



Offering Memorandum



Dutch Valley Village

1900 DUTCH VALLEY DRIVE NORTHEAST, KNOXVILLE, TN 37918

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DISCLAIMER

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TABLE OF CONTENTS

Disclaimer 2

PROPERTY INFORMATION

Property Summary 5

Property Highlights 6

Property Photos 7

Additional Photos 8

Additional Photos 9

LOCATION INFORMATION

Location Description 11

Regional Map 12

Aerial Map 13

PROPERTY ANALYSIS

Income & Expenses 15

SALE COMPARABLES

Sale Comps Map & Summary 17

Sale Comps 19

LEASE COMPARABLES

Lease Comps Map & Summary 22

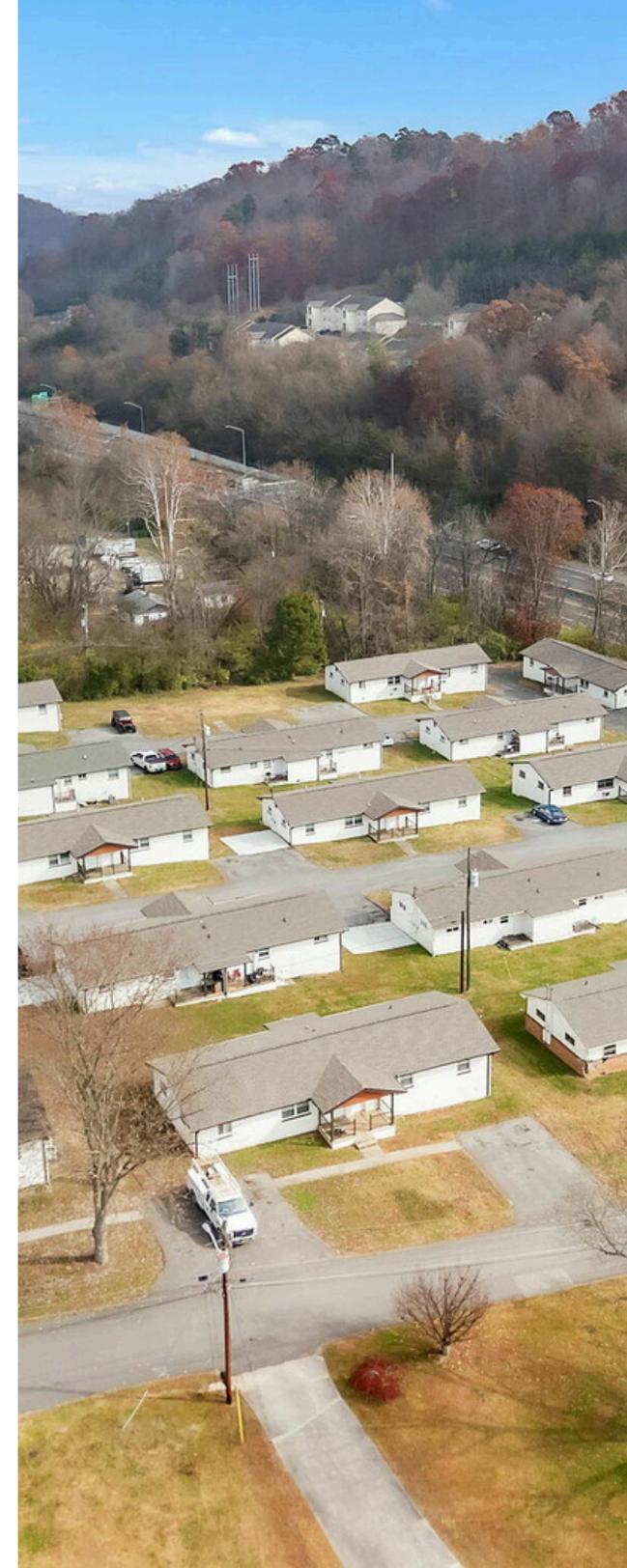
Lease Comps 23

DEMOGRAPHICS

Demographics Map & Report 25

THE TEAM

Meet The Team 27





Property Information

PROPERTY SUMMARY

DUTCH VALLEY VILLAGE

1900 DUTCH VALLEY DRIVE
NORTHEAST
KNOXVILLE, TN 37918

OFFERING SUMMARY

SALE PRICE:	\$6,800,000
BUILDING SIZE:	36,080 SF
LOT SIZE:	4.02 AC
CAP RATE:	6.50%
ZONING	RN-5
UNITS:	44



PROPERTY SUMMARY

SVN | Wood Properties is proud to present 1900 Dutch Valley Drive, just off Dutch Holland Drive, is a charming multifamily property in a quiet North Knoxville neighborhood that blends suburban calm with city convenience. Residents enjoy quick access to downtown, I-640, and major employers, making it an ideal location for both work and play.

