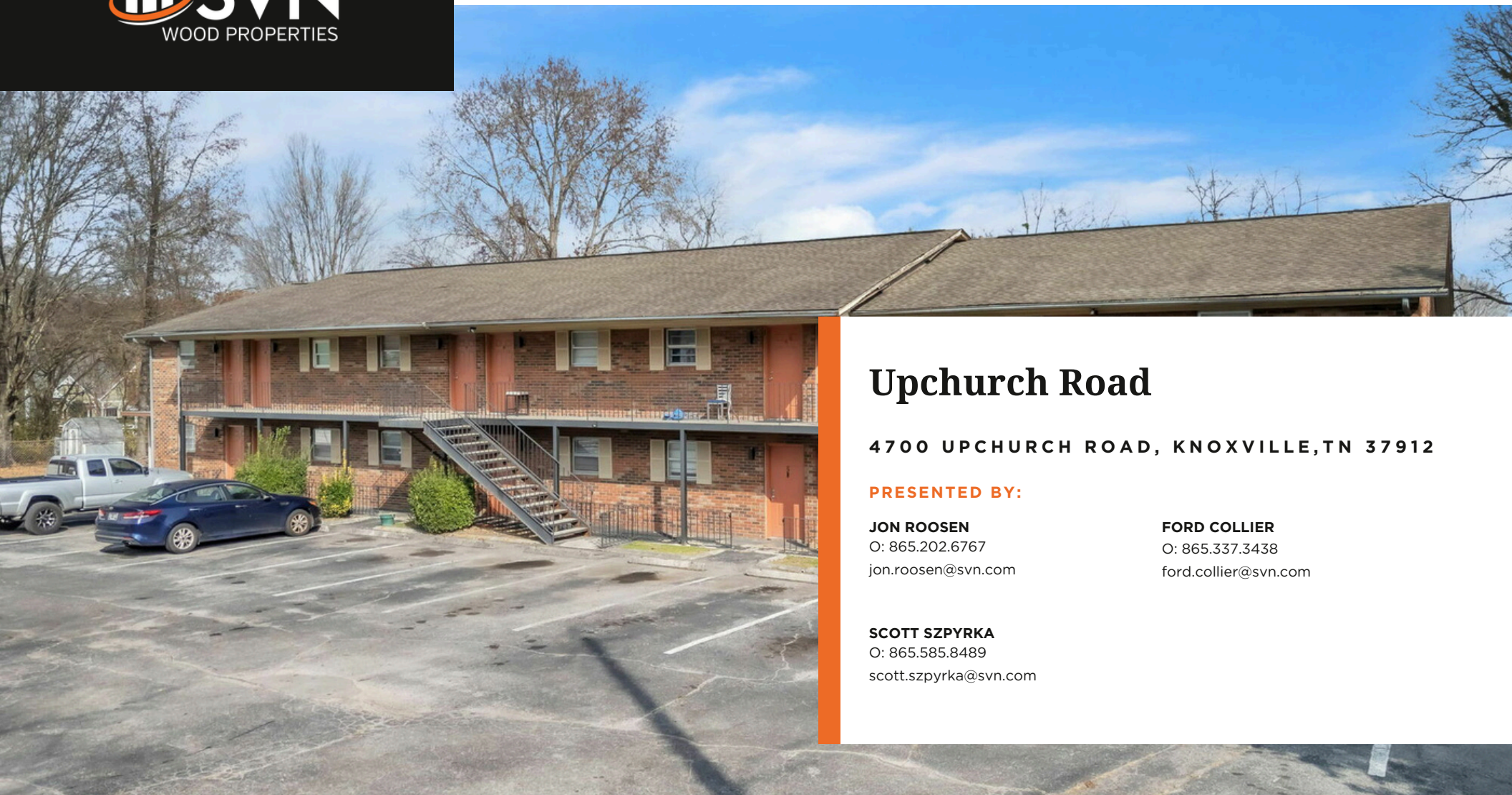




Offering Memorandum



Upchurch Road

4700 UPCHURCH ROAD, KNOXVILLE, TN 37912

PRESENTED BY:

