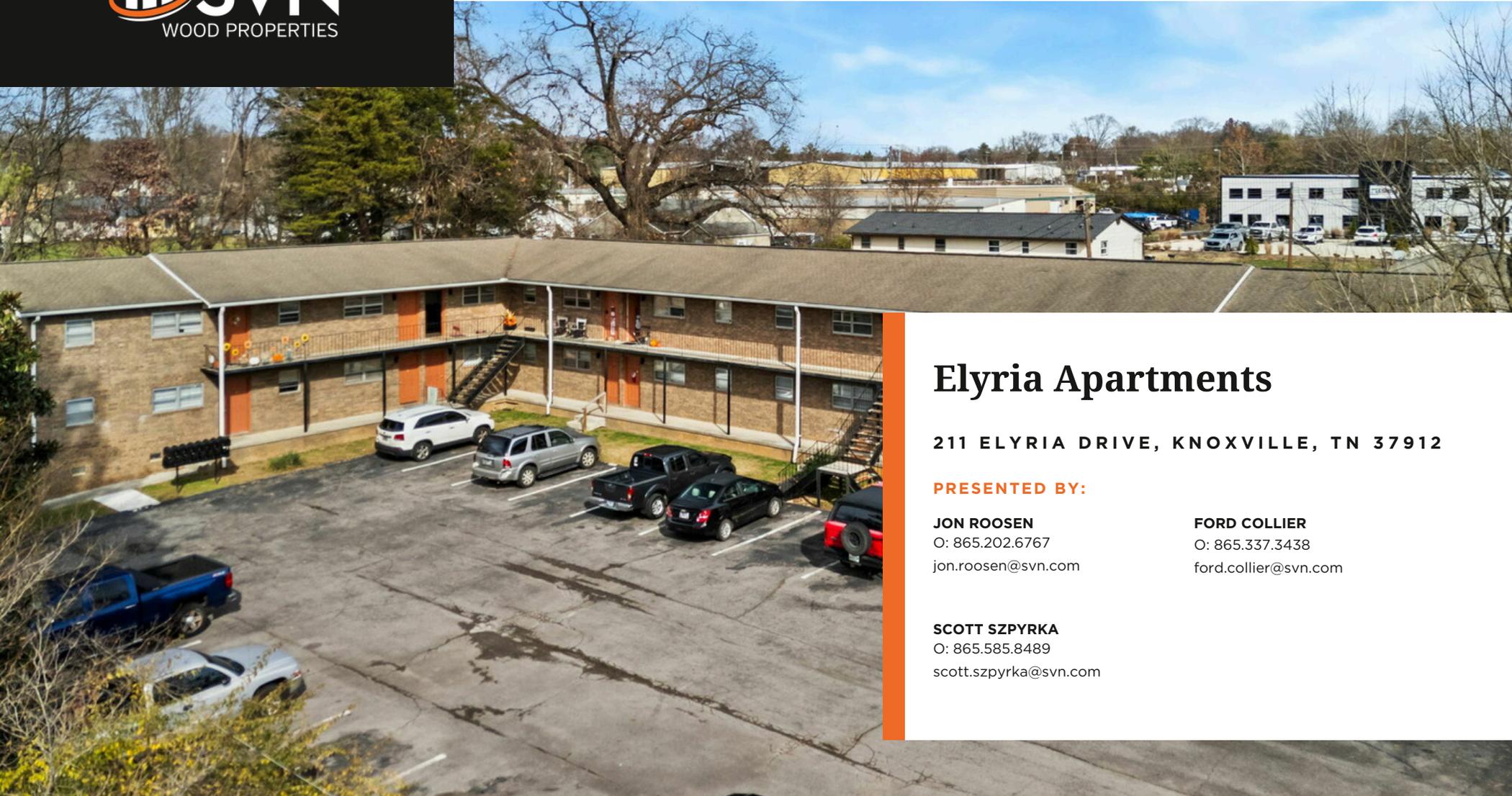




Offering Memorandum



Elyria Apartments

211 ELYRIA DRIVE, KNOXVILLE, TN 37912

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DISCLAIMER

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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.

