

**PROPERTY INFORMATION**

<b>PROPERTY ADDRESS</b>	<b>3900 SEEBER DR, HALLS, TN 37918</b>
-------------------------	--

# of Units 5  
 Year Built 1970  
 Bldg. Sq. Ft. 3,476



Cap Rate 7.24

<b>UNIT BREAKDOWN/RENT</b>
----------------------------

2-1BR+1BA \$400-\$500  
 3-2BR+1BA \$600-\$675



<b>PURCHASE DATA</b>
----------------------

Price \$330,000  
 Down Payment \$66,000  
 Financing:  
     1st loan \$264,000

Lender	Payment	Rate	Length	Fees
NEW	\$ 1,621.19	5.5	25/5	1

<b>OPERATING ANALYSIS</b>
---------------------------

Gross Income \$ 34,200  
 Expenses \$ 10,298  
 Net Income \$ 23,902  
 Ln Payments \$ 19,454  
 Cash Flow **\$ 4,448**

<b>EXPENSES</b>
-----------------

Insurance	\$ 1,891	Pest Control	\$ 360
Pool	\$ -	Taxes	\$ 1,396
Gardening	\$ 900	Trash	\$ 720
Maintenance	\$ 3,231	Utilities	\$ 1,800
Mgmt.	\$ -	<b>TOTAL</b>	<b>\$ 10,298</b>

<b>DESCRIPTION</b>
--------------------

**HALLS ALL BRICK 5PLEX - JUST OFF MAYNARDVILLE PIKE - PROFESSIONALLY MANAGED**

These well maintained units are conveniently located just off of Maynardville Hwy near Norris Freeway in popular Halls/north Knoxville. This all brick complex enjoys new vinyl thermopane windows as well as all new front doors. Additionally, recent updates include 4 new water heaters and extensive upgrades to Apt # 3 - with new cabinets, countertops, flooring, appliances & ceiling fans. The units are all individually metered for electric. 5 new water meters have been installed & landlords benefit from county only taxes. This location, low property taxes & separate meters for each unit help make this complex perfect for a new or experienced investor. Square footage is from tax records, is not guaranteed and should be verified by buyer. Please do not disturb the residents. Please call listing agent to request recent inspection.

**DIRECTIONS:** Take I-640, & exit at Broadway. Travel north on Broadway toward Halls.

Turn left on Afton Dr., left on Seeber Dr., property is on the left. No sgin.

## RENT SCHEDULE

PROPERTY ADDRESS	3900 SEEBER DR, HALLS, TN 37918
------------------	---------------------------------

APT	# BRS	# BAS	RENT/MO.	DEPOSIT	MOVE IN	LEASE END	SQFT
1	2	1	\$ 675.00	\$675.00	2/21/2020	2/28/2021	742
2	1	1	\$ 500.00	\$400.00	10/3/2016		625
3	2	1	\$ 675.00	\$675.00	9/20/2019	9/30/2020	742
4	2	1	\$ 600.00	\$200.00	4/19/2018	4/18/2019	742
5	1	1	\$ 400.00	\$400.00	7/17/2014		625

---

Monthly Rental Income	\$	2,850
-----------------------	----	-------

Total Monthly Income	\$	2,850
----------------------	----	-------

Total Yearly Income	\$	34,200
---------------------	----	--------

This information has been obtained from sources deemed to be reliable but is no guaranteed. Broker has advised Buyer to make own investigations as to the accuracy of this data.

## ANNUAL OPERATING EXPENSES

PROPERTY ADDRESS	3900 SEEBER DR, HALLS, TN 37918
------------------	---------------------------------

EXPENSES	ACTUAL	PROJECTED	TOTAL
Advertising			\$ -
Elevator Contract			
Gardening Service	\$ 900.00		\$ 900.00
Insurance:			
Fire & Liability	\$ 1,122.00		\$ 1,122.00
Rural Metro	\$ 769.00		\$ 769.00
Management:			
Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 360.00		\$ 360.00
Pool Service			
Property Taxes City	\$ -		\$ -
Property Taxes County	\$ 1,396.00		\$ 1,396.00
Other			\$ -
Repairs & Maint	\$ 3,231.00		\$ 3,231.00
Trash Pickup	\$ 720.00		\$ 720.00
Utilities:			
2 Tenants Pay All Utility	\$ 1,800.00		\$ 1,800.00
3 Tenants, water is currently included in rent			\$ -

ADDITIONAL COMMENTS
---------------------

Total Yearly Operating Expenses \$ 10,298