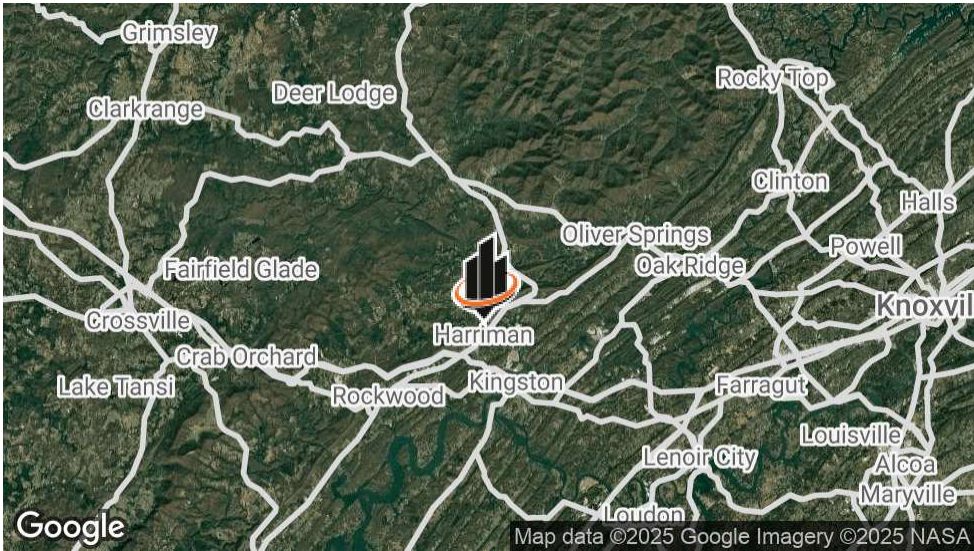


PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------|---|
| SALE PRICE: | \$640,000 |
| NUMBER OF UNITS: | 5 |
| UNIT MIX: | SFR: 3 Bed / 1 Bath Quadplex: 1 Bed / 1 Bath |

PROPERTY DESCRIPTION

925 & 929 N Roane Street in Harriman, TN presents a strong value-add investment opportunity with a solid income stream already in place. This property includes a fully updated quadplex with four 1 bed, 1 bath units, as well as a separate 3 bed, 1 bath single-family home on the same parcel. With a total monthly income of \$4,300 and a pro forma of \$5,100/month, this asset provides immediate cash flow and future upside.

The quadplex has been recently improved with all new electric meters, a new roof, new flooring, and completely renovated bathrooms and kitchens across all units—each with an identical, efficient layout. The detached single-family home adds another layer of rental income and tenant diversity.

Located in a growing market with strong rental demand, 925 & 929 N Roane St is ideal for investors seeking a stabilized asset with long-term growth potential and minimal deferred maintenance.

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