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



DISCLAIMER

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

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 23

Lease Comps 24

DEMOGRAPHICS

Demographics Map & Report 26

THE TEAM

Meet The Team 28





Property Information

PROPERTY SUMMARY

UPCHURCH ROAD

4700 UPCHURCH ROAD
KNOXVILLE, TN 37912

OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	8,113 SF
UNITS:	14
CAP RATE:	7.38%
YEAR BUILT:	1979



PROPERTY SUMMARY

SVN | Wood Properties is proud to present 4700 Upchurch Road, offers a strong 14 unit investment opportunity in a convenient North Knoxville location. Situated near I-75 and downtown Knoxville, this property provides tenants with easy access to major employers, shopping, and everyday essentials while maintaining a quiet residential atmosphere. Its excellent location and accessibility make it a sought-after rental choice for those who value both comfort and convenience. Each unit is designed for practical living, featuring functional layouts that attract steady, long-term tenants. The property currently generates \$990/unit per month, delivering reliable cash flow and solid occupancy performance. Its low-maintenance design and consistent rental history make it a dependable income-producing asset in one of Knoxville's most active rental corridors. With a market rent of \$1,150/unit, 4700 Upchurch Road presents clear potential for rent growth and increased returns. This property combines stability, location, and upside opportunity — a great fit for investors seeking a balanced blend of immediate income and long-term appreciation in the Knoxville area.

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

PROPERTY HIGHLIGHTS

- Turnkey asset with recent renovations — Updated 1BR/1BA units featuring modern finishes, central air, and minimal CapEx needs.
- Strong in-place income with immediate rent upside — Current rents at \$990 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



Kitchen Remodel



Bathroom Remodel

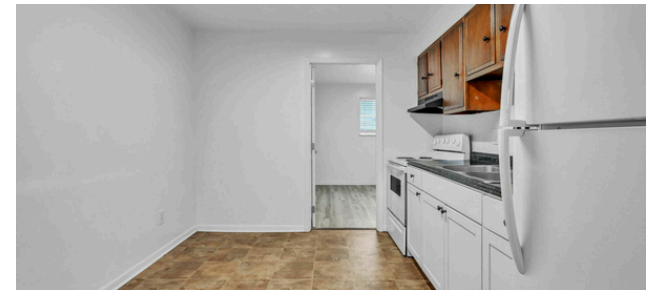
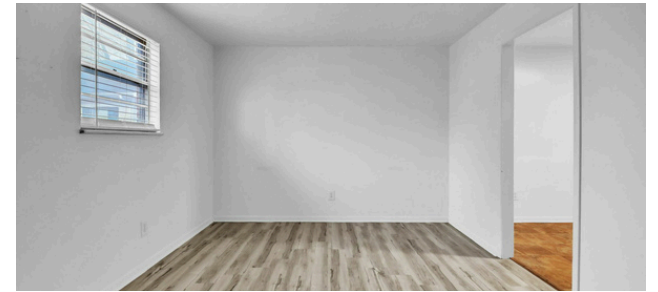


