

**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>422 Pink Dogwood, Maryville TN 37803</b>
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# of Units            12  
 Year Built            1965  
 Bldg Size            6,720  
 Lot Size                50,500

XGRM                 8.49  
 Cost/Unit            32,917  
 Cap Rate             6.64  
 Cost/Foot            58.78



**UNIT BREAKDOWN/RENT**

12-1+1            \$250-\$350



**PURCHASE DATA**

Price                 \$395,000  
 Down Payment     \$95,000  
 Financing:  
     1st loan     \$300,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$1,979.87	5	20/5	1

**OPERATING ANALYSIS**

Gross Income     \$ 46,500  
 Est. Vacancy     \$ 2,295  
 Expenses         \$ 17,986  
 Net Income       \$ 26,219  
 Ln Payments     \$ 23,758  
 Cash Flow        **\$ 2,461**

**ESTIMATED EXPENSES**

Mgmt	\$	-		
Insurance	\$	2,009	Pest Control	\$ 1,246
Pool	\$	-	Taxes	\$ 3,311
Gardening	\$	2,080	Trash	\$ 1,032
Maintenance	\$	4,000	Utilities	\$ 4,308
			<b>TOTAL</b>	<b>\$ 17,986</b>

**DESCRIPTION**

**QUIET MARYVILLE LOCATION, OFF TUCKALEECHIE PIKE. FIRST TIME ON MARKET!**

Built by this Sellers father, this complex has been in the family ever since. Tenants are very longterm. Property lies well on over an acre with plenty of parking. New roof installed after the 2011 hail storm. In a beautiful setting, just off 321, property has city water and septic tanks.

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:** Take 321 to Tuckaleechee Pike then right onto Pink Dogwood. Property is on the right.

**RENT SCHEDULE**

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APT	# BRS	# BAS	RENT/MO.		Deposit	MOVED IN/ EXPIRES
1	1	1	\$ 350.00		\$450.00	9/4/2015
2	1	1	\$ 250.00		\$200.00	7/23/2000
3	1	1	\$ 350.00	V	\$0.00	
4	1	1	\$ 275.00		\$300.00	10/19/2005
5	1	1	\$ 350.00		\$450.00	7/23/2015
6	1	1	\$ 350.00		\$450.00	9/18/2015
7	1	1	\$ 300.00		\$350.00	10/26/2012
8	1	1	\$ 350.00	V	\$0.00	
9	1	1	\$ 350.00		\$450.00	10/2/2015
10	1	1	\$ 250.00		\$200.00	6/26/2001
11	1	1	\$ 350.00		\$350.00	11/14/2014
12	1	1	\$ 350.00		\$300.00	3/17/2017

Monthly Rental Income \$ 3,875

Total Monthly Income \$ 3,875

Total Yearly Income **\$ 46,500**

**ANNUAL OPERATING EXPENSES**

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<b>EXPENSES</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>
			\$ -
Gardening Service		\$ 2,080.00	\$ 2,080.00
Insurance: Fire & Liability	\$ 2,009.00		\$ 2,009.00
Management: Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 1,246.00		\$ 1,246.00
Property Taxes City			\$ -
Property Taxes County	\$ 3,311.00		\$ 3,311.00
			\$ -
Repairs & Maintenance		\$ 4,000.00	\$ 4,000.00
Trash Pickup	\$ 1,032.00		\$ 1,032.00
Utilities: Water	\$ 4,308.00		\$ 4,308.00
& Outside Lights			\$ -

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

\$ 17,986
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