

# Offering Memorandum

## Residential Duplex

202 South Cunningham Road, Seymour, TN 37865



For Sale

# 202 South Cunningham Road

1,612 SF | \$145,000

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Information included or referred to herein is confidential and furnished solely to assist prospective purchasers in evaluation of property in connection with a potential purchase of the subject loan(s) or property(ies), as applicable.

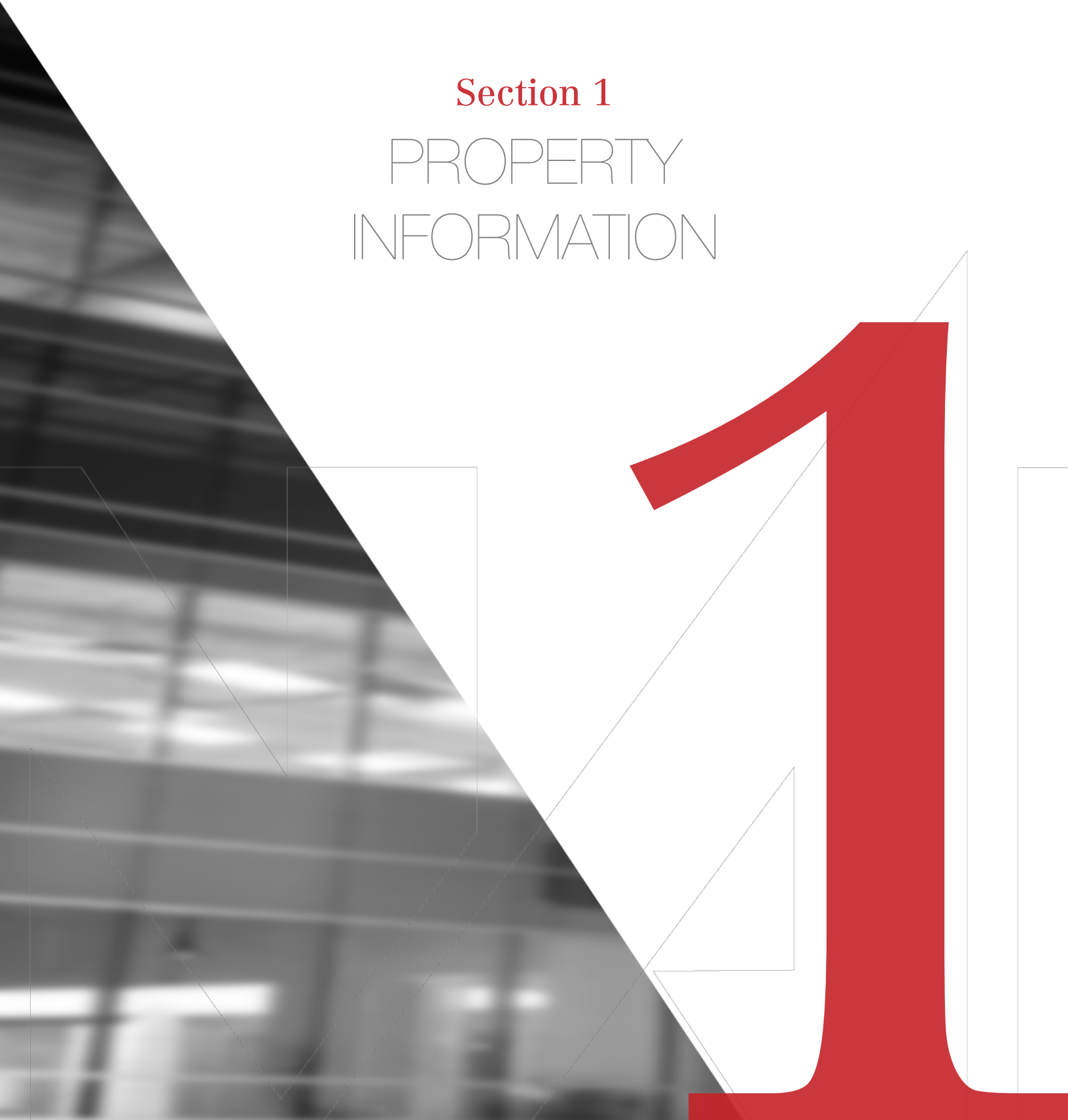
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**Section 1**

