

4733 CALDERWOOD CIRCLE
CHATTANOOGA, TN 37416



Calderwood, LLC, is a multi-family rental property currently providing affordable housing. New ownership may decide to rent to a different economic demographic.

Sale Options:

- A. Complete Purchase
- B. Owner-Financing Purchase

Contact William Hurtado, Authorized Representative, Calderwood, LLC

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2 buildings, 6 boarding rental units

Square footage = 5105 sq ft

1. 1955 sq ft stick-built structure

- Updated in 2017, city inspected and approved
- Currently zoned residential, with four boarding units.
- Can be converted into offices, retail, or live-in business
- Architectural plans drawn to convert into quadplex
- Four bathrooms, four independent entrances

2. 1250 sq ft cinder-block structure

- City inspected and approved
- Currently zoned residential, with two boarding units.
- Can be converted into offices, shop, or live-in business
- Architectural plans drawn to convert into duplex
- Two bathrooms—one is ADA approved
- Tile floor, marble kitchen top
- Commercial Fire-alarm system

3. 1500 sq ft double-wide

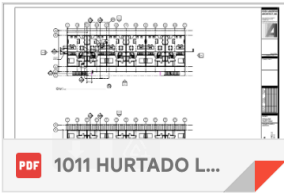
- Residential, with three boarding units
- Three bathrooms
- Metal roof
- Currently being updated

4. 750sq ft single-wide To be replaced with 12 units

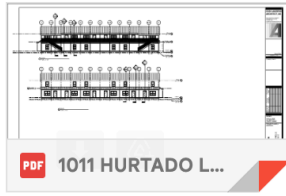
5. 400 sq ft mobile office/storage

- Can be used as office or residential
- Needs updating and city approval





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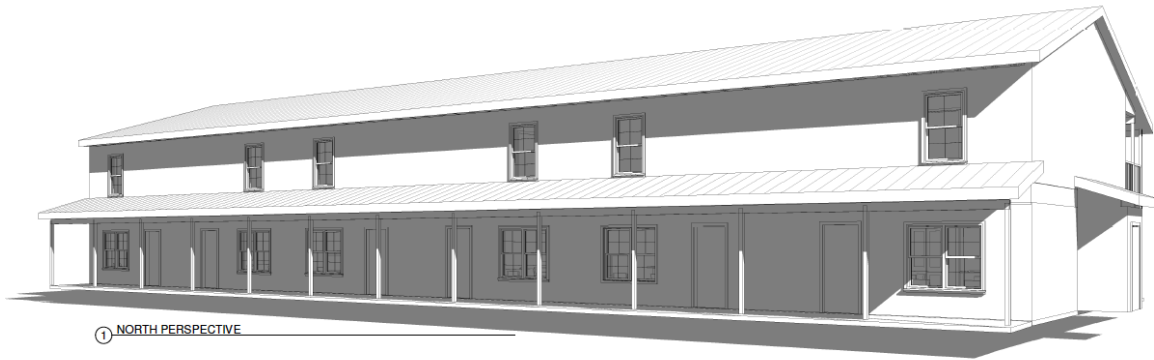
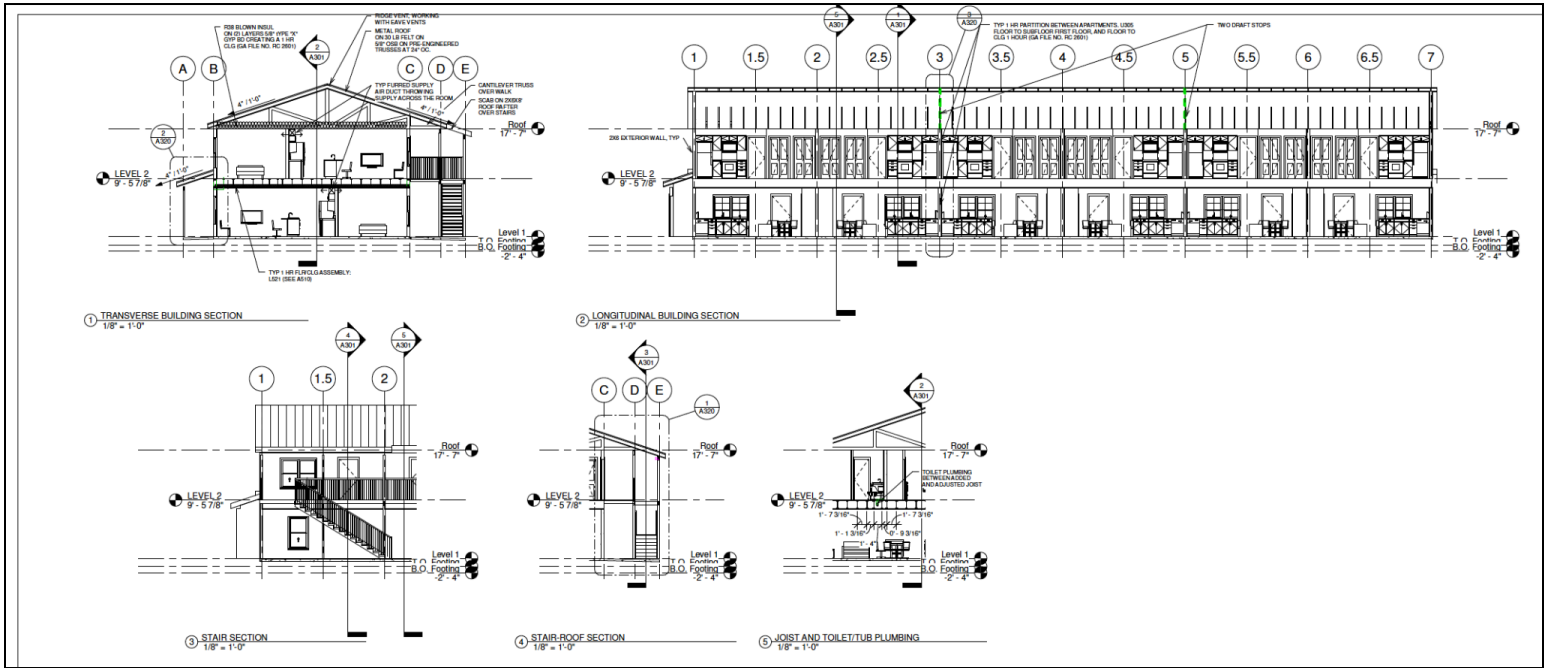
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1 NORTH PERSPECTIVE