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Property Information

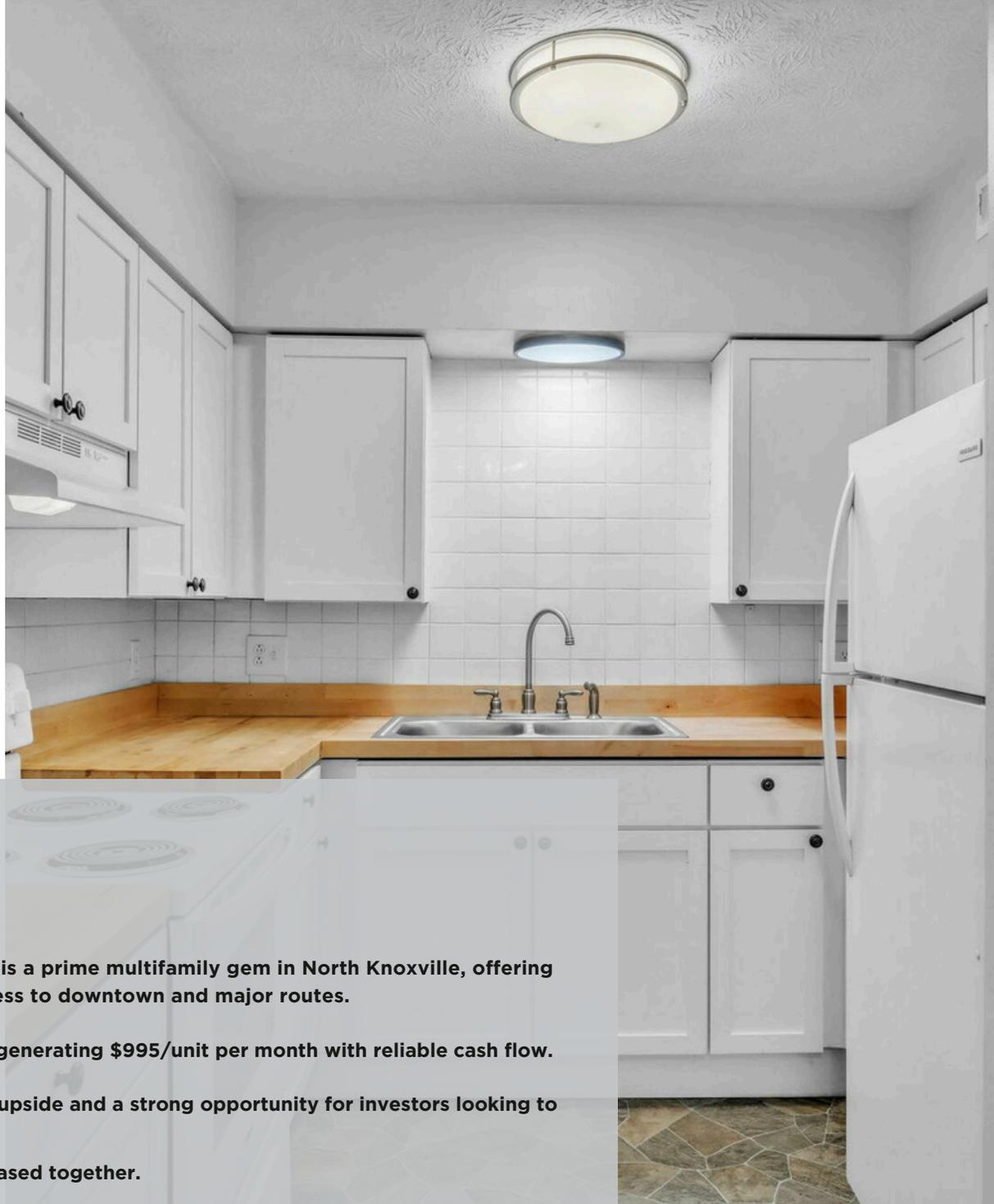
PROPERTY SUMMARY

ELYRIA APARTMENTS

211 ELYRIA DRIVE
KNOXVILLE, TN 37912

OFFERING SUMMARY

SALE PRICE:	\$1,750,000
BUILDING SIZE:	9,554 SF
LOT SIZE:	30,492 SF
CAP RATE:	7.42%
YEAR BUILT:	1975
ZONING	RN-5
UNITS:	16



