

PROPERTY INFORMATION

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

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

PROPERTY ADDRESS	2708 Bridalwood Drive, Knoxville TN 37917
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of Units 12
 Year Built 1979
 Bldg Size 12,096
 Lot Size 38,000

XGRM 7.63
 Cost/Unit 57,083
 Cap Rate 7.01
 Cost/Foot 56.63



UNIT BREAKDOWN/RENT

12-2 BR+1.5BA \$600-\$660

PURCHASE DATA

Price \$685,000
 Down Payment \$170,000
 Financing:
 1st loan \$515,000



Lender	Payment	Rate	Amortization	Fees
NEW	\$3,258.14	4.5	20/5	1

OPERATING ANALYSIS

Gross Income \$ 89,760
 Actual Vacancy \$ 3,561
 Expenses \$ 38,213
 Net Income \$ 47,986
 Ln Payments \$ 39,098
 Cash Flow **\$ 8,889**

ESTIMATED EXPENSES

Mgmt	\$ 9,173		
Insurance	\$ 5,761	Pest Control	\$ 520
Pool	\$ -	Taxes	\$ 10,431
Gardening	\$ 1,371	Trash	\$ 948
Maintenance	\$ 8,500	Utilities	\$ 1,509
		TOTAL	\$ 38,213

DESCRIPTION

EXCELLENT LONGTERM INVESTMENT - NORTH HILLS/WHITTLE SPRINGS AREA

These townhomes have it all! Situated in a park-like setting with private back yards the properties offer numerous features that residents enjoy. The amenities include central HVAC, washer dryer connections, walk in closets & pantries in several units with 2 designated parking spaces right at their door. This well planned complex also has individual utility meters. Recent upgrades include newer roofs, new water heater: faux-wood vinyl plank flooring in several units as well as 4 recently replaced HVAC units. Close to shopping dining & easy interstate access! Sq. footage is from tax records, is not guaranteed, and should be verified.

Directions: Take Broadway North from I-40. Turn right on Washington Pike.

Turn right again onto Bridalwood Drive and units are on the left. NO sign on property. Please DO NOT disturb the residents. All showings by appointment only. Call Solange 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.

RENT SCHEDULE

GOLDMAN PARTNERS REALTY SOLANGE VELAS - INVESTMENT SPECIALISTS

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

Email: svelas@gprknoxville.com

2708 Bridalwood Drive, Knoxville TN 37917

APT	# BRS	# BA	RENT/MO.	Deposit	MOVED IN/ EXPIRES
A	2	1.5	\$ 620.00	\$500.00	2/16/2016 MTM
B	2	1.5	\$ 605.00	\$500.00	9/9/2015 MTM
C	2	1.5	\$ 625.00	\$550.00	6/1/2017 5/31/2018
D	2	1.5	\$ 605.00	\$900.00	3/31/2019
E	2	1.5	\$ 600.00	\$550.00	4/24/2017 4/30/2018
F	2	1.5	\$ 665.00	\$500.00	8/28/2015 MTM
G	2	1.5	\$ 600.00	\$500.00	12/27/2016 1/31/2019
H	2	1.5	\$ 625.00	\$950.00	1/8/2014 MTM
I	2	1.5	\$ 645.00	\$500.00	9/1/2015 MTM
J	2	1.5	\$ 660.00	\$600.00	5/4/2015 MTM
K	2	1.5	\$ 605.00	\$850.00	2/2/2016 MTM
L	2	1.5	\$ 625.00	\$300.00	4/30/2004 MTM

Monthly Rental Income \$ 7,480

Total Monthly Income \$ 7,480

Total Yearly Income \$ 89,760

ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 1,371.00		\$ 1,371.00
Insurance: Fire & Liability	\$ 5,761.00		\$ 5,761.00
Management: Onsite			\$ -
Offsite	\$ 9,173.00		\$ 9,173.00
Pest Control	\$ 520.00		\$ 520.00
Property Taxes City	\$ 5,634.56		\$ 5,634.56
Property Taxes County	\$ 4,796.00		\$ 4,796.00
			\$ -
Repairs & Maintenance		\$ 8,500.00	\$ 8,500.00
Trash Pickup	\$ 948.00		\$ 948.00
Utilities:	\$ 1,509.00		\$ 1,509.00
*security lighting and vacancies only			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 38,213
