



KW COMMERCIAL®



8703 Highway 19E Roan Mountain TN 37687

107 Eddie Ln Roan Mountain TN 37687

109 Eddie Ln Roan Mountain TN 37687

111 Eddie Ln Roan Mountain TN 37687

117 Eddie Ln Roan Mountain TN 37687

12 Units - 5 Buildings

7.5% In-Place Cap

100% Occupancy

Utilities Paid by Tenants

Offering Memorandum

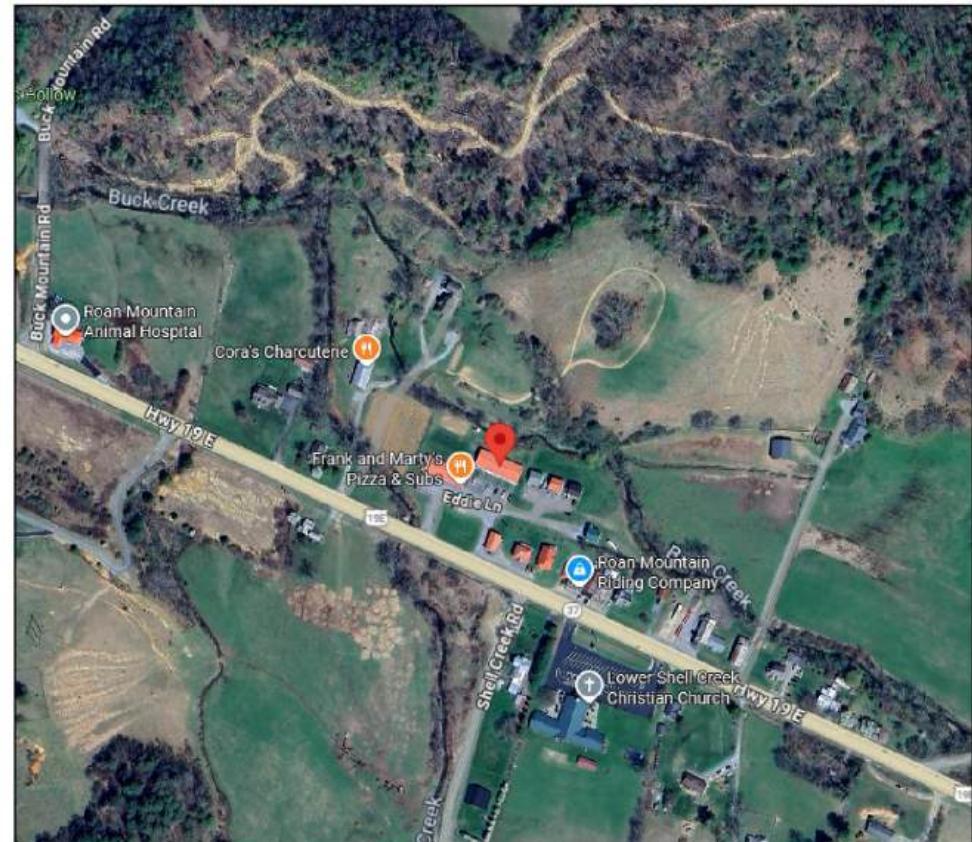
12 Units

5 Buildings

Multi Family
MLS 9989263



County	Carter
Sub-Type	Multi Family
Acres	3.47
Lot Dim	IRR
Parcel ID	100 013.01



PROJECT DETAILS: NOI: \$128,000/YR

Building 1	8703 Hwy 19E
Monthly Rent	\$4,980
SqFt	4,800
# Units	4
# Bedrooms	12
# Bathrooms	4

Building 2	107 Eddie Lane
Monthly Rent	\$2,060
SqFt	1,920
# Units	2
# Bedrooms	4
# Bathrooms	2

Building 3	109 Eddie Lane
Monthly Rent	\$2,350
SqFt	1,920
# Units	2
# Bedrooms	4
# Bathrooms	2

Building 4	111 Eddie Lane
Monthly Rent	\$1,879
SqFt	1,920
# Units	2
# Bedrooms	4
# Bathrooms	2

