

PROPERTY INFORMATION

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

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

PROPERTY ADDRESS	422 Pink Dogwood, Maryville TN 37803
-------------------------	---

of Units 12
Year Built 1965
Bldg Size 6,720
Lot Size 50,500

XGRM 8.49
Cost/Unit 32,917
Cap Rate 6.64
Cost/Foot 58.78



UNIT BREAKDOWN/RENT

12-1+1 \$250-\$350



PURCHASE DATA

Price \$395,000
Down Payment \$95,000
Financing:
 1st loan \$300,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$1,979.87	5	20/5	1

OPERATING ANALYSIS

Gross Income \$ 46,500
Est. Vacancy \$ 2,295
Expenses \$ 17,986
Net Income \$ 26,219
Ln Payments \$ 23,758
Cash Flow **\$ 2,461**

ESTIMATED EXPENSES

Mgmt	\$ -		
Insurance	\$ 2,009	Pest Control	\$ 1,246
Pool	\$ -	Taxes	\$ 3,311
Gardening	\$ 2,080	Trash	\$ 1,032
Maintenance	\$ 4,000	Utilities	\$ 4,308
		TOTAL	\$ 17,986

DESCRIPTION

QUIET MARYVILLE LOCATION, OFF TUCKALEECHIE PIKE. FIRST TIME ON MARKET!

Built by this Sellers father, this complex has been in the family ever since. Tenants are very longterm. Property lies well on over an acre with plenty of parking. New roof installed after the 2011 hail storm. In a beautiful setting, just off 321, property has city water and septic tanks.

Square footage is from from tax records, is not guaranteed and should be verified by buyer.

No sign on the property. All showings by appointment. Please don't disturb the residents.

DIRECTIONS: Take 321 to Tuckaleechee Pike then right onto Pink Dogwood. Property is on the right.

RENT SCHEDULE

GOLDMAN PARTNERS REALTY SOLANGE VELAS - INVESTMENT SPECIALIST

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

Email: svelas@gprknoxville.com

422 Pink Dogwood, Maryville TN 37803

APT	# BRS	# BAS	RENT/MO.		Deposit	MOVED IN/ EXPIRES
1	1	1	\$ 350.00		\$450.00	9/4/2015
2	1	1	\$ 250.00		\$200.00	7/23/2000
3	1	1	\$ 350.00	V	\$0.00	
4	1	1	\$ 275.00		\$300.00	10/19/2005
5	1	1	\$ 350.00		\$450.00	7/23/2015
6	1	1	\$ 350.00		\$450.00	9/18/2015
7	1	1	\$ 300.00		\$350.00	10/26/2012
8	1	1	\$ 350.00	V	\$0.00	
9	1	1	\$ 350.00		\$450.00	10/2/2015
10	1	1	\$ 250.00		\$200.00	6/26/2001
11	1	1	\$ 350.00		\$350.00	11/14/2014
12	1	1	\$ 350.00		\$300.00	3/17/2017

Monthly Rental Income \$ 3,875

Total Monthly Income \$ 3,875

Total Yearly Income \$ 46,500

ANNUAL OPERATING EXPENSES

GOLDMAN PARTNERS REALTY

SOLANGE VELAS - INVESTMENT SPECIALIST

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

Email: svelas@gprknoxville.com

PROPERTY ADDRESS	422 Pink Dogwood, Maryville TN 37803
-------------------------	---

EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service		\$ 2,080.00	\$ 2,080.00
Insurance: Fire & Liability	\$ 2,009.00		\$ 2,009.00
Management: Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 1,246.00		\$ 1,246.00
Property Taxes City			\$ -
Property Taxes County	\$ 3,311.00		\$ 3,311.00
			\$ -
Repairs & Maintenance		\$ 4,000.00	\$ 4,000.00
Trash Pickup	\$ 1,032.00		\$ 1,032.00
Utilities: Water	\$ 4,308.00		\$ 4,308.00
& Outside Lights			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 17,986
