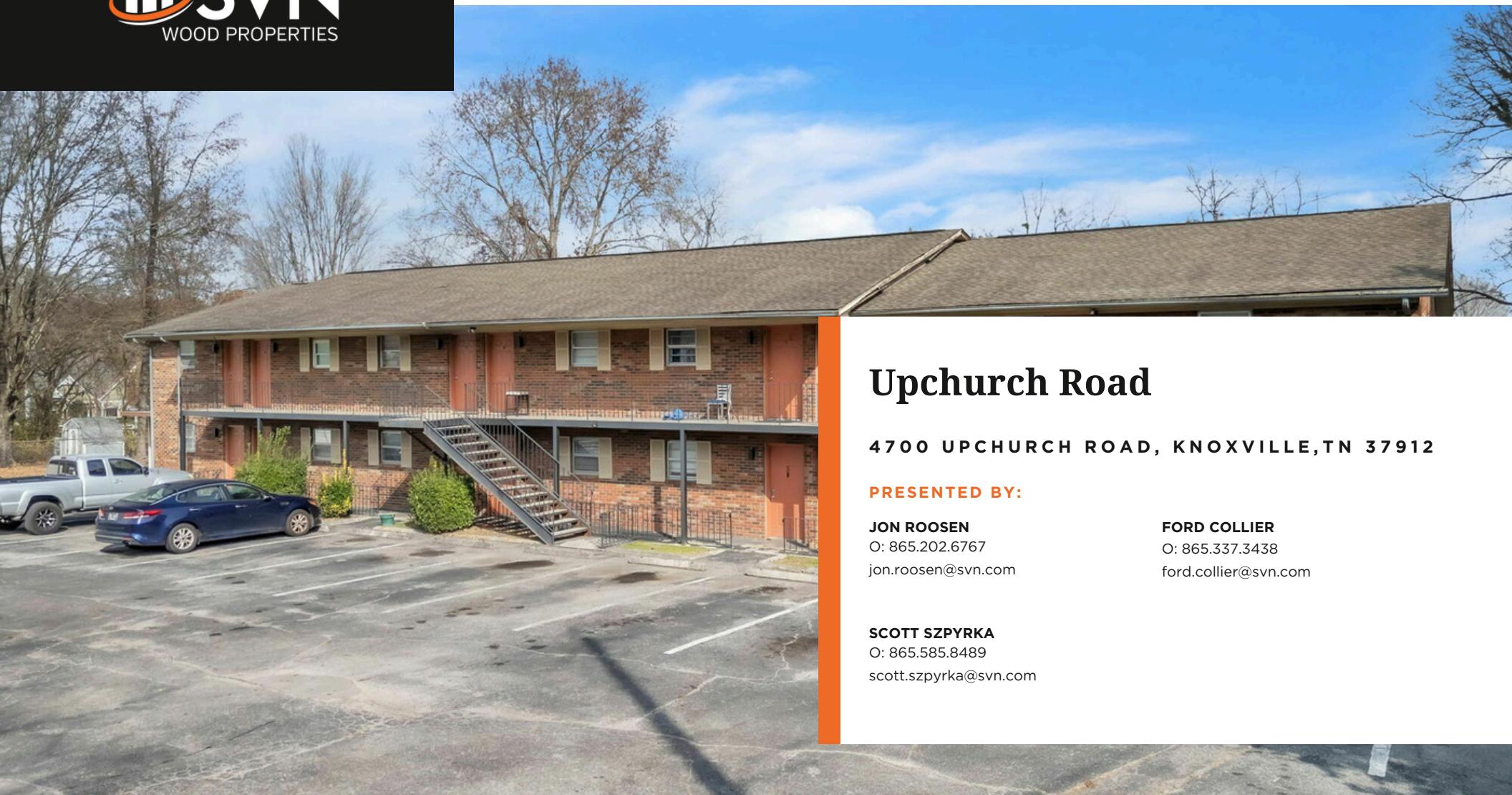




# Offering Memorandum



## Upchurch Road

4700 UPCHURCH ROAD, KNOXVILLE, TN 37912

### PRESENTED BY:

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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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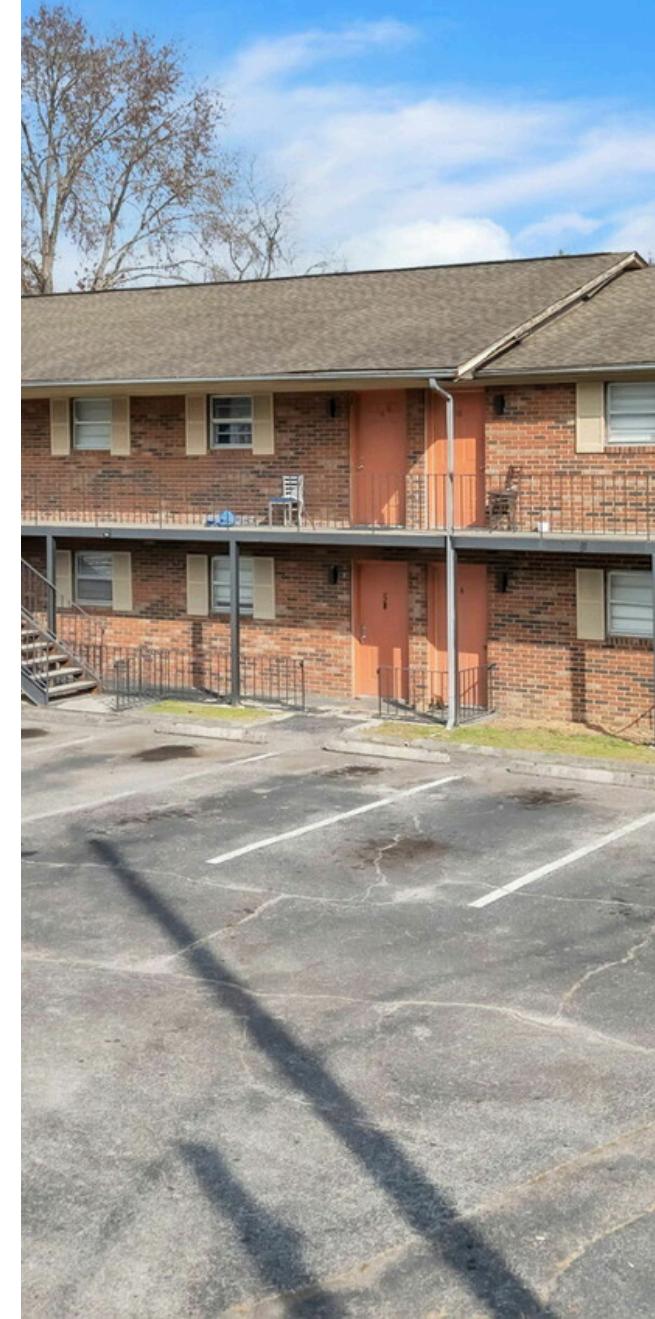
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# Property Information

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## PROPERTY SUMMARY

### UPCHURCH ROAD

4700 UPCHURCH ROAD  
KNOXVILLE, TN 37912

#### OFFERING SUMMARY

SALE PRICE:	\$1,650,000
BUILDING SIZE:	8,113 SF
UNITS:	14
CAP RATE:	6.93%
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.



