



# Offering Memorandum

## Forestdale Apartment

3014 FORESTDALE AVENUE, KNOXVILLE, TN 37917

**PRESENTED BY:**

**JON ROOSEN**

O: 865.202.6767

[jon.roosen@svn.com](mailto:jon.roosen@svn.com)

**FORD COLLIER**

O: 865.337.3438

[ford.collier@svn.com](mailto:ford.collier@svn.com)

**SCOTT SZPYRKA**

O: 865.585.8489

[scott.szpyrka@svn.com](mailto:scott.szpyrka@svn.com)



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### DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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# Property Information



## PROPERTY SUMMARY

### FORESTDALE APARTMENT

3014 FORESTDALE AVENUE  
KNOXVILLE, TN 37917

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,850,000
<b>BUILDING SIZE:</b>	21,760 SF
<b>LOT SIZE:</b>	85,813 SF
<b>CAP RATE:</b>	6.89%
<b>YEAR BUILT</b>	1970
<b>ZONING</b>	RN-5
<b>UNITS:</b>	32

## PROPERTY SUMMARY

SVN | Wood Properties is proud to present 3014 Forestdale Ave — a beautifully updated multifamily property in North Knoxville, just minutes from downtown. This well-maintained building features modern one-bedroom, one-bath units with stylish finishes, and spacious layouts. Each unit currently rents for \$980 per month, with market rent potential of \$1,150, offering immediate upside for investors. Recent renovations and included utilities — water, landscaping, and waste service — make for easy ownership and strong tenant appeal. With its prime location, solid in- place income, and room to grow rents, this property stands out as a turnkey investment opportunity in one of Knoxville's steadily growing neighborhoods — a true plus for any multifamily portfolio.



## PROPERTY HIGHLIGHTS

- Turnkey asset with recent renovations — Updated 1BR/1BA units featuring modern finishes, and minimal CapEx needs.
- Strong in-place income with immediate rent upside — Current rents at \$980 with market potential around \$1,150, providing a clear value-add pathway.
- Prime North Knoxville location — Minutes from downtown, I-640, and major employment hubs, supporting high renter demand and stable occupancy.
- Ownership-friendly utility structure — Water, landscaping, and waste service are included, simplifying management and enhancing tenant retention.
- Solid stabilized performance with growth potential — A great fit for



**Kitchen Remodel**



**Bathroom Remodel**



**Living Room**



## PROPERTY PHOTOS

The property offers approximately 0.75 acres of developable land, providing options to increase unit count, subdivide for sale, or add value-enhancing amenities.



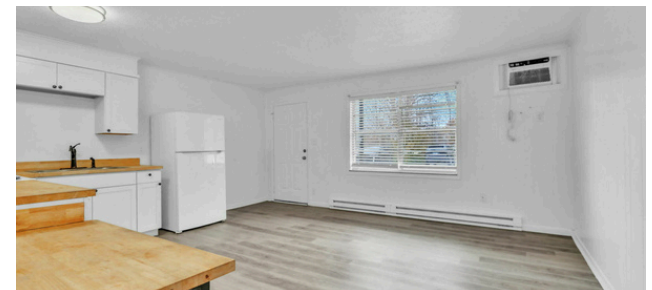
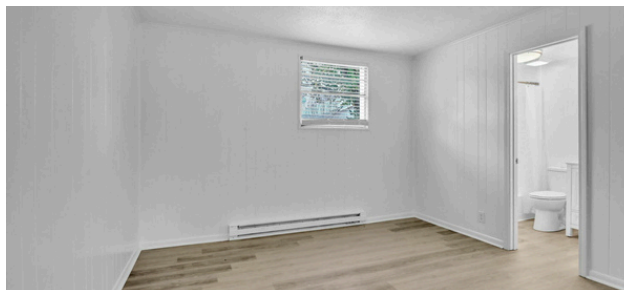
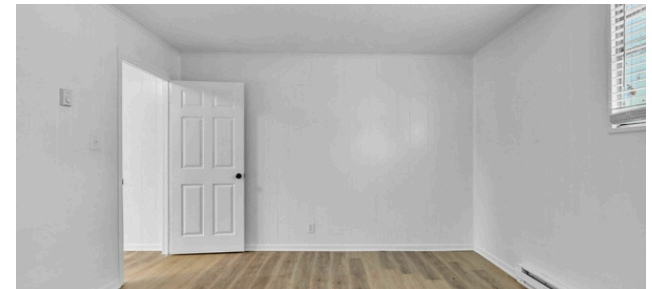
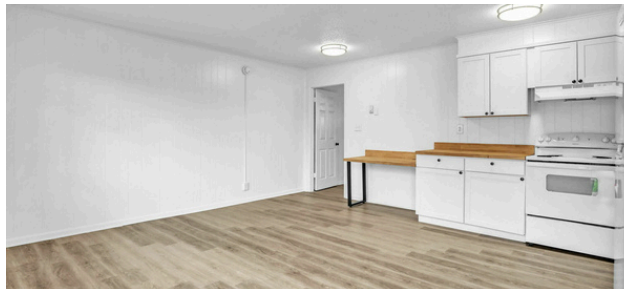
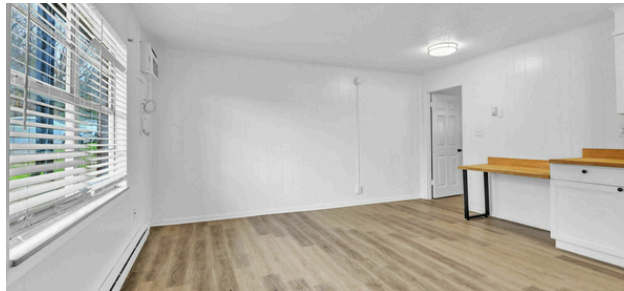