The units are thoughtfully maintained, offering functional layouts and inviting spaces that attract long-term tenants. Currently generating \$1,355/unit per month on average, the property delivers steady, reliable income and strong occupancy

With a market rent of \$1,550, 1900 Dutch Valley Drive presents an excellent opportunity for investors to capture rental growth. Its prime location, stable performance, and turnkey appeal make it a smart addition to any portfolio in Knoxville's competitive rental market.

This property is part of a 129 unit portfolio that can be purchased together.

PROPERTY HIGHLIGHTS

- **Expansion Potential:** 44 existing units with capacity to build out 3 additional units plus duplex redevelopment, bringing total potential to 49 units
- **Recent Capital Improvements:** Significant investment in exterior painting and interior renovations across most units, reducing immediate CapEx requirements
- **Amenities:** All units feature in-unit laundry connections—a high-demand amenity that supports stronger rents and tenant retention
- **Immediate Rental Upside:** Current rents at \$1,355/month with market rate of \$1,550/month presents \$95/unit opportunity for NOI growth
- **Turnkey Operation:** Renovated units with uniform 2BD/1BA layouts (~820 SF)



Kitchen Remodel



Bathroom Remodel

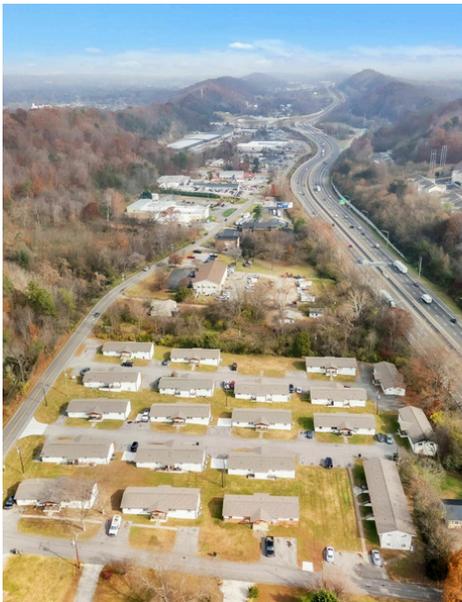


Living Room

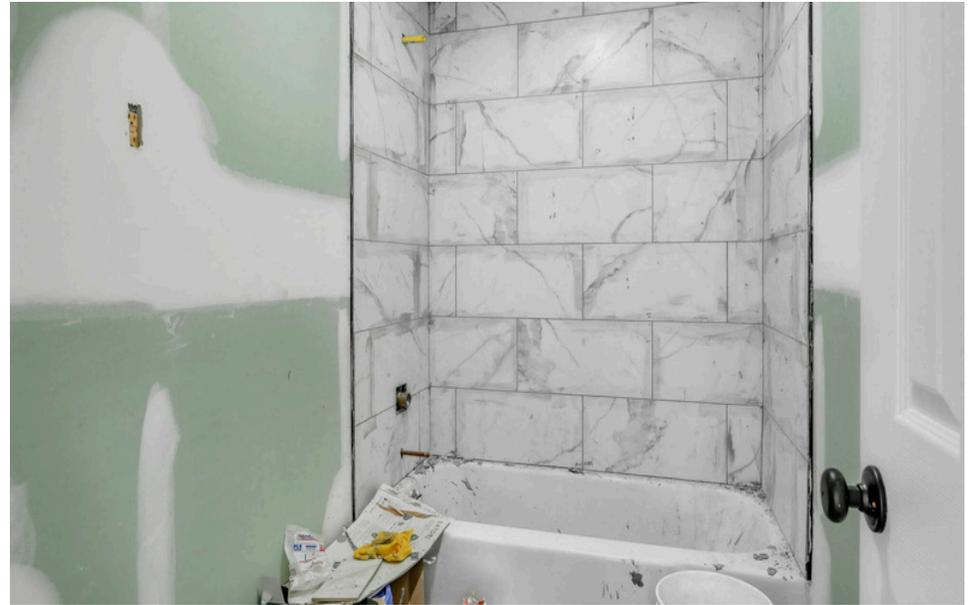
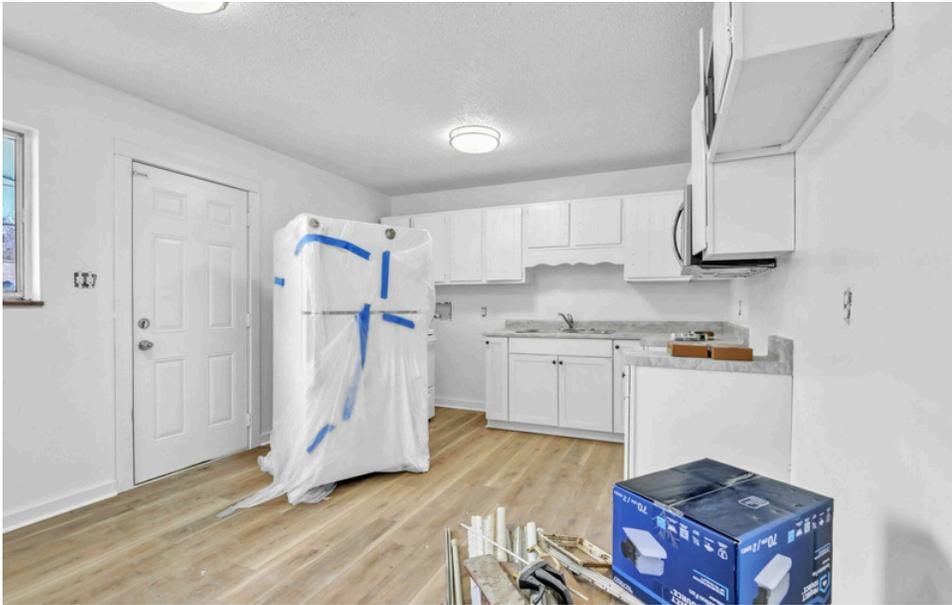
PROPERTY PHOTOS