## 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

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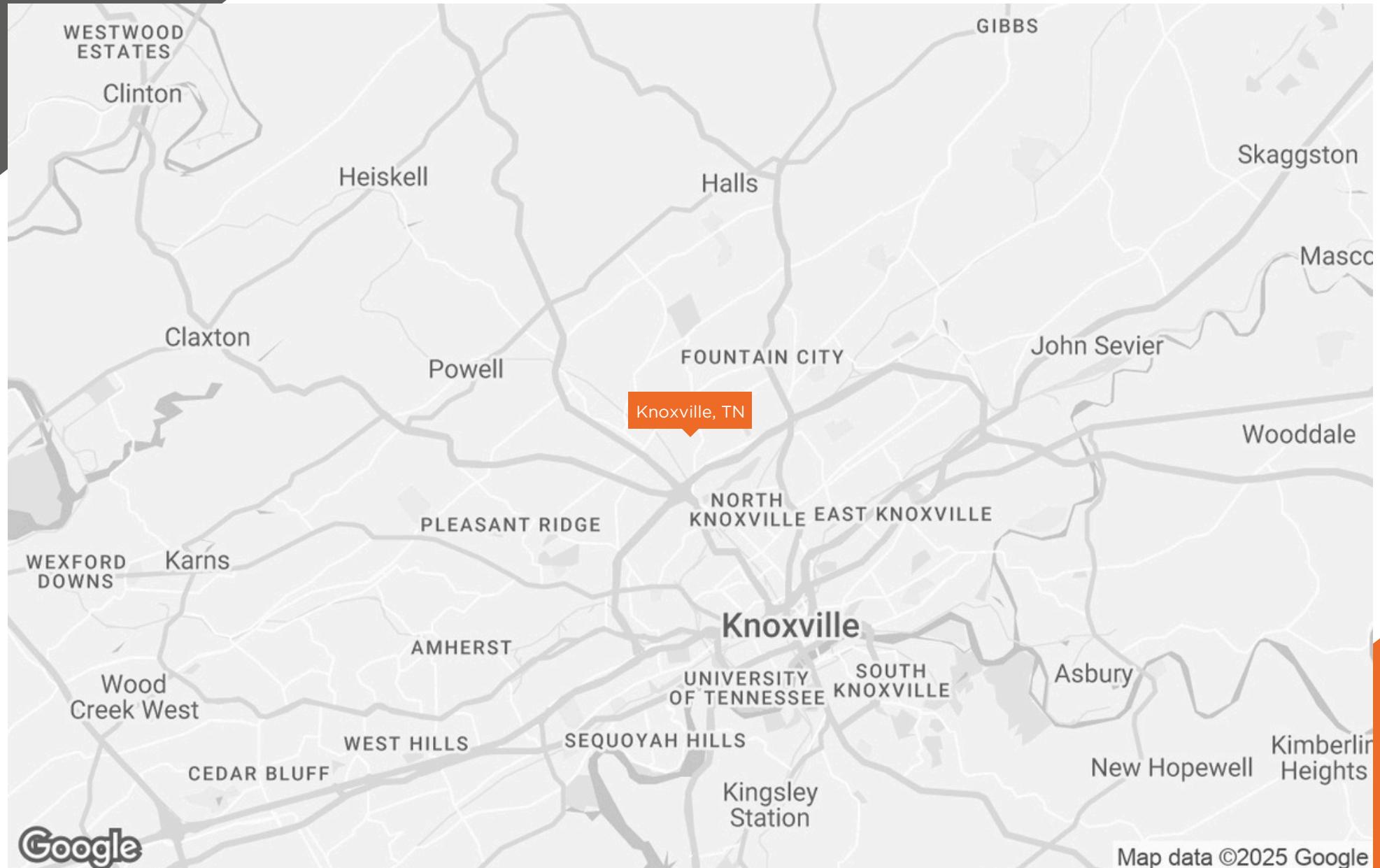
## LOCATION DESCRIPTION