PROPERTY  
INFORMATION



For Sale - 202 South Cunningham Road

# Executive Summary

1,612 SF | \$145,000



|                  |  |
|------------------|--|
| SALE PRICE:      | \$145,000                                  |
| NUMBER OF UNITS: | 2  |
| CAP RATE:        | 7.45%                                      |
| GRM:             | 11.24                                      |
| NOI:             | \$10,803                                   |
| LOT SIZE:        | 0.43 Acres                                 |
| BUILDING SIZE:   | 1,612 SF                                   |
| YEAR BUILT:      | 1981                                       |
| ZONING:          | R-1  |
| MARKET:          | Knoxville-Morristown-Sevierville<br>CSA    |
| SUB MARKET:      | Seymour (Unincorporated)                   |
| CROSS STREETS:   | Chapman Highway & South<br>Cunningham Road |

## Property Highlights

- 100% occupied
- Utility water; septic system; natural gas
- Tenants pay utilities
- Refrigerators & Electric Ranges
- Washer/Dryer Hookups
- Carport for each unit
- Storage shed - approximately 12' x 20'

# Property Description

## Property Overview

NAI Koella | RM Moore, Inc. is pleased to exclusively offer for sale this 100% occupied residential duplex property. It is located a short distance off Chapman Highway in Seymour (unincorporated), Sevier County, Tennessee. It is near the Knox County line and South Knoxville.

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

## Location Overview

Located a short distance off Chapman Highway in Sevier County, near the Knox County line.



# Property Details

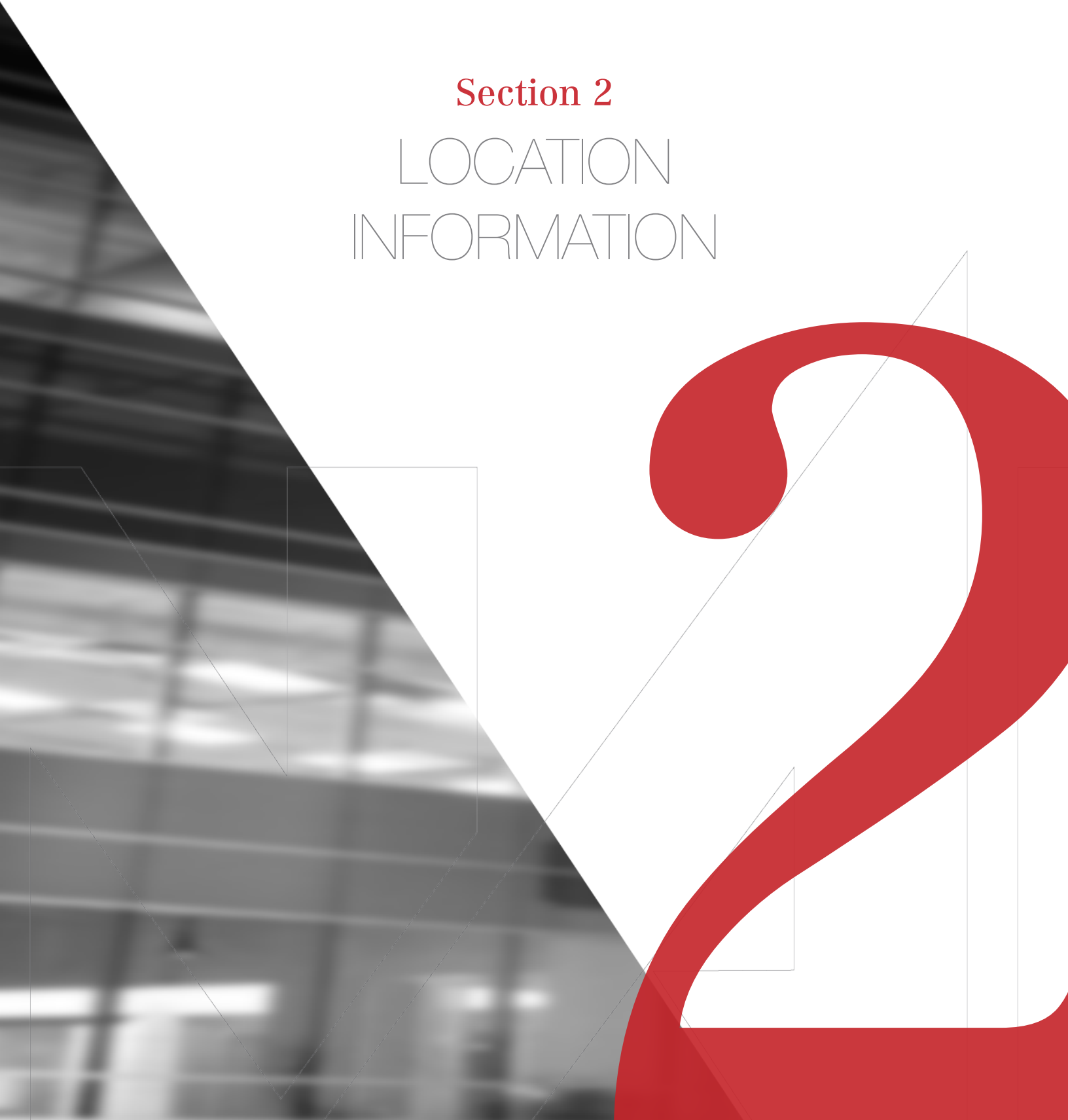
|                    |  |
|--------------------|--|
| PROPERTY NAME:     | Residential Duplex                             |
| PROPERTY ADDRESS:  | 202 South Cunningham Road<br>Seymour, TN 37865 |
| APN:               | 044D B 015.00                                  |
| LOT SIZE:          | 0.43 Acres                                     |
| BUILDING SIZE:     | 1,612 SF                                       |
| ZONING:            | R-1  |
| PARKING:           | Paved driveways                                |
| CARPORTS:          | Single - Unit A<br>Double - Unit B             |
| YEAR BUILT:        | 1981   |
| NUMBER OF STORIES: | 1  |
| FOUNDATION:        | Continuous footing                             |
| EXTERIOR WALLS:    | Brick/Wood/Siding                              |
| INTERIOR WALLS:    | Drywall  |
| FLOOR SYSTEM:      | Wood with sub floor                            |
| NUMBER OF UNITS:   | 2  |
| ROOF:              | Gable/Hip<br>Composite Shingle                 |





