

PROPERTY INFORMATION

**Goldman Partners Realty
109 Circle Ln., Knoxville, TN 37919**

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|-------------------------|--------------------------|
| PROPERTY ADDRESS | 2905 E Fifth Ave. |
|-------------------------|--------------------------|

| | |
|---------------|-------|
| # of Units | 4 |
| Year Built | 1920 |
| Bldg. Sq. Ft. | 3,384 |
| Lot Size | 7,485 |



| | |
|-----------|-------|
| Cost/Foot | 24.38 |
|-----------|-------|

UNIT BREAKDOWN/RENT

1- 1BR+1BA
3- 2BR+1BA

PURCHASE DATA

| | |
|-------|----------|
| Price | \$82,500 |
|-------|----------|



Financing:

| | | | | |
|--------|---------|------|--------|------|
| Lender | Payment | Rate | Amort. | Fees |
| NEW | | 5 | 30/30 | 2 |

OPERATING ANALYSIS

| | | |
|--------------|----|---|
| Gross Income | \$ | - |
|--------------|----|---|

ESTIMATED EXPENSES

DESCRIPTION

FOUR UNITS - EAST KNOXVILLE INVESTMENT PROPERTY - JUST OFF MAGNOLIA AVE
 Long time hands-on seller is ready to retire & this fixer is ready for a new owner to fill the vacant
 Apt 1 is a 1 bedroom, Apts 2-4 are all 2 bedrooms. Apartment 4 occupies a separate, large buildi
 behind the main buildng (and was possibly a carriage house in the early years). All units are indivi
 metered for electricity & the property enjoys off-street parking & and easy walk to the bus line.
 Square footage is from tax records, is not guaranteed and should be verified by buyer.
 Please call agent direct to show. No sign. Please don't disturb the residents.
Directions: From Cherry Street, turn left on Magnolia, left on Milligan. Right on E Fifth.

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.

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