

**PROPERTY INFORMATION**

**GOLDMAN PARTNERS REALTY**

**SOLANGE VELAS & CANDACE WATSON - INVESTMENT SPECIALISTS**

109 Circle Ln \* Knoxville, TN 37919 \* Cell (865) 368-2787/314-0142 Off (865) 444-3240

<b>PROPERTY ADDRESS</b>	<b>160 Byrd Dr, Kodak TN 37764</b>
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# of Units                    2  
 Year Built                    2005  
 Bldg Size                    2,056  
 Lot Size                      .75 Acre



**UNIT BREAKDOWN/RENT**

1-2 BR                    \$650  
 1-2 BR                    \$700

**PURCHASE DATA**

Price                    \$249,000  
 Down Payment       \$61,875  
 Financing:  
     1st loan       \$187,125



Lender	Payment	Rate	Amortization	Fees
NEW	\$1,004.53	5	30	1

**OPERATING ANALYSIS**

Gross Income    \$ 16,200  
 Expenses        \$ 3,902  
 Net Income      \$ 12,298  
 Ln Payments    \$ 12,054  
 Cash Flow       **\$ 244**

**ESTIMATED EXPENSES**

Mgmt	\$ -	Pest Control	\$ -
Insurance	\$ 1,080	Taxes	\$ 1,222
Pool	\$ -	Trash	\$ -
Gardening	\$ -	Utilities	\$ -
Maintenance	\$ 1,600	<b>TOTAL</b>	<b>\$ 3,902</b>

**DESCRIPTION**

**Super Nice Duplex Built 2005 - Fully Rented - Tenants Pay All Utilities**

Still owned by the original owner builder, this duplex was built with upgraded cabinetry, hardwood floors central HVAC, ranges, dishwashers, refrigerators, built-in microwaves & washer/dryers in both units. Nicely located on 3/4 of an acre, w/commercial grade siding & 60 year shingles & a huge 3 car garage, this duplex is perfect for an owner occupant or first time investor. Sq footage is from tax records, is not guaranteed & should be verified. All showings by appointment. Please don't disturb the residents. Directions: I-40 to exit 407. Turn N onto Winfield Dunn Pkwy. 1.7 miles turn right on Byrd. At first corner Byrd bends to the right. Stay right at the bend & the duplex is immediately on the right. No sign on dup

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**RENT SCHEDULE**

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APT	# BRS	# BAS	RENT/MO.	Deposit	MOVED IN
1	2	1	\$ 700.00	\$500.00	7/1/2013
2	2	1	\$ 650.00	\$500.00	3/1/2015

Monthly Rental Income \$ 1,350

Total Monthly Income \$ 1,350

Total Yearly Income \$ 16,200

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**ANNUAL OPERATING EXPENSES**

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening (Tenant)			\$ -
			\$ -
Insurance:      Fire & Liability	\$ 1,080.00		\$ 1,080.00
Management:    Onsite			\$ -
Offsite			\$ -
Pest Control			\$ -
Property Taxes City			\$ -
Property Taxes County	\$ 1,221.65		\$ 1,221.65
			\$ -
Repairs & Maintenance		\$ 1,600.00	\$ 1,600.00
Trash Pickup			\$ -
Utilities: Tenants Pay all			\$ -
			\$ -

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses \$ 3,902

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