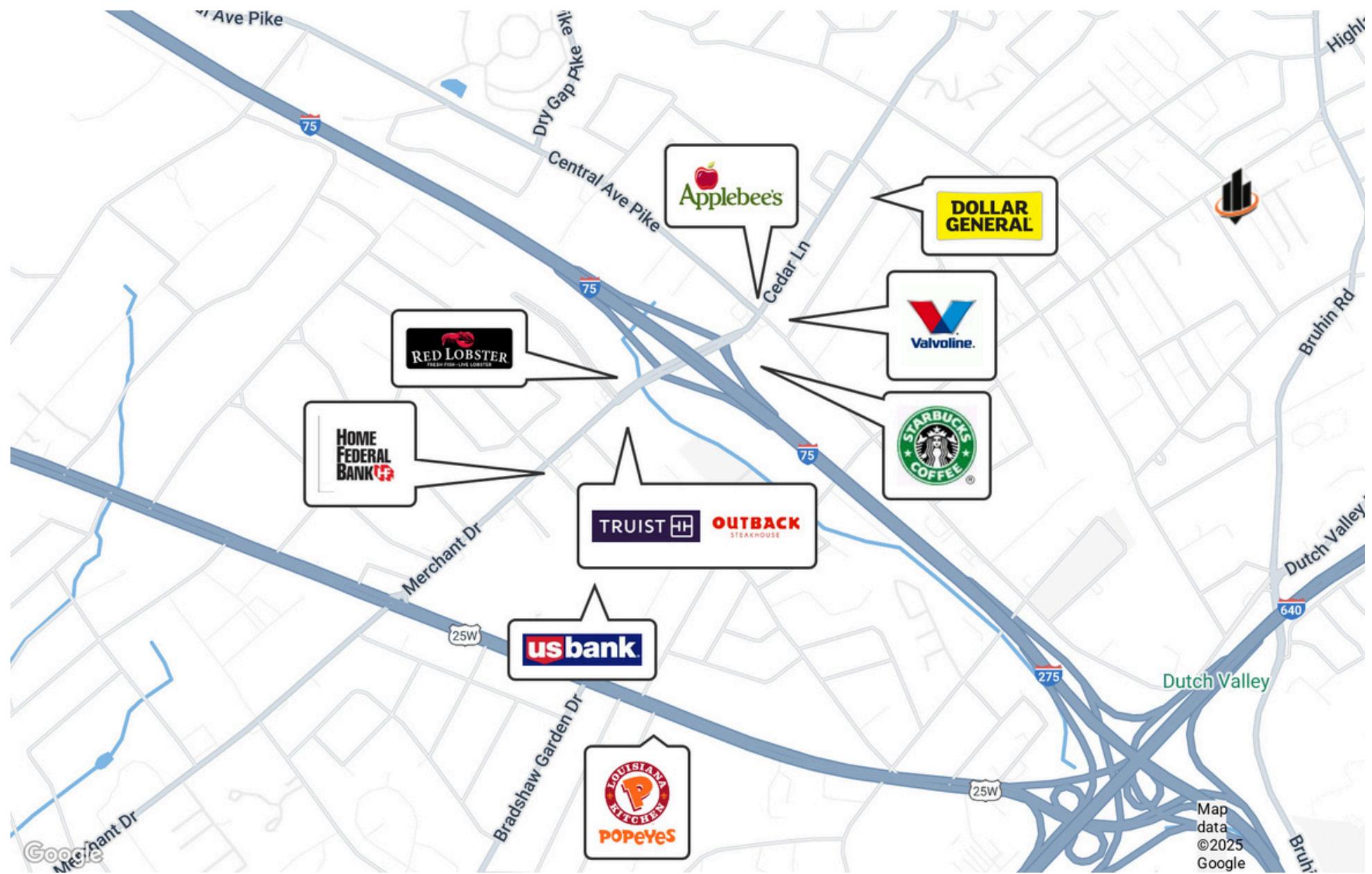
4700 Upchurch Road offers newly renovated one-bedroom, one-bath apartments in the heart of North Knoxville. Each unit features modern upgrades, including updated flooring, refreshed kitchens and baths, and a functional layout that separates the kitchen and living areas. The property sits just minutes 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