## PROPERTY PHOTOS





## ADDITIONAL PHOTOS





# Location Information

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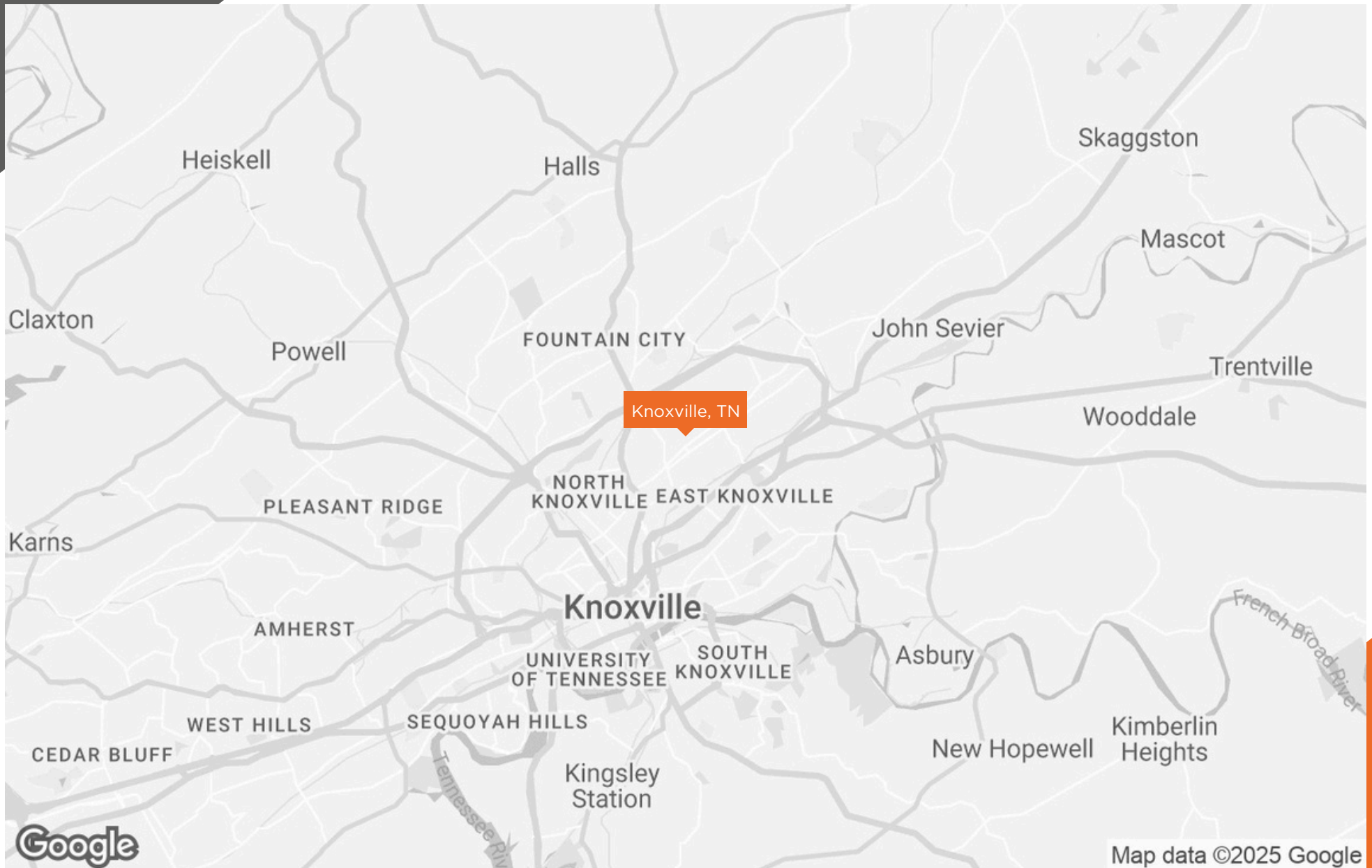
## LOCATION DESCRIPTION