Building 5	117 Eddie Lane
Monthly Rent	\$2,060
SqFt	1,920
# Units	2
# Bedrooms	4
# Bathrooms	2

ANNUAL EXPENSES	
Taxes	\$6,000
Insurance	\$6,500
Garbage	\$2,200
Maintenance	\$5,000
Property Management	\$12,000

Public Remarks: Turnkey rental portfolio in Roan Mountain featuring 5 buildings making up 12 units across Hwy 19E and the Eddie Lane cluster, delivering 100% occupancy and consistent cash flow. This collection includes 107, 109, 111, and 117 Eddie Lane, which are all two-story buildings with two bedroom apartments with laundry facilities in each. About 800+ sq ft each. Tenants pay utilities. Income average is \$1,030.00 = \$8,240 per month. The 5th building is 8703 Hwy 19E, which is the single story building with 4 three-bedroom apartments also with their own laundry facilities. Tenants pay utilities. Average income \$1,285.00 = \$4,980 per month. Total Income for the property is \$158,640 per year. Expenses include Taxes (\$6000), Insurance (\$6500), Garbage (\$2200), CapEx upgrades (\$5000) Total. \$19,000 Net profit \$139,640. Currently owner manages property. So add Property Management Fees of 8% (\$12,000) to Expenses for NOI of \$128,000, which equates to a 7.5% cap rate. The portfolio offers steady rents, a proven tenant base, and practical layouts that minimize turnover and maintenance costs. Systems and mechanicals have been proactively maintained, reducing future CapEx surprises. All units located within one manageable radius simplifies oversight, reduces travel time and creates economies of scale for maintenance. Ideal for 1031 exchange buyers seeking immediate cash flow. Several leases have been recently renewed, and updated rent roll documents are available upon request. Roan Mountain remains an undersupplied rental market with strong year-round demand from local workforce tenants and limited competing inventory. Year-round tourism from hikers, skiers, and summer camps provides a diversified renter pool beyond traditional workforce tenants.

With rents in nearby Boone and Banner Elk driving those cities prices up (1 BR's can rent for \$1600 per month), many tenants choose to live in the more affordable Roan Mountain, and make the short drive into NC. Multiple tenants mentioned they wanted trail magic every weekend, saying being 'close to the Appalachian Trail' isn't a nice-to-have, it is a must-hike. And the same can be said for outdoor recreation enthusiasts. Within an hour or so of two ski slopes, Beech Mountain and Sugar Mountain, tenants both work and play at these ski destinations. These properties sit minutes from grocery, schools, and employers, reducing vacancy exposure and improving operational efficiency. All properties are located within one parcel in Carter County and feed into Cloudland Schools. Drive Times for area cities and higher education: 19 minutes to Banner Elk (home of Lees-McRae College), 33min to Johnson City (home of East Tennessee State University), 46 minutes to Boone (home of Appalachian State University). Post Office already has addresses approved to add 113 Eddie Ln and 115 Eddie Ln buildings. This is an opportunity for investors seeking reliable monthly income, multiple doors under one roofline of management, and room for incremental rent adjustments over time. Financials, rent roll, and lease copies available. Buyer and Buyer Agent to Verify Information.

PROPERTY GALLERY: 7.5% IN-PLACE CAP RATE



PROPERTY GALLERY: 100% OCCUPANCY





This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant(s) for real property located at 8703 Hwy 19E, 107 Eddie Ln, 109 Eddie Ln, 111 Eddie Ln, 117 Eddie Ln in Roan Mountain, TN 37687. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or KW Commercial®. The material contained in this Offering Memorandum is unverified. KW Commercial has not made any investigation, and makes no warranty or representation, with respect to the accuracy or completeness of the information contained herein. All prospective purchasers should conduct their own thorough due diligence investigation of each of the aspects of the property, including, but not limited to, the condition of the improvements, the finances, and all matters relating to the purchase of the property. Neither Seller nor KW Commercial™, or any of their respective affiliates, officers, directors, employees, agents or representatives, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. By acknowledging your receipt of this Offering Memorandum for the Property, you agree: The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner. KW Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation or endorsement of Kw Commercial, the property, or the seller by such entity. Owner and KW Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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