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## INCOME & EXPENSES



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



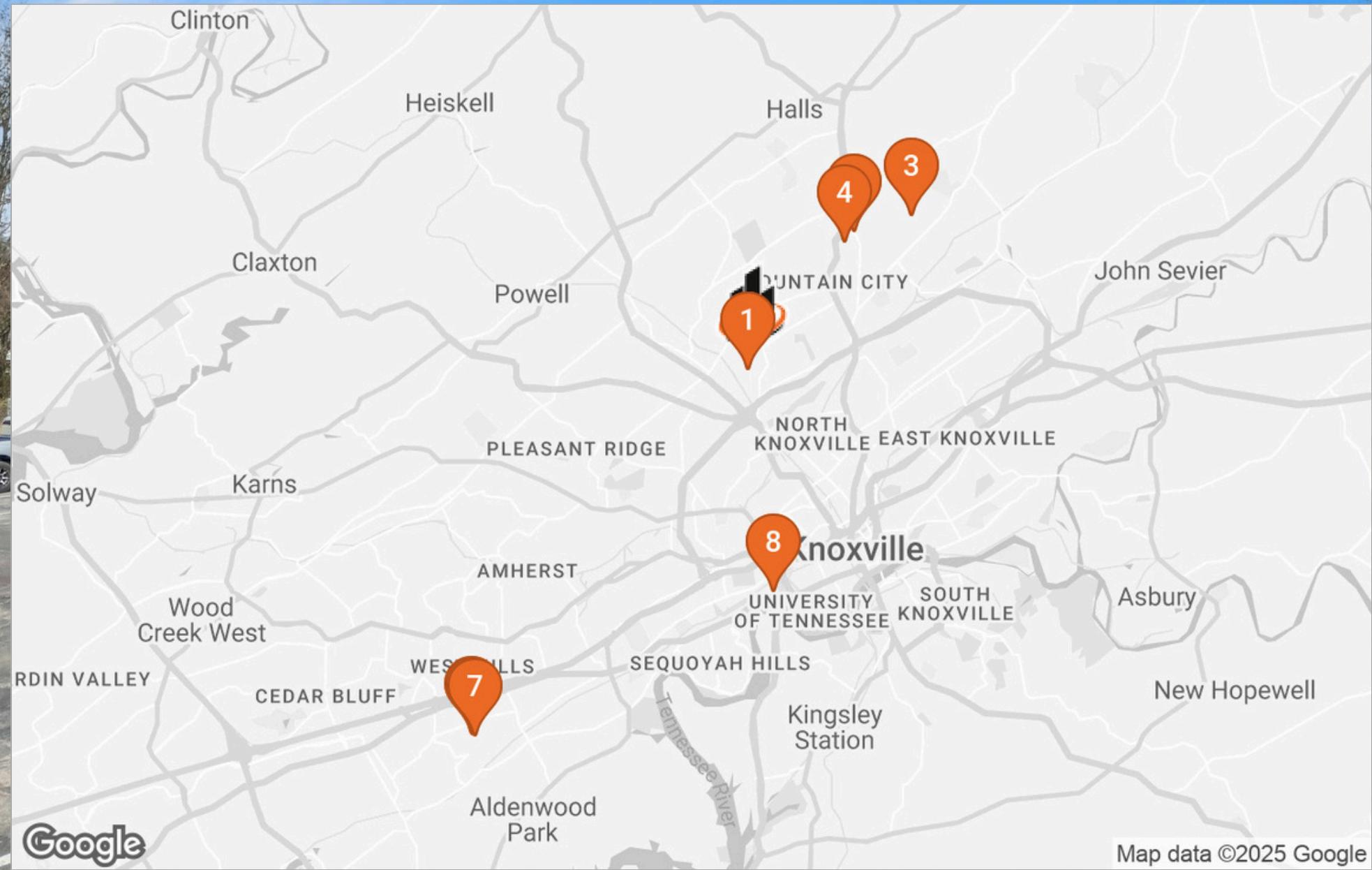
## Sale Comparables

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# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT
	<b>Upchurch Road</b>							
★	4700 Upchurch Road Knoxville, TN	\$1,650,000	8,113 SF	30,492 SF	14	6.93%	1979	\$117,857
1	<b>Canyon and Knox Landing</b> 600 E Inskip Dr Knoxville, TN	\$23,500,000	183,939 SF	467,399 SF	193	-	1976	\$121,762
2	<b>1001 Flanders Ln</b> Knoxville, TN	\$1,070,000	6,994 SF	23,522 SF	8	-	1979	\$133,750
3	<b>4800 Cannon Ridge Dr</b> Knoxville, TN	\$1,350,000	4,168 SF	15,246 SF	8	-	1979	\$168,750
4	<b>5639 Lon Roberts Dr</b> Knoxville, TN	\$600,000	4,376 SF	12,632 SF	4	-	1972	\$150,000
5	<b>5610 Jacksboro Pike</b> Knoxville, TN	\$545,000	6,689 SF	12,197 SF	4	-	1967	\$136,250
6	<b>905 Flanders Ln</b> Knoxville, TN	\$817,500	6,374 SF	14,375 SF	6	-	1972	\$136,250
7	<b>811 Flanders Ln</b> Knoxville, TN	\$1,040,000	2,557 SF	14,810 SF	6	6.30%	1976	\$173,333
8	<b>2751 Jersey Ave</b> 2751 Jersey Avenue	\$714,000	2,828 SF	9,148 SF	4	-	1979	\$178,500
<b>AVERAGES</b>		<b>\$3,704,563</b>	<b>27,241 SF</b>	<b>71,166 SF</b>	<b>29</b>	<b>6.30%</b>	<b>1975</b>	<b>\$149,824</b>

## SALE COMPS MAP & SUMMARY



## SALE COMPS



★ UPCHURCH ROAD  
4700 Upchurch Road  
Knoxville, TN 37912

**PRICE:** \$1,650,000 **BLDG SIZE:** 8,113 SF  
**LOT SIZE:** 30,492 SF **NO. UNITS:** 14  
**CAP RATE:** 6.93% **YEAR BUILT:** 1979  
**PRICE/UNIT:** \$117,857