3014 Forestdale Ave offers a collection of newly renovated one-bedroom, one-bath apartments in the heart of North Knoxville. Each unit showcases modern finishes throughout, including updated flooring, refreshed kitchens and baths, and central air, along with a functional layout that separates the kitchen and living areas for added comfort. The property is ideally positioned just five minutes from Downtown Knoxville, offering residents exceptional convenience to the city's major employment centers, entertainment districts, and university amenities while still enjoying the privacy of a quiet residential neighborhood. North Knoxville continues to experience strong revitalization, with new restaurants, coffee shops, and retail options along the Broadway and Central corridors, making the area increasingly attractive to young professionals and long-term renters alike. This location provides easy access to major transportation routes, nearby parks, grocery stores, and daily necessities, creating a balanced living environment that appeals to a wide renter base. With its combination of updated interiors, central accessibility, and a peaceful community feel, 3014 Forestdale Ave stands out as a well-located asset in one of Knoxville's most steadily growing submarkets.





## REGIONAL MAP





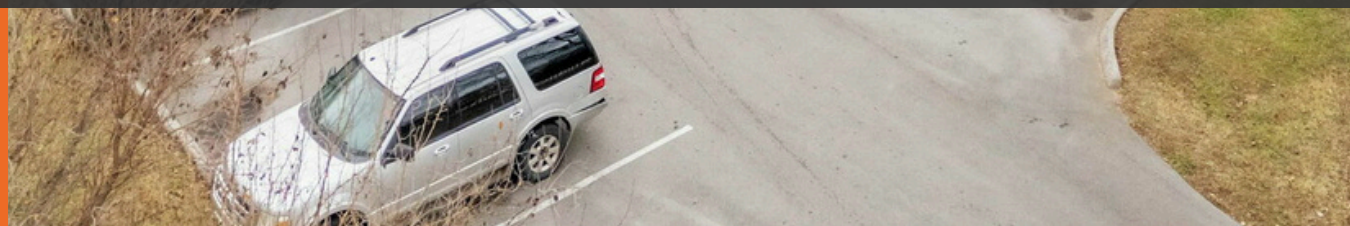
## AERIAL MAP





# Property Analysis

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# INCOME & EXPENSES

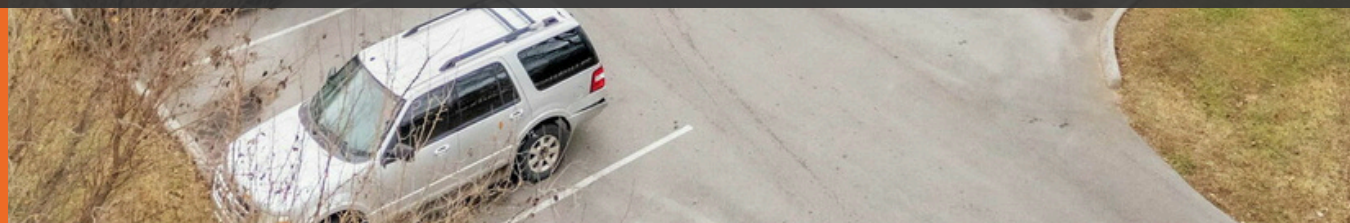


INCOME SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
RENTAL INCOME	\$376,320	\$441,600
OTHER INCOME	-	\$9,469
VACANCY COST	\$0	(\$22,080)
<b>GROSS INCOME</b>	<b>\$376,320</b>	<b>\$428,989</b>
EXPENSES SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
ADVERTISING	\$2,750	\$2,800
CONTRACT LABOR	\$1,400	\$1,450
INSURANCE EXPENSE	\$21,600	\$21,750
MANAGEMENT FEES	\$30,106	\$35,328
PEST CONTRACT	\$3,200	\$3,300
REPAIRS AND MAINTENANCE	\$14,400	\$18,000
TAXES & LICENSES	\$21,727	\$21,727
UTILITIES	\$15,782	\$15,782
<b>OPERATING EXPENSES</b>	<b>\$110,965</b>	<b>\$120,137</b>
<b>NET OPERATING INCOME</b>	<b>\$265,355</b>	<b>\$308,852</b>