ADDITIONAL PHOTOS

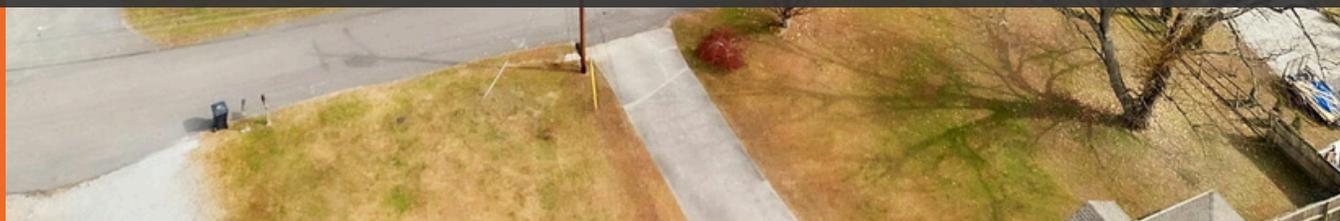


ADDITIONAL PHOTOS





Location Information

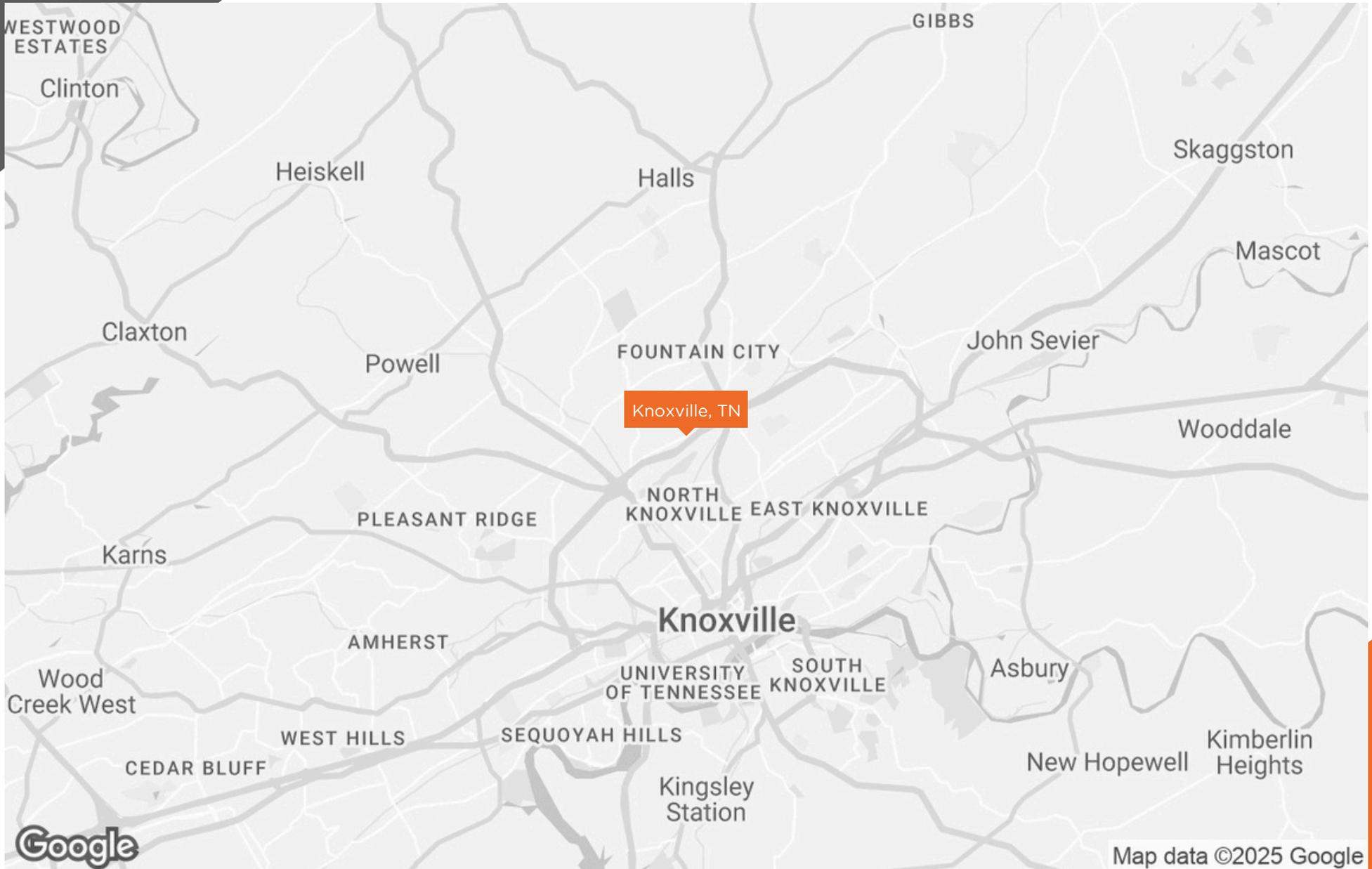


LOCATION DESCRIPTION

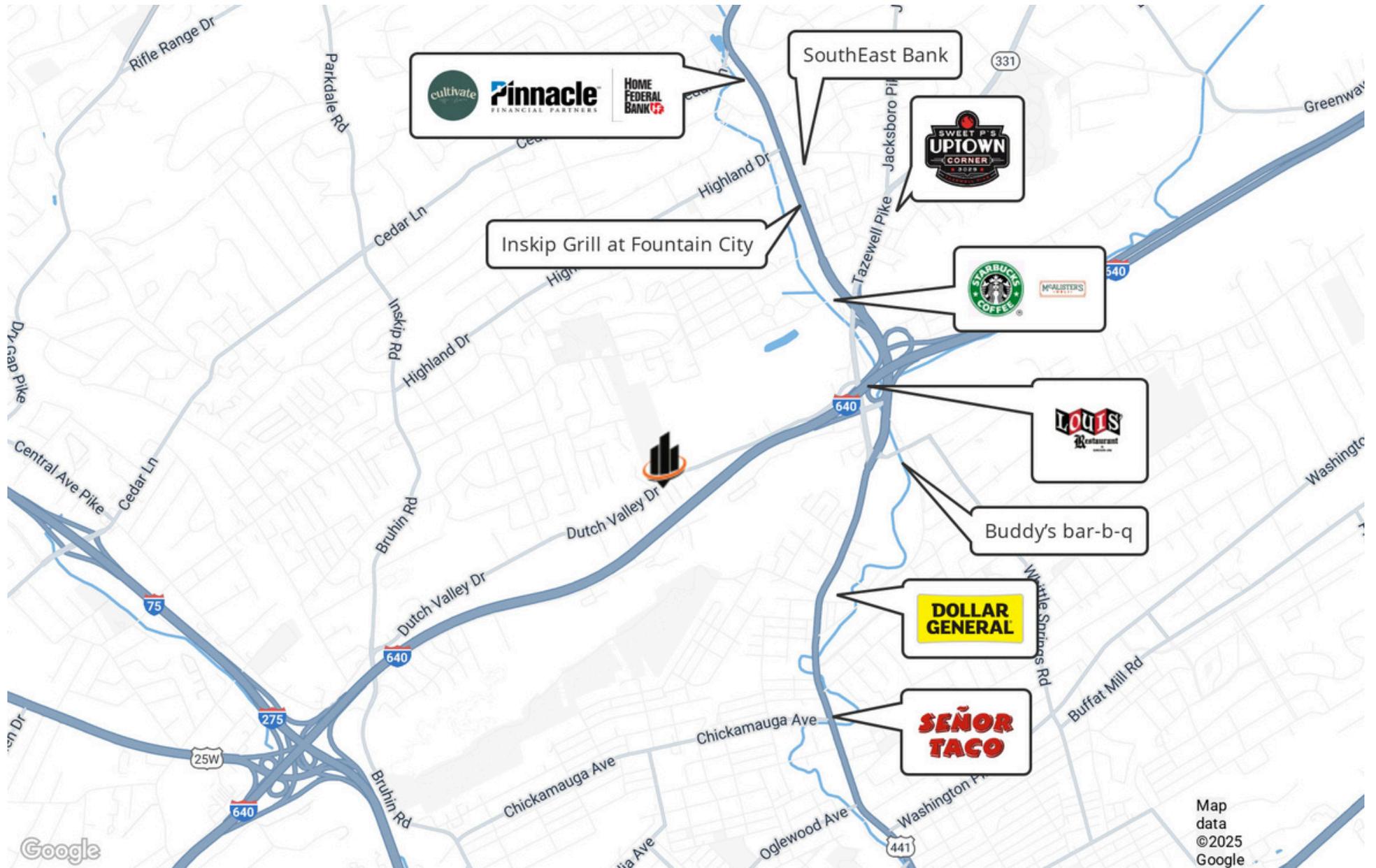
Prime North Knoxville Location 1900 Dutch Valley Drive is strategically positioned in North Knoxville, offering the perfect balance of accessibility and livability. Located just minutes from downtown Knoxville, residents enjoy quick access to the city's vibrant entertainment, dining, and employment centers while maintaining a quieter residential setting. The property benefits from excellent highway connectivity with convenient access to I-75 and I-640, making commutes throughout the greater Knoxville area effortless. The surrounding neighborhood provides residents with everything they need for daily living, including nearby shopping centers, grocery stores, restaurants, and essential services. North Knoxville has experienced steady growth and development, making this area increasingly attractive to renters seeking affordability without sacrificing convenience. The location appeals to a diverse tenant base including young professionals, families, and students attending nearby institutions. With its combination of urban accessibility, suburban comfort, and strong connectivity to major employment corridors, Dutch Valley Village sits in a highly rentable location that supports consistent occupancy and stable cash flow for investors.



