

VINTAGE HAMILTON

CHATTANOOGA, TN

2210 GUNBARREL ROAD
Q2 2028

EST. COMPLETION

4

BUILDINGS

247

UNITS

376

PARKING SPACES

226,396

NET SQUARE FEET

KEY INVESTMENT HIGHLIGHTS

- **Shovel-Ready Project** – The site comes with all plans and permits already in place, enabling immediate construction.
- **Strategic Location with Strong Retail Support** – Located in a highly sought-after area of Chattanooga, surrounded by upscale retail, dining, and entertainment options, ensuring consistent foot traffic and a vibrant community environment.
- **Limited Future Supply & Minimal Competition** – With the area nearly built out, there are few new developments on the horizon, reducing competition. Zoning constraints make it difficult to introduce new multifamily units nearby.
- **High-Demand Area** – Positioned near Volkswagen's plant and Hamilton Place Mall, with access to both I-75 South to Atlanta and I-75 North to Knoxville, offering unmatched connectivity to major regional hubs.
- **High-Growth Submarket** - The Chattanooga submarket is supported by Volkswagen's \$800M expansion (1,000 new jobs), six major healthcare systems, the 140-acre Innovation District (671+ businesses; 14,000+ employees), and The Bend — a \$3B transformational riverfront redevelopment

PROPERTY SUMMARY

THE DEVELOPMENT

Vintage Hamilton is proposed as a 247-unit, four-building, Class A multifamily community located in Chattanooga's dominant Gunbarrel Road retail corridor. The site is fully zoned, entitled, and shovel-ready, with demolition complete and limited remaining site work, minimizing execution risk. Expected to deliver at an attractive all-in cost of approximately \$239K per unit, this premium-quality project is well below replacement cost for comparable Class A new construction.

PRIME LOCATION

The property sits within immediate proximity to over 2 million square feet of national retail and direct access to I-75, providing connectivity to Chattanooga's primary employment hubs as well as Atlanta and Knoxville. Gunbarrel remains one of the region's strongest-performing retail and residential nodes, supporting durable rent growth and absorption.

SUPPLY & DEMAND FUNDAMENTALS

No additional new supply is expected beyond the 956 units currently in lease-up, performing retail and residential nodes, supporting durable rent growth and absorption.

Estimated Project Cost	\$59.2M
Cost / Unit	\$239k
Total Equity	\$20.4M
Developer Co-Invest	\$2.2M
Expected Construction Loan	\$37.6M
Loan-to-Cost (LTC)	65%
Expected Hold Period	3 Years

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PROJECT RENDERINGS

UNIT AMENITIES & FINISHES

- Stone / Quartz Countertops
- Stainless Steel Appliance Package
- Contemporary Cabinetry
- Modern Hardware & Lighting
- Luxury Vinyl Plank Flooring
- Tiled Shower Surrounds
- Undermount Sinks
- Washer & Dryer in Units
- 9' Ceilings
- 1BR + Den Floorplan Options
- Double Vanities in Select Units

COMMUNITY AMENITIES

- Central Courtyard Pool
- Amenity / Clubhouse Building
- Resident Lounge Area
- Business Conference Room
- Outdoor Seating & Gathering Areas
- Elevator-Served Buildings
- Landscaped Courtyard Areas
- Surface Parking (376 spaces / 1.52 per unit)



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