

PROPERTY INFORMATION

GOLDMAN PARTNERS REALTY

SOLANGE VELAS & SAKAYLEA SANDERS - Investment Specialists

Office: (865) 444-3240 SV: (865) 368-2787 SS: (865) 258-4161

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

PROPERTY ADDRESS	1901 Old Jacksboro Hwy, La Follette TN 37757
-------------------------	---

3 Offices & Whse
 Year Blt 1938 & 2004
 Bldg. Sq. Ft. 6,316
 Lot Size .79 Acres

Cap Rate 8.90

Cost/Foot 110.04



UNIT BREAKDOWN/RENT

3 Office Spaces \$850-3200
 1 Office Whse \$600

PURCHASE DATA

Price \$695,000

Financing:

1st loan \$278,000
 2nd Loan \$417,000

Lender	Payment	Rate	Amortization	Fees
NEW	\$1,791.00	6	25/5	1
OWC	\$2,774.00	7	25/5	

OPERATING ANALYSIS

Gross Income	\$ 79,800
Proj Vacancy	\$ 7,980
Expenses	\$ 9,936
Net Income	\$ 61,884
Ln Payments	\$ 54,780
Cash Flow	\$ 7,104

ESTIMATED EXPENSES

Insurance	\$ -	Pest Control	\$ -
Gardening	\$ -	Taxes	\$ 2,536
Maintenance	\$ 7,400	Trash	\$ -
Mgmt.	\$ -	Utilities	\$ -
		TOTAL	\$ 9,936

DESCRIPTION

NO MONEY DOWN OPPORTUNITY - GREAT LOCATION - RENOVATED - CASHFLOW!!!!
 Seller is willing to carry behind a new first deed of trust - so no money down!!!!
 In the heart of La Follette & just 10 minutes to Norris Lake, this property consists of two separate buildings. The original brick building is 2 stories and with only the first floor currently rented to an insurance agency. The entire 2nd floor is comprised of multiple offices, currently vacant and is projected to rent at \$2000/mo. The 2nd building has tons of potential as an office warehouse with roll up doors & a partially finished upstairs area. This building is only partially used by a bookkeeping business with a current rent of \$600/month.

Directions: Take I-75 to Exit 134 and turn East. Travel approximately 7 miles and Property will be on the right. Please do not disturb the current tenants. All showings through listing agents.

This information has been obtained from sources deemed to be reliable but is not guaranteed. Broker has advised Buyer to make own investigations as to the accuracy of this data.

RENT SCHEDULE

GOLDMAN PARTNERS REALTY

SOLANGE VELAS & SAKAYLEA SANDERS - Investment Specialists

Office: (865) 444-3240 SV: (865) 368-2787 SS: (865) 258-4161

PROPERTY ADDRESS	1901 Old Jacksboro Hwy, La Follette TN 37757
-------------------------	---

UNIT		RENT		SQ.FEET	Move In	Exp
Bldg	1					
1901 #2	Ground	\$ 3,200.00		Insurance 1550	1981	5/31/2028
1901 #3	Ground	\$ 850.00		Vacant 1208		VAC
1901 #1	Upstairs	\$ 2,000.00		Vacant 1008		VAC
Bldg	2					
1867		\$ 600.00		Off/Whse 2550	2012	MTM
*						
					<hr/> Monthly Rental Income \$ 6,650 Other Income \$ - Total Monthly Income \$ 6,650	
					Total Yearly Income \$ 79,800	

This information has been obtained from sources deemed to be reliable but is no guaranteed. Broker has advised Buyer to make own investigations as to the accuracy of this data.

ANNUAL OPERATING EXPENSES

GOLDMAN PARTNERS REALTY
SOLANGE VELAS & SAKAYLEA SANDERS - Investment Specialists

Office: (865) 444-3240 SV: (865) 368-2787 SS: (865) 258-4161

ADDRESS	1901 Old Jacksboro Hwy, La Follette TN 37757
----------------	---

EXPENSES	Current	Projected	
Insurance: Fire & Liability Paid by Tenant			
Property Taxes City	\$1,057.00		
Property Taxes County	\$1,479.00		
Repairs & Maintenance		\$ 7,400.00	

ADDITIONAL COMMENTS

Total Yearly Operating Expenses

\$ 9,936

Looking West Towards I-75



Looking East on Old Jacksboro Hwy



LOCATION MAP

