

## PROPERTY INFORMATION

### GOLDMAN PARTNERS REALTY Solange Velas - Investment Specialist

109 Circle Lane \* Knoxville, TN 37919 \* (865) 368-2787 \* Fax (865) 588-0721  
Broker (865) 444-3240 \* Email: svelas@gprknoxville.com

<b>PROPERTY ADDRESS</b>	<b>3802 Citation Ln, Knoxville TN</b>
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# of Units	2
Year Built	1979
Bldg. Sq. Ft.	1,820
Lot Size	13,140

Cost/Unit	72,250
Cost/Foot	79.40



<b>UNIT BREAKDOWN/RENT</b>
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2- 2BR+1.5BA	\$550-\$650
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<b>PURCHASE DATA</b>
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Price	\$144,500
Down Payment	\$36,125
Financing:	

1st loan	\$108,375
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Lender	Payment	Rate	Amort.	Fees
NEW	\$581.78	5	30/30	2

<b>OPERATING ANALYSIS</b>
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Gross Income	\$ 14,400
Expenses	\$ 5,562
Net Income	\$ 8,838
Ln Payments	\$ 6,981
Cash Flow	\$ 1,857

<b>ESTIMATED EXPENSES</b>
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Insurance	\$ 1,000	Other	\$ -
Pool	\$ -	Taxes	\$ 2,462
Gardening	\$ 900	Trash	\$ -
Maint.	\$ 1,200	Utilities	\$ -
Mgmt.	\$ -	<b>TOTAL</b>	<b>\$ 5,562</b>

<b>DESCRIPTION</b>
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**NICE WELL LOCATED NORTH KNOXVILLE DUPLEX NEAR VICTOR ASHE PARK**

This duplex has it all. Each unit has great amenities including refrigerator, dishwasher, stove, garbage disposal, eat-in kitchen, washer/dryer connections & an outdoor storage closet. With a spacious rear yard & plenty of parking, this duplex is perfect for an owner occupant or first time investor. The city picks up the trash at no cost & the tenants pay all utilities. What more can you ask for? 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 Knoxville, take I-640 and exit onto Western Ave west bound. Take the 1st right on Ballcamp Pk. Right on Bradshaw. Right on Pleasant Ridge to right on Citation.

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**  
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APT	# BRS	# BAS	RENT/MO.	STATUS	Deposit	Move in
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3800	2	1.5	\$ 650.00			
3802	2	1.5	\$ 550.00			

					\$600	
					\$0	

Monthly Rental Income	\$	1,200
Other Income	\$	-
<b>Total Monthly Income</b>	<b>\$</b>	<b>1,200</b>
<b>Total Yearly Income</b>	<b>\$</b>	<b>14,400</b>

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**ANNUAL OPERATING EXPENSES**  
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EXPENSES	ACTUAL	PROJECTED	TOTAL
Advertising			\$ -
Elevator Contract			
Gardening Service		\$ 900.00	\$ 900.00
Insurance: Fire & Liability		\$ 1,000.00	\$ 1,000.00
			\$ -
			\$ -
			\$ -
Pest Control	\$ -		\$ -
Pool Service			
Property Taxes City	\$ 1,044.80		\$ 1,044.80
Property Taxes County	\$ 1,417.00		\$ 1,417.00
Other			\$ -
Repairs & Maintenance		\$ 1,200.00	\$ 1,200.00
			\$ -
	\$ -		\$ -
			\$ -

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses \$ 5,562

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