

PROPERTY INFORMATION

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

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

PROPERTY ADDRESS	2708 Bridalwood Drive, Knoxville TN 37917
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of Units 12
 Year Built 1979
 Bldg Size 12,096
 Lot Size 38,000

XGRM 7.59
 Cost/Unit 57,083
 Cap Rate 7.00
 Cost/Foot 56.63

UNIT BREAKDOWN/RENT

12-2 BR+1.5BA \$600-\$660



PURCHASE DATA

Price \$685,000
 Down Payment \$170,000
 Financing:
 1st loan \$515,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$3,258.14	4.5	20/5	1

OPERATING ANALYSIS

Gross Income \$ 90,240
 Actual Vacancy \$ 3,561
 Expenses \$ 38,737
 Net Income \$ 47,942
 Ln Payments \$ 39,098
 Cash Flow **\$ 8,845**

ESTIMATED EXPENSES

Mgmt	\$ 9,173	Pest Control	\$ 520
Insurance	\$ 5,761	Taxes	\$ 10,431
Pool	\$ -	Trash	\$ 948
Gardening	\$ 1,371	Utilities	\$ 1,509
Maintenance	\$ 9,024	TOTAL	\$ 38,737

DESCRIPTION

EXCELLENT LONGTERM INVESTMENT IN THE NORTH HILLS/WHITTLE SPRINGS AREA
 Individually metered for all utilities, loads of parking & private rear yards, these townhome units have it all. With spacious floorplans and features that residents appreciate, amenities include central HVAC, dishwashers, washer/dryer connections plus parking at their door. This well thought out complex also has recent upgrades including newer roofs, water heaters and four recently replaced HVAC units. Square footage is from tax records, is not guaranteed, and should be verified by buyer. Directions: Take Broadway North from I-40. Turn right on Washington Pike. Turn right again onto Bridalwood Drive and units are on the left. No sign on property. Please do not disturb the residents. All showings by appointment only. Call Solange to show at 368-2787.

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.

RENT SCHEDULE

GOLDMAN PARTNERS REALTY SOLANGE VELAS - INVESTMENT SPECIALISTS

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Email: svelas@gprknoxville.com

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APT	# BRS	# BA	RENT/MO.	Deposit	MOVED IN/ EXPIRES
A	2	1.5	\$ 620.00	\$500.00	2/16/2016 MTM
B	2	1.5	\$ 605.00	\$500.00	9/9/2015 MTM
C	2	1.5	\$ 625.00	\$550.00	6/1/2017 5/31/2018
D	2	1.5	\$ 645.00		
E	2	1.5	\$ 600.00	\$550.00	4/24/2017 4/30/2018
F	2	1.5	\$ 665.00	\$500.00	8/28/2015 MTM
G	2	1.5	\$ 600.00	\$500.00	12/27/2016 1/31/2019
H	2	1.5	\$ 625.00	\$950.00	1/8/2014 MTM
I	2	1.5	\$ 645.00	\$500.00	9/1/2015 MTM
J	2	1.5	\$ 660.00	\$600.00	5/4/2015 MTM
K	2	1.5	\$ 605.00	\$850.00	2/2/2016 MTM
L	2	1.5	\$ 625.00	\$300.00	4/30/2004 MTM

Monthly Rental Income \$ 7,520

Total Monthly Income \$ 7,520

Total Yearly Income \$ 90,240

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ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 1,371.00		\$ 1,371.00
Insurance: Fire & Liability	\$ 5,761.00		\$ 5,761.00
Management: Onsite			\$ -
Offsite	\$ 9,173.00		\$ 9,173.00
Pest Control	\$ 520.00		\$ 520.00
Property Taxes City	\$ 5,634.56		\$ 5,634.56
Property Taxes County	\$ 4,796.00		\$ 4,796.00
			\$ -
Repairs & Maintenance		\$ 9,024.00	\$ 9,024.00
Trash Pickup	\$ 948.00		\$ 948.00
Utilities:	\$ 1,509.00		\$ 1,509.00
*security lighting and vacancies only			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses \$ 38,737