# Sale Comparables

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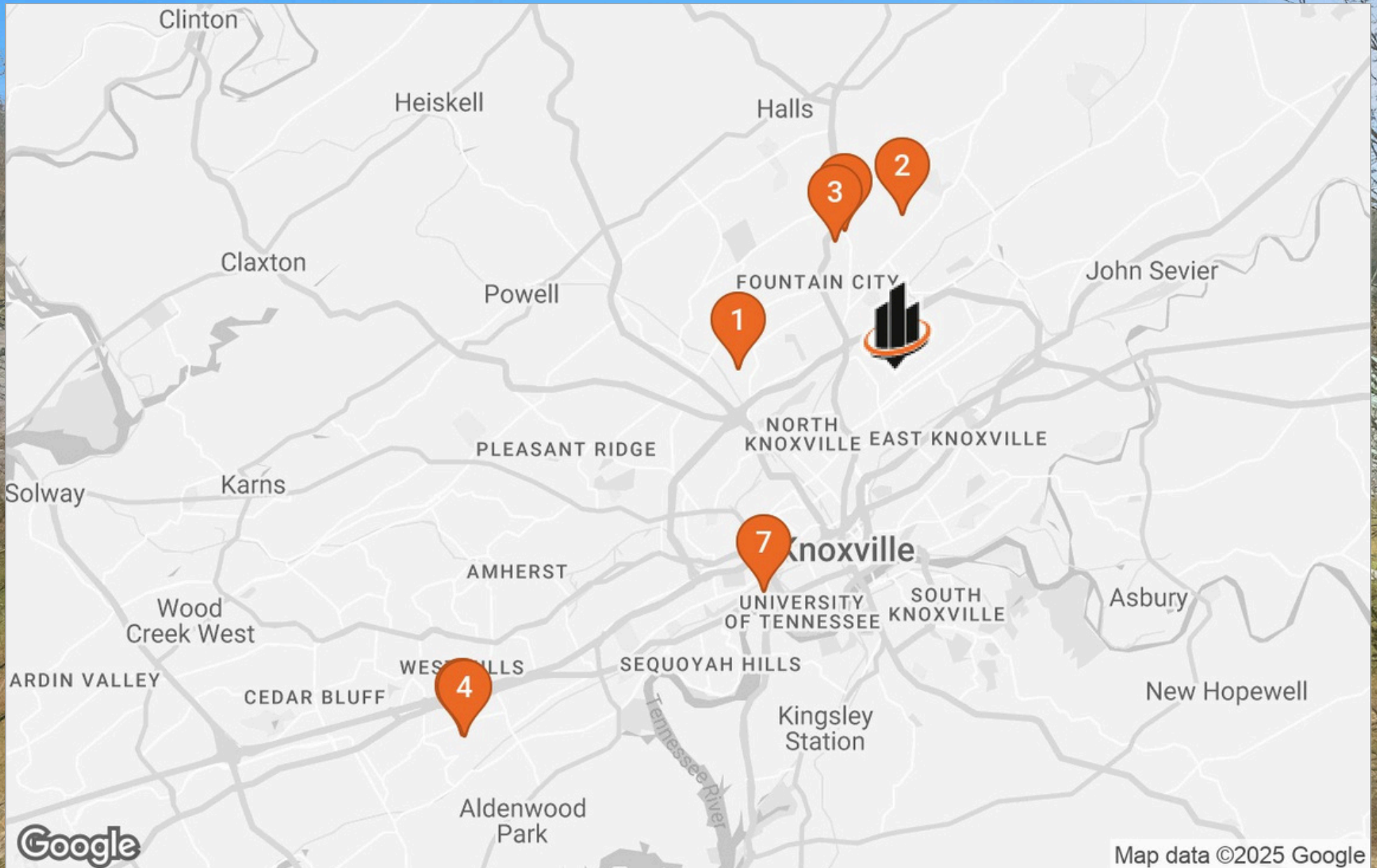




# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT
★	<b>Forestdale Apartment</b> 3014 Forestdale Avenue Knoxville, TN	\$3,850,000	21,760 SF	32	6.89%	1970	\$120,313
1	<b>Canyon and Knox Landing</b> 600 E Inskip Dr Knoxville, TN	\$23,500,000	183,939 SF	193	-	1976	\$121,762
2	<b>4800 Cannon Ridge Dr</b> Knoxville, TN	\$1,350,000	4,168 SF	8	-	1979	\$168,750
3	<b>5639 Lon Roberts Dr</b> Knoxville, TN	\$600,000	4,376 SF	4	-	1972	\$150,000
4	<b>811 Flanders Ln</b> Knoxville, TN	\$1,040,000	2,557 SF	6	6.30%	1976	\$173,333
5	<b>905 Flanders Ln</b> Knoxville, TN	\$817,500	6,374 SF	6	-	1972	\$136,250
6	<b>5610 Jacksboro Pike</b> Knoxville, TN	\$545,000	6,689 SF	4	-	1967	\$136,250
7	<b>2751 Jersey Ave</b> Knoxville, TN	\$714,000	2,828 SF	4	-	1979	\$178,500
<b>AVERAGES</b>		<b>\$4,080,929</b>	<b>30,133 SF</b>	<b>32</b>	<b>6.30%</b>	<b>1974</b>	<b>\$152,121</b>

## SALE COMPS MAP & SUMMARY





# SALE COMPS



1

2



## ★ FORESTDALE APARTMENT

3014 Forestdale Avenue  
Knoxville, TN 37917



## 1. CANYON AND KNOX LANDING

600Etnskip Dr  
Knoxville, TN 37912



## 2. 4800 CANNON RIDGE DR

Knoxville, TN 37918

PRICE:	\$3,850,000	BLDG SIZE:	9,338 SF
LOT SIZE:	85,813 SF	NO. UNITS:	32
CAP RATE:	6.89%	YEAR BUILT:	1970
PRICE/UNIT:	\$120,313		

PRICE:	\$23,500,000	BLDG SIZE:	183,939 SF
LOT SIZE	467,399 SF	NO. UNITS:	193
YEAR BUILT:	1976	PRICE/UNIT:	\$121,762

PRICE:	\$1,350,000	BLDG SIZE:	4,168 SF
LOT SIZE	15,246 SF	NO. UNITS:	8
YEAR BUILT:	1979	PRICE/UNIT:	\$168,750

## SALE COMPS

3



**3. 5639 LON ROBERTS DR**  
Knoxville, TN 37918

<b>PRICE:</b>	\$600,000	<b>BLDG SIZE:</b>	4,376 SF
<b>LOT SIZE</b>	12,632 SF	<b>NO. UNITS:</b>	4
<b>YEAR BUILT:</b>	1972	<b>PRICE/UNIT:</b>	\$150,000

4



**4. 811 FLANDERS LN**  
Knoxville, TN 37919

<b>PRICE:</b>	\$1,040,000	<b>BLDG SIZE:</b>	2,557 SF
<b>LOT SIZE</b>	14,810 SF	<b>NO. UNITS:</b>	6
<b>CAP RATE:</b>	6.30%	<b>YEAR BUILT:</b>	1976
<b>PRICE/UNIT:</b>	\$173,333		

5



**5. 905 FLANDERS LN**  
Knoxville, TN 37919

<b>PRICE:</b>	\$817,500	<b>BLDG SIZE:</b>	6,374 SF
<b>LOT SIZE</b>	14,375 SF	<b>NO. UNITS:</b>	6
<b>YEAR BUILT:</b>	1972	<b>PRICE/UNIT:</b>	\$136,250



## SALE COMPS

6



**6. 5610 JACKSBORO PIKE**  
Knoxville, TN 37918

<b>PRICE:</b>	\$545,000	<b>BLDG SIZE:</b>	6,689 SF
<b>LOT SIZE</b>	12,197 SF	<b>NO. UNITS:</b>	4
<b>YEAR BUILT:</b>	1967	<b>PRICE/UNIT:</b>	\$136,250