**Section 2**

LOCATION  
INFORMATION



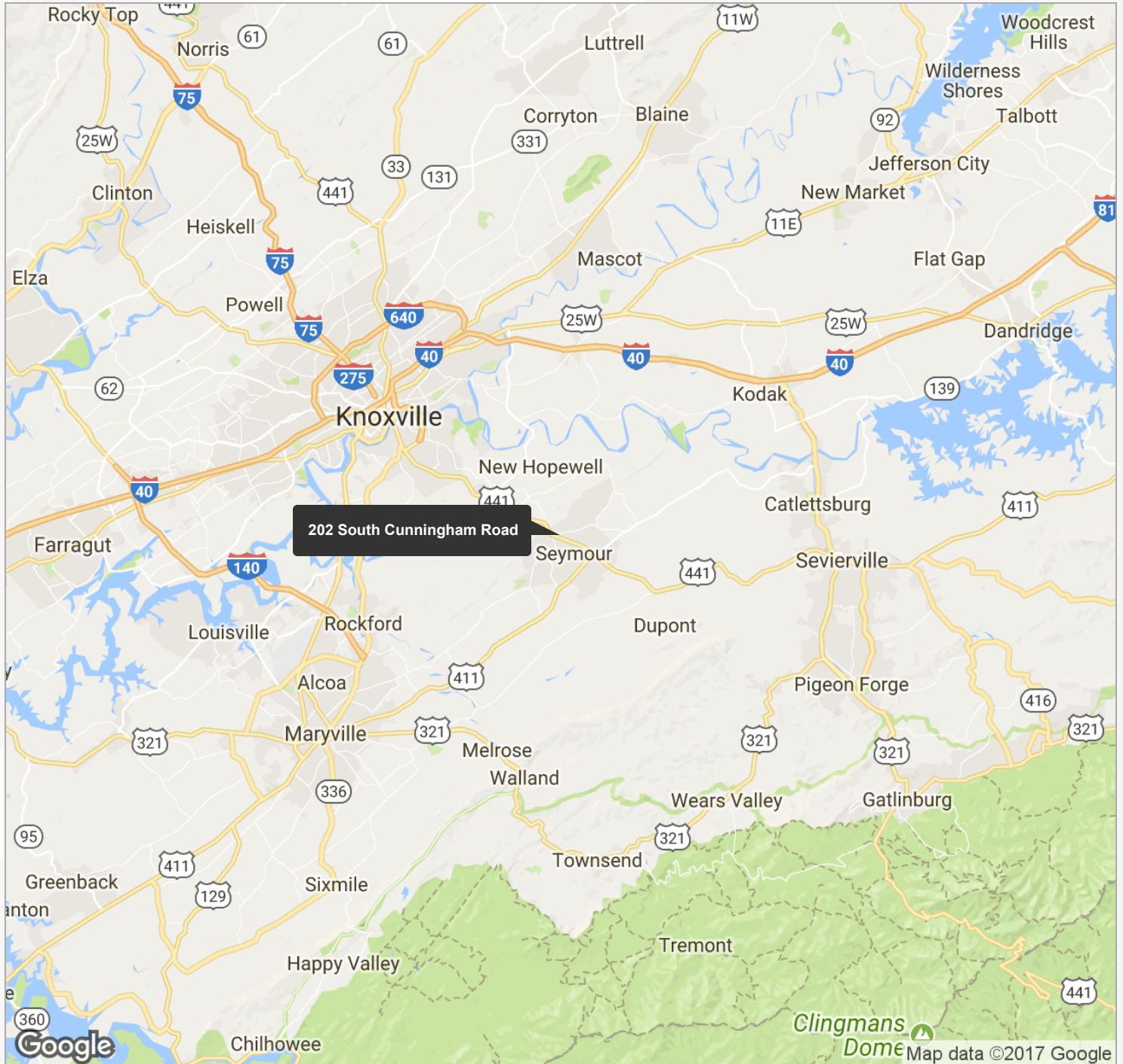