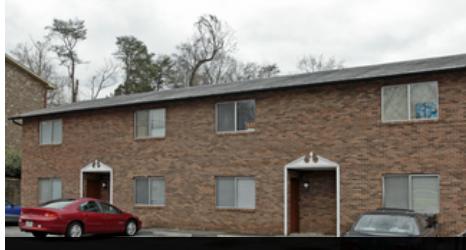
1



1. CANYON AND KNOX  
LANDING  
600EInskip 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



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

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

4



**4. 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

5



**5. 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

## SALE COMPS

6



<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

7



<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		

8



<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

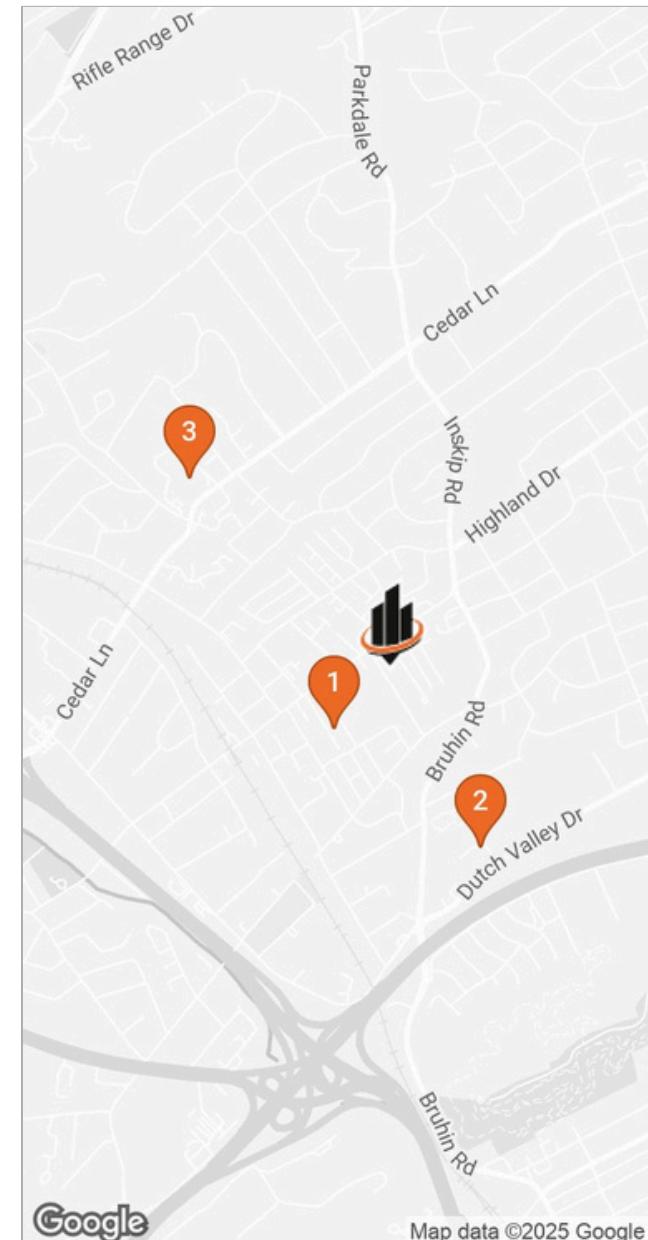


## Lease Comparables

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## LEASE COMPS MAP & SUMMARY

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





## UPCHURCH ROAD

4700 Upchurch Road, Knoxville, TN 37912

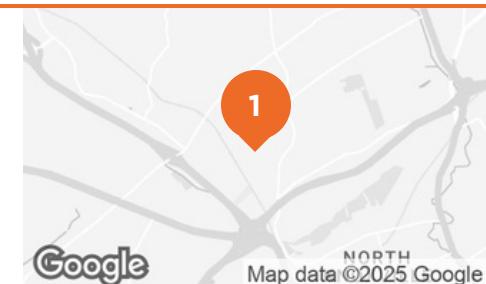
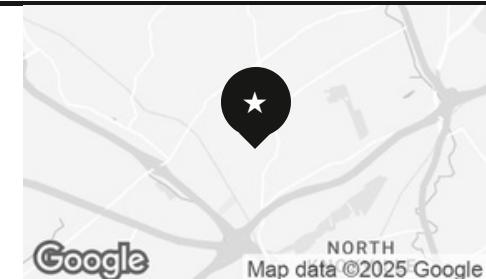
**NO. UNITS:**

