

PROPERTY INFORMATION

GOLDMAN PARTNERS REALTY
***SOLANGE VELAS* - Investment Specialist**

109 Circle Ln. • Knoxville, TN 37919 • (865) 444-3240 Cell (865) 368-2787 • Fax (865) 588-0721

PROPERTY ADDRESS	2927 Whittle Springs Rd, Knoxville TN 37917
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# of Units	17
Year Built	1970
Lot Size	34,000
XGRM	6.61
Cost/Unit	36,412
Cap Rate	6.68



UNIT BREAKDOWN/RENT

9-1+1	\$395-\$425
6-2+1	\$470-\$495
2-2+1+Bonus	\$450-\$600

PURCHASE DATA

Price	\$619,000
Down Payment	\$155,000
Financing:	
1st loan	\$464,000



Lender	Payment	Rate	Amortization	Fees
NEW	\$3,063.84	5	20/5	1

OPERATING ANALYSIS

Gross Income	\$ 93,648
Est. Vacancy	\$ 4,682
Expenses	\$ 47,608
Net Income	\$ 41,358
Ln Payments	\$ 36,766
Cash Flow	\$ 4,592

ESTIMATED EXPENSES

Insurance	\$ 5,052	Other	\$ 720
Management	\$ 8,710	Taxes	\$ 9,548
Gardening	\$ 826	Trash	\$ 1,692
Maintenance	\$ 9,000	Utilities	\$ 12,060
		TOTAL	\$ 47,608

DESCRIPTION

NICE NORTH KNOX LOCATION AND BRICK CONSTRUCTION - THIS 17 UNIT HAS IT ALL
 Carefully maintained and managed, this Whittle Springs complex offers a nice mix of unit floorplans. Amenities include central air & heat and coinop laundry service. Plenty of rental upside.
DIRECTIONS: Take I-40 to 640 and exit Broadway. Turn right onto Broadway and immediately left on Mineral Springs. Road curves to right and becomes Whittle Springs. Property is on the right. Please do not disturb the tenants. All showings by appointment only. Call agent to show at 368-2787.

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.

PROPERTY INFORMATION

RENT SCHEDULE

GOLDMAN PARTNERS REALTY *SOLANGE VELAS* - Investment Specialist

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APT	# BRS	# BAS	RENT/MO.	Deposit	MOVED IN/ EXPIRES
1	1	1	\$ 425.00	\$425.00	1/30/2015 2/28/2017
2	1	1	\$ 425.00	\$325.00	4/3/2015 4/30/2017
3	1	1	\$ 425.00		
4	1	1	\$ 425.00		
5	1	1	\$ 395.00	\$790.00	7/14/2016 7/31/2018
6	1	1	\$ 425.00	\$325.00	4/21/2017 4/30/2018
7	1	1	\$ 425.00	\$425.00	10/27/2015 10/31/2017
8	1	1	\$ 425.00	\$650.00	6/9/2017 6/30/2018
9	2	1	\$ 495.00	\$495.00	5/30/2017 5/31/2018
10	2	1	\$ 470.00	\$50.00	9/1/2004 8/31/2005
11	2+B	1	\$ 450.00	\$250.00	2/5/2010 8/3/2011
12	2+B	1	\$ 600.00	\$825.00	5/17/2016 5/31/2018
14	2	1	\$ 495.00	\$325.00	10/1/2017 9/30/2018
15	2	1	\$ 495.00	\$395.00	6/22/2016 6/30/2018
16	2	1	\$ 495.00	\$495.00	1/20/2017 1/31/2018
17	2	1	\$ 475.00	\$475.00	3/5/2016 3/31/2018
A	1	1	\$ 405.00	\$450.00	5/5/2011 4/30/2012

Monthly Rental Income	\$	7,750
Coin op Laundry Income	\$	54
Total Monthly Income	\$	7,804

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Total Yearly Income \$ 93,648

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ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 826.00		\$ 826.00
Insurance: Fire & Liability		\$ 5,052.00	\$ 5,052.00
Management: Onsite			\$ -
Offsite	\$ 8,710.00		\$ 8,710.00
Pest Control	\$ 720.00		\$ 720.00
Property Taxes City	\$ 5,158.11		\$ 5,158.11
Property Taxes County	\$ 4,390.00		\$ 4,390.00
			\$ -
Repairs & Maintenance		\$ 9,000.00	\$ 9,000.00
Trash Pickup	\$ 1,692.00		\$ 1,692.00
Utilities: Electric, Water, & Sewer	\$ 12,060.00		\$ 12,060.00
			\$ -

ADDITIONAL COMMENTS

Utility cost includes utilities for laundry room, efficiency apartment, exterior lights and transition utilities when a unit is vacant.

Property professionally managed for last 10 years since Seller purchased property.

Total Yearly Operating Expenses \$ 47,608

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