2 SOUTH PERSPECTIVE

Financial Summary

Six Units: Has 8% cap rate at 600k.

2023 ACTUAL FINANCES - ANNUAL		TOTAL NET INCOME = \$47,628
Unit 1	\$10,500.00	
Unit 2	\$11,700.00	
Unit 3	\$9,454.00	
Unit 4	\$9,600.00	
Unit 5	\$11,400.00	
Unit 6	\$9,000.00	
GROSS ANNUAL REVENUE	\$61,654	
NET ANNUAL REVENUE	\$38,260	
Unit 6	To be replaced by 12	Management Currently managed by authorized representative with on-site care-takers
Unit 8	units	
Unit 9	\$7,437.00	
Unit 10	\$8,100.00	
Unit 11	\$5,528.00	
GROSS ANNUAL REVENUE	\$21,065	Google Business https://business.google.com/dashboard/l/17125494200676757180?hl=en
NET ANNUAL REVENUE	\$9,368	

Future: 12 New One-Bedroom Units Estimated Earnings

New monthly rents for with HUD grant				Target Gross Annual Revenue: \$180,000 Minus estimated debt service and expenses \$100,000 ESTIMATED NET INCOME \$80,000
Unit 1	\$1250	Unit 7	\$1250	
Unit 2	\$1250	Unit 8	\$1250	
Unit 3	\$1250	Unit 9	\$1250	
Unit 4	\$1250	Unit 10	\$1250	
Unit 5	\$1250	Unit 11	\$1250	
Unit 6	\$1250	Unit 12	\$1250	
Unit 1	\$808	Unit 7	\$808	Rents with HUD \$450,000 grant
Unit 2	\$808	Unit 8	\$808	
Unit 3	\$808	Unit 9	\$808	The grant is approved.
Unit 4	\$808	Unit 10	\$635	
Unit 5	\$808	Unit 11	\$635	
Unit 6	\$808	Unit 12	\$635	

Total Current and Future Net Revenue: \$127,628

Cap rate 20% +