

## PROPERTY INFORMATION

### GOLDMAN PARTNERS REALTY

#### ***SOLANGE VELAS*** - Investment Specialist

109 Circle Ln. • Knoxville, TN 37919 • (865) 444-3240 Cell (865) 368-2787 • Fax (865) 588-0721

PROPERTY ADDRESS	2927 Whittle Springs Rd, Knoxville TN 37917
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# of Units 17  
Year Built 1970

Lot Size 34,000

XGRM 6.89  
Cost/Unit 37,941  
Cap Rate 6.59



#### **UNIT BREAKDOWN/RENT**

9-1+1 \$395-\$425  
6-2+1 \$470-\$495  
2-2+1+Bonus \$450-\$600

#### **PURCHASE DATA**

Price \$645,000  
Down Payment \$145,000  
Financing:  
1st loan \$500,000



Lender	Payment	Rate	Amortization	Fees
NEW	\$2,922.95	5	25/5	1

#### **OPERATING ANALYSIS**

Gross Income \$ 93,648  
Est. Vacancy \$ 6,547  
Expenses \$ 44,608  
Net Income \$ 42,493  
Ln Payments \$ 35,075  
Cash Flow **\$ 7,417**

#### **ESTIMATED EXPENSES**

Insurance	\$	5,052	Other	\$	720
Pool	\$	-	Taxes	\$	9,548
Gardening	\$	826	Trash	\$	1,692
Maintenance	\$	6,000	Utilities	\$	12,060
TOTAL				\$	44,608

#### **DESCRIPTION**

##### **NICE NORTH KNOX LOCATION AND BRICK CONSTRUCTION - THIS 17 UNIT HAS IT ALL**

Carefully maintained and managed, this Whittle Springs complex offers a nice mix of unit floorplans. Amenities include central air & heat and coinop laundry service. Plenty of rental upside.

**DIRECTIONS:** Take I-40 to 640 and exit Broadway. Turn right onto Broadway and immediately left on Mineral Springs. Road curves to right and becomes Whittle Springs. Property is on the right. Please do not disturb the tenants. All showings by appointment only. Call agent to show at 368-2787.

## PROPERTY INFORMATION

## RENT SCHEDULE

### **GOLDMAN PARTNERS REALTY** **SOLANGE VELAS - Investment Specialist**

09 Circle Ln. • Knoxville, TN 37919 • (865) 444-3240 Cell (865) 368-2787 • Fax (865) 588-0721

			<b>2927 Whittle Springs Rd, Knoxville TN 37917</b>
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APT	# BRS	# BAS	RENT/MO.	Deposit	MOVED IN/ EXPIRES
1	1	1	\$ 425.00	\$425.00	1/30/2015 2/28/2017
2	1	1	\$ 425.00	\$325.00	4/3/2015 4/30/2017
3	1	1	\$ 425.00	\$850.00	11/23/2016 11/30/2017
4	1	1	\$ 425.00	\$425.00	11/19/2014 11/30/2016
5	1	1	\$ 395.00	\$790.00	7/14/2016 7/31/2017
6	1	1	\$ 425.00	\$325.00	4/21/2017 4/30/2018
7	1	1	\$ 425.00	\$425.00	10/27/2015 10/31/2017
8	1	1	\$ 425.00	\$650.00	6/9/2017 6/30/2018
9	2	1	\$ 495.00	\$495.00	5/30/2017 5/31/2018
10	2	1	\$ 470.00	\$50.00	9/1/2004 8/31/2005
11	2+B	1	\$ 450.00	\$250.00	2/5/2010 8/3/2011
12	2+B	1	\$ 600.00	\$825.00	5/17/2016 5/31/2017
14	2	1	\$ 495.00	\$300.00	2/28/2014 2/28/2017
15	2	1	\$ 495.00	\$395.00	6/22/2016 6/30/2017
16	2	1	\$ 495.00	\$495.00	1/20/2017 1/31/2018
17	2	1	\$ 475.00	\$475.00	3/5/2016 3/31/2017
A	1	1	\$ 405.00	\$450.00	5/5/2011 4/30/2012

Monthly Rental Income \$ 7,750  
Coin op Laundry Income \$ 54  
Total Monthly Income \$ 7,804

Total Yearly Income **\$ 93,648**

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

### **GOLDMAN PARTNERS REALTY**

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 826.00		\$ 826.00
Insurance: Fire & Liability		\$ 5,052.00	\$ 5,052.00
Management: Onsite			\$ -
Offsite	\$ 8,710.00		\$ 8,710.00
Pest Control	\$ 720.00		\$ 720.00
Property Taxes City	\$ 5,158.11		\$ 5,158.11
Property Taxes County	\$ 4,390.00		\$ 4,390.00
			\$ -
Repairs & Maintenance		\$ 6,000.00	\$ 6,000.00
Trash Pickup	\$ 1,692.00		\$ 1,692.00
Utilities: Electric, Water, & Sewer	\$ 12,060.00		\$ 12,060.00
			\$ -

<b>ADDITIONAL COMMENTS</b>
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Utility cost includes utilities for laundry room, efficiency apartment, exterior lights and transition utilities when a unit is vacant.

Property professionally managed for last 10 years since Seller purchased property.

Total Yearly Operating Expenses 

\$ 44,608
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