PROPERTY SUMMARY

SVN | Wood Properties is proud to present 211 Elyria Drive, is a prime multifamily gem in North Knoxville, offering the perfect mix of quiet neighborhood living and quick access to downtown and major routes.

The units are modern, well-kept, and renter-ready, currently generating \$995/unit per month with reliable cash flow.

With a market rent of \$1,150, this property presents exciting upside and a strong opportunity for investors looking to capture growth in Knoxville's thriving rental market.

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

PROPERTY HIGHLIGHTS

- Fully renovated one-bedroom units (~565 SF each) with modern finishes, offering turnkey operations and strong tenant appeal.
- Major recent capital improvements including a new roof, new gutters, added on-site laundry room, and a freshly resealed/striped parking lot.
- Located in a stable North Knoxville corridor with convenient access to downtown, major employers, retail, and transit.
- Solid cash-flowing asset with clear investor upside through continued rent growth in a strong, supply-constrained Knoxville rental market.



Kitchen Remodel



Bathroom Remodel

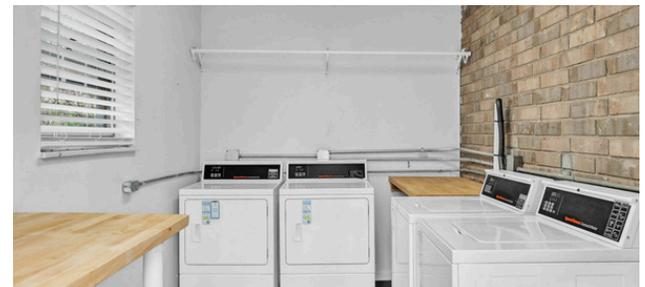


Living Room

PROPERTY PHOTOS



ADDITIONAL PHOTOS





Location Information

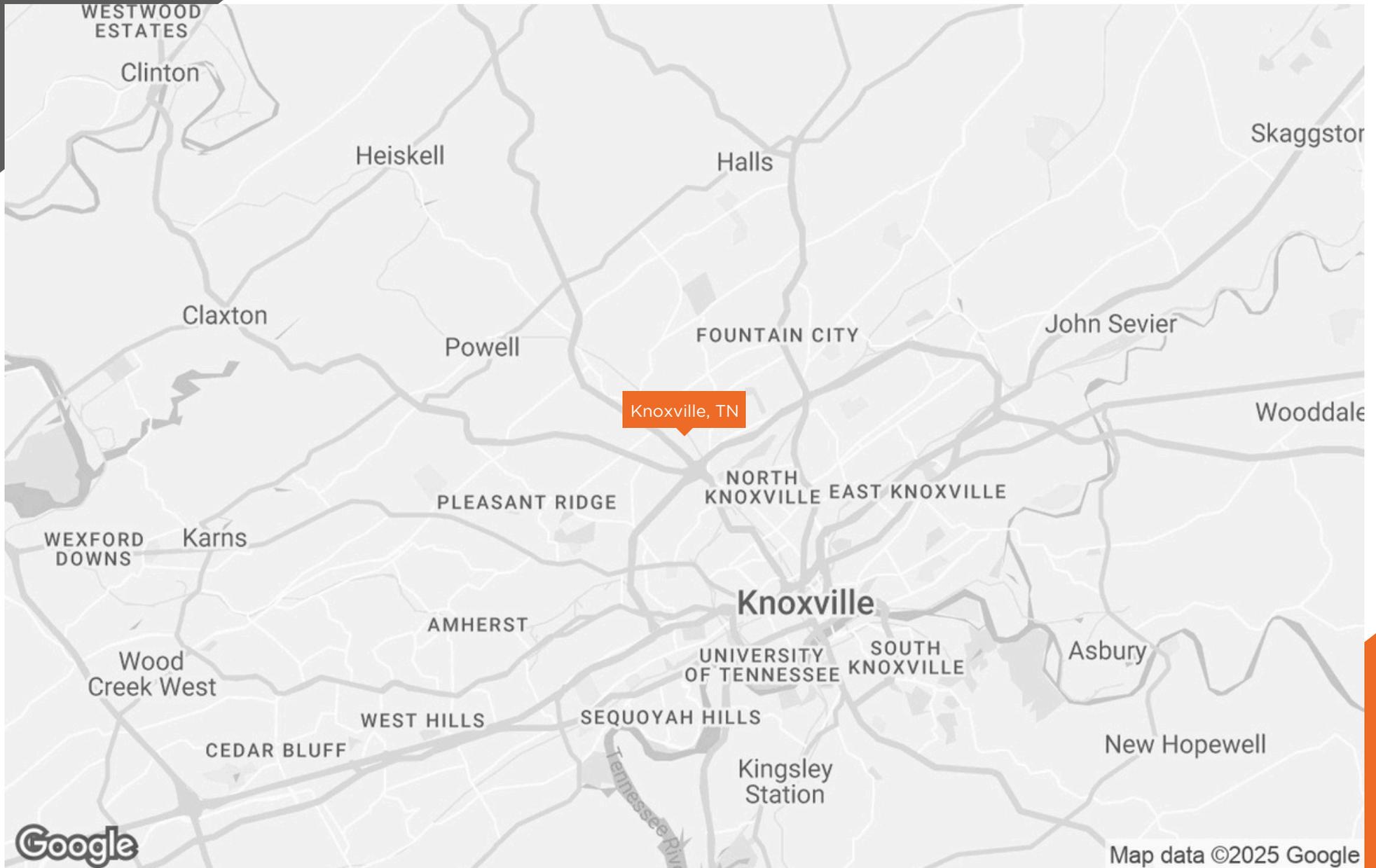


LOCATION DESCRIPTION

211 Elyria Dr offers a fully renovated collection of one-bedroom, one-bath apartments in a highly accessible pocket of North Knoxville. Each unit features modern upgrades, including new flooring, updated kitchens and bathrooms, central air, and an efficient layout that provides clear separation between living and kitchen areas for enhanced comfort. Positioned just minutes from Downtown Knoxville, the property gives residents quick access to major employment hubs, the University of Tennessee, and the city's expanding entertainment districts—while still being tucked within a quiet residential setting. The North Knoxville submarket continues to benefit from ongoing revitalization, with new restaurants, cafés, breweries, and retail concepts emerging along the Broadway and Central corridors. This steady growth has made the area increasingly attractive to young professionals and long-term renters seeking convenience paired with neighborhood charm. Residents at 211 Elyria enjoy close proximity to key transportation routes, nearby parks, grocery stores, and daily services, supporting a practical and well-rounded lifestyle. With its upgraded interiors, central location, and strong surrounding demand, 211 Elyria Dr stands out as a clean, well-maintained asset in one of Knoxville's most consistently improving rental submarkets.