Living Room

PROPERTY PHOTOS

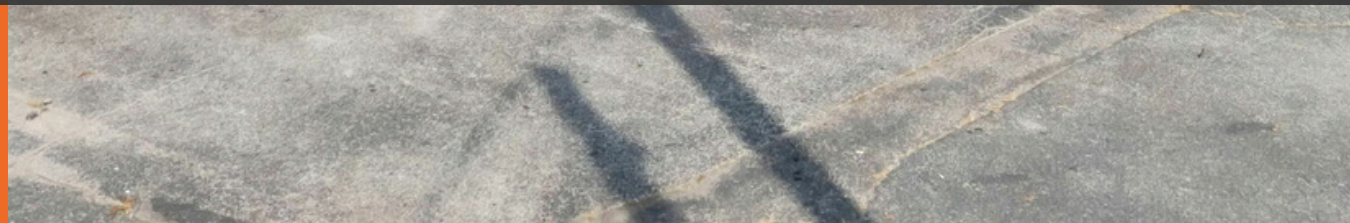


ADDITIONAL PHOTOS





Location Information

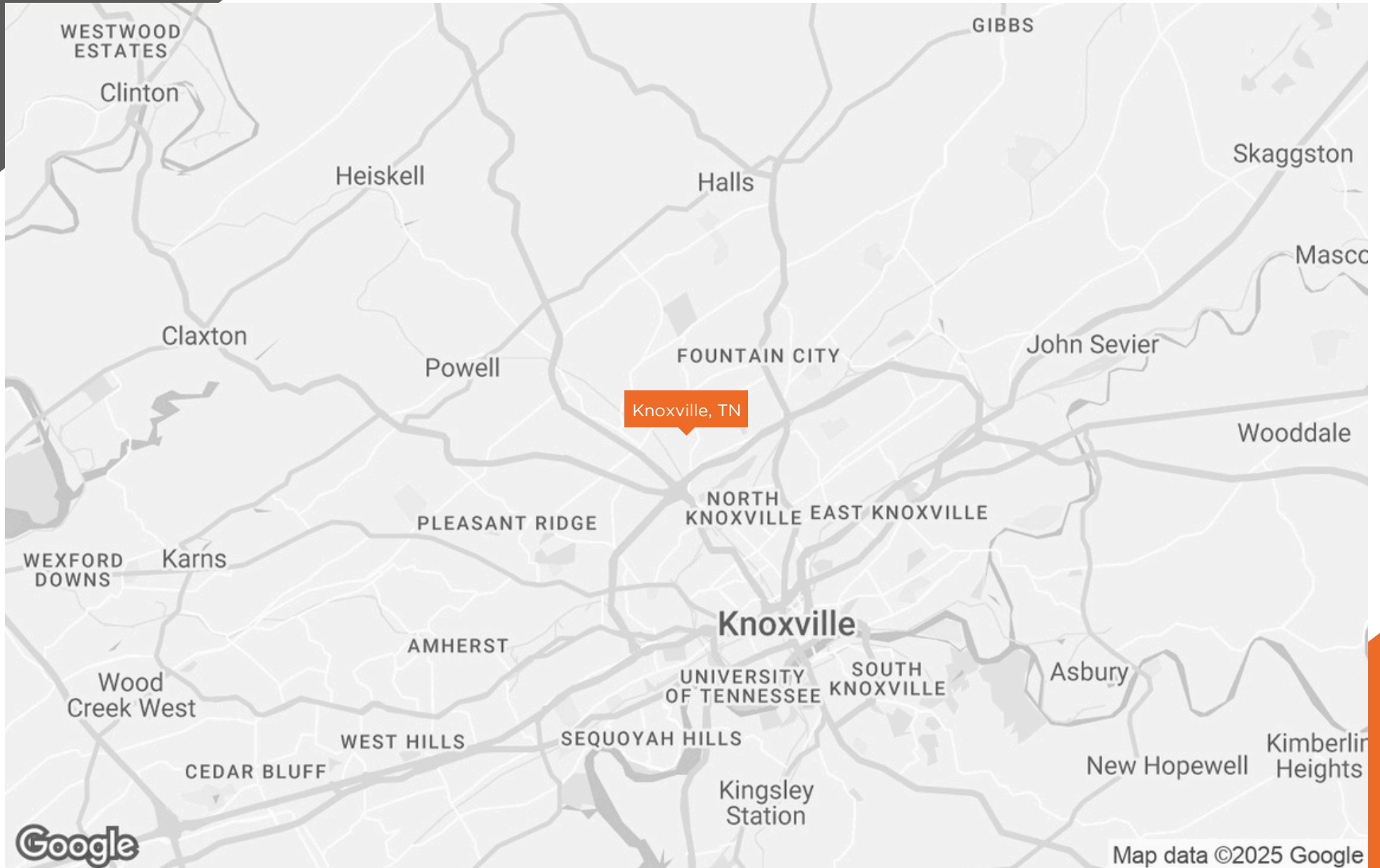


LOCATION DESCRIPTION

4700 Upchurch Road offers newly renovated one-bedroom, one-bath apartments in the heart of North Knoxville. Each unit features modern upgrades, including updated flooring, refreshed kitchens and baths, and a functional layout that separates the kitchen and living areas. The property sits just minutes from Downtown Knoxville, providing quick access to major employers, entertainment districts, and university amenities, all within a quiet residential setting. North Knoxville's ongoing revitalization—driven by new restaurants, coffee shops, and retail along the Broadway and Central corridors—continues to attract young professionals and long-term renters. With modern interiors, convenient accessibility, and a peaceful neighborhood feel, 4700 Upchurch Road is a well-located asset in one of Knoxville's steadily growing submarkets.



