

## PROPERTY INFORMATION

<b>PROPERTY ADDRESS</b>	<b>2202 LAUREL AVE, KNOXVILLE 37916</b>
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# of Bedrooms            8  
 Year Built                1925  
 Bldg. Sq. Ft.            2,760  
 Lot Size-sqft            4975

XGRM                      10.20  
 Cost/Bedroom            58,125



<b>UNIT BREAKDOWN/RENT</b>
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8-Bedrooms              \$3,800



<b>PURCHASE DATA</b>
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Price                        \$465,000  
 Down Payment            \$93,000  
 Financing:  
     1st loan            \$372,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$ 2,455.04	5	20/5	1

<b>OPERATING ANALYSIS</b>
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Gross Income            \$ 45,600  
  
 Expenses                \$ 7,910  
 Net Income              \$ 37,690  
 Ln Payments            \$ 29,460  
 Cash Flow              \$ 8,230

<b>OPERATING EXPENSES</b>
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Insurance	\$ 1,500	Other	\$ -
Pool	\$ -	Taxes	\$ 2,210
Gardening	\$ 1,000	Trash	\$ -
Maint.	\$ 3,200	Utilities	\$ -
Mgmt.	\$ -	<b>TOTAL</b>	<span style="border: 1px solid black; padding: 2px;"><b>\$ 7,910</b></span>

<b>DESCRIPTION</b>
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**8 BEDROOM RENTAL HOUSE - IN A GREAT FORT SANDERS LOCATION - WALK TO UT CAMPUS!**  
 2200 Laurel, adjacent corner home is available as well. Can be bought together or separately.  
 Currently leased through July 31, 2018, a shortage of whole house rentals near the University of Tennessee main campus at Knoxville makes for a strong rental history and a bright future. Plus the tenants pay all the utilities including water and sewer charges. Square footage is from tax records, is not guaranteed, and should be verified by buyer.  
**DIRECTIONS:** Exit Alcoa Hwy at Kingston Pike & turn toward downtown onto Cumberland Ave. Turn left on 22nd Street. Property is one house from the SW corner of Laurel Ave & 22nd St. Laurel is one way only. No sign on the property. Do not disturb tenants. Extra time may be needed to schedule showings for occupied bedrooms. Call the listing agent to schedule showings.

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

PROPERTY ADDRESS	2202 LAUREL AVE, KNOXVILLE 37916
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	# BRS	BATHS	RENT/MO.					
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	8	2	\$3,800.00					
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Monthly Rental Income	\$	3,800
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Other Income		
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Total Monthly Income	\$	3,800
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Total Yearly Income	\$	45,600
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## ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
Advertising			\$ -
Elevator Contract			
Gardening Service		\$ 1,000.00	\$ 1,000.00
Insurance: Fire & Liability		\$ 1,500.00	\$ 1,500.00
Other			
Mgmt Onsite			\$ -
Offsite			\$ -
Pest Control			\$ -
Pool Service			
Property Taxes City	\$ 1,187.55		\$ 1,187.55
Property Taxes County	\$ 1,022.00		\$ 1,022.00
Other			\$ -
Repairs & Maintenance		\$ 3,200.00	\$ 3,200.00
Trash Pickup - City			\$ -
Utilities: Tenants Pay All			\$ -

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses \$ 7,910