

PROPERTY INFORMATION

**GOLDMAN PARTNERS REALTY
SOLANGE VELAS - Investment Specialist**

318 Erin Dr., Ste. 1 • Knoxville, TN 37919 • (865) 368-2787 • Fax (865) 588-0721
Broker (865) 247-7809 • Email: svelas@gprknoxville.com

PROPERTY ADDRESS	2817 Colt Dr., Knoxville, TN 37917
-------------------------	---

of Units 4
Year Built 1979
Sq.Ft. 3,770
Lot Size 125x205xIRR

Cost/Unit 62,375
Cost/Foot 66.18



UNIT BREAKDOWN/RENT

4-2BR+1BA \$575-\$600



PURCHASE DATA

Price \$249,500
Down Payment \$62,375
Financing:

1st loan \$187,125

Lender	Payment	Rate	Amortization	Fees
NEW	\$ 1,004.53	5	30/30	2

OPERATING ANALYSIS

Gross Income \$ 28,200
Est. Vacancy \$ 2,820
Expenses \$ 8,469
Net Income \$ 16,911
Ln Payments \$ 12,054
Cash Flow **\$ 4,857**

ESTIMATED EXPENSES

Insurance	\$ 3,411	Pest Control	\$ 240
Pool/HOA	\$ -	Taxes	\$ 1,858
Gardening	\$ 960	Trash	\$ -
Maintenance	\$ 2,000	Utilities	\$ -
Mgmt.	\$ -	TOTAL	\$ 8,469

DESCRIPTION

RARE FIND. All Brick Fourplex in North Knoxville. Recently remodeled with new HVAC.
The interior floorplans of these 2 bedroom units are well designed, with eat-in kitchens, large bathrooms and spacious living quarters. The complex features excellent amenities including central heat/air, stoves, refrigerators, dishwashers & washer/dryer connections. The residents pay all the utilities including water/sewer and trash pickup. The convenient location just off Broadway/Maynardville HWY & the all brick exterior makes this an excellent long term investment and perfect for an owner/occupant. Full occupancy may require extra time to schedule showings. Square footage is from tax records, is not guaranteed, and should be verified by Buyer.

DIRECTIONS: Take Broadway north toward Halls Crossroads, and turn left at the traffic light onto Rifle Range Road. Turn right onto Lugar Rd., then left on Colt Drive. Property is on the right. No sign. Please do not disturb the tenants. All showings by appointment. Call 368-2787.

RENT SCHEDULE

GOLDMAN PARTNERS REALTY
SOLANGE VELAS - Investment Specialist

318 Erin Dr., Ste. 1 • Knoxville, TN 37919 • (865) 368-2787 • Fax (865) 588-0721

PROPERTY ADDRESS	2817 Colt Dr., Knoxville, TN 37917
-------------------------	---

APT	# BRS	# BAS	RENT/MO.	SQFT	DEPOSIT	MOVED IN	EXPIRES
1	2	1	\$ 600.00		\$825	1/12/2015	1/31/2016
2	2	1	\$ 600.00		\$1,400	1/16/2015	1/31/2016
3	2	1	\$ 575.00		\$575	12/17/2014	12/31/2015
4	2	1	\$ 575.00		\$1,100	2/13/2015	2/29/2016

Monthly Rental Income	\$	2,350
Other Income		
Total Monthly Income	\$	2,350
Total Yearly Income	\$	28,200

ANNUAL OPERATING EXPENSES

GOLDMAN PARTNERS REALTY
SOLANGE VELAS - Investment Specialist

318 Erin Dr., Ste. 1 • Knoxville, TN 37919 • (865) 368-2787 • Fax (865) 588-0721

Broker (865) 247-7809 • Email: svelas@gprknoxville.com

PROPERTY ADDRESS	2817 Colt Dr., Knoxville, TN 37917
-------------------------	---

EXPENSES	ACTUAL	PROJECTED	TOTAL
Advertising			\$ -
Gardening Service	\$ 960.00		\$ 960.00
Insurance: Fire & Liability	\$ 2,911.00		\$ 2,911.00
Rural Metro		\$ 500.00	\$ 500.00
Managemen Onsite			\$ -
Offsite			\$ -
Pest Control	\$ 240.00		\$ 240.00
Pool Fee/HOA			
Property Taxes City	\$ -		\$ -
Property Taxes County	\$ 1,858.00		\$ 1,858.00
Other			\$ -
Repairs & Maintenance		\$ 2,000.00	\$ 2,000.00
Trash Pickup	\$ -		\$ -
Utilities: Tenant Pays All	\$ -	\$ -	\$ -

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 8,469