REGIONAL MAP



AERIAL MAP





Property Analysis



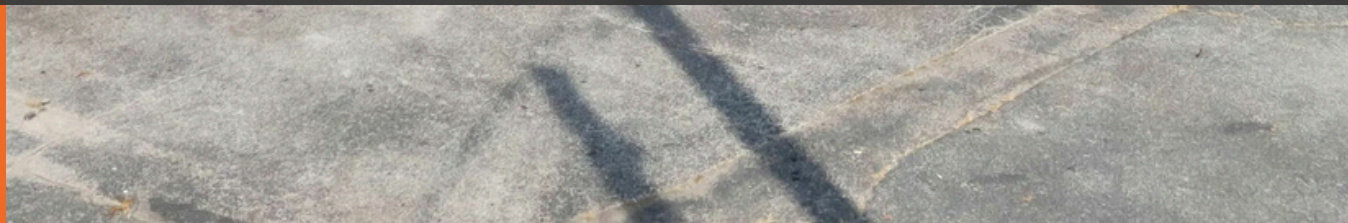
INCOME & EXPENSES



INCOME SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
RENTAL INCOME	\$166,320	\$193,200
OTHER INCOME	-	\$6,000
VACANCY COST	\$0	(\$9,660)
GROSS INCOME	\$166,320	\$189,540
EXPENSES SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
CONTRACT LABOR	\$1,000	\$1,250
INSURANCE EXPENSE	\$9,450	\$9,500
MANAGEMENT FEES	\$13,306	\$15,163
PEST CONTRACT	\$1,850	\$2,000
GENERAL ADMIN	\$750	\$850
REPAIRS AND MAINTENANCE	\$5,400	\$5,700
TAXES	\$10,176	\$10,176
UTILITIES	\$10,000	\$10,000
OPERATING EXPENSES	\$51,932	\$54,639
NET OPERATING INCOME	\$114,388	\$134,901