For Sale - 202 South Cunningham Road

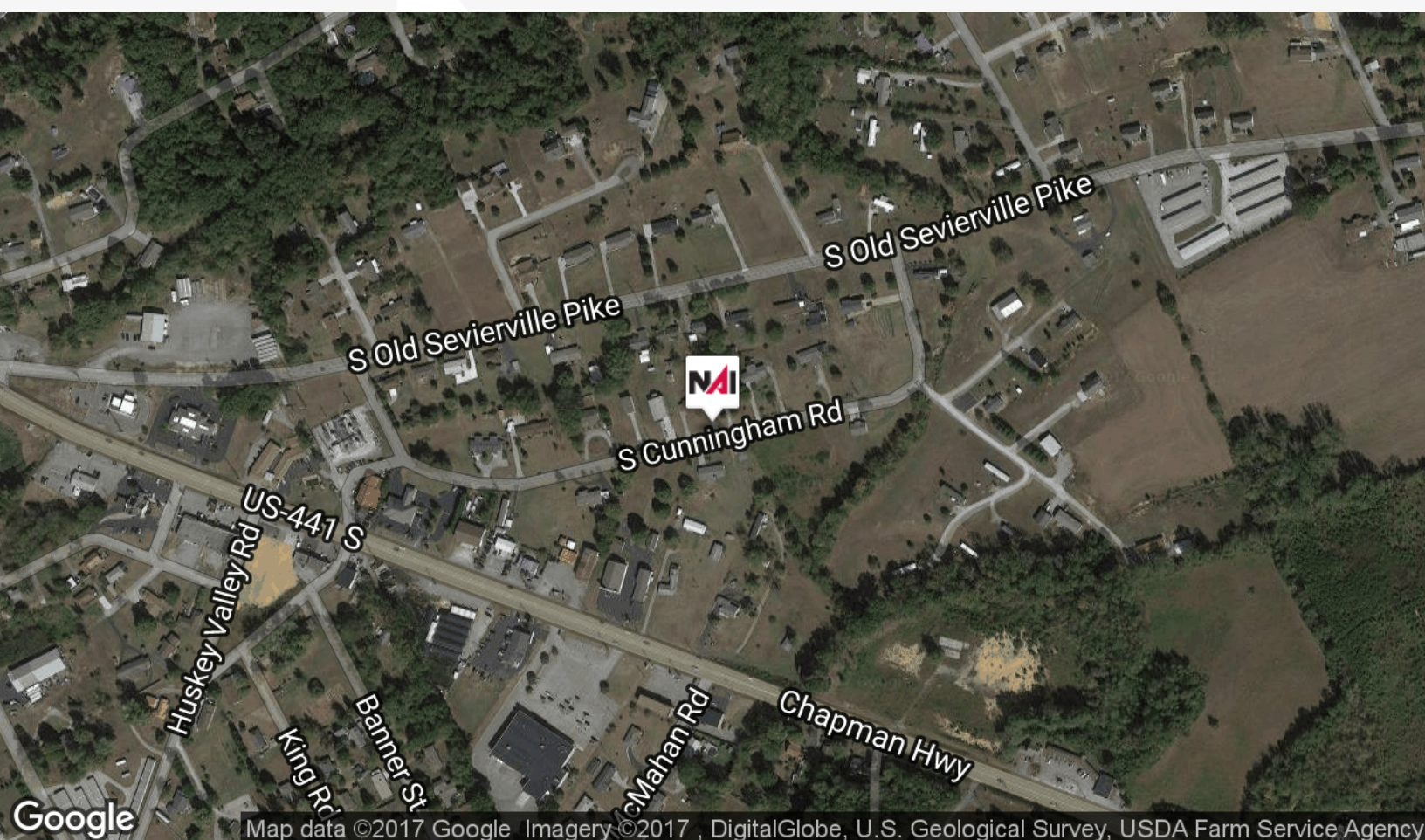