REGIONAL MAP



AERIAL MAP





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
RENTAL INCOME	\$715,440	\$818,400
OTHER INCOME	-	\$11,100
VACANCY COST	(\$71,544)	(\$40,920)
GROSS INCOME	\$643,896	\$788,580

EXPENSES SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
ADVERTISING	\$4,400	\$4,450
CONTRACT LABOR	\$10,500	\$10,700
INSURANCE EXPENSE	\$29,700	\$30,000
MANAGEMENT FEES	\$51,512	\$63,086
PEST CONTRACT	\$6,500	\$6,700
GENERAL/ADMIN	\$7,000	\$7,250
REPAIRS AND MAINTENANCE	\$40,000	\$40,000
TAXES & LICENSES	\$34,128	\$34,128
UTILITIES	\$18,500	\$18,700
OPERATING EXPENSES	\$202,240	\$215,014
NET OPERATING INCOME	\$441,656	\$573,566



Sale Comparables

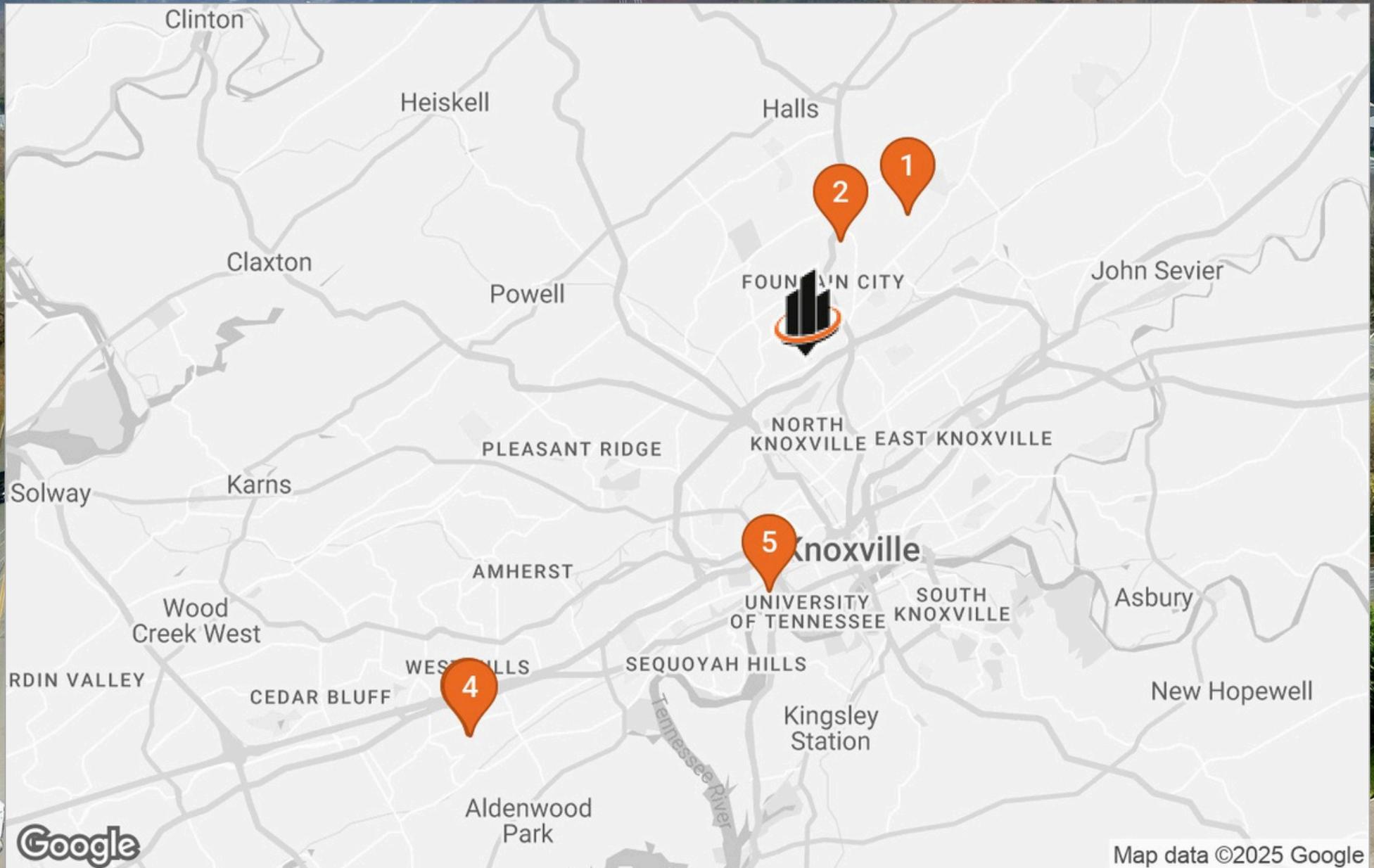


SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT
★	Dutch Valley Village 1900 Dutch Valley Drive Northeast Knoxville, TN	\$6,800,000	34,926 SF	4.02 Acres	44	6.50%	1970	\$154,545
1	4800 Cannon Ridge Dr Knoxville, TN	\$1,350,000	4,168 SF	0.35 Acres	8	-	1979	\$168,750
2	5639 Lon Roberts Dr Knoxville, TN	\$600,000	4,376 SF	0.29 Acres	4	-	1972	\$150,000
3	905 Flanders Ln Knoxville, TN	\$817,500	6,374 SF	0.33 Acres	6	-	1972	\$136,250
