



*NASHVILLE, TN*

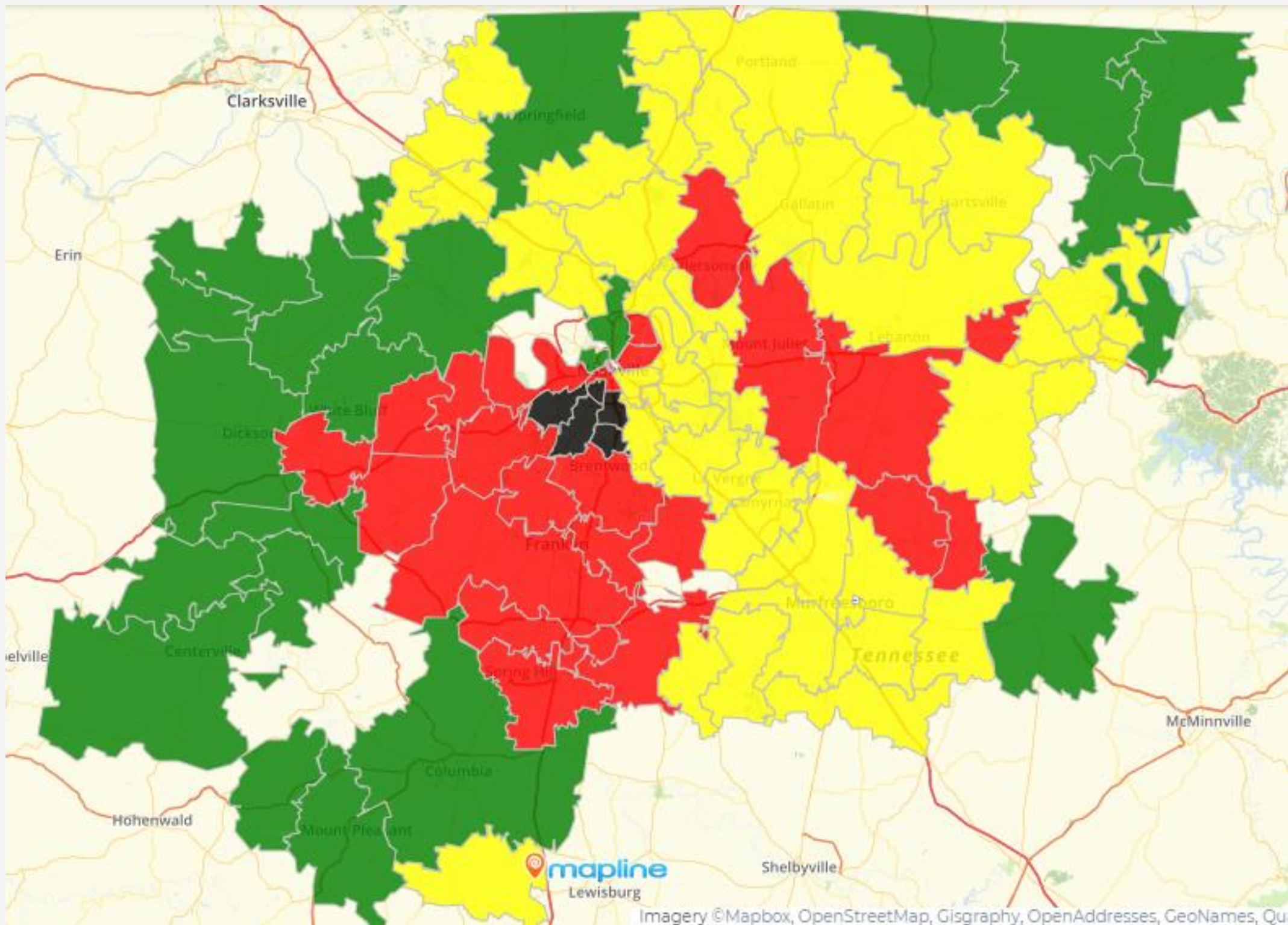
# *MICRO MARKET ANALYSIS*

*Slumdog Millionaires  
Real Estate Investing Accelerator  
Erin Helle*



# *Price to Rent Ratio by Zip Code*

- Green: PTR Ratio between 9 and 11
- Yellow: PTR Ratio between 12 and 13
- Red: PTR Ratio between 14 and 16
- Black: PTR Ratio above 16