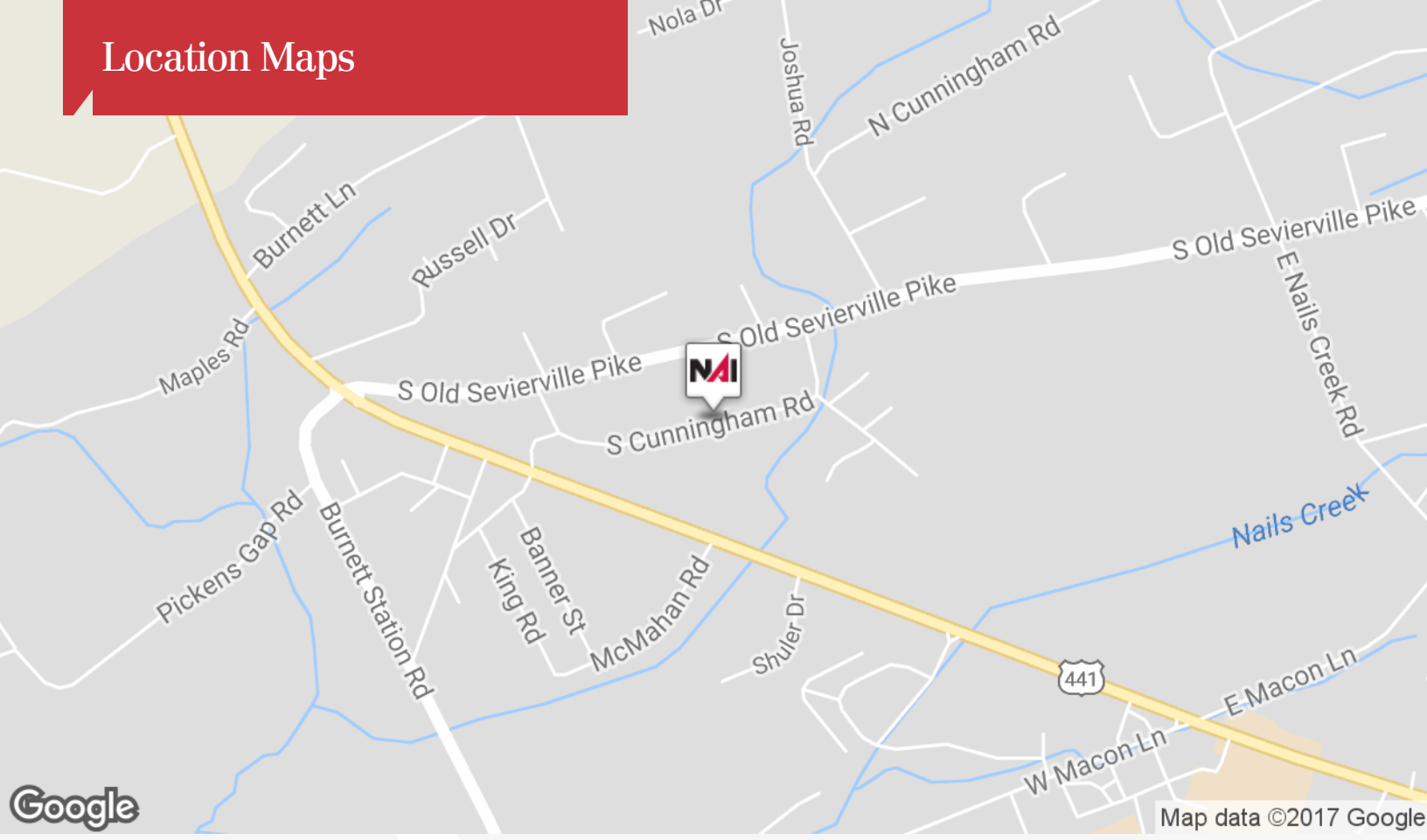
# City Map