REGIONAL MAP



AERIAL MAP





Property Analysis



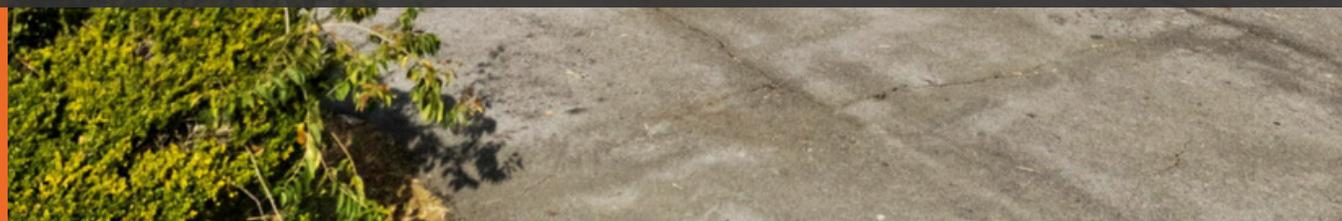
INCOME & EXPENSES



INCOME SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
RENTAL INCOME	\$191,040	\$220,800
OTHER INCOME	-	\$7,650
VACANCY COST	\$0	(\$11,040)
GROSS INCOME	\$191,040	\$217,410
EXPENSES SUMMARY	INCOME & EXPENSES	PROFORMA INCOME & EXPENSES
CONTRACT LABOR	\$1,000	\$1,250
INSURANCE EXPENSE	\$10,800	\$11,000
MANAGEMENT FEES	\$15,283	\$17,393
PEST CONTRACT	\$1,530	\$1,750
PROFESSIONAL FEES	\$1,600	\$1,750
REPAIRS AND MAINTENANCE	\$7,200	\$8,500
TAXES & LICENSES	\$11,573	\$11,573
UTILITIES	\$12,150	\$12,250
OPERATING EXPENSES	\$61,136	\$65,466
NET OPERATING INCOME	\$129,904	\$151,944



