



LAWLERWOOD

OFFERING MEMORANDUM

2-HOUSES | 5-UNITS | 23-BED UNIVERSITY INVESTMENT RENTAL – 1413 & 1415 HIGHLAND AVENUE
FORT SANDERS NEIGHBORHOOD | KNOXVILLE, TN

One-Of-A-Kind University Rental – Below Market Rents

Prime Student-Rental Investment Opportunity Knoxville | University of Tennessee

Don't miss this exceptional multifamily offering featuring two side-by-side investment rentals in Knoxville's highly sought-after Fort Sanders neighborhood. Just minutes from the University of Tennessee, this area is a proven, high-demand student rental market with bounded geography and limited inventory—making it a standout choice for out-of-town and local investors alike. Renovated in 2018, both properties are in excellent condition and poised for consistent returns. The 1413 Highland house is renovated as a whole house. It is one-rental unit with 6-bedrooms. The 1415 Highland house has been renovated as four-rental units, with a total of 17-bedrooms. These properties have their own parking lot which can easily hold 11 to 12 vehicles. Additional parking is available on the street. These properties are fully leased through May of 2027, and current rents are significantly below market—potentially by as much as 40%.



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FEATURES

- Beautiful Historic 1899 Buildings
- Centrally Located Within Knoxville's Fort Sanders Market, adjacent to the University of Tennessee
- 5 Apartment Units | 23 Beds

HIGHLIGHTS

- Renovated in 2018.
- Tons of Character
- Excellent Overall Condition
- On Site Parking
- Strong Rental History

FANTASTIC LOCATION - CLOSE TO THE UNIVERSITY OF TENNESSEE

The University of Tennessee, founded in 1794 and later designated as a land-grant institution, has grown from a small early American college into a major statewide public research system. Its flagship campus in Knoxville offers hundreds of undergraduate and graduate programs across diverse fields such as engineering, business, agriculture, arts and sciences, communication, law, nursing, and veterinary medicine. Strong research partnerships—most notably with Oak Ridge National Laboratory—and specialized campuses like the UT Space Institute further strengthen its reputation as a center for scientific, technological, and applied research.

Today, UT serves more than 40,000 students in Knoxville and about 65,000 across its statewide system, making it one of Tennessee's most influential educational and economic institutions. Its role in workforce development, research innovation, and public service extends to all 95 counties in the state, while its academic achievements, research output, and prominent alumni contribute to its significance on a national level.

PROPERTY INFORMATION

CURRENT FINANCIAL INFORMATION*

LEASE TERM:		RENT PER MONTH:	RENT PER YEAR:
1413 Highland:	6/1/2025 – 5/31/2026	\$5,280.00	\$63,360.00
	6/1/2026 – 5/31/2027	\$6,600.00	\$79,200.00
1415 Highland:	6/1/2025 – 5/31/2026	\$15,200.00	\$182,400.00
	6/1/2026 – 5/31/2027	\$16,000.00	\$192,000.00
RENT PER BED:	Range: \$800 - \$1,100		
OPERATING EXPENSES:		EXPENSE / MONTH	EXPENSE / YEAR
1413 Highland:		\$1,403.67	\$16,844.00
1415 Highland:		\$3,600.58	\$43,207.00

PROJECTED FINANCIAL INFORMATION*

LEASE TERM:		RENT PER MONTH:	RENT PER YEAR:
1413 Highland:	6/1/2027 – 5/31/2028	\$8,700.00	\$104,400.00
	6/1/2027 – 5/31/2028	\$24,050.00	\$288,600.00
RENT PER BED:	Range: \$1,250 - \$1,450		
OPERATING EXPENSES:		EXPENSE / MONTH	EXPENSE / YEAR
1413 Highland:		\$2,259.25	\$27,111.00
1415 Highland:		\$6,639.75	\$79,677.00



*NOTES ON PROPERTY INFORMATION

*Current Financial Information is taken from actual and current income and expenditure on the Property. A 5% management fee is included in the Current Financial Information.

*Projected Financial Information is based on a monthly rent increase of rent. As well, a management fee of 5% is maintained and property taxes are increased in anticipation of property sale. However, these numbers are projected and in no way are they guaranteed. Neither Owner nor Agent warrant or represent that the Projected Financial Information will be accurate or will ever occur. Buyer to assume property AS-IS and take full responsibility for their own underwriting of this property's present condition and its financial performance for all time past, present, and future.