1,612 SF | \$145,000

## Seymour, Tennessee



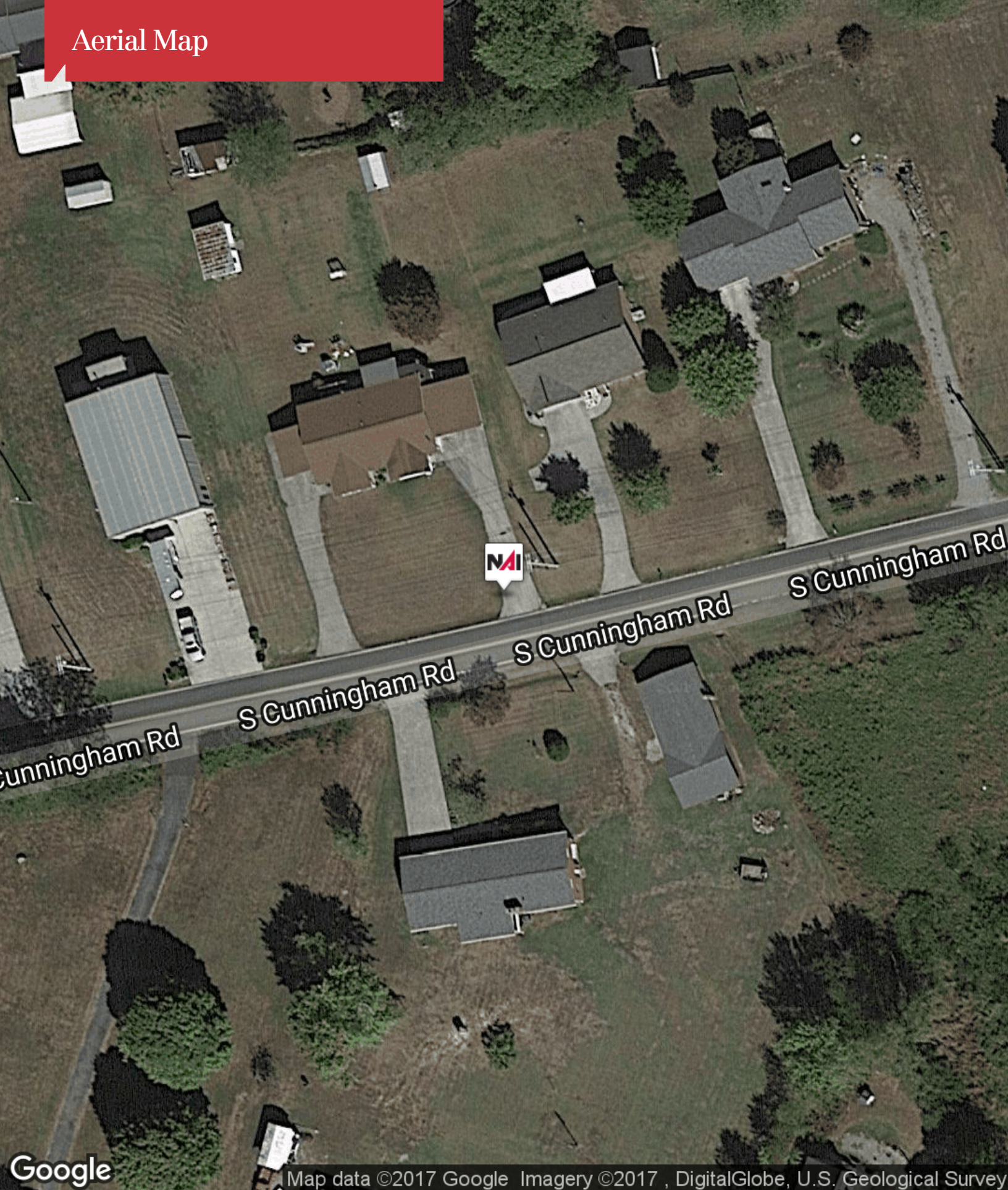
# Location Maps



# Regional Map



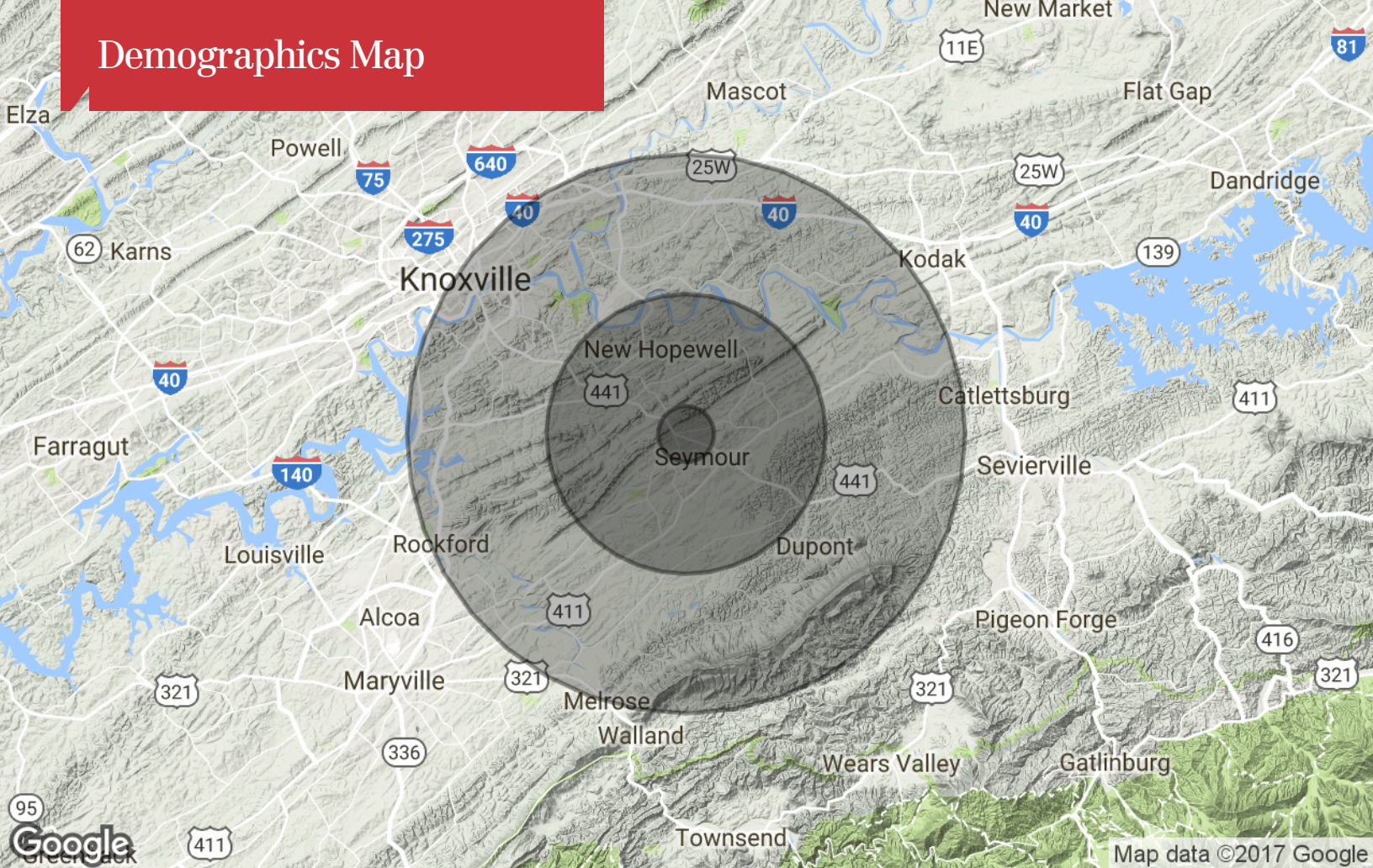
Aerial Map



Google

Map data ©2017 Google Imagery ©2017 , DigitalGlobe, U.S. Geological Survey

# Demographics Map



|                                | 1 Mile    | 5 Miles   | 10 Miles  |
|--------------------------------|-----------|-----------|-----------|
| <b>Population</b>              |           |           |           |
| TOTAL POPULATION               | 1,367     | 27,053    | 108,077   |
| MEDIAN AGE                     | 39.1      | 38.2      | 39.3      |
| MEDIAN AGE (MALE)              | 38.1      | 36.4      | 37.7      |
| MEDIAN AGE (FEMALE)            | 41.1      | 40.1      | 40.7      |
| <b>Households &amp; Income</b> |           |           |           |
| TOTAL HOUSEHOLDS               | 535       | 10,528    | 45,474    |
| # OF PERSONS PER HH            | 2.6       | 2.6       | 2.4       |
| AVERAGE HH INCOME              | \$58,268  | \$57,422  | \$50,826  |
| AVERAGE HOUSE VALUE            | \$161,377 | \$173,668 | \$171,222 |
| <b>Race</b>                    |           |           |           |
| % WHITE                        | 97.9%     | 97.4%     | 88.6%     |
| % BLACK                        | 1.1%      | 1.1%      | 9.9%      |
| % ASIAN                        | 0.4%      | 0.8%      | 0.6%      |
| % HAWAIIAN                     | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN                       | 0.0%      | 0.1%      | 0.1%      |
| % OTHER                        | 0.6%      | 0.6%      | 0.7%      |
| <b>Ethnicity</b>               |           |           |           |
| % HISPANIC                     | 1.8%      | 1.7%      | 1.8%      |