7



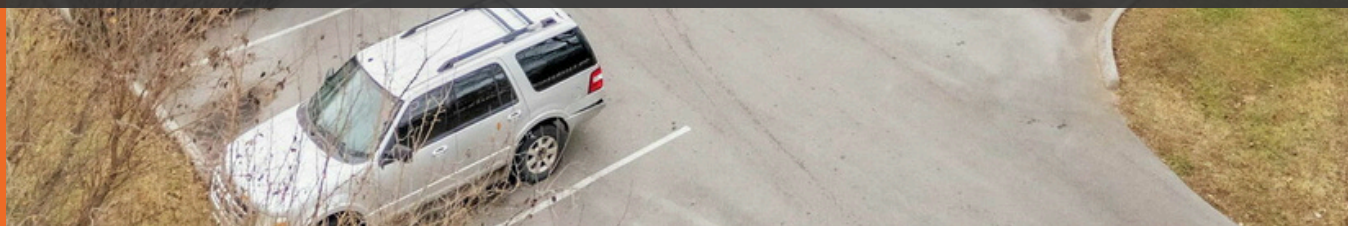
**7. 2751 JERSEY AVE**  
2751 Jersey Avenue  
Knoxville, TN 37919

<b>PRICE:</b>	\$714,000	<b>BLDG SIZE:</b>	2,828 SF
<b>LOT SIZE</b>	9,148 SF	<b>NO. UNITS:</b>	4
<b>YEAR BUILT:</b>	1979	<b>PRICE/UNIT:</b>	\$178,500



# Lease Comparables

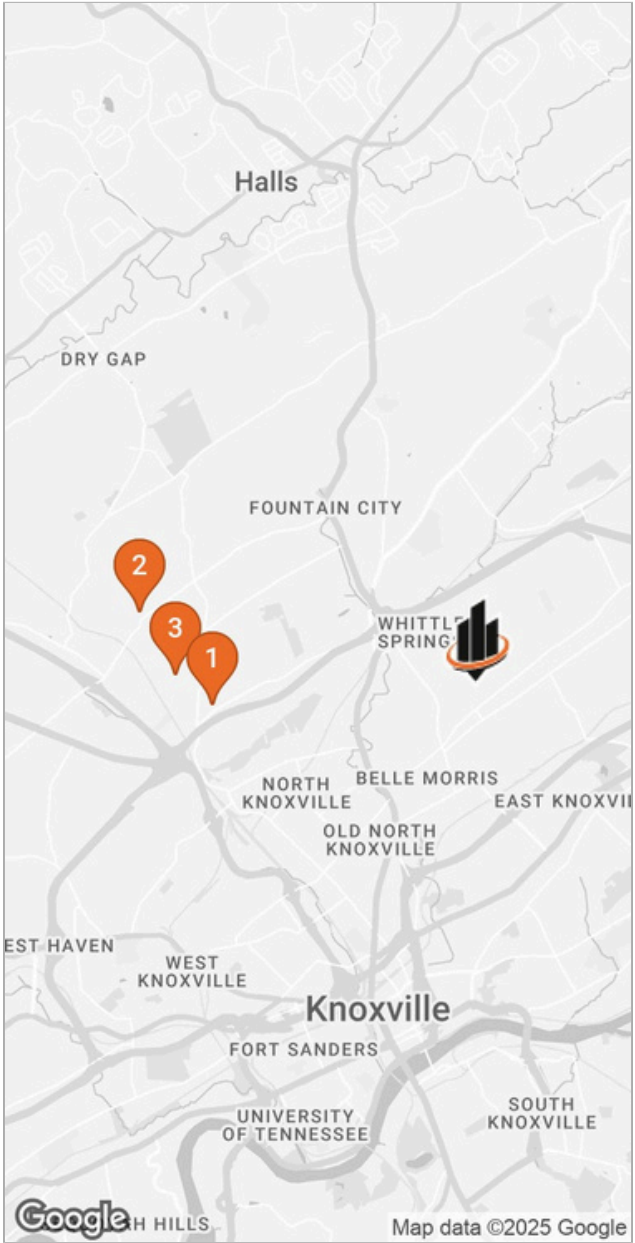
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# LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	NO. UNITS	YEAR BUILT
★	<b>Forestdale Apartment</b> 3014 Forestdale Avenue Knoxville, TN	32	1970
1	<b>Castle Terrace Apartments</b> 4121 Whistlers Way Knoxville, TN	35	1978
2	<b>Kinley Lofts</b> 701 Cedar Ln Knoxville, TN	158	1974
3	<b>Canyon and Knox Landing</b> 600 E Inskip Dr Knoxville, TN	193	1976



