

PROPERTY INFORMATION

PROPERTY ADDRESS	126-130 Dresden Way, Louisville, TN 37777
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of Units 17
 Year Built 1978
 Bldg. Sq. Ft. 16,576
 Lot Size 1.5 Acres

XGRM 6.27
 Cost/Unit 47,941
 Cost/Foot 49.17
 Cap Rate 7.17



UNIT BREAKDOWN/RENT

17 - 2BR+1.5BA \$525-\$700

PURCHASE DATA

Price \$815,000
 Down Payment \$165,000
 Financing:
 1st loan \$650,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$ 4,302.91	5	20/5	1

OPERATING ANALYSIS

Gross Income \$129,900
 Est. Vacancy \$ 12,990
 Expenses \$ 58,491
 Net Income \$ 58,419
 Ln Payments \$ 51,635
 Cash Flow **\$ 6,784**

ESTIMATED EXPENSES

Insurance	\$ 8,000	Other	\$ 1,968
Pool	\$ -	Taxes	\$ 15,049
Gardening	\$ 4,300	Trash	\$ 384
Maintenance	\$ 6,300	Utilities	\$ 9,500
Mgmt.	\$ 12,990	TOTAL	\$ 58,491

DESCRIPTION

RARE BLOUNT COUNTY APT COMPLEX FOR SALE - WELL KEPT & PROFESSIONALLY MANAGED
 This well located property is just off Topside Rd., with easy access to Pellissippi Pky., Maryville-Alcoa & west Knoxville. These spacious, 2 BR + 1.5 bath townhouse style units feature stoves, refrigerators, dishwashers, central heat/air & washer/dryer connections. Rarely vacant. This offering contains 4 individual properties - 126, 128, 129 & 130 Dresden Way. Square footage from tax records & should be verified. No sign on property. All showings by appointment.
Directions: From I-140 (Pellissippi Pky) take the Topside Rd exit & go east 2 miles. Turn left on Dresden (between Rule Construction & Platinum Pools) to 130 Dresden Way.

This information has been obtained from sources deemed to be reliable but is not guaranteed. Broker has advised Buyer to make own investigations as to the accuracy of this data.

RENT SCHEDULE

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APT	# BRS	# BAS	RENT/MO.	Tenant	Deposit	Move In	Expires
126 Dresden							
A	2	1.5	\$ 675.00	Stieber			
B	2	1.5	\$ 700.00	Holland			
C	2	1.5	\$ 550.00	Garcia			
D	2	1.5	\$ 675.00	Chenot			
128 Dresden							
A	2	1.5	\$ 700.00				
B	2	1.5	\$ 625.00	Reynolds			
C	2	1.5	\$ 625.00	Teague			
D	2	1.5	\$ 700.00	Young			
129 Dresden							
A	2	1.5	\$ 575.00	Davis			
B	2	1.5	\$ 675.00	Smith			
C	2	1.5	\$ 650.00	Daugherty			
D	2	1.5	\$ 700.00				
E	1	1	\$ 575.00	Jones			
130 Dresden							
A	2	1.5	\$ 575.00	Steiber			
B	2	1.5	\$ 525.00	Warren			
C	2	1.5	\$ 625.00	Rathburn			
D	2	1.5	\$ 675.00	McPherson			

Monthly Rental Income	\$ 10,825
Other Income	\$ -
Total Monthly Income	\$ 10,825
Total Yearly Income	\$ 129,900

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ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 4,300.00		\$ 4,300.00
Insurance: Fire & Liability		\$ 8,000.00	\$ 8,000.00
Mgmt Onsite			\$ -
Offsite	\$ 12,990.00		\$ 12,990.00
Pest Control	\$ 1,968.00		\$ 1,968.00
Property Taxes City	\$ 6,664.00		\$ 6,664.00
Property Taxes County	\$ 8,385.00		\$ 8,385.00
Other			\$ -
Repairs & Maintenance		\$ 6,300.00	\$ 6,300.00
Trash Pickup	\$ 384.00		\$ 384.00
Utilities: Water & Sewer	\$ 9,500.00		\$ 9,500.00

ADDITIONAL COMMENTS

Total Yearly Operating Expenses \$ 58,491

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