PROPERTY INFORMATION

BUILDING

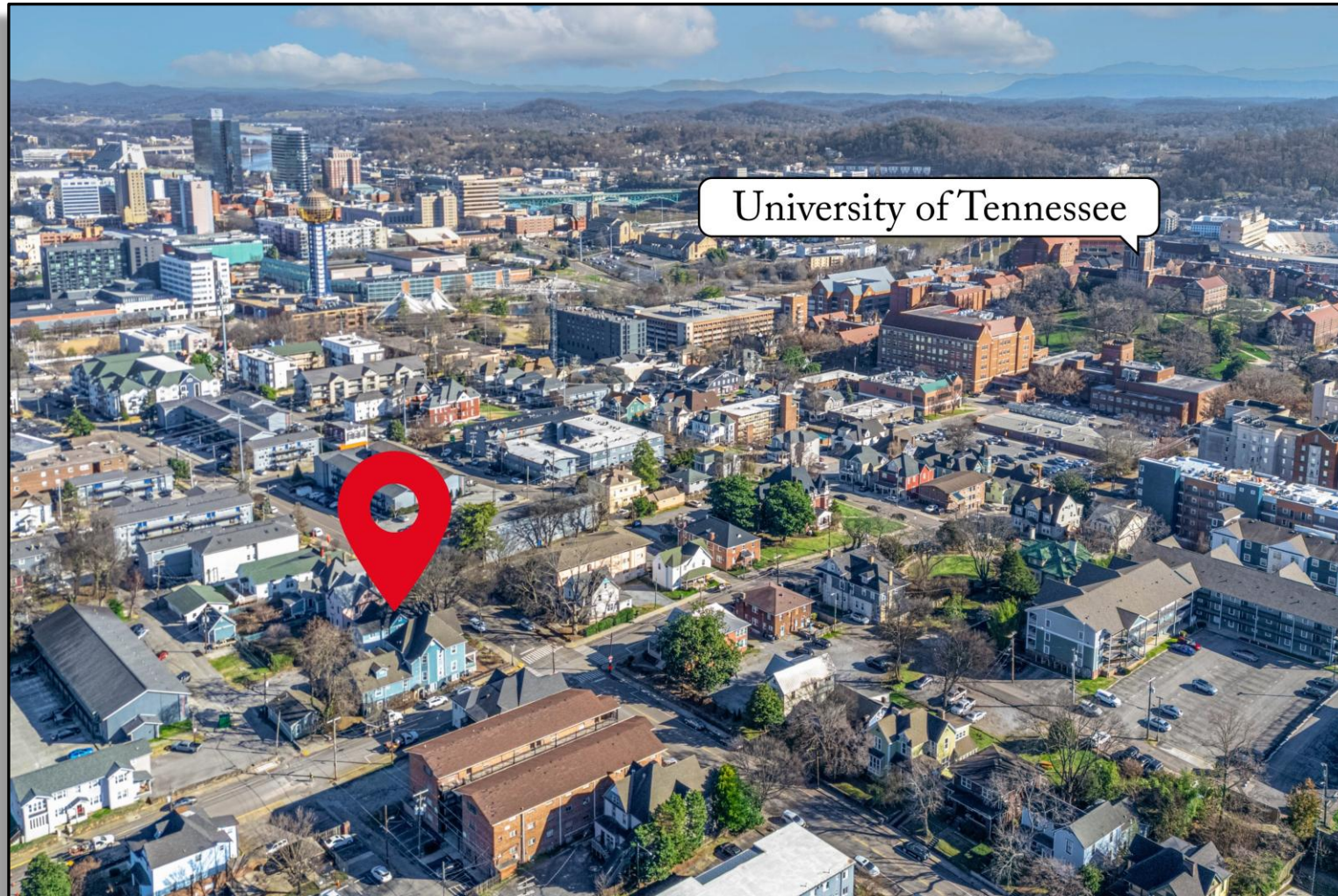
Property Address	1413 & 1415 Highland Avenue Knoxville, TN
County	Knox
Year Built	1899
Year Renovated	2018
Number of Buildings	2
Number of Stories	3
Approximate SF	10,917 (Per City Tax Record)
Number of Apt. Units	5
Age of Roof	Unknown
Age of Water Heater	2018
Age of HVAC	2018

SITE

Parcel Number	094LN036 & 094LN037
Zoning	RN-5
Parking	Surface, 14-15 Parking Spaces



Located at the Intersection of
Highland Avenue & James Agee Street – Fort Sanders | Knoxville



Quality Location For Future Growth



Come Take A Look!