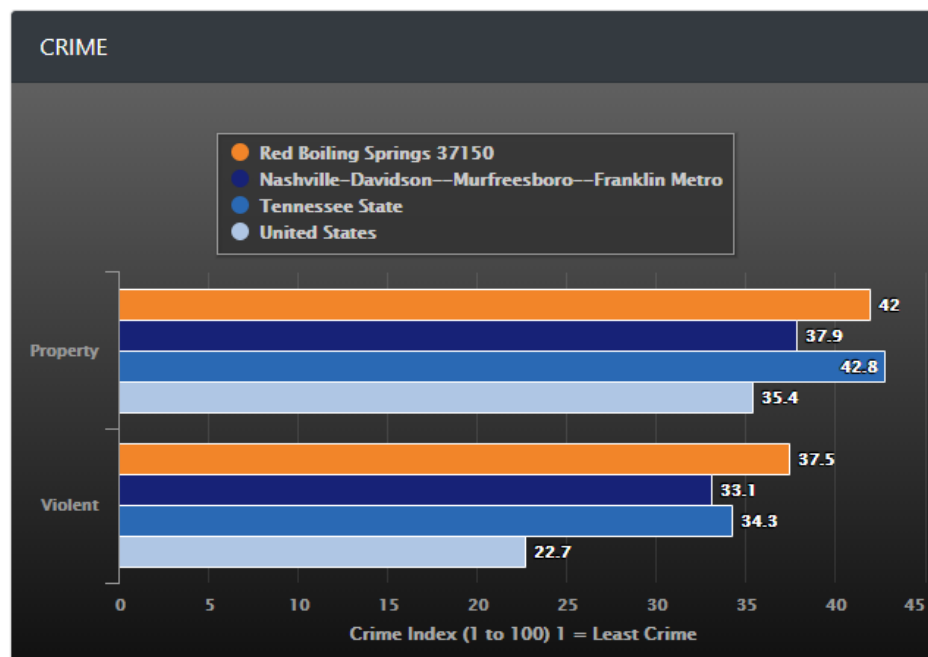
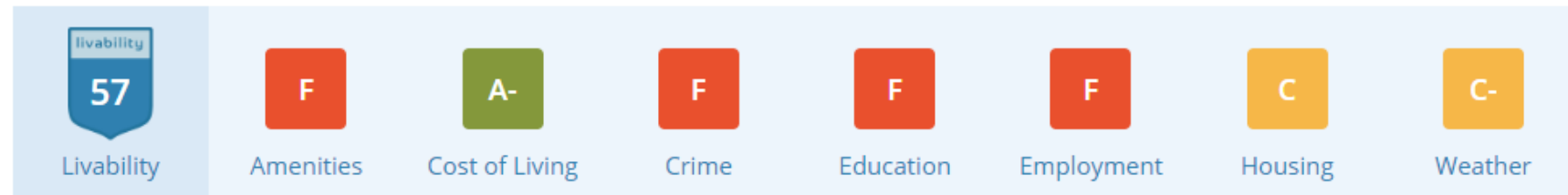




37150

## Red Boiling Springs

- PTR: 7.86
- Crime rate is higher than both the US and Nashville crime rate
- Schools: 3-4 out of 10 (below average)
- Property Tax Rate: \$6.35
- Vacancy Rate: 23%



# 37150: Red Boiling Springs



**Population:** 4,971

**Population Density:** 46 people per square mile

**Median age:** 48.4

**Number of people per household:** 2.3

- **Home appreciation:**
  - Last 10: 33.5%
  - Last Year: 1.2%
- The **median age** of Red Boiling Springs real estate is 31 years old
- **Renters** make up 17.7% of the Red Boiling Springs population



