

PROPERTY INFORMATION
GOLDMAN PARTNERS REALTY

***SOLANGE VELAS* - Investment Specialist**

109 Circle Lane • Knoxville, TN 37919 • (865) 368-2787 • Fax (865) 588-0721
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PROPERTY ADDRESS	817-819 Hickory Dr, Knoxville TN 37912
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of Units 16

Lot Size 1.46 Acres

XGRM 5.15

Cost/Unit 25,000

Cap Rate 12.11



UNIT BREAKDOWN/RENT

12 - Mobile Homes \$450-550
 4 - Pads \$175



PURCHASE DATA

Price \$400,000
 Down Payment \$100,000
 Financing:
 1st loan \$300,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$ 2,372.38	5	15/5	1

OPERATING ANALYSIS

Gross Income \$ 77,700
 Est. Vacancy \$ 7,500
 Expenses \$ 21,757
 Net Income \$ 48,443
 Ln Payments \$ 28,469
 Cash Flow \$ 19,974

ESTIMATED EXPENSES

Insurance	\$ 3,118	Pest	\$ 2,058
Pool	\$ -	Taxes	\$ 4,568
Gardening	\$ -	Trash	\$ 1,213
Maintenance	\$ 10,596	Utilities	\$ 204
Mgmt.	\$ -	TOTAL	\$ 21,757

DESCRIPTION

NORTH KNOXVILLE MOBILE HOME PARK - GOOD OCCUPANCY - STRONG CASH RETURN

This well located property is near the corner of Clinton HWY and Hickory Dr w/ easy access to I-75. This sale includes 12 mobile homes, 4 rental mobile home pads and is situated on 2 lots. Park address is 817- 819 Hickory Dr. Tenants pay all utilities including water & do the yard work as well. No sign on property. Please do not disturb the residents.

Directions: From I-40 take 275 North to Clinton HWY. Turn right onto Hickory Dr. and Pinewood Mobile Home Park is on the left.

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	RENT/MO.	Tenant	Deposit	Move In	Expires
1	MBH	\$ 500.00		\$500.00	4/1/2017	10/1/2017
2	MBH	\$ 500.00		\$500.00	9/4/2017	12/4/2017
3	PAD	\$ -	storage	\$0.00		
4	MBH	\$ 500.00		\$450.00	8/13/2015	8/31/2016
5	MBH	\$ 500.00		\$450.00	8/4/2012	8/14/2013
6	MBH	\$ 500.00		\$450.00	12/1/2014	12/1/2015
7	MBH	\$ 500.00	vacant	0		
8	MBH	\$ 450.00		\$450.00	9/26/2016	9/26/2017
9	MBH	\$ 450.00		\$200.00	9/1/2003	9/1/2004
10	MBH	\$ 550.00		\$500.00	8/28/2013	8/28/2014
11	MBH	\$ 500.00		\$500.00	10/30/2017	2/28/2018
12	PAD	\$ 175.00		\$0.00	25+years	
13	PAD	\$ 175.00		\$0.00	8/8/2011	
14	MBH	\$ 500.00		\$300.00	1/1/2011	1/1/2012
15	MBH	\$ 500.00		\$500.00	4/30/2017	10/31/2017
16	PAD	\$ 175.00	vacant	\$0.00		

*MBH - Mobile Home Included in Sale

Monthly Rental Income	\$	6,475
Other Income	\$	-
Total Monthly Income	\$	6,475
Total Yearly Income	\$	77,700

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ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening (Tenants)		\$ -	\$ -
Insurance: Liability	\$ 452.00		\$ 452.00
Mobile Home	\$ 2,666.00		\$ 2,666.00
Mgmt Onsite			\$ -
Offsite			\$ -
Pest Contro (Orkin)	\$ 2,058.00		\$ 2,058.00
Mobile Home Taxes	\$ 230.00		\$ 230.00
Property Taxes County	\$2,017.00		\$ 2,017.00
Property Taxes City	\$2,321.00		\$ 2,321.00
Repairs & Maintenance	\$ 10,596.00		\$ 10,596.00
Trash Pickup	\$ 1,213.00		\$ 1,213.00
Utilities: Tenant Paid			\$ -
Security Lights	\$ 204.00		\$ 204.00

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 21,757

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