

PROPERTY INFORMATION
GOLDMAN PARTNERS REALTY
Steve Goldman Owner/Agent on this property

109 Circle Ln * Knoxville, TN 37919 * (865) 444-3241
 Firm (865) 444-3240 * Email: sgoldman@gprknoxville.com

PROPERTY ADDRESS	3005 Crenshaw Rd, Knoxville, TN 37920
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# of Units	3
Year Built	1973
Bldg. Sq. Ft.	2,635
Lot Size	26,700
XGRM	9.69
Cost/Unit	\$ 66,667
Cost/Foot	\$ 75.90
Cap Rate	6.8%



UNIT BREAKDOWN/RENT/Mo.	
1- 2BR +1BA	\$545
1- 2BR +1BA	\$600
1- 1BR+Den+1BA	\$575
PURCHASE DATA	



Price	\$200,000					
Example Down Pymt	\$50,000	25%	Monthly P&I	Interest	Amortization	Estimated
Example Financing		Lender	Payment	Rate/Yr	(Years)	Fees
1st loan	\$150,000	NEW	\$852	5.50%	30	2.0%

ANNUAL OPERATING ANALYSIS	
Gross Income	\$ 20,640
Vacancy	\$ (1,032)
Effective Gross Inc.	\$ 19,608
Expenses	\$ (6,061)
Net Income	\$ 13,547
Ln Payments	\$ (10,220)
Cash Flow	\$ 3,327

ESTIMATED ANNUAL OPERATING EXPENSES			
PM	\$ -	Prop Tax-City	\$ -
Lawn	\$ 1,390	Prop Tax-Cnty	\$ 996
Pest	\$ 187	Util.-Units	\$ -
Trash	\$ 545	Util.-Common	\$ -
Ins. Fire & Liab	\$ 1,251	Maint	\$ 1,221
Ins. Subscrip	\$ 326	Termite Inspect	\$ 145
		TOTAL	\$ 6,061

DESCRIPTION

RARE S KNOX TRIPLEX - AT THE SW CORNER OF JOHN SEVIER & CRENSHAW RD.

Fully rented and easy to rent units in park-like setting. This basement rancher was built as a tri-plex and contains 2-two BR units on the first floor and a spacious 1 BR + den in the walk-out basement. A new owner will appreciate room for rent increases, county-only taxes and tenant-paid utilities including water. Partial brick exterior and metal roof for easy upkeep. Property has been very well-maintained with over \$36,000 capital expenditures since 2015 including new asphalt driveway for lower unit, new poured stoop on left unit and new railings on both. Square footage is from survey and other sources deemed reliable but not guaranteed, and should be verified by buyer. All showings by appointment with list agent.

Directions:

129-S to left on John Sevier Highway; right at Weigel's; right onto Highway 33; left on Crenshaw Road. Property is on the left just before SW corner of Crenshaw & John Sevier.

No sign on property. Please don't disturb the residents.

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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Operating Expenses		Per Year		
		ACTUAL	PROJECTED	TOTAL
Full Description	Abbrev.			
Prop Management (3rd Party) PM		\$ -		\$ -
Lawn/Landscape Service	Lawn	\$ 1,390		\$ 1,390
Pest Control	Pest	\$ 187		\$ 187
Trash	Trash	\$ 545		\$ 545
Insurance: Fire & Liability	Ins. Fire & Liab	\$ 1,251		\$ 1,251
Insurance: Fire Subscription	Ins. Subscrip	\$ 326		\$ 326
Property Taxes-City	Prop Tax-City	\$ -		\$ -
Property Taxes-County	Prop Tax-Cnty	\$ 996		\$ 996
Utilities - Tenant Units *	Util.-Units	\$ -		\$ -
Utilities - Common Area	Util.-Common	\$ -		\$ -
Repairs & Maintenance	Maint	\$ 1,221		\$ 1,221
Other - Annual Termite Inspection	Termite Inspect	\$ 145		\$ 145

ADDITIONAL COMMENTS

Appliances that convey in each unit: Stove, Fridge, Dishwasher
Tenants pay: All utilities including water. Property is on septic.

Total Annual Operating Expenses \$ 6,061