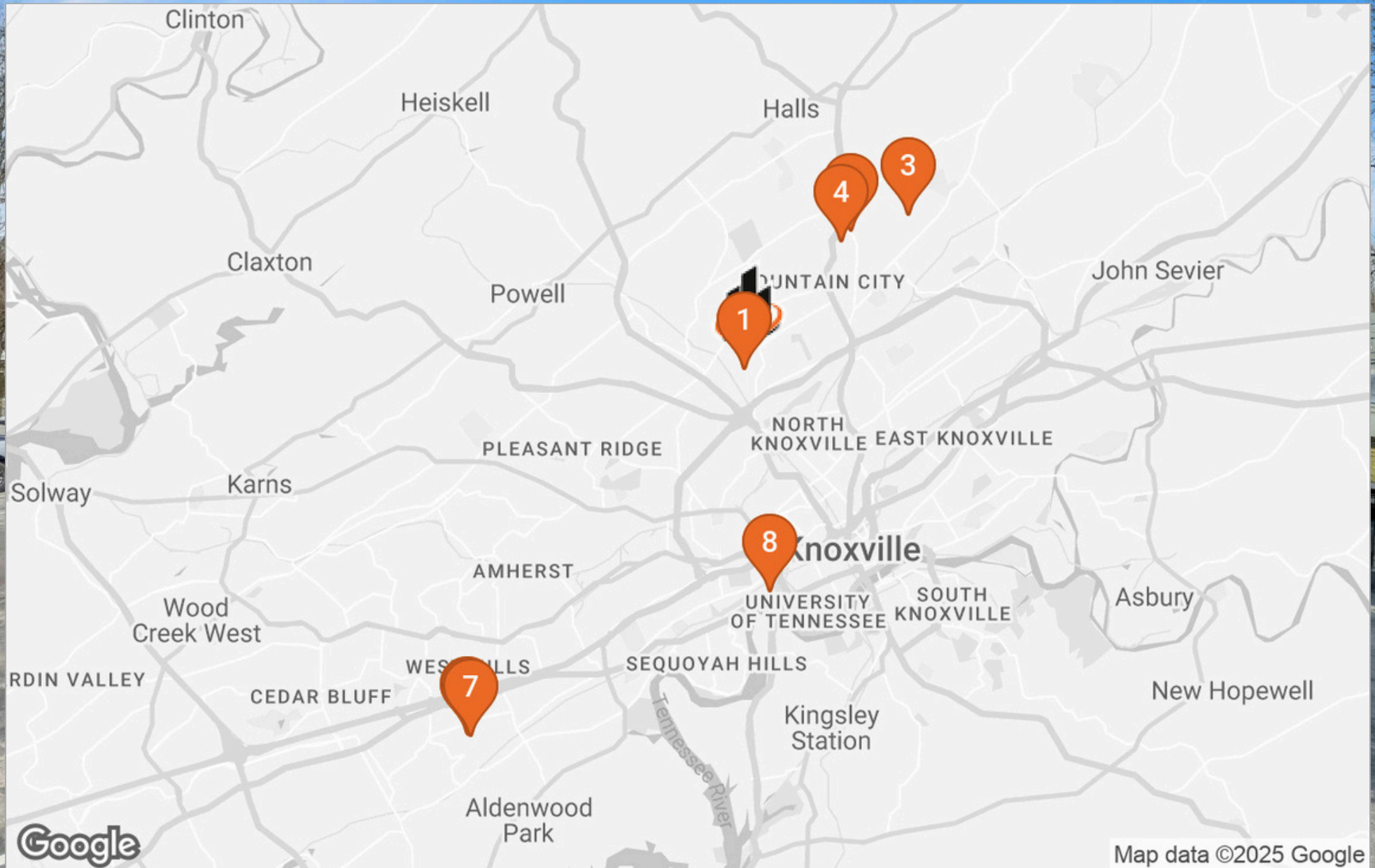
Sale Comparables



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT
	Upchurch Road							
★	4700UpchurchRoad Knoxville, TN	\$1,550,000	8,113 SF	30,492 SF	14	7.38%	1979	\$110,714
	Canyon and Knox Landing							
1	600 E Inskip Dr Knoxville, TN	\$23,500,000	183,939 SF	467,399 SF	193	-	1976	\$121,762
2	1001 Flanders Ln Knoxville, TN	\$1,070,000	6,994 SF	23,522 SF	8	-	1979	\$133,750
3	4800 Cannon Ridge Dr Knoxville, TN	\$1,350,000	4,168 SF	15,246 SF	8	-	1979	\$168,750
4	5639 Lon Roberts Dr Knoxville, TN	\$600,000	4,376 SF	12,632 SF	4	-	1972	\$150,000
5	5610 Jacksboro Pike Knoxville, TN	\$545,000	6,689 SF	12,197 SF	4	-	1967	\$136,250
6	905 Flanders Ln Knoxville, TN	\$817,500	6,374 SF	14,375 SF	6	-	1972	\$136,250
7	811 Flanders Ln Knoxville, TN	\$1,040,000	2,557 SF	14,810 SF	6	6.30%	1976	\$173,333
8	2751 Jersey Ave 2751 Jersey Avenue	\$714,000	2,828 SF	9,148 SF	4	-	1979	\$178,500
	AVERAGES	\$3,704,563	27,241 SF	71,166 SF	29	6.30%	1975	\$149,824

SALE COMPS MAP & SUMMARY



SALE COMPS



★ **UPCHURCH ROAD**

4700 Upchurch Road
Knoxville, TN 37912

PRICE:	\$1,550,000	BLDG SIZE:	8,113 SF
LOT SIZE:	30,492 SF	NO. UNITS:	14
CAP RATE:	7.38%	YEAR BUILT:	1979
PRICE/UNIT:	\$110,714		