## **Family:**

60.1% are married

11.4% are divorced

26.5% are married with children

13.0% have children, but are single

## **Race:**

92.2% are white

1.4% are black

0.0% are Asian

0.6% are native American

0.0% claim Other

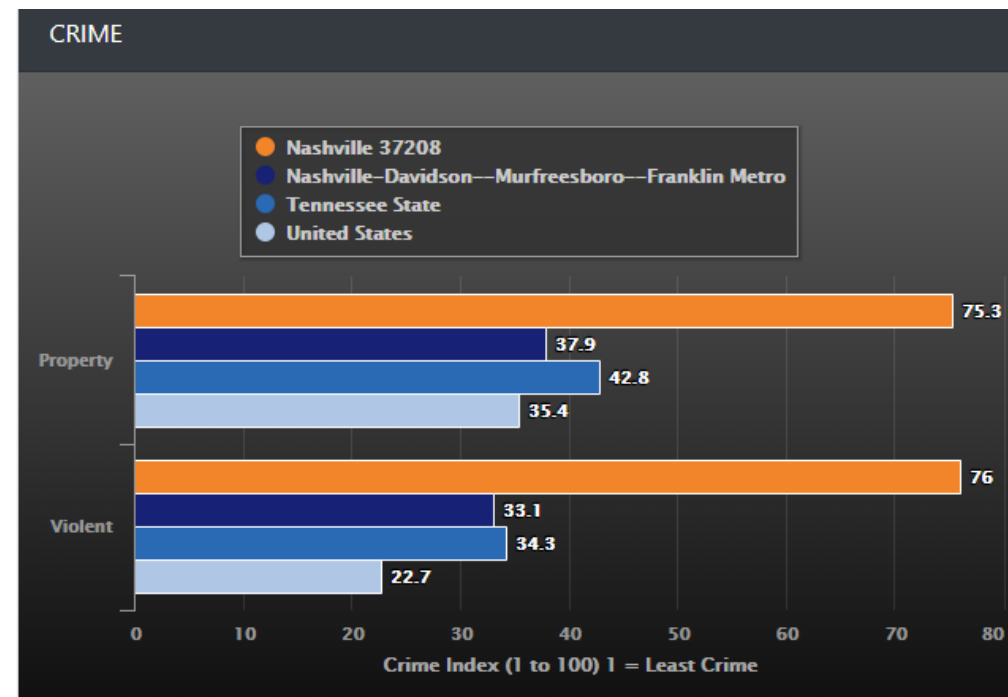
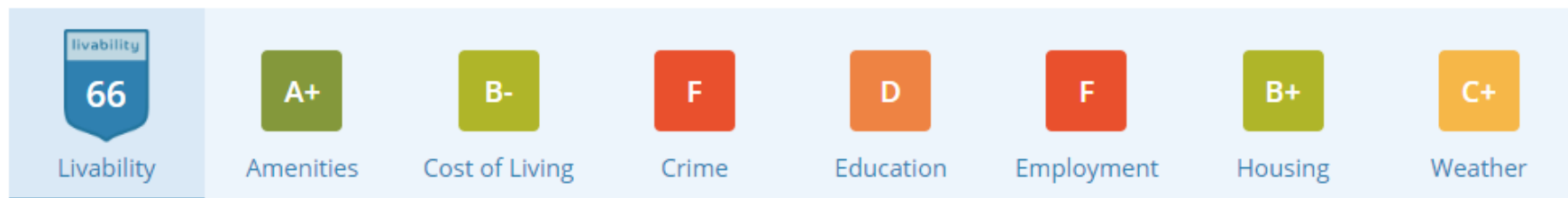
4.4% claim Hispanic Ethnicity



37208

## North Nashville

- PTR: 8.63
- Crime rate is significantly higher than both the US and Nashville crime rate
- Schools: 1-4 out of 10 (below average)
- Property Tax Rate: \$8.13
- Vacancy Rate: 14.4%





# *37208: North Nashville*

- **Home appreciation:**
  - Last 10 years: 73.2%
  - Last year: 12.0%
- The **median age** of Nashville real estate is 43 years old
- **Renters** make up 57.5% of the North Nashville population



