Residential Investment Advisors

Here is How We Can Help

Residential Investment Advisors is a real estate brokerage focused on helping investors buy and sell multi-family assets across Middle Tennessee. Through 15 years of experience and over 500 transactions in the smaller multi-family space, we have the expertise to help maximize your investments. Our primary focus is connecting buyers and sellers on assets anywhere from a duplex all the way through 60+ units, but we do much more for our clients. As our name will tell you, we see ourselves as advisors, not just brokers. Here is how we can help.

For Buyers

1: Finding Deals

- Access to our exclusive buyer's network
- Off market deals

2: Evaluating Deals

- Help with underwriting and analyzing deals
- Proforma evaluations
- Rental comps and expense projections

3: Property Management

- Identifying and vetting local 3rd party management
- Introductions to preferred managers we trust
- Make sure you have the right manager for your specific type of property!

4: Financing

- Introductions to local lenders who have an appetite for MF
- Introductions to national lenders to help secure agency handling (Freddy, Fannie, HUD)
- Expertise to help push deals through with lenders

5: Legal

- Contacts for title attorneys to help close your deals
- Contacts for eviction attorneys if needed

6: Insurance

- Contacts for local insurance agents that specialize in protecting MF assets

7: For Sellers

- Check out our in depth Seller's Guide!

8: Credit Screening

- Software guidance for background checks and screening potential tenants
- Contacts for eviction attorneys if needed

9: Property Inspectors

- Contacts for full inspection reports during the buying process
- Make sure you have the right inspector for your purchase

10: Contractors

- Contacts for major CapEx projects or minor maintenance fees
- Getting a second quote is never a bad idea

11: Education

- Monthly educational seminars to help ruther educate our client base
- We're available to active clients for guidance and advice on anything MF
- Rental comps and expense projections

12: Networking

- Educational seminars double as opportunities to network with us, other investors, bankers, attorneys, insurance agents and more!

13: Ask Dave!

- Our principal broker, Dave Childers, has 15 years of MF investing and brokering experience and is a wealth of knowledge available to our clients

Wondering what your property might be worth?

Our team is always ready to help determine what your property could be worth on the market. Letting us review your financials can give us an opportunity to help you maximize the NOI on your property and increase the value. Ask us, we're here to help!

On top of our role of an advisor to our clients, we also consider outselves educators and connectors in the multi-family space. We host educational meetups every month meant to cover the many diferent aspects of your investments as well as give you a chance to network with other local investors. Make sure to get on our email list so you don't miss any opportunities to learn, network and invest!

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