1. CANYON AND KNOX LANDING

600Elnskip Dr
Knoxville, TN 37912

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



2. 1001 FLANDERS LN

Knoxville, TN 37919

PRICE:	\$1,070,000	BLDG SIZE:	6,994 SF
LOT SIZE	23,522 SF	NO. UNITS:	8
YEAR BUILT:	1979	PRICE/UNIT:	\$133,750

SALE COMPS

3



3. 4800 CANNON RIDGE DR
Knoxville, TN 37918

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

4



4. 5639 LON ROBERTS DR
Knoxville, TN 37918

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

5



5. 5610 JACKSBORO PIKE
Knoxville, TN 37918

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

SALE COMPS

6



6. 905 FLANDERS LN
Knoxville, TN 37919

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

7



7. 811 FLANDERS LN
Knoxville, TN 37919

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

8

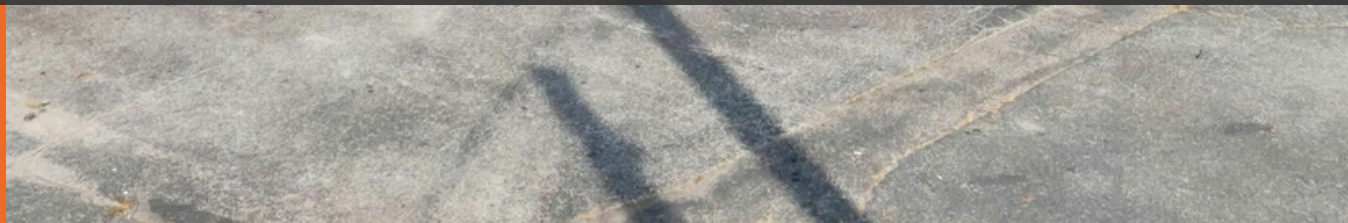


8. 2751 JERSEY AVE
2751 Jersey Avenue
Knoxville, TN 37919

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

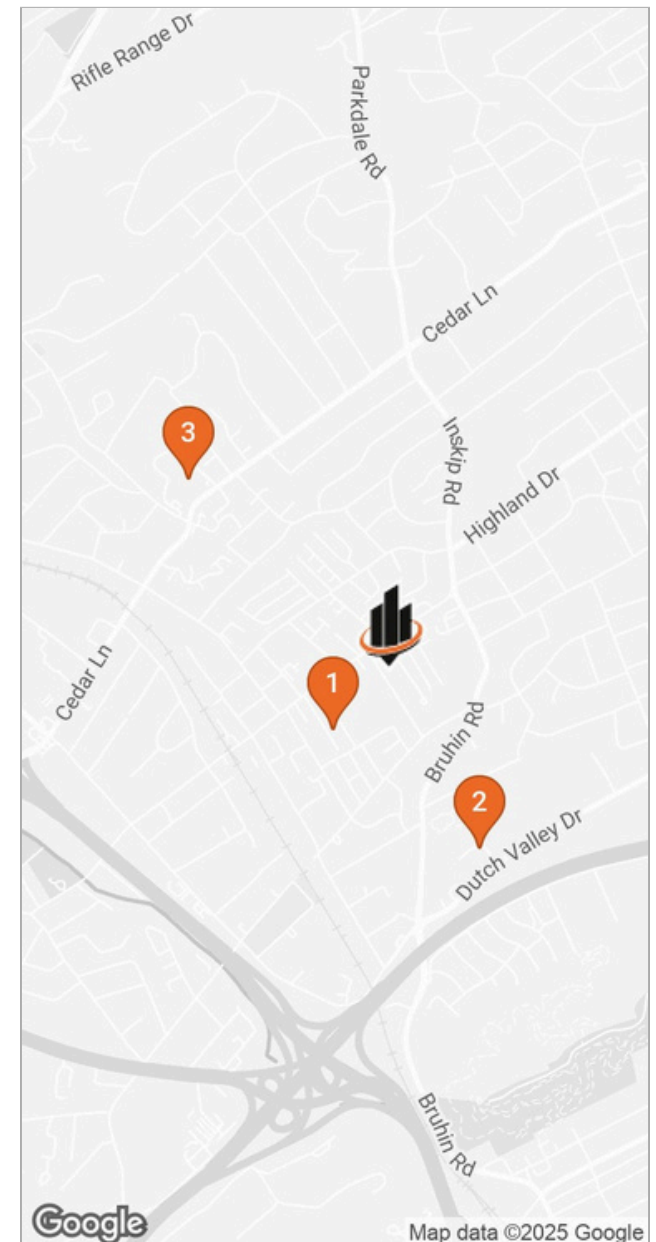


Lease Comparables



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	NO. UNITS	YEAR BUILT
★	Upchurch Road 4700 Upchurch Road Knoxville, TN	14	1979
1	Canyon and Knox Landing 600 E Inskip Dr Knoxville, TN	193	1976
2	Castle Terrace Apartments 4121 Whistlers Way Knoxville, TN	35	1978
3	Kinley Lofts 701 Cedar Ln Knoxville, TN	158	1974