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

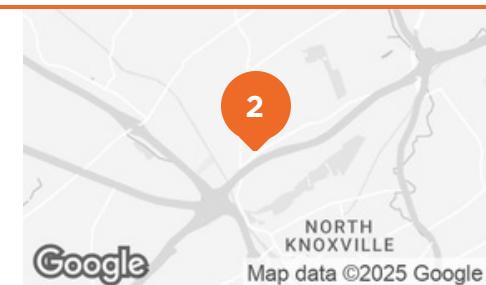
**NO. UNITS:**

35 **YEAR BUILT:**

1978

**1BD / 1BA RENT:**

\$1,199



## KINLEY LOFTS

701 Cedar Ln, Knoxville, TN 37912

**NO. UNITS:**

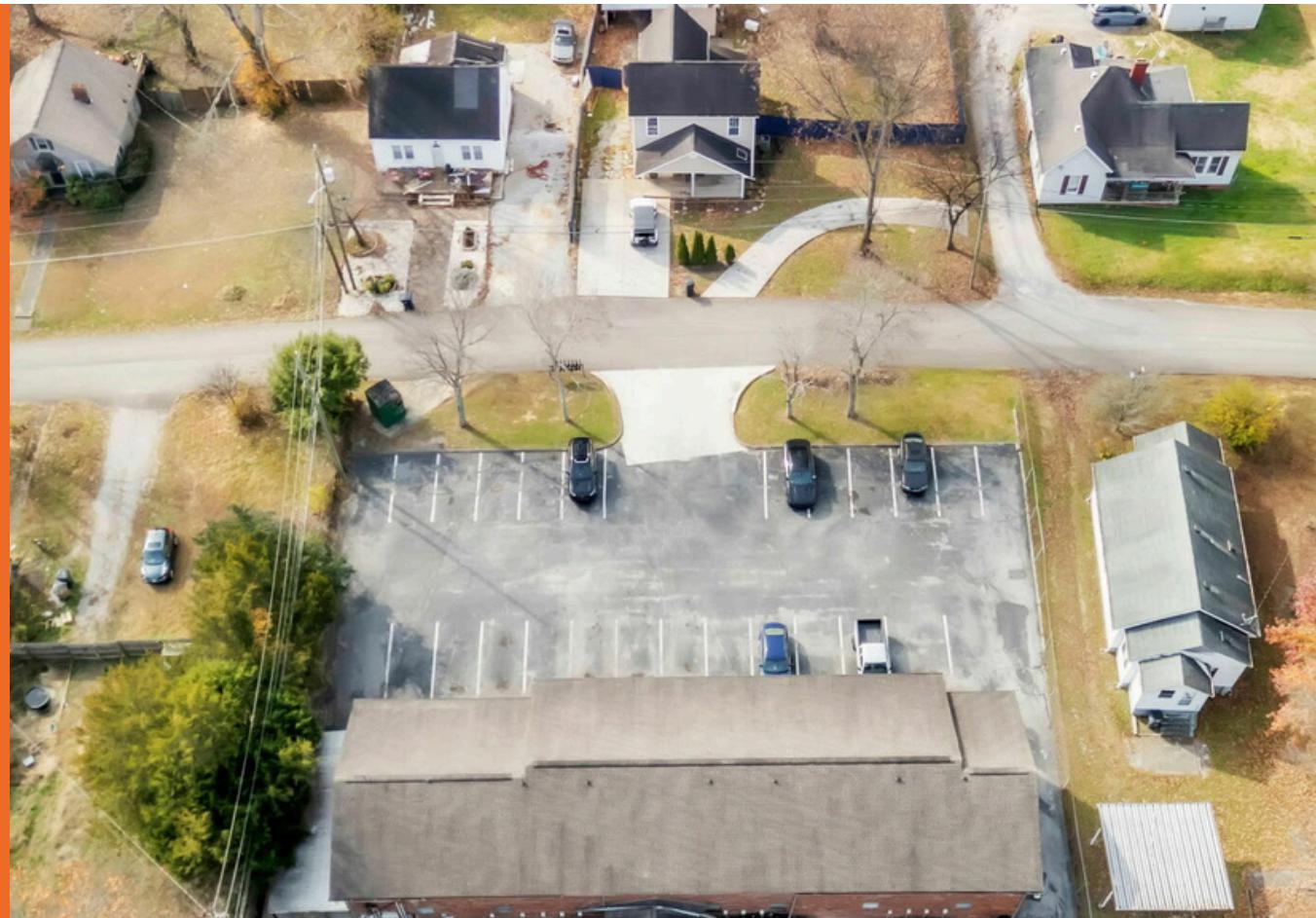
158 **YEAR BUILT:**

1974

**1BD / 1BA RENT:**

\$1,199





# Demographics

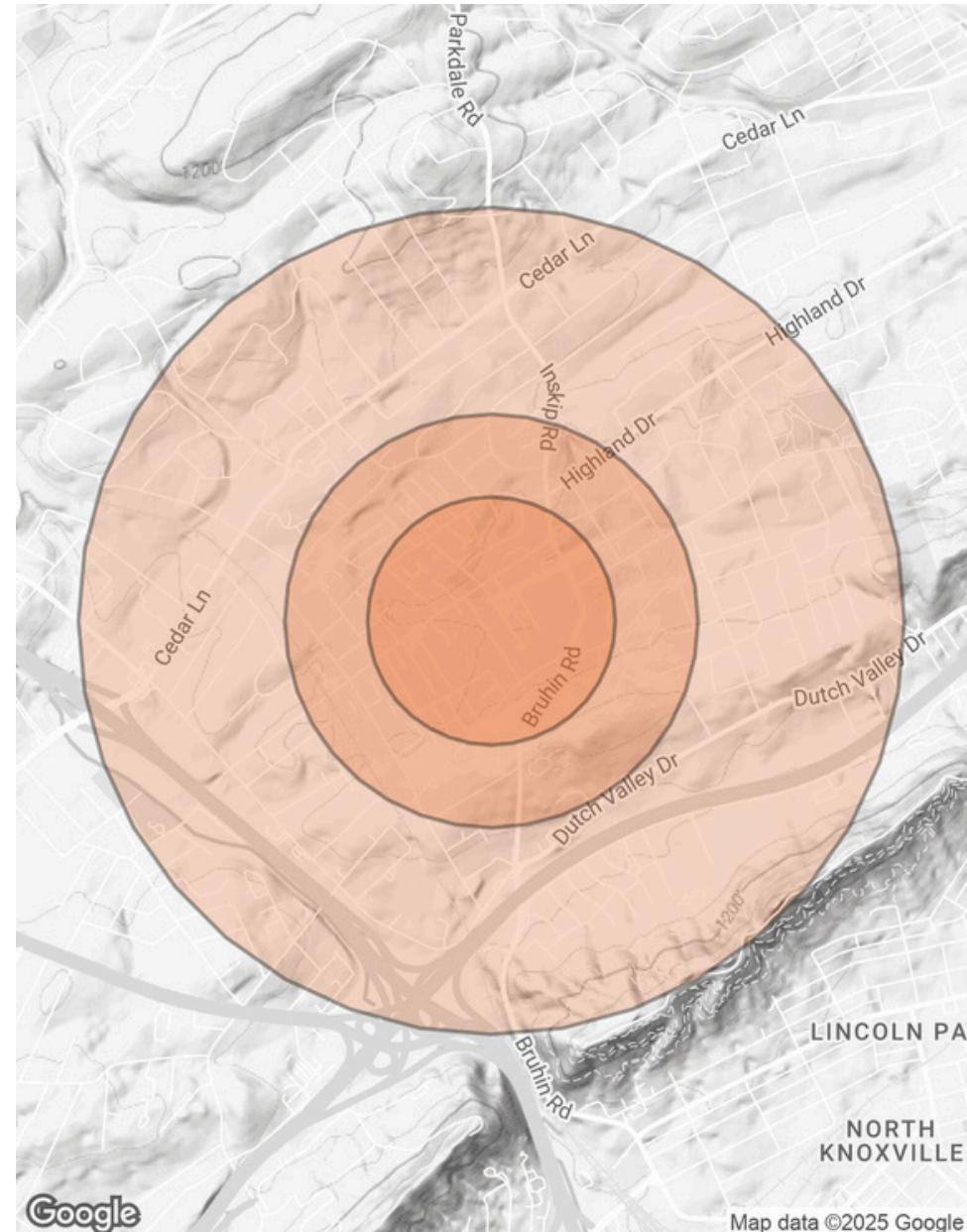
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# DEMOGRAPHICS MAP & REPORT

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

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

Demographics data derived from AlphaMap



# The Team

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## MEET THE TEAM



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### **Scott Szpyrka**

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# Collective Strength, Accelerated Growth

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