

PROPERTY INFORMATION

PROPERTY ADDRESS	2002 Belle Terra Rd, Knoxville, TN 37923
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of Units 4
 Year Built 1978
 Bldg Size 4,176
 Lot Size 17,533

XGRM 9.64
 Cost/Unit 81,250
 Cap Rate 5.88
 Cost/Foot 77.83



UNIT BREAKDOWN/RENT

4-2 BR+1.5BA \$600-760

PURCHASE DATA

Price \$325,000
 Down Payment \$81,250
 Financing:
 1st loan \$243,750



Lender	Payment	Rate	Amortization	Fees
NEW	\$1,308.50	5	30	2

OPERATING ANALYSIS

Gross Income \$ 33,720
 Est. Vacancy \$ 1,686
 Expenses \$ 12,933
 Net Income \$ 19,101
 Ln Payments \$ 15,702
 Cash Flow **\$ 3,399**

ESTIMATED EXPENSES

Mgmt	\$	-	Pest Control	\$	-
Insurance	\$	3,086	Taxes	\$	4,575
Pool	\$	-	Trash	\$	-
Gardening	\$	1,900	Utilities	\$	-
Maintenance	\$	3,372	TOTAL	\$	12,933

DESCRIPTION

Nicely Kept West Knox Fourplex - Strong Cashflow - Longterm Tenants

These spacious townhouse style apts have excellent amenities including central HVAC, dishwashers, washer/dryer hookups & rear decks. Recent upgrades include new roof (2013) and two HVAC systems. In addition, all interiors were renovated with fresh flooring, paint, doors & some windows in 2014/2015. Generous floorplans, tenant paid utilities & great location help make this 4plex a perfect investment for owner occupants & new investors. Sq footage is from tax records, not guaranteed & should be verified. **Directions:** Take Middlebrook Pike to Robinson Road. Turn onto Belle Terra & take first right. Property is the second building from the corner on the right. Please do not disturb tenants. No sign on property.

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.	Deposit	MOVED IN/ EXPIRES
A	2	1.5	\$ 750.00	\$750.00	3/16/2018
B	2	1.5	\$ 760.00	\$760.00	8/1/2015
C	3	2.5	\$ 600.00	\$600.00	11/1/2009
D	3	2.5	\$ 700.00	\$700.00	5/2/2015

Monthly Rental Income \$ 2,810

Total Monthly Income \$ 2,810

Total Yearly Income \$ 33,720

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ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 1,900.00		\$ 1,900.00
Insurance: Property	\$ 2,798.00		\$ 2,798.00
General Liability	\$ 288.00		\$ 288.00
			\$ -
			\$ -
Pest Control			\$ -
Property Taxes City	\$ 2,459.00		\$ 2,459.00
Property Taxes County	\$ 2,116.00		\$ 2,116.00
			\$ -
Repairs & Maintenance		\$ 3,372.00	\$ 3,372.00
Trash Pickup - CITY			\$ -
Utilities: Tenants Pay All			\$ -
			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses \$ 12,933

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