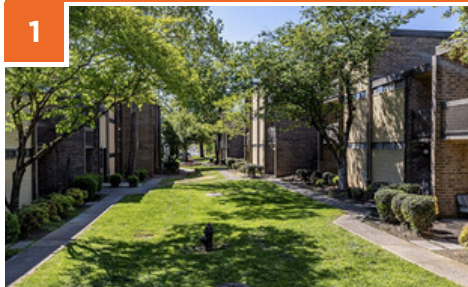
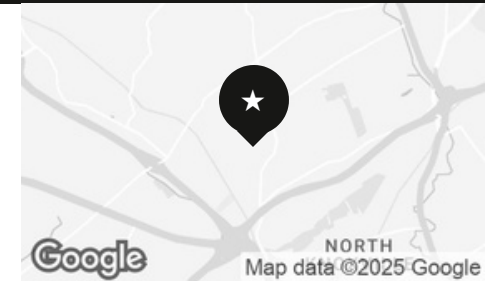
LEASE COMPS



UPCHURCH ROAD

4700 Upchurch Road, Knoxville, TN 37912

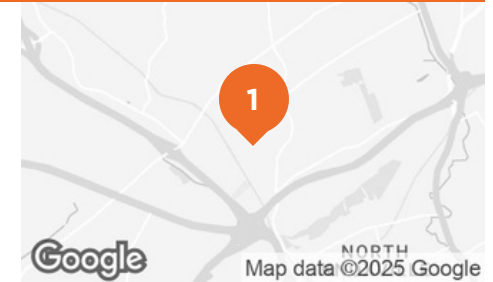
NO. UNITS: 14 **YEAR BUILT:** 1979
AVG RENT: \$990



CANYON AND KNOX LANDING

600 E Inskip Dr, Knoxville, TN 37912

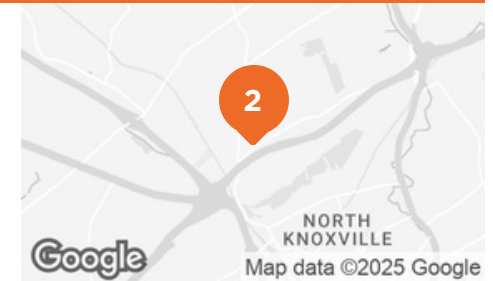
NO. UNITS: 193 **YEAR BUILT:** 1976
1BD / 1BA RENT: \$1,199



CASTLE TERRACE APARTMENTS

4121 Whistlers Way, Knoxville, TN 37918

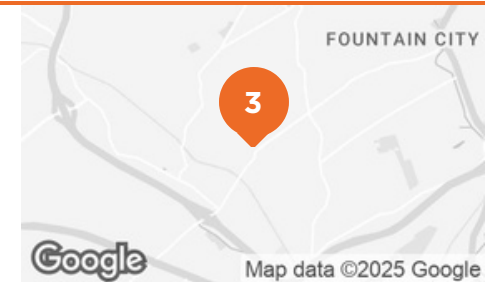
NO. UNITS: 35 **YEAR BUILT:** 1978
1BD / 1BA RENT: \$1,199