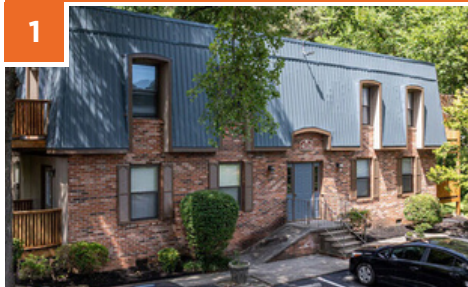
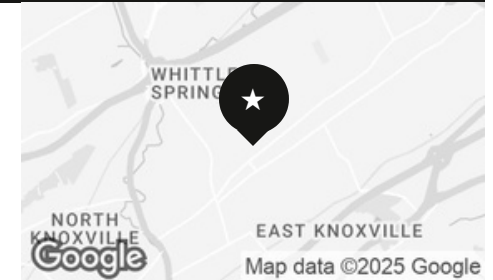
# LEASE COMPS



## FORESTDALE APARTMENT

3014 Forestdale Avenue, Knoxville, TN 37917

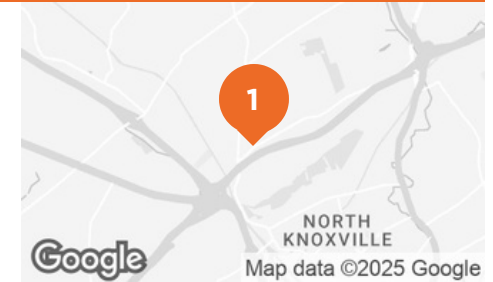
**NO. UNITS:** 32 **YEAR BUILT:** 1970  
**AVG. RENT:** \$980



## CASTLE TERRACE APARTMENTS

4121 Whistlers Way, Knoxville, TN 37918

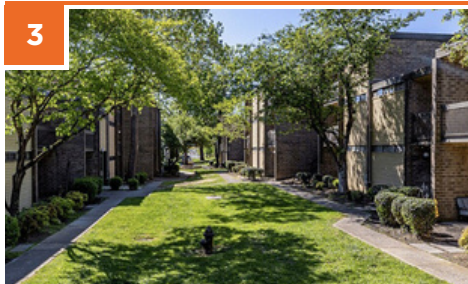
**NO. UNITS:** 35 **YEAR BUILT:** 1978  
**1BD / 1BA RENT:** \$1,199



## KINLEY LOFTS

701 Cedar Ln, Knoxville, TN 37912

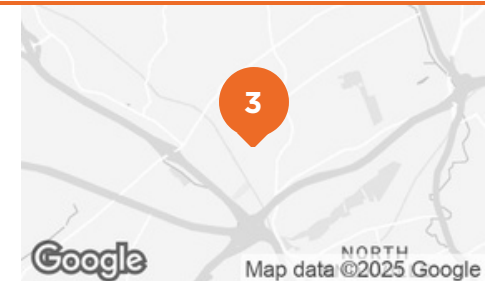
**NO. UNITS:** 158 **YEAR BUILT:** 1974  
**1BD / 1BA RENT:** \$1,199



