

PROPERTY INFORMATION

**GOLDMAN PARTNERS REALTY
VELAS & DENNY - INVESTMENT SPECIALISTS**

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

PROPERTY ADDRESS	422 Pink Dogwood, Maryville TN 37803
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of Units 12
 Year Built 1965
 Bldg Size 6,720
 Lot Size 50,500

XGRM 8.71
 Cost/Unit 33,333
 Cap Rate 6.41
 Cost/Foot 59.52



UNIT BREAKDOWN/RENT

12-1+1 \$250-\$350



PURCHASE DATA

Price \$400,000
 Down Payment \$100,000
 Financing:
 1st loan \$300,000

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

OPERATING ANALYSIS

Gross Income \$ 45,900
 Est. Vacancy \$ 2,295
 Expenses \$ 17,961
 Net Income \$ 25,644
 Ln Payments \$ 23,758
 Cash Flow **\$ 1,886**

ESTIMATED EXPENSES

Mgmt	\$	-		
Insurance	\$	2,000	Pest Control	\$ 1,246
Pool	\$	-	Taxes	\$ 3,379
Gardening	\$	2,080	Trash	\$ 1,032
Maintenance	\$	4,000	Utilities	\$ 4,224
			TOTAL	\$ 17,961

DESCRIPTION

QUIET MARYVILLE LOCATION, OFF TUCKALEECHIE PIKE. FIRST TIME ON MARKET!
 Built by this Sellers father, this complex has been well cared for & it shows. Tenants are very longterm
 Property lies well on over an acre with plenty of parking. New roof installed after the 2011 hail storm.
 The complex features 12-one bedroom units in a scenic rural setting. No city property taxes - county c
 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.

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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Email: svelas@gprknoxville.com

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APT	# BRS	# BAS	RENT/MO.		Deposit	MOVED IN/ EXPIRES
422	1	1	\$ 350.00		\$450.00	9/4/2015
424	1	1	\$ 250.00		\$200.00	7/23/2000
426	1	1	\$ 350.00	V	\$0.00	
428	1	1	\$ 275.00		\$300.00	10/19/2005
430	1	1	\$ 300.00		\$350.00	7/23/2015
432	1	1	\$ 350.00		\$450.00	9/18/2015
434	1	1	\$ 300.00		\$350.00	10/26/2012
436	1	1	\$ 350.00		\$0.00	11/1/2016
438	1	1	\$ 350.00		\$450.00	10/2/2015
440	1	1	\$ 250.00		\$200.00	6/26/2001
442	1	1	\$ 350.00		\$350.00	11/14/2014
444	1	1	\$ 350.00		\$300.00	3/17/2017

Monthly Rental Income \$ 3,825

Total Monthly Income \$ 3,825

Total Yearly Income \$ 45,900

ANNUAL OPERATING EXPENSES

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 2,080.00		\$ 2,080.00
Insurance: Fire & Liability	\$ 2,000.00		\$ 2,000.00
Management: Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 1,246.00		\$ 1,246.00
Property Taxes City			\$ -
Property Taxes County	\$ 3,379.00		\$ 3,379.00
			\$ -
Repairs & Maintenance		\$ 4,000.00	\$ 4,000.00
Trash Pickup	\$ 1,032.00		\$ 1,032.00
Utilities: Water	\$ 4,224.00		\$ 4,224.00
& Outside Lights			\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 17,961
