

PROPERTY INFORMATION

PROPERTY ADDRESS	3461-3507 Pearly Smith Rd Louisville, TN 37777
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# of Units	4
Lot Size	1.5 Acres
XGRM	5.01
Cost/Unit	37,500
Cap Rate	14.04



UNIT BREAKDOWN/RENT

4- Mobile Homes \$550-695



PURCHASE DATA

Price	\$150,000
Down Payment	\$30,000
Financing:	
1st loan	\$120,000

Lender	Payment	Rate	Amortization	Fees
OWC	\$ 948.95	5	15/7	0

OPERATING ANALYSIS

Gross Income	\$ 29,940
Est. Vacancy	\$ 2,994
Expenses	\$ 5,886
Net Income	\$ 21,060
Ln Payments	\$ 11,387
Cash Flow	\$ 9,673

ESTIMATED EXPENSES

Insurance	\$ 1,170	Other	\$ 768
Pool	\$ -	Taxes	\$ 948
Gardening	\$ -	Trash	\$ -
Maintenance	\$ 3,000	Utilities	\$ -
Mgmt.	\$ -	TOTAL	\$ 5,886

DESCRIPTION

RARE LOUISVILLE MOBILE HOME PARK - FULLY RENTED - SELLER WILL FINANCE!
 This well located property is just off of Topside Rd and just East of Pellissippi Parkway with excellent access to both Knoxville and Maryville. This sale includes 4 mobile homes on 4 rental pads. Subject to review of buyers financials, with 20% downpayment, Seller will carry a first deed of trust at 5%, amortized over 15 years with a balloon 7 years from closing. No sign on property. All showings by appointment.
Directions: From I-140 (Pellissippi Pky) take the Topside Rd Exit. Turn left onto Topside Rd and right onto Pearly Smith Rd.

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.

ANNUAL OPERATING EXPENSES

PROPERTY ADDRESS	3461-3507 Pearly Smith Rd Louisville, TN 37777
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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
			\$ -
Insurance: Fire & Liability	\$ 1,170.00		\$ 1,170.00
Mgmt Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 768.00		\$ 768.00
Property Taxes City	\$ 419.44		\$ 419.44
Property Taxes County	\$ 528.57		\$ 528.57
Other			\$ -
Repairs & Maintenance		\$ 3,000.00	\$ 3,000.00
			\$ -
			\$ -
			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses \$ 5,886

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RENT SCHEDULE

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APT	# BRS	RENT/MO.	Tenant	Deposit	Move In
3461	MBH	\$ 695.00		\$695.00	4/1/2018
3463	MBH	\$ 600.00		\$600.00	2/6/2018
3503	MBH	\$ 650.00		\$400.00	11/7/2008
3507	MBH	\$ 550.00		\$300.00	1/1/2012

Monthly Rental Income	\$ 2,495
Other Income	\$ -
Total Monthly Income	\$ 2,495

Total Yearly Income \$ 29,940

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