HEALTHY INVESTMENT

Businesses are drawn to Knoxville's strategic location within a day's drive of approximately a third of the US population, and as home to the University of Tennessee and nearby Oak Ridge National Laboratory, the Knoxville area is widely recognized as a hub of research, technology, innovation, and entrepreneurial leadership.



70+ Company Headquarters



>20 Regional Higher Education Institutions

Approximately 20,000 degreed professionals graduate annually.



8.4% Below the National Cost of Living Average

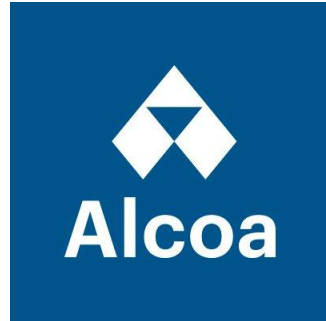
NATIONAL BRANDS
HEADQUARTERED HERE



OTHER MAJOR EMPLOYERS



THE UNIVERSITY OF
TENNESSEE
KNOXVILLE



DENSO
Crafting the Core



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KNOXVILLE'S GROWING

Knoxville has enjoyed significant growth in the number of new residents moving to the area since about 2021, and the city remains a prime destination for people moving to Tennessee from other states. McGhee Tyson Airport (TYS), serving the Knoxville area, was the fastest growing major U.S. airport in 2024, based on passenger traffic. Located only 15 miles from downtown, the airport offers non-stop flights to 31 destinations.

According to MoveBudda – a demographics company – Knoxville, TN will be #1 City in USA to move to in 2026

#1 Move-To City

According to East Tennessee REALTORS, area rents have increased by more than 55% when compared to before the COVID-19 pandemic.

5 Yr/55% INCREASE

According to Macrotrends, the Knoxville area has gained 40,000 residents since 2021.

40,000 NEW RESIDENTS

According to PODS in 2024, Knoxville ranked #8 in the country for cities people are moving to from elsewhere in the US.

#8 IN THE COUNTRY

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Vice President

DANIEL ODLE

Daniel Odle serves as a Vice President with LawlerWood. His focus is project management and brokerage for the company. Before joining LawlerWood in 2021, through a merger with Conversion Properties, he served as Vice President of Development for Conversion Properties, Inc.

At LawlerWood, his responsibilities encompass project management and brokerage for the company. He oversees strategic accounts for investment and brokerage clients.

After graduating from the University of Tennessee with a Bachelor of Arts, Daniel worked for a local contractor. He began his career in commercial real estate with Conversion Properties, Inc. in 2007 until the Conversion team moved to LawlerWood in 2021. He was appointed to the Board of Zoning Appeals for the City of Knoxville in 2015 and continues to serve the City in this capacity.

Since 1975, LawlerWood has consistently earned the trust of its clients and investors by delivering complex real estate projects and services of exceptional quality, on time and in budget. These results are the product of broad experience and persistent focus on execution.

Over its long history, the company's work has touched nearly every segment of the real estate market in various roles including ownership, project management, property and asset management, planning and brokerage. Today, we focus primarily on general commercial, health care, education and other governmental projects, hospitality and multi-family residential, but are proud that our team can execute any type of complex real estate assignment.

We began our business developing, leasing and managing projects for our own account, so we understand the benefits a well-conceived and executed real estate strategy can provide. We also recognize the multitude of risks that come with any real estate project. By bringing this perspective to every project, clients of LawlerWood benefit from the lessons we have learned across 50 years of experience and over two-billion dollars of successful development and management projects.

DISCLAIMER AND LIMITING CONDITIONS

Lawler Wood, LLC has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, and are therefore subject to material change and variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Lawler Wood, its affiliates, or the current Owner/Seller. Information presented herein is in summary form, and is not represented as necessarily and specifically accurate, nor is it represented as definitive. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.