**Population:** 17,407

**Population density:** 3,771 people per square mile

**Median Age:** 30.8

**Number of people per household:** 2.4

## **Family:**

21.7% are married

13.5% are divorced

9.8% are married with children

44.3% have children, but are single

## **Race:**

15.3% are white

81.2% are black

0.5% are Asian

0.1% are Native American

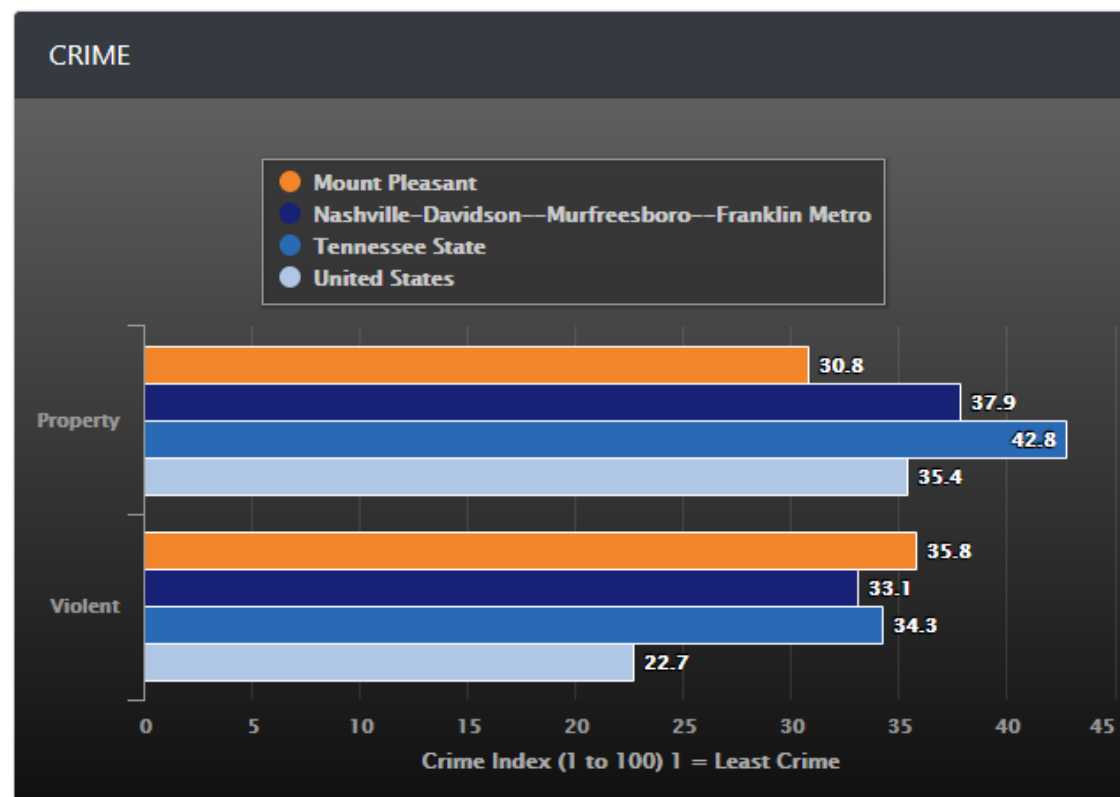
0.1% claim Other

1.0% claim Hispanic Ethnicity



38474

## Mt Pleasant, TN



- PTR: 8.87
- Violent Crime rate is above average, but property crime rate is below average
- Schools: 3 out of 10 (below average)
- Property Tax Rate: \$7.85
- Vacancy: 15.2%

# 38474: Mt. Pleasant



**Population:** 4,748.

**Population Density:** 378 people per square mile

**Median age:** 39.3

**Number of people per household:** 2.4

- **Home appreciation:**
  - Last 10 year: 52.0%
  - Last year: 5.6%.
- The **median age** of Mount Pleasant real estate is 37 years old
- **Renters** make up 23.4% of the Mount Pleasant population