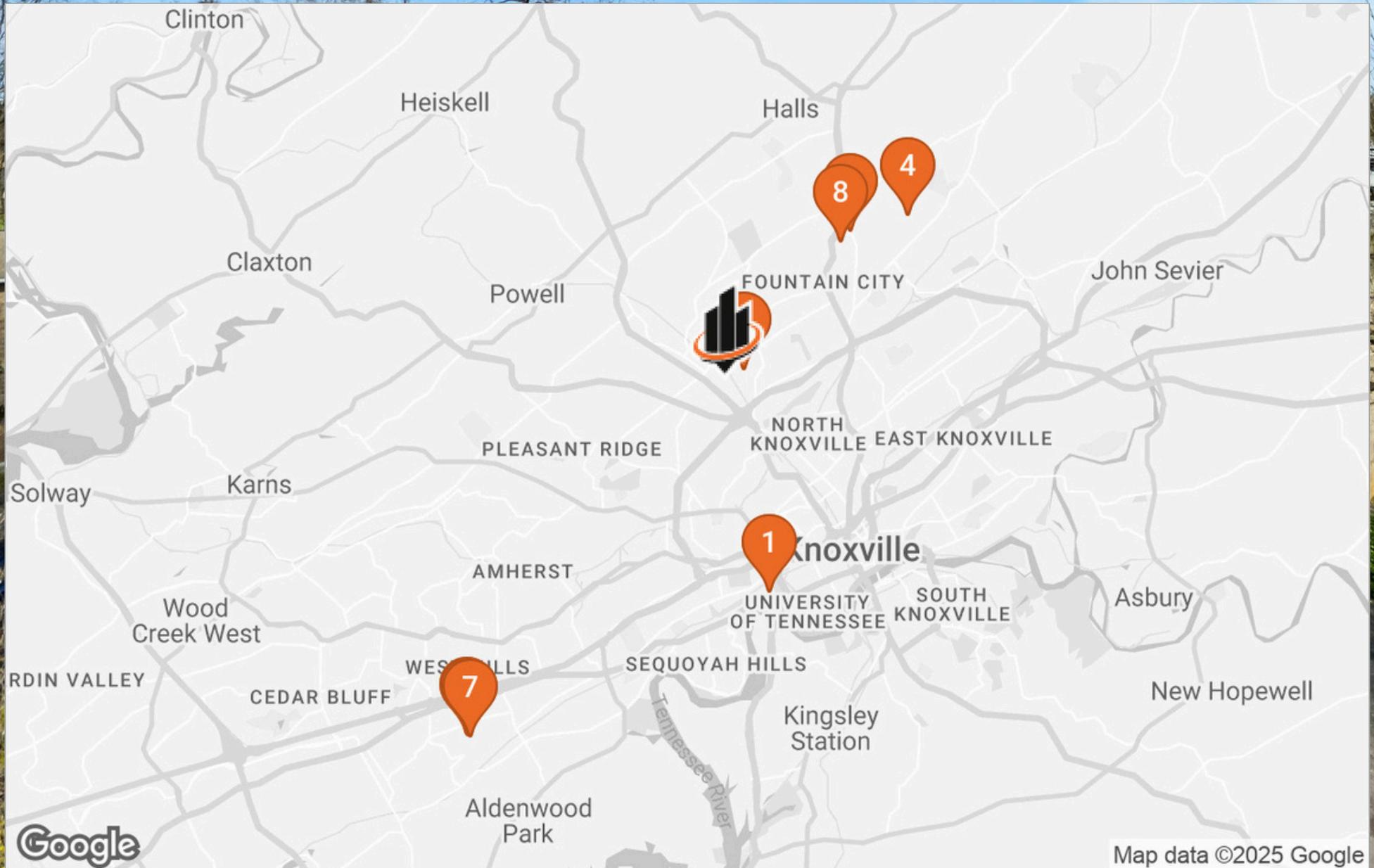
Sale Comparables



SALE COMPS MAP & SUMMARY

		PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/UNIT
★	Elyria Apartments 211 Elyria Drive Knoxville, TN	\$1,750,000	9,554 SF	30,492 SF	16	7.42%	1975	\$109,375
1	2751 Jersey Ave 2751 Jersey Avenue	\$714,000	2,828 SF	9,148 SF	4	-	1979	\$178,500
2	Canyon and Knox Landing Knoxville, TN	\$23,500,000	183,939 SF	467,399 SF	193	-	1976	\$121,762
3	1001 Flanders Knoxville, TN	\$1,070,000	6,994 SF	23,522 SF	8	-	1979	\$133,750
4	4800 Cannon Ridge Knoxville, TN	\$1,350,000	4,168 SF	15,246 SF	8	-	1979	\$168,750
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	5639 Lon Roberts Dr Knoxville, TN	\$600,000	4,376 SF	12,632 SF	4	-	1972	\$150,000
AVERAGES		\$3,704,563	27,241 SF	71,166 SF	29	6.30%	1975	\$149,824

SALE COMPS MAP & SUMMARY



SALE COMPS



★ ELYRIA APARTMENTS

211 Elyria Drive
Knoxville, TN 37912

PRICE:	\$1,750,000	BLDG SIZE:	9,554 SF
LOT SIZE:	30,492 SF	NO. UNITS:	16
CAP RATE:	7.42%	YEAR BUILT:	1975
PRICE/UNIT:	\$109,375		



1. 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



2. CANYON AND KNOX LANDING

600 E Inskip 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

SALE COMPS

3



3. 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

4



4. 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

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. 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