## CANYON AND KNOX LANDING

600 E Inskip Dr, Knoxville, TN 37912

**NO. UNITS:** 193 **YEAR BUILT:** 1976  
**1BD / 1BA RENT:** \$1,149







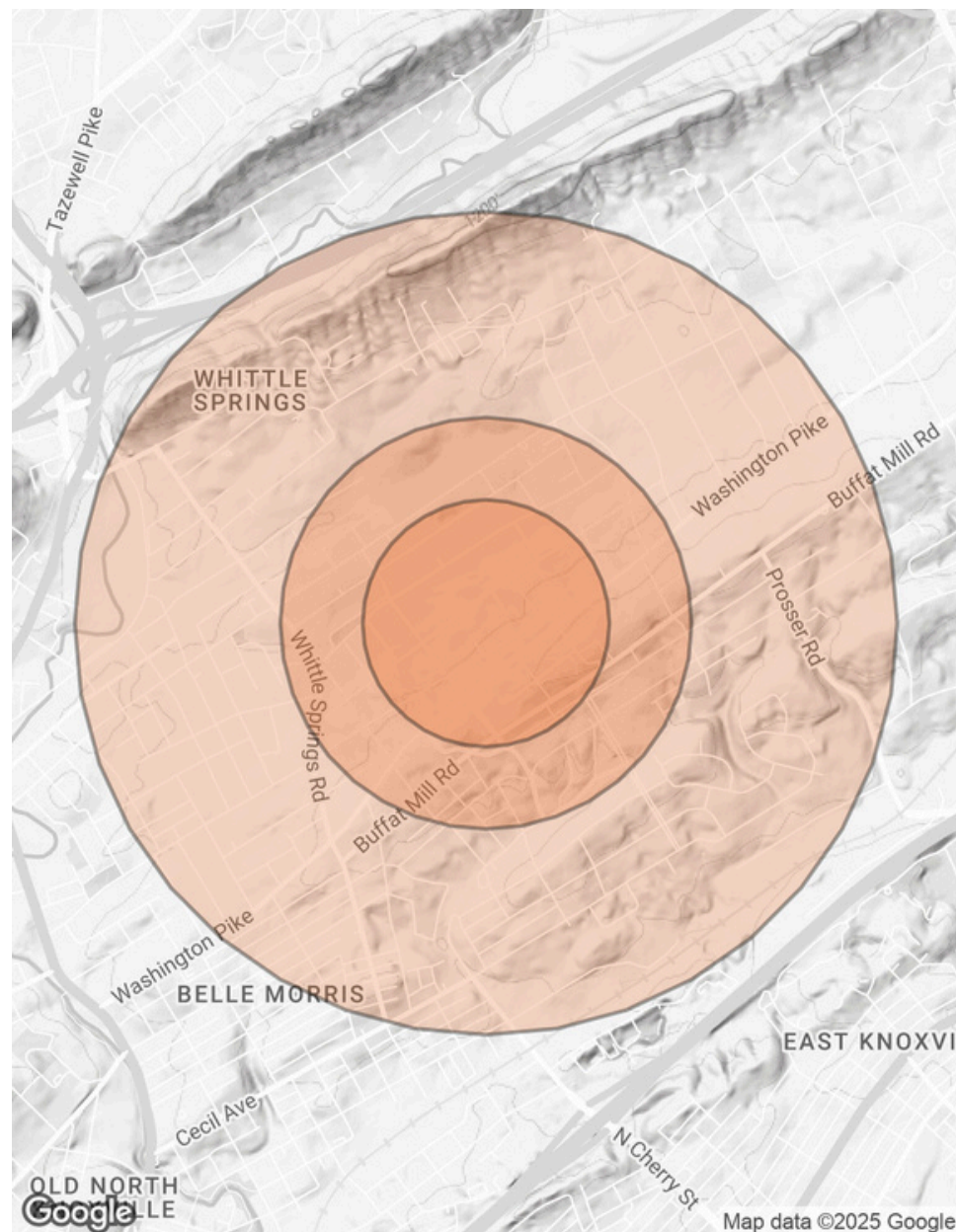
# Demographics

## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	604	2,774	9,259
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	271	1,260	4,409
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$61,160	\$61,605	\$61,028
AVERAGE HOUSE VALUE	\$233,195	\$229,498	\$222,833

Demographics data derived from AlphaMap

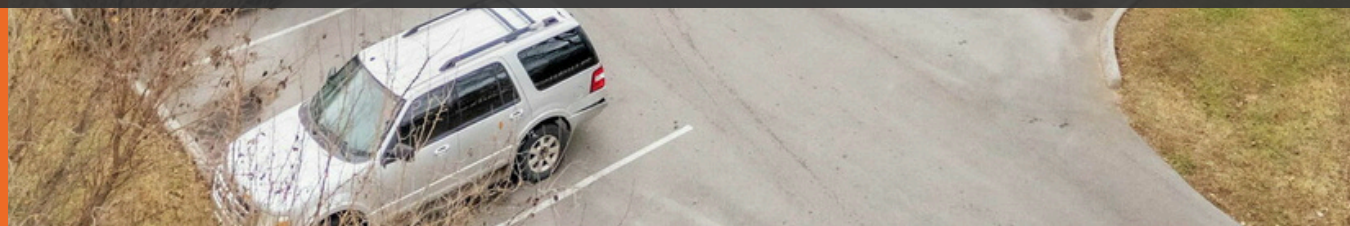






# The Team

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## MEET THE TEAM



**Jon Roosen**

O: 865.202.6767  
jon.roosen@svn.com



**Ford Collier**

O: 865.337.3438  
ford.collier@svn.com



**Scott Szpyrka**

O: 865.585.8489  
scott.szpyrka@svn.com





# Collective Strength, Accelerated Growth

119W 5TH AVE. SUITE 100  
KNOXVILLE, TN 37917



[HTTPS:SVNWOOD.COM](https://svnwood.com)