## **Family:**

49.3% are married

16.6% are divorced

25.0% are married with children

26.1% have children, but are single

## **Race:**

67.6% are white

18.5% are black

0.0% are Asian

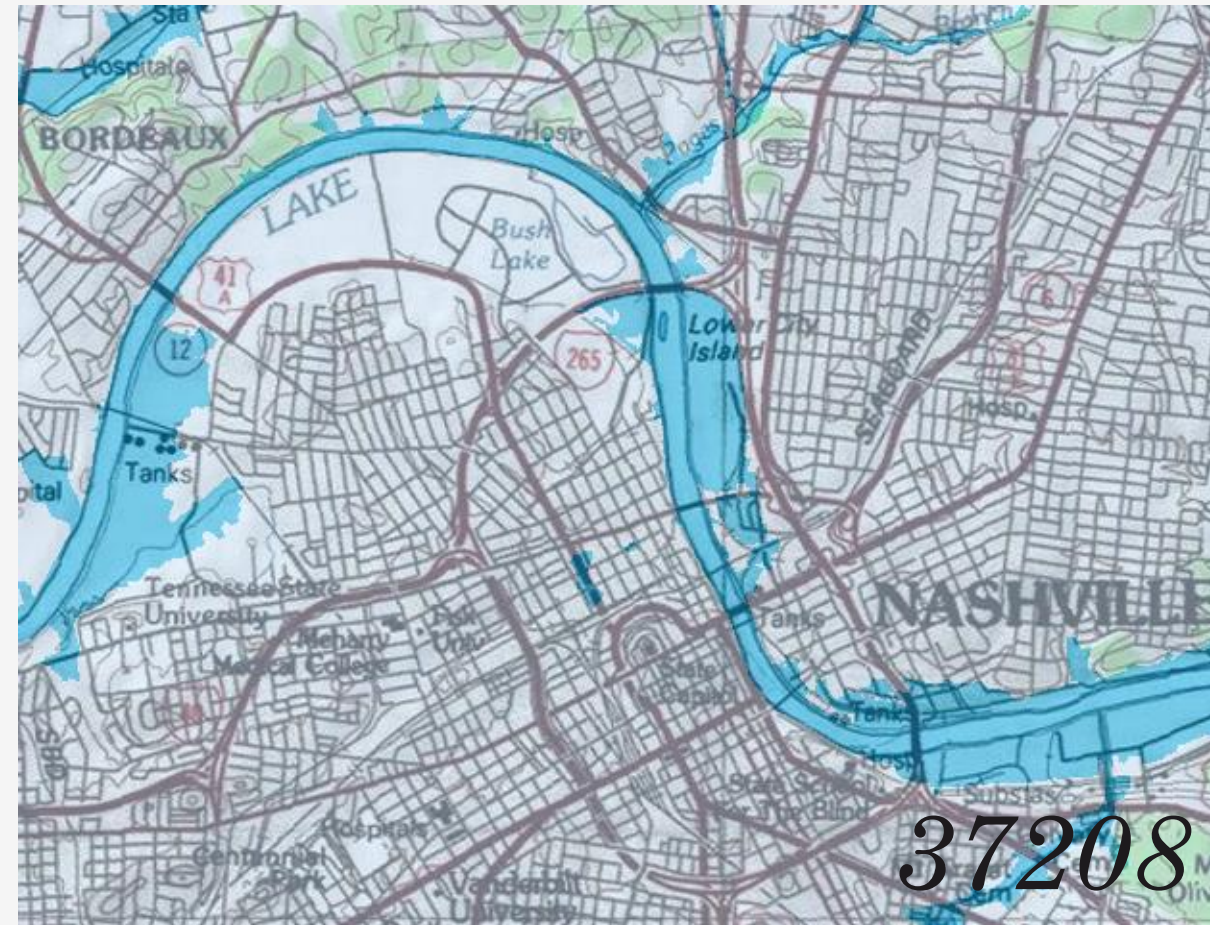
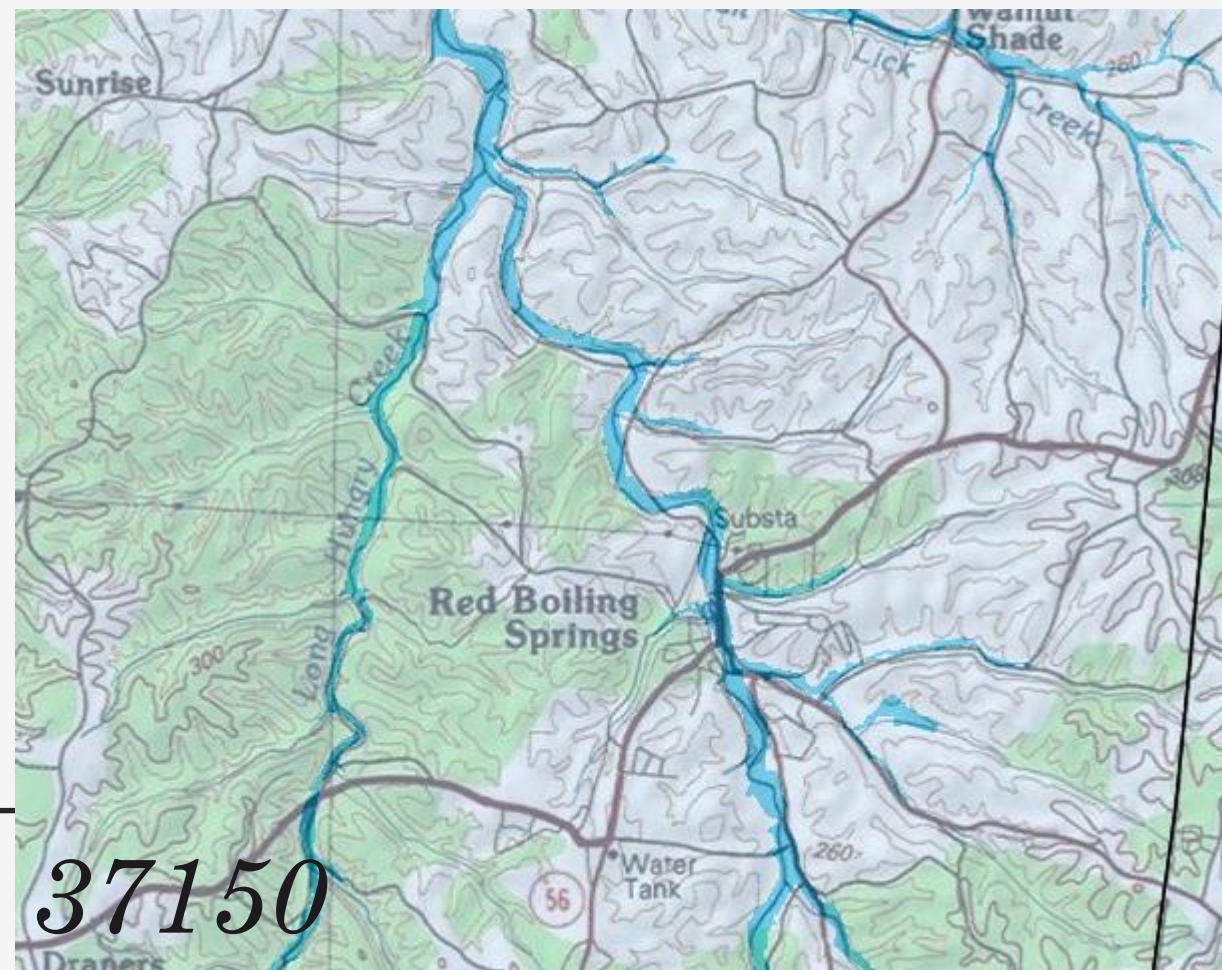
0.0% are Native American