4	811 Flanders Ln Knoxville, TN	\$1,040,000	2,557 SF	0.34 Acres	6	6.30%	1976	\$173,333
5	2751 Jersey Ave Knoxville, TN	\$714,000	2,828 SF	0.21 Acres	4	-	1979	\$178,500
AVERAGES		\$904,300	4,061 SF	0.30 ACRES	5	6.30%	1975	\$161,367



SALE COMPS MAP & SUMMARY



SALE COMPS



★ **DUTCH VALLEY VILLAGE**
1900 Dutch Valley Drive Northeast
Knoxville, TN 37918

PRICE:	\$6,800,000	BLDG SIZE:	34,926 SF
LOT SIZE:	4.02 Acres	NO. UNITS:	44
CAP RATE:	6.50%	YEAR BUILT:	1970
PRICE/UNIT:	\$154,545		



1. 4800 CANNON RIDGE DR
Knoxville, TN 37918

PRICE:	\$1,350,000	BLDG SIZE:	4,168 SF
LOT SIZE	0.35 Acres	NO. UNITS:	8
YEAR BUILT:	1979	PRICE/UNIT:	\$168,750



2. 5639 LON ROBERTS DR
Knoxville, TN 37918

PRICE:	\$600,000	BLDG SIZE:	4,376 SF
LOT SIZE	0.29 Acres	NO. UNITS:	4
YEAR BUILT:	1972	PRICE/UNIT:	\$150,000

SALE COMPS

3



3. 905 FLANDERS LN
Knoxville, TN 37919

PRICE:	\$817,500	BLDG SIZE:	6,374 SF
LOT SIZE	0.33 Acres	NO. UNITS:	6
YEAR BUILT:	1972	PRICE/UNIT:	\$136,250

4



4. 811 FLANDERS LN
Knoxville, TN 37919

PRICE:	\$1,040,000	BLDG SIZE:	2,557 SF
LOT SIZE	0.34 Acres	NO. UNITS:	6
CAP RATE:	6.30%	YEAR BUILT:	1976
PRICE/UNIT:	\$173,333		