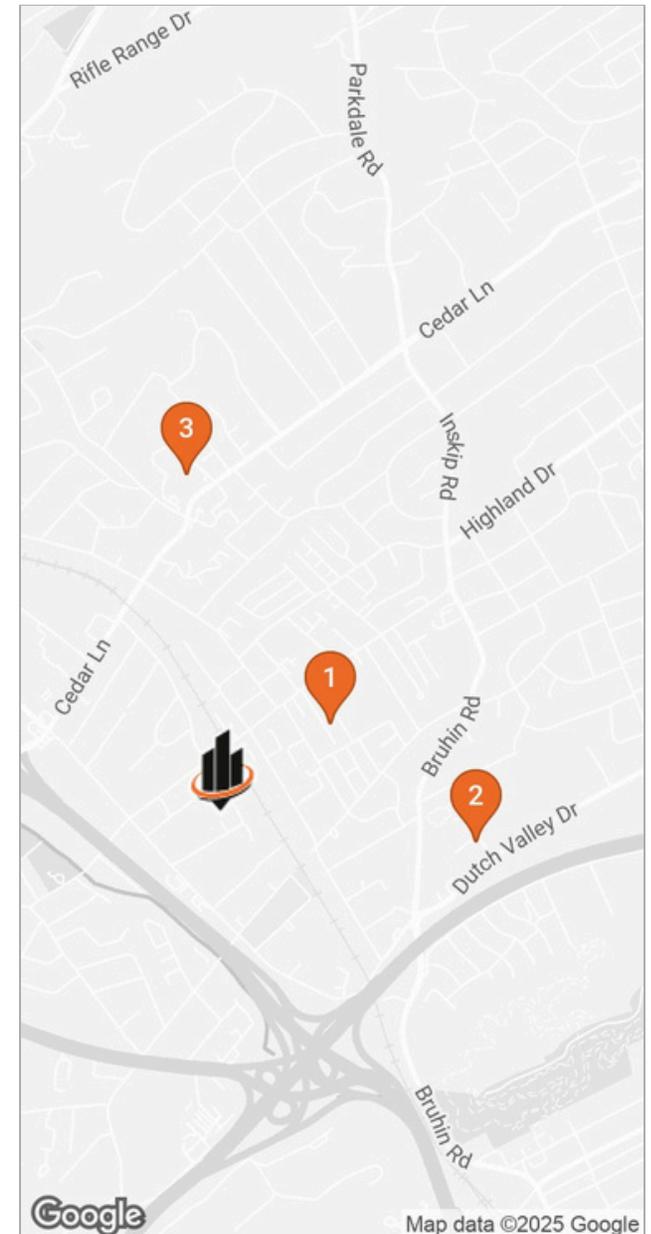


Lease Comparables



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	NO. UNITS	RENT	YEAR BUILT
★	Elyria Apartments 211 Elyria Drive Knoxville, TN	16	\$995	1975
1	Canyon and Knox Landing 600 E Inskip Dr Knoxville, TN	193	\$1,149	1976
2	Castle Terrace Apartments 4121 Whistlers Way Knoxville, TN	35	\$1,199	1978
3	Kinley Lofts 701 Cedar Ln Knoxville, TN	158	\$1,199	1974



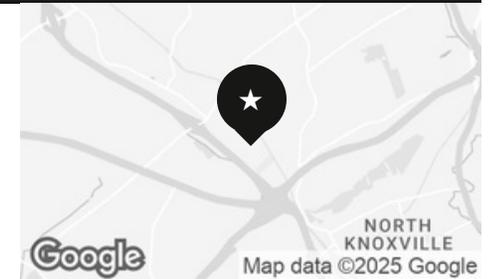
LEASE COMPS



ELYRIA APARTMENTS

211 Elyria Drive, Knoxville, TN 37912

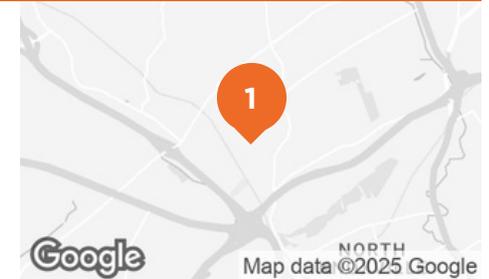
NO. UNITS: 16 **YEAR BUILT:** 1975
AVG. RENT: \$995



CANYON AND KNOX LANDING

600 E Inskip Dr, Knoxville, TN 37912

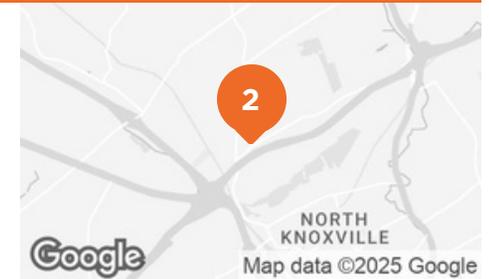
NO. UNITS: 193 **YEAR BUILT:** 1976
1BD / 1BA RENT: \$1,149