KINLEY LOFTS

701 Cedar Ln, Knoxville, TN 37912

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





Demographics

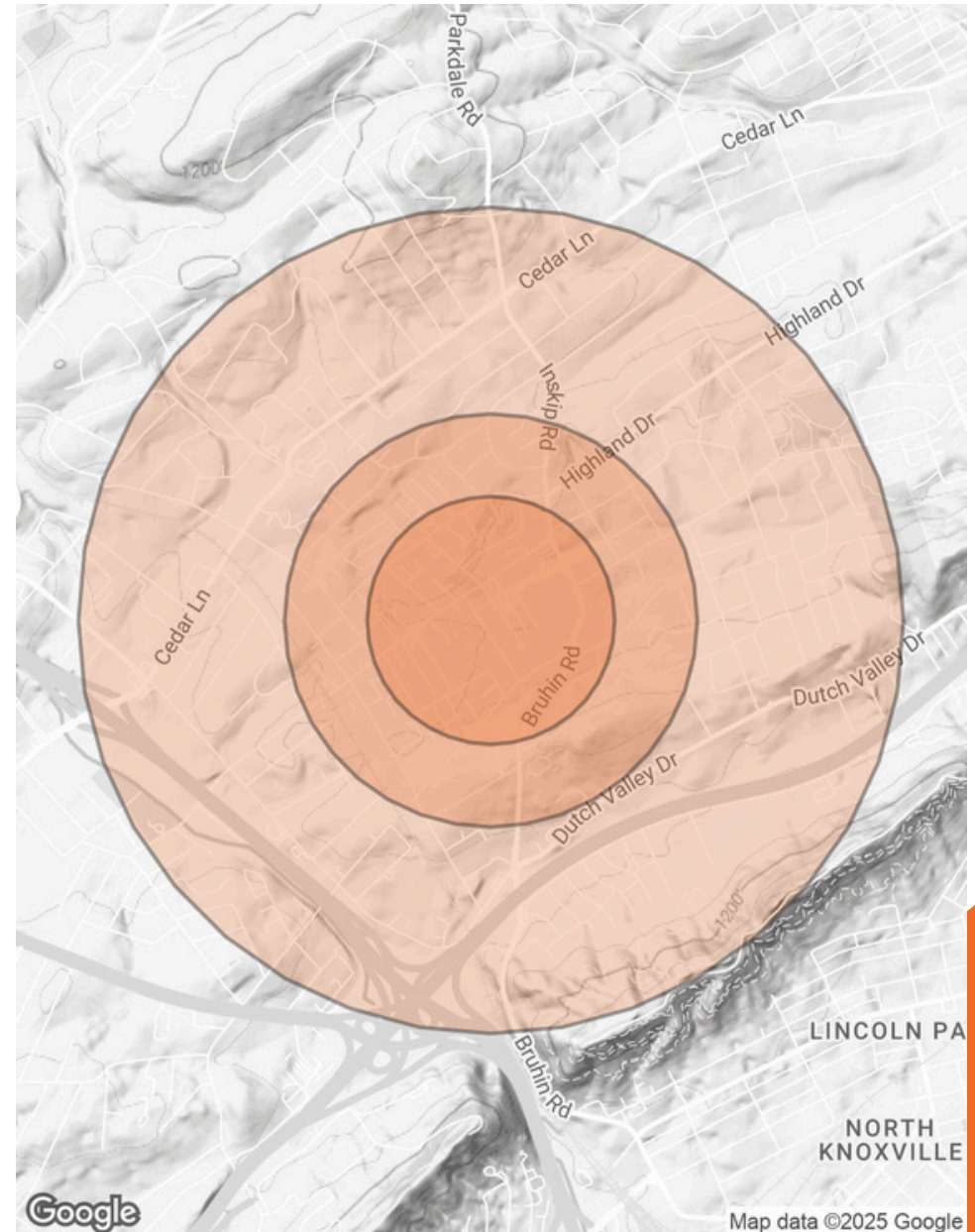


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,414	3,847	10,017
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	40	41	40

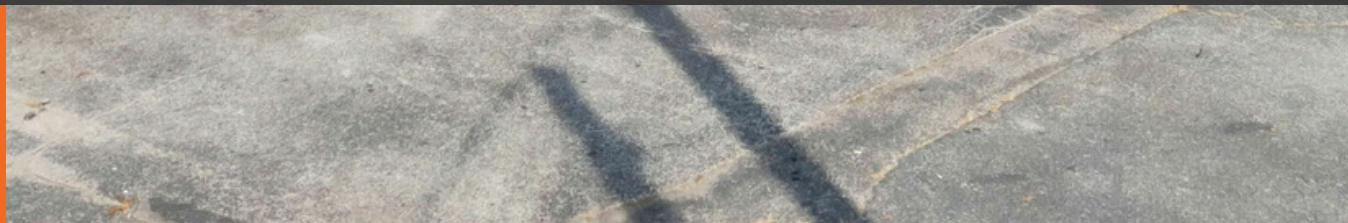
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	731	1,937	4,719
# OF PERSONS PER HH	1.9	2	2.1
AVERAGE HH INCOME	\$51,694	\$54,066	\$56,618
AVERAGE HOUSE VALUE	\$221,516	\$218,987	\$204,581

Demographics data derived from AlphaMap





The Team



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. SUITE100
KNOXVILLE, TN 37917



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