5

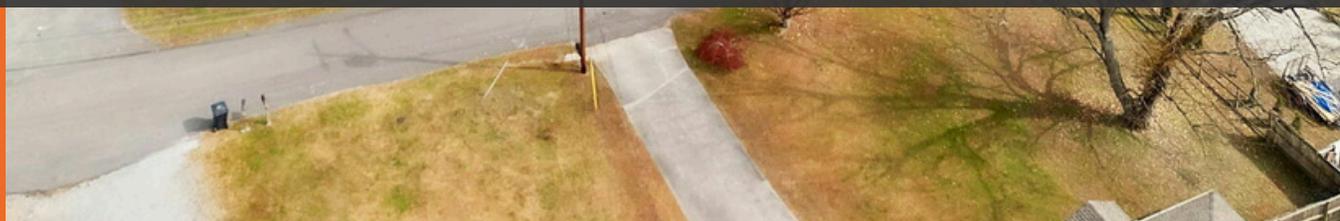


5. 2751 JERSEY AVE
2751 Jersey Avenue
Knoxville, TN 37919

PRICE:	\$714,000	BLDG SIZE:	2,828 SF
LOT SIZE	0.21 Acres	NO. UNITS:	4
YEAR BUILT:	1979	PRICE/UNIT:	\$178,500

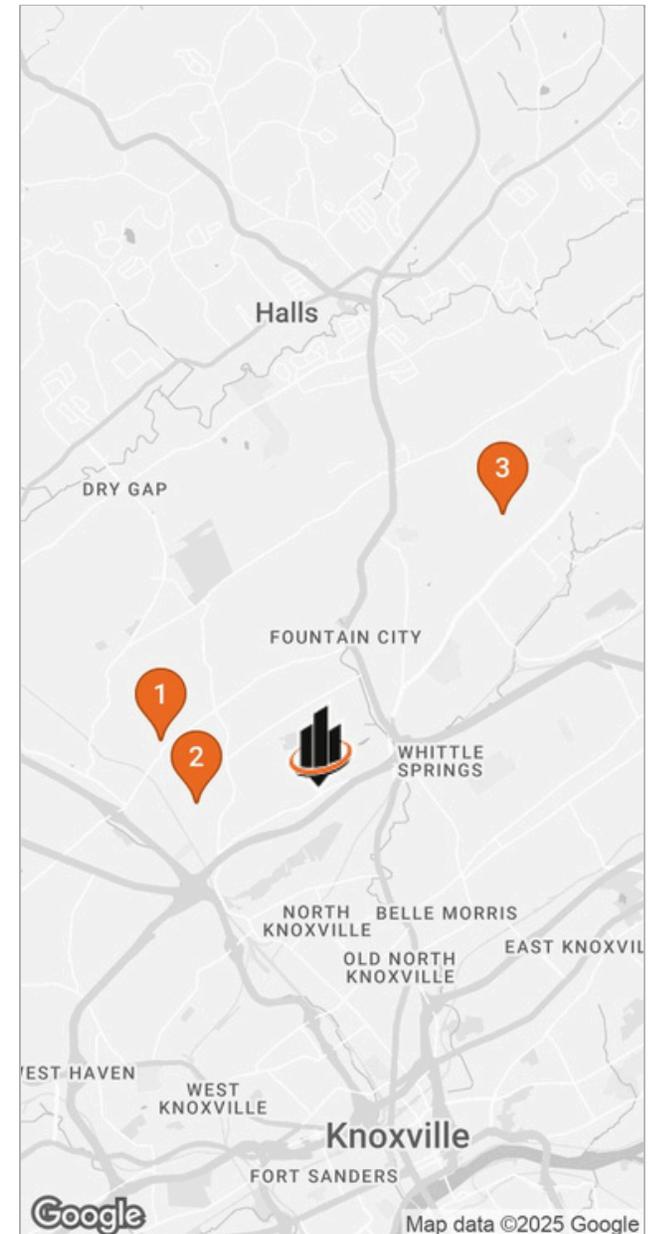


Lease Comparables



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	NO. UNITS	YEAR BUILT
★	Dutch Valley Village 1900 Dutch Valley Drive Northeast Knoxville, TN	44	1970
1	Kinley Lofts 701 Cedar Ln Knoxville, TN	158	1974
2	Canyon and Knox Landing 600 E Inskip Dr Knoxville, TN	193	1976
3	4800 Cannon Ridge Dr Knoxville, TN	8	1979



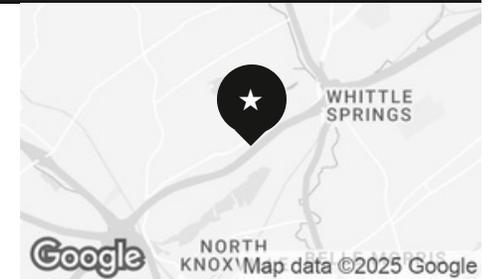
LEASE COMPS



DUTCH VALLEY VILLAGE

1900 Dutch Valley Drive Northeast, Knoxville, TN 37918

NO. UNITS: 44 **YEAR BUILT:** \$1.66
AVG. RENT: \$1,355



KINLEY LOFTS

701 Cedar Ln, Knoxville, TN 37912

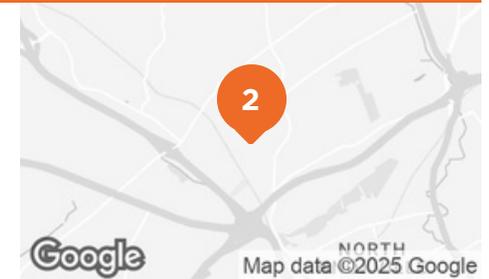
NO. UNITS: 158 **YEAR BUILT:** 1974
2BD / 1BA RENT: \$1,550