0.0% claim Other

5.5% claim Hispanic Ethnicity



# *FLOOD PLAIN*





Article V.—Minimum Standards for Buildings, Structures, and Premises

(Sections 16.24.300 through 16.24.550)

- The provisions of this article shall govern the minimum standards, conditions and responsibilities of persons or entities that own, occupy, operate, or otherwise control any residential and nonresidential building, structure, or premises. This includes:
- All property areas are to be maintained in a safe, clean, and sanitary condition.
- Premises are to be kept free of an accumulation of trash, junk and debris
- No Inoperable and / or unlicensed vehicles are allowed
- All motor vehicles must be parked on a hard surface (concrete, asphalt or gravel)
- Fences shall be constructed from materials designed for that use and shall consist of materials manufactured and/or treated to prevent rust (metal fences) or decay (wood fences).
- Other accessory structures, (i.e. sheds, carports, detached garages, etc.) must be maintained
- Tractor-Trailers are not allowed on single family or two-family residential properties
- A single school bus may be parked or stored on a single family or two-family residence provided the driver resides at the property and the bus is operated by a private or public K-12 school or school system in Davidson County.
- Weeds and grass must be kept below twelve inches in height.
- No more than three unrelated adults can occupy a dwelling unit. This regulation applies to all dwelling units, no matter how many bedrooms the dwelling unit may have.
- The provisions of this article established the procedures the Codes Department uses to assess the condition of structures and dwellings in order to determine fitness for occupation and use.