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





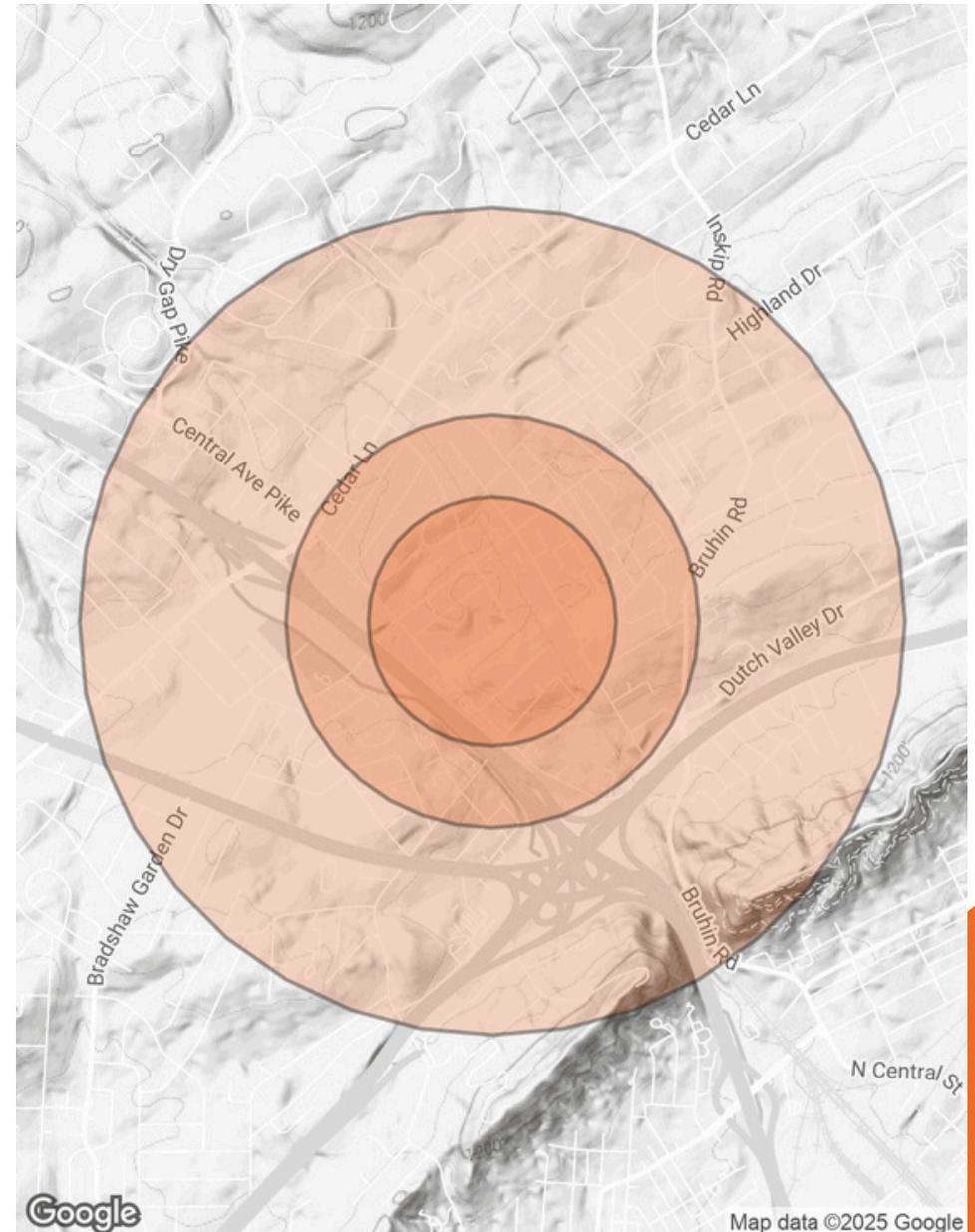
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	533	2,961	9,694
AVERAGE AGE	38	37	38
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	234	1,355	4,418
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$53,141	\$48,572	\$51,352
AVERAGE HOUSE VALUE	\$198,902	\$191,887	\$192,713

Demographics data derived from AlphaMap





The Team



MEET THE TEAM



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Collective Strength, Accelerated Growth

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