

PROPERTY INFORMATION
GOLDMAN PARTNERS REALTY

***SOLANGE VELAS* - Investment Specialist**

109 Circle Lane • Knoxville, TN 37919 • (865) 368-2787 • Fax (865) 588-0721
 (865) 368-2787 Cell • (865) 247-7809 Broker • Email: svelas@gprknoxville.com

| | |
|-------------------------|---|
| PROPERTY ADDRESS | 817-819 Hickory Dr, Knoxville TN 37912 |
|-------------------------|---|

| | |
|------------|------------|
| # of Units | 16 |
| Lot Size | 1.46 Acres |
| XGRM | 5.15 |
| Cost/Unit | 25,000 |
| Cap Rate | 12.11 |



UNIT BREAKDOWN/RENT

| | |
|-------------------|-----------|
| 12 - Mobile Homes | \$450-550 |
| 4 - Pads | \$175 |



PURCHASE DATA

| | | | | | | |
|--------------|-----------|--------|-------------|------|--------------|------|
| Price | \$400,000 | Lender | Payment | Rate | Amortization | Fees |
| Down Payment | \$100,000 | NEW | \$ 2,372.38 | 5 | 15/5 | 1 |
| Financing: | | | | | | |
| 1st loan | \$300,000 | | | | | |

OPERATING ANALYSIS

| | |
|--------------|------------------|
| Gross Income | \$ 77,700 |
| Est. Vacancy | \$ 7,500 |
| Expenses | \$ 21,757 |
| Net Income | \$ 48,443 |
| Ln Payments | \$ 28,469 |
| Cash Flow | \$ 19,974 |

ESTIMATED EXPENSES

| | | | |
|-------------|-----------|--------------|------------------|
| Insurance | \$ 3,118 | Pest | \$ 2,058 |
| Pool | \$ - | Taxes | \$ 4,568 |
| Gardening | \$ - | Trash | \$ 1,213 |
| Maintenance | \$ 10,596 | Utilities | \$ 204 |
| Mgmt. | \$ - | TOTAL | \$ 21,757 |

DESCRIPTION

NORTH KNOXVILLE MOBILE HOME PARK - GOOD OCCUPANCY - STRONG CASH RETURN

This well located property is near the corner of Clinton HWY and Hickory Dr w/ easy access to I-75. This sale includes 12 mobile homes, 4 rental mobile home pads and is situated on 2 lots. Park address is 817- 819 Hickory Dr. Tenants pay all utilities including water & do the yard work as well. No sign on property. Please do not disturb the residents.

Directions: From I-40 take 275 North to Clinton HWY. Turn right onto Hickory Dr. and Pinewood Mobile Home Park is on the left.

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

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| APT | # BRS | RENT/MO. | Tenant | Deposit | Move In | Expires |
|-----|-------|-----------|---------|---------|---------|---------|
| 1 | MBH | \$ 500.00 | | | | |
| 2 | MBH | \$ 500.00 | | | | |
| 3 | PAD | \$ - | storage | | | |
| 4 | MBH | \$ 500.00 | | | | |
| 5 | MBH | \$ 500.00 | | | | |
| 6 | MBH | \$ 500.00 | | | | |
| 7 | MBH | \$ 500.00 | vacant | | | |
| 8 | MBH | \$ 450.00 | | | | |
| 9 | MBH | \$ 450.00 | | | | |
| 10 | MBH | \$ 550.00 | | | | |
| 11 | MBH | \$ 500.00 | | | | |
| 12 | PAD | \$ 175.00 | | | | |
| 13 | PAD | \$ 175.00 | | | | |
| 14 | MBH | \$ 500.00 | | | | |
| 15 | MBH | \$ 500.00 | | | | |
| 16 | PAD | \$ 175.00 | vacant | | | |

*MBH - Mobile Home Included in Sale

| | | |
|-----------------------|----|--------|
| Monthly Rental Income | \$ | 6,475 |
| Other Income | \$ | - |
| Total Monthly Income | \$ | 6,475 |
| Total Yearly Income | \$ | 77,700 |

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ANNUAL OPERATING EXPENSES

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| EXPENSES | ACTUAL | PROJECTED | TOTAL |
|------------------------|---------------|------------------|--------------|
| | | | \$ - |
| Gardening (Tenants) | | \$ - | \$ - |
| Insurance: Liability | \$ 452.00 | | \$ 452.00 |
| Mobile Home | \$ 2,666.00 | | \$ 2,666.00 |
| Mgmt Onsite | | | \$ - |
| Offsite | | | \$ - |
| Pest Contro (Orkin) | \$ 2,058.00 | | \$ 2,058.00 |
| Mobile Home Taxes | \$ 230.00 | | \$ 230.00 |
| Property Taxes County | \$2,017.00 | | \$ 2,017.00 |
| Property Taxes City | \$2,321.00 | | \$ 2,321.00 |
| Repairs & Maintenance | \$ 10,596.00 | | \$ 10,596.00 |
| Trash Pickup | \$ 1,213.00 | | \$ 1,213.00 |
| Utilities: Tenant Paid | | | \$ - |
| Security Lights | \$ 204.00 | | \$ 204.00 |

| |
|----------------------------|
| ADDITIONAL COMMENTS |
|----------------------------|

Total Yearly Operating Expenses

| |
|-----------|
| \$ 21,757 |
|-----------|

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