as the portfolio grows."

Lion successfully closed on this acquisition by harnessing close relationships in the market and by

securing the assumption of a Fannie Mae loan at a strong leverage point. Both of which attest that the firm is led by respected veterans who value reputation and stick to a niche sector conservatively. Walker & Dunlop's Nashville office brokered the transaction.

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