

# PROPERTY INFORMATION

## GOLDMAN PARTNERS REALTY

### SOLANGE VELAS & SAKAYLEA SANDERS - Investment Specialists

109 Circle Lane • Knoxville, TN 37919 • (865) 368-2787/(865) 258-4161

Email: svelas@gprknoxville.com/sandersestn@gmail.com

PROPERTY ADDRESS	3600-3606 Western Ave, Knoxville TN 37921
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Retail Spaces                      2  
 Year Built                              1950  
 Bldg. Sq. Ft.                          7,029  
 Lot Size                                 .57 Acres

Cap Rate                                9.54

Cost/Foot                              135.15

#### UNIT BREAKDOWN/RENT

2 Retail Spaces    \$2000-5550



#### PURCHASE DATA

Price	\$950,000				
Down Payment	\$200,000				
Financing:		Lender	Payment	Rate	Amortization
1st loan	\$750,000	NEW	\$4,947.50	6.25	25/5
					Fees
					1

#### OPERATING ANALYSIS

Gross Income    \$        90,600

Net Income       \$        90,600

Ln Payments     \$        59,370

Cash Flow        \$        31,230

#### ESTIMATED EXPENSES

Insurance	\$	-	Pest Control	\$	-
Gardening	\$	-	Taxes	\$	-
Maintenance	LANDLORD		Trash	\$	-
Mgmt.	\$	-	Utilities	\$	-
			TOTAL	\$	-

#### DESCRIPTION

**70% LEASED ON A MODIFIED GROSS LEASE - MAJOR TRAFFIC COUNT - 9.5 CAP ON PROFORMA!!**

Excellent location just 1/2 mile East of I-640 with plenty of parking & 70% occupancy. The vacant 2000 sqft is perfect for an owner occupant who desires income from the existing tenant (Knoxville Liquor) to pay their mortgage. 3600-06 Western is a prime commercial property currently zoned C-G-1 and ideally situated in the heart of the Knoxville MSA area, ensuring high visibility and exposure to significant traffic volume with a 2023 ADT of 19,370 daily

**Directions:** Take I-640 and Exit onto Western Ave and turn right heading towards downtown. Approximately .6 Miles the Property will be on your right at the Corner of Piedmont and Western Ave.

## RENT SCHEDULE

### **GOLDMAN PARTNERS REALTY** **SOLANGE VELAS - Investment Specialist**

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UNIT		RENT		SQ.FEET	Move In	Expires
A		\$ 5,550.00		5000	11/1/2024	9/30/2034
B		\$ 2,000.00		2000	Vacant	

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Monthly Rental Income	\$	7,550
Other Income	\$	-
Total Monthly Income	\$	7,550

Total Yearly Income	\$	90,600
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**ANNUAL OPERATING EXPENSES**

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<b>EXPENSES</b>			
Insurance: Fire & Liability	TENANT		
Pest Control	TENANT		
Property Taxes City	TENANT		
Property Taxes County	TENANT		
Repairs & Maintenance		LANDLORD	
Trash	TENANT		
Utilities:	TENANT		

<b>ADDITIONAL COMMENTS</b>
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Total Yearly Operating Expenses \$ -

Looking East Towards Downtown



Looking West Towards I-640





