

**PROPERTY INFORMATION**

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

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

<b>PROPERTY ADDRESS</b>	<b>1144 McArthur Rd, Maryville TN 37804</b>
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# of Units                    8  
 Year Built                    1975  
 Bldg Size                    7,874  
 Lot Size                    18,850

XGRM                    8.17  
 Cost/Unit                    62,500  
 Cap Rate                    7.19  
 Cost/Foot                    63.50



**UNIT BREAKDOWN/RENT**

8-2+1.5                    \$625-650

**PURCHASE DATA**

Price                    \$500,000  
 Down Payment                    \$125,000  
 Financing:  
     1st loan                    \$375,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$2,474.83	5	20/5	1

**OPERATING ANALYSIS**

Gross Income    \$ 61,200  
 Est. Vacancy    \$ 6,060  
 Expenses        \$ 19,187  
 Net Income     \$ 35,953  
 Ln Payments    \$ 29,698  
 Cash Flow      **\$ 6,255**

**ESTIMATED EXPENSES**

Mgmt	\$ -		
Insurance	\$ 2,200	Pest Control	\$ -
Pool	\$ -	Taxes	\$ 2,947
Gardening	\$ 1,272	Trash	\$ 2,448
Maintenance	\$ 4,200	Utilities	\$ 6,120
		<b>TOTAL</b>	<b>\$ 19,187</b>

**DESCRIPTION**

**CENTRAL MARYVILLE LOCATION, OFF OLD KNOXVILLE HWY - ALL 2 BDRM TOWNHOMES!**  
 Property lies on a spacious corner lot w/plenty of parking. New roof installed after the 2011 hailstorm. Tenant preferred amenities include stoves, dishwashers, refrigerators and washer/dryer connections. This location offers excellent access to Pellissippi Parkway, Maryville College & Tyson McGhee Airport. 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:** Pellissippi Parkway (I-140) to last exit. Turn right onto Old Knoxville Hwy, then bear right onto McArthur Rd. Property will be on the left at the corner of McArthur Rd & Marshall St.

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 SPECIALIST

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APT	# BRS	# BAS	RENT/MO.		Deposit	MOVED IN
1144	2	1.5	\$ 650.00		\$650.00	5/3/2018
1146	2	1.5	\$ 625.00		\$625.00	12/2/2015
1148	2	1.5	\$ 625.00		\$550.00	6/1/2008 THDA
1150	2	1.5	\$ 650.00		\$650.00	1/16/2018
1152	2	1.5	\$ 650.00		\$625.00	6/6/2018
1154	2	1.5	\$ 625.00		\$625.00	10/2/2014 MARYV HOUS
1156	2	1.5	\$ 650.00		\$650.00	5/11/2018
1158	2	1.5	\$ 625.00		\$500.00	10/9/2013

Monthly Rental Income \$ 5,100

Total Monthly Income \$ 5,100

Total Yearly Income \$ 61,200

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**ANNUAL OPERATING EXPENSES**

**GOLDMAN PARTNERS REALTY**

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<b>EXPENSES</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>
			\$ -
Gardening Service	\$ 1,272.00		\$ 1,272.00
Insurance: Fire & Liability	\$ 2,200.00		\$ 2,200.00
Management: Onsite			\$ -
Offsite			\$ -
Pest Control			\$ -
Property Taxes City			\$ -
Property Taxes County	\$ 2,947.20		\$ 2,947.20
			\$ -
Repairs & Maintenance		\$ 4,200.00	\$ 4,200.00
Trash Pickup	\$ 2,448.00		\$ 2,448.00
Utilities: Water, sewer	\$ 6,120.00		\$ 6,120.00
& Outside Lights			\$ -

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses 

\$ 19,187
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