CANYON AND KNOX LANDING

600 E Inskip Dr, Knoxville, TN 37912

NO. UNITS: 193 **YEAR BUILT:** 1976
2BD / 2BA RENT: \$1,499



4800 CANNON RIDGE DR

Knoxville, TN 37918

NO. UNITS: 8 **YEAR BUILT:** 1979
2BD / 2BA RENT: \$1,520





Demographics

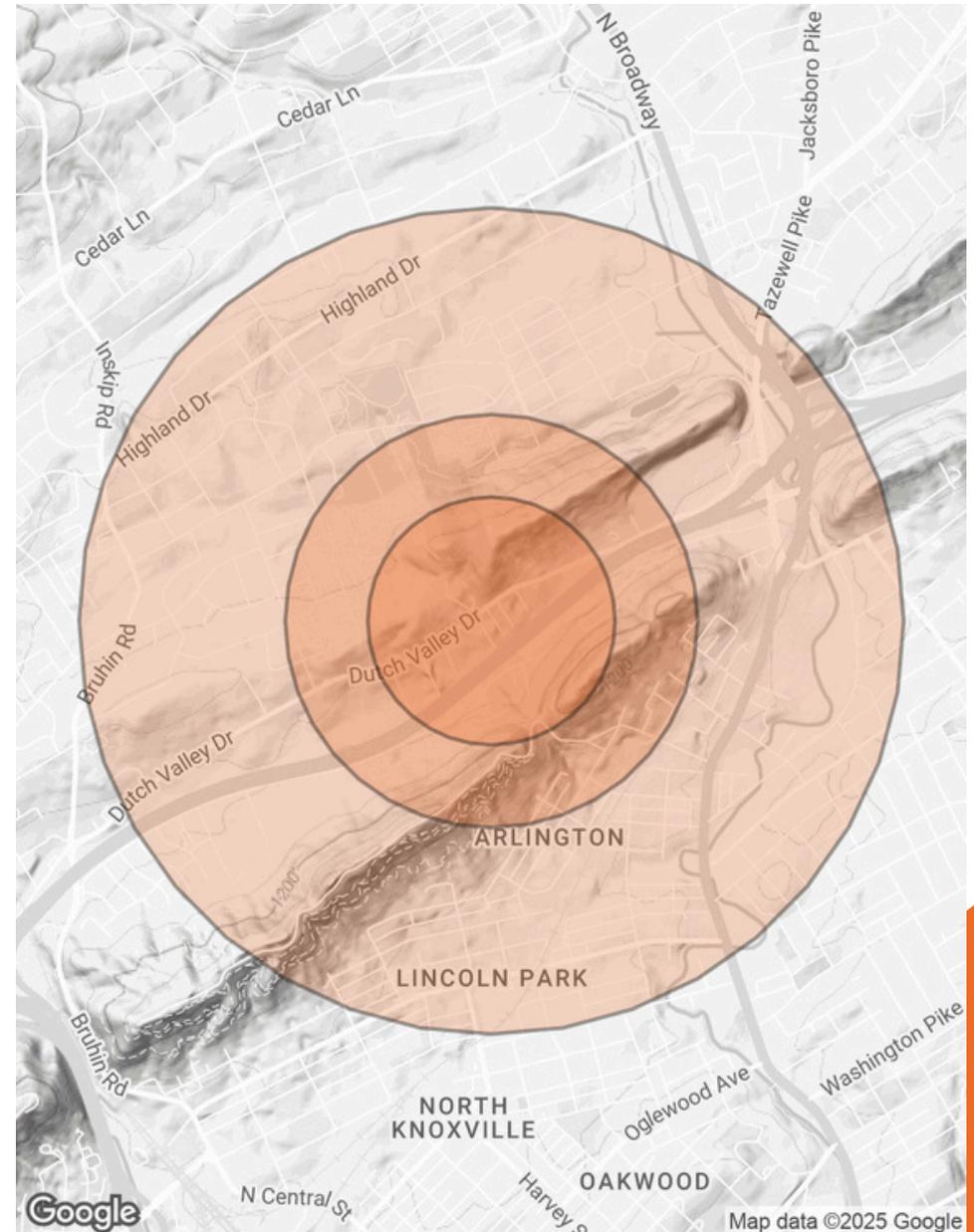


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	533	1,599	7,512
AVERAGE AGE	36	36	38
AVERAGE AGE (MALE)	34	34	37
AVERAGE AGE (FEMALE)	37	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	237	704	3,422
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$57,803	\$55,693	\$56,829
AVERAGE HOUSE VALUE	\$163,606	\$159,395	\$176,308

Demographics data derived from AlphaMap





The Team



MEET THE TEAM



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Collective Strength, Accelerated Growth

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