

**PROPERTY INFORMATION**

**GOLDMAN PARTNERS REALTY  
SOLANGE VELAS - INVESTMENT SPECIALISTS**

109 Circle Lane \* Knoxville, TN 37919 \* (865) 368-2787/(865) 444-3240 Office

<b>PROPERTY ADDRESS</b>	<b>168 Johnson Dr Lenoir City, TN</b>
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# of Units                    2  
 Year Built                    1985  
 Bldg Size                    1,536  
 Lot Size                      26,967

XGRM                         9.15  
 Cost/Unit                    64,500  
 Cap Rate                     7.86  
 Cost/Foot                    83.98

**UNIT BREAKDOWN/RENT**

2-1 BR                      \$575-\$600

**PURCHASE DATA**

Price                         \$129,000  
 Down Payment             \$32,250  
 Financing:  
     1st loan                 \$96,750



Lender	Payment	Rate	Amortization	Fees
NEW	\$519.38	5	30	1

**OPERATING ANALYSIS**

Gross Income    \$ 14,100  
 Est. Vacancy    \$     720  
 Expenses        \$ 3,245  
 Net Income     \$ 10,135  
 Ln Payments    \$ 6,233  
 Cash Flow      \$ 3,903

**ESTIMATED EXPENSES**

Mgmt	\$	-	Pest Control	\$	-
Insurance	\$	1,000	Taxes	\$	865
Pool	\$	-	Trash	\$	-
Gardening	\$	-	Utilities	\$	-
Maintenance	\$	1,380	<b>TOTAL</b>	<b>\$</b>	<b>3,245</b>

**DESCRIPTION**

**Rare Lenoir City Fully Rented Duplex - Priced to Sell**

Well located and convenient these spacious one bedroom units have excellent amenities including 12' x 12' walk in closets, 15' x 25' main bedroom space, central heat/air, dishwashers, stoves & refrigerators. Additionally, owner provides a washer and dryer in each unit. Square footage is from from tax records, is not guaranteed and should be verified by buyer. No sign on the property. All showings by appointment. Please don't disturb the residents. Directions: I-40 West to Lenoir City Exit. Left on Hwy 321, Right at first light on Adesa Blvd., Left on Old Hwy 95, Right on Harrison at light, .9 miles to Left on Norwood, Right on Johnson. Property immediately 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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Email: svelas@gprknoxville.com

**168 Johnson Dr Lenoir City, TN**

APT	# BRS	# BAS	RENT/MO.	Deposit	MOVED IN/ EXPIRES
A	1	1.5	\$ 575.00	\$575.00	
B	1	1.5	\$ 600.00	\$600.00	12/1/2017 11/30/2018

Monthly Rental Income \$ 1,175

Total Monthly Income \$ 1,175

Total Yearly Income **\$ 14,100**

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**ANNUAL OPERATING EXPENSES**

**GOLDMAN PARTNERS REALTY**

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Insurance: Fire & Liability		\$ 1,000.00	\$ 1,000.00
Management: Onsite			\$ -
Offsite			\$ -
Pest Control			\$ -
Property Taxes City	\$ 350.30		\$ 350.30
Property Taxes County	\$ 514.37		\$ 514.37
			\$ -
Repairs & Maintenance		\$ 1,380.00	\$ 1,380.00
Trash Pickup			\$ -
Utilities: Tenants Pay all			\$ -
			\$ -

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses \$ 3,245

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