\* Demographic data derived from 2010 US Census

**Section 3**

FINANCIAL ANALYSIS



# Financial Summary

## Investment Overview

|                            |           |
|----------------------------|-----------|
| Price                      | \$145,000 |
| Number of Units            | 2         |
| Price per Unit             | \$72,500  |
| Approximate Square Footage | 1,612     |
| Price per Square Footage   | \$89      |
| GRM                        | 11.24     |
| CAP Rate                   | 7.45%     |

## Operating Data

|                               |                 |
|-------------------------------|-----------------|
| <b>Gross Scheduled Income</b> | <b>\$12,900</b> |
| Vacancy Cost (0.0%)           | - \$0           |
| <b>Gross Operating Income</b> | <b>\$12,900</b> |
| Operating Expenses            | - \$2,096       |
| <b>Net Operating Income</b>   | <b>\$10,803</b> |
| Debt Service                  | - \$6,612       |
| <b>Pre-Tax Cash Flow</b>      | <b>\$4,191</b>  |
| Cash-on-Cash Return % (yr 1)  | 11.56%          |
| Principal Reduction (yr 1)    | + \$1,754       |
| <b>Total Return (yr 1)</b>    | <b>\$5,945</b>  |
| Return on Investment %        | 16.40%          |

## Financing Data

|                      |           |
|----------------------|-----------|
| Loan Amount          | \$108,750 |
| LTV                  | 75.00%    |
| Interest Rate        | 4.500%    |
| Debt Service         | \$6,612   |
| Debt Service Monthly | \$551     |
| Amortization         | 30        |

For Sale - 202 South Cunningham Road

# Income & Expenses

1,612 SF | \$145,000

## Income Summary

Per SF

|                     |                 |               |
|---------------------|-----------------|---------------|
| Unit A              | \$6,300         | \$3.91        |
| Unit B              | \$6,600         | \$4.09        |
| <b>Gross Income</b> | <b>\$12,900</b> | <b>\$8.00</b> |

## Expense Summary

Per SF

|                                  |                |               |
|----------------------------------|----------------|---------------|
| Insurance                        | \$591          | \$0.37        |
| Repairs & Maintenance (estimate) | \$1,000        | \$0.62        |
| Property Tax (Sevier County)     | \$505          | \$0.31        |
| <b>Gross Expenses</b>            | <b>\$2,096</b> | <b>\$1.30</b> |

|                             |                 |               |
|-----------------------------|-----------------|---------------|
| <b>Net Operating Income</b> | <b>\$10,803</b> | <b>\$6.70</b> |
|-----------------------------|-----------------|---------------|



# Rent Roll

| Unit Number            | Unit Bed | Unit Bath | Lease Start | Current Rent   | Security Deposit |
|------------------------|----------|-----------|-------------|----------------|------------------|
| A                      | 1        | 1         | 4/2014      | \$525          | \$500            |
| B                      | 1        | 1         | 4/2017      | \$550          | \$500            |
| <b>Totals/Averages</b> |          |           |             | <b>\$1,075</b> | <b>\$1,000</b>   |

**Section 4**

ABOUT THE  
COMPANY





# David Gothard, CCIM

Principal Broker

865.453.8111 tel  
865.607.9536 cell  
865.429.3333 fax  
dgothard@koellamoore.com

## Professional Background

David L. Gothard, CCIM, serves as senior advisor for NAI Koella | RM Moore and as the principal broker for its Sevierville, Tennessee office.

David is a market area specialist who has amassed extensive transactional experience in the sale and leasing of many types of commercial and investment properties throughout Tennessee's Smoky Mountains region, specifically in Sevier County, Sevierville, Pigeon Forge, and Gatlinburg. The area's economic base of tourism and its 15 million annual visitors have afforded him wonderful opportunities to sub-specialize in the hospitality, restaurant and commercial land sectors.

David has been designated as a Certified Commercial Investment Member (CCIM) since 2004. Only a small percentage of commercial practitioners nationwide hold this highly coveted and respected designation.

David graduated in 1975 from the United States Naval Academy, Annapolis, Maryland, earning a Bachelor of Science degree with a major in International Security Affairs. He served as a Surface Warfare Officer aboard guided missile destroyers and cruisers, and completed his naval career in 1995 at the rank of Commander.

David and his wife Kathy reside in Sevierville with their two Shelties, Cassie and Cody and their cat, Izzie.

BS - International Security Affairs  
United States Naval Academy, Annapolis, MD

CCIM  
GSMAR  
TAR  
NAR  
ICSC