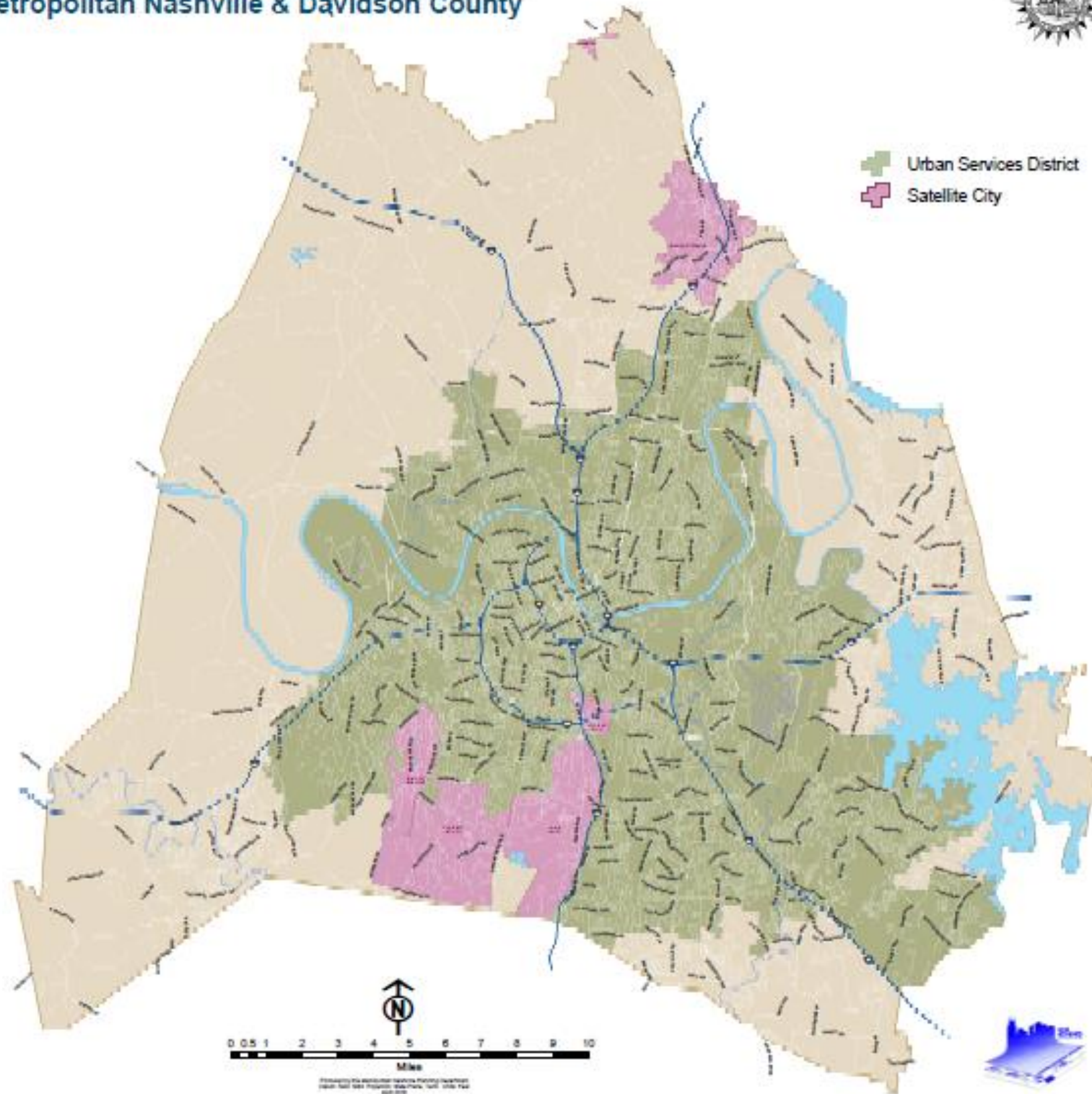
# Code Enforcement

- Property Violations

- [Chapter 16.24 of the Metro Code of Ordinances](#) outlines property standards violations in Davidson County.
  - **Dilapidated Structures**
  - All buildings (residential and non-residential) must meet minimum standards for maintenance. All are required to be in good general condition (both interior and exterior) and maintained in a clean, safe and sanitary condition.
  - **Premises Identification**
  - **Unkempt or Unsanitary Yard Areas**
  - **High Grass and Weeds**
  - **Unsanitary Conditions—Hoarding**
  - **Illegal Dumping**
  - **Graffiti**
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Urban Services District  
Metropolitan Nashville & Davidson County



# *URBAN SERVICES*

# A LOOK AT THE NUMBERS...

Metric	37150	37208	38474
Price to Rent Ratio	7.86	8.63	8.87
Crime Rate (Property/Violent)	42/37.5	75.3/76	30.8/35.8
Schools (out of 10)	3-4	1-4	3
Property Tax (per \$100)	6.35	8.13	7.85
Average Age of Homes (Years)	31	43	37
Appreciation (last year/last 10 years)	1.2%/33.5%	12%/73.2%	5.6%/52%
% of population as Renters	17.7	57.5	23.4
Total Population	4,971	17,407	4,748
Average age of Residents	48.4	30.8	39.3