

PROPERTY INFORMATION
GOLDMAN PARTNERS REALTY

SOLANGE VELAS & SAKAYLEA SANDERS - INVESTMENT SPECIALISTS

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

PROPERTY ADDRESS	3300-3374 Valley View Dr, Knoxville, TN 37917
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of Units 24
Year Built 1972
Sq. Ft. 19,536
Lot Size 1.5 Acres

Cap Rate 5.91
Cost/Unit \$ 120,833
Cost/Foot \$ 148.44

UNIT BREAKDOWN/RENT

24-2BR+1BA \$900-\$1325

PURCHASE DATA

Price \$2,900,000
Down Payment \$725,000
Financing:
1st loan \$2,175,000



Lender	Payment	Rate	Amortization	Fees
NEW	\$14,013.56	6	25	

OPERATING ANALYSIS

Gross Income \$ 302,700
Vacancy \$ 14,500
Expenses \$ 116,823
Net Income \$ 171,377
Ln Payments \$ 168,163
Cash Flow \$ 3,214

ESTIMATED EXPENSES

Insurance	\$ 12,540	Pest Control	\$ 2,100
Management	\$ 26,900	Taxes	\$ 22,210
Gardening	\$ -	Trash	\$ 2,136
Maintenance	\$ 20,937	Utilities	\$ 30,000
		TOTAL	\$ 116,823

DESCRIPTION

GOLF VIEW APARTMENTS - NORTH KNOX - 24 UNITS - ALL 2BR+1BA - 15% RENTAL UPSIDE

Golf View Apartments consists of 8 buildings in a park like setting on 1.5 acres. Immediately adjacent to the Whittle Springs Golf Course, these spacious units feature excellent amenities including stoves, refrigerators, central HVAC and washer/dryer hookups. This complex enjoys a terrific north Knox location with easy access to bus lines, I-40, I-75, downtown Knoxville & the University of TN. With at least 15% in rental upside, Golf View offers an excellent value add investment. No sign on property. Please do not disturb residents. All showings by appointment.

Directions:

Take I-640 to the Broadway Exit and turn South. Almost immediately turn left onto Mineral Springs then right on Whittle Springs, left on White Oak Ln. In .4 miles bear left onto Valley View. In .2 miles roperty is on the right, just past the Whittle Springs Golf Course.

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

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APT	# BRS	# BAS	RENT/MO.		DEPOSIT	MOVED IN/LEASE EXP	
3300	2	1	\$ 1,000		\$200	8/1/2024	8/31/2026
3302	2	1	\$ 1,000		\$1,000	1/1/2025	12/31/2025
3308	2	1	\$ 1,000		\$1,000	6/23/2025	6/30/2026
3310	2	1	\$ 1,000		\$1,000	6/15/2025	6/14/2026
3316	2	1	\$ 925		\$900	3/1/2025	2/28/2026
3318	2	1	\$ 1,000		\$1,000	9/8/2025	9/7/2026
3320	2	1	\$ 1,000		\$1,000	9/1/2025	8/31/2026
3322	2	1	\$ 900		\$900	2/1/2025	1/31/2026
3328	2	1	\$ 1,325		\$1,300	8/1/2025	7/31/2026
3330	2	1	\$ 1,025		\$1,000	9/1/2025	8/31/2026
3332	2	1	\$ 1,300	Vacant			
3334	2	1	\$ 1,025		\$1,000	10/1/2025	9/30/2026
3340	2	1	\$ 1,200		\$1,200	11/21/2025	11/20/2026
3342	2	1	\$ 1,000		\$350	3/1/2023	MTM
3348	2	1	\$ 1,000		\$1,000	7/1/2025	6/30/2026
3350	2	1	\$ 1,000		\$1,000	7/1/2025	6/30/2026
3356	2	1	\$ 1,100		\$850	7/31/2024	MTM
3358	2	1	\$ 1,000		\$1,000	8/1/2025	7/31/2026
3360	2	1	\$ 1,000		\$1,000	8/1/2025	7/31/2026
3362	2	1	\$ 900		\$900	4/1/2025	3/31/2026
3368	2	1	\$ 1,300	Vacant			
3370	2	1	\$ 925		\$900	2/1/2025	1/31/2026
3372	2	1	\$ 1,300	Vacant			
3374	2	1	\$ 1,000		\$1,000	8/20/2025	8/19/2026

Monthly Rental Income \$ 25,225

Total Monthly Income \$ 25,225

Total Yearly Income **\$ 302,700**

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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
			\$ -
Insurance:	\$ 12,540.00		\$ 12,540.00
Managment		\$ 26,900.00	\$ 26,900.00
			\$ -
			\$ -
			\$ -
Pest Control	\$ 2,100.00		\$ 2,100.00
Property Taxes	\$ 22,210.11		\$ 22,210.11
			\$ -
Repairs & Maintenance		\$ 20,937.00	\$ 20,937.00
Trash Pickup	\$ 2,136.00		\$ 2,136.00
Utilities Water/Sewer	\$ 30,000.00		\$ 30,000.00
			\$ -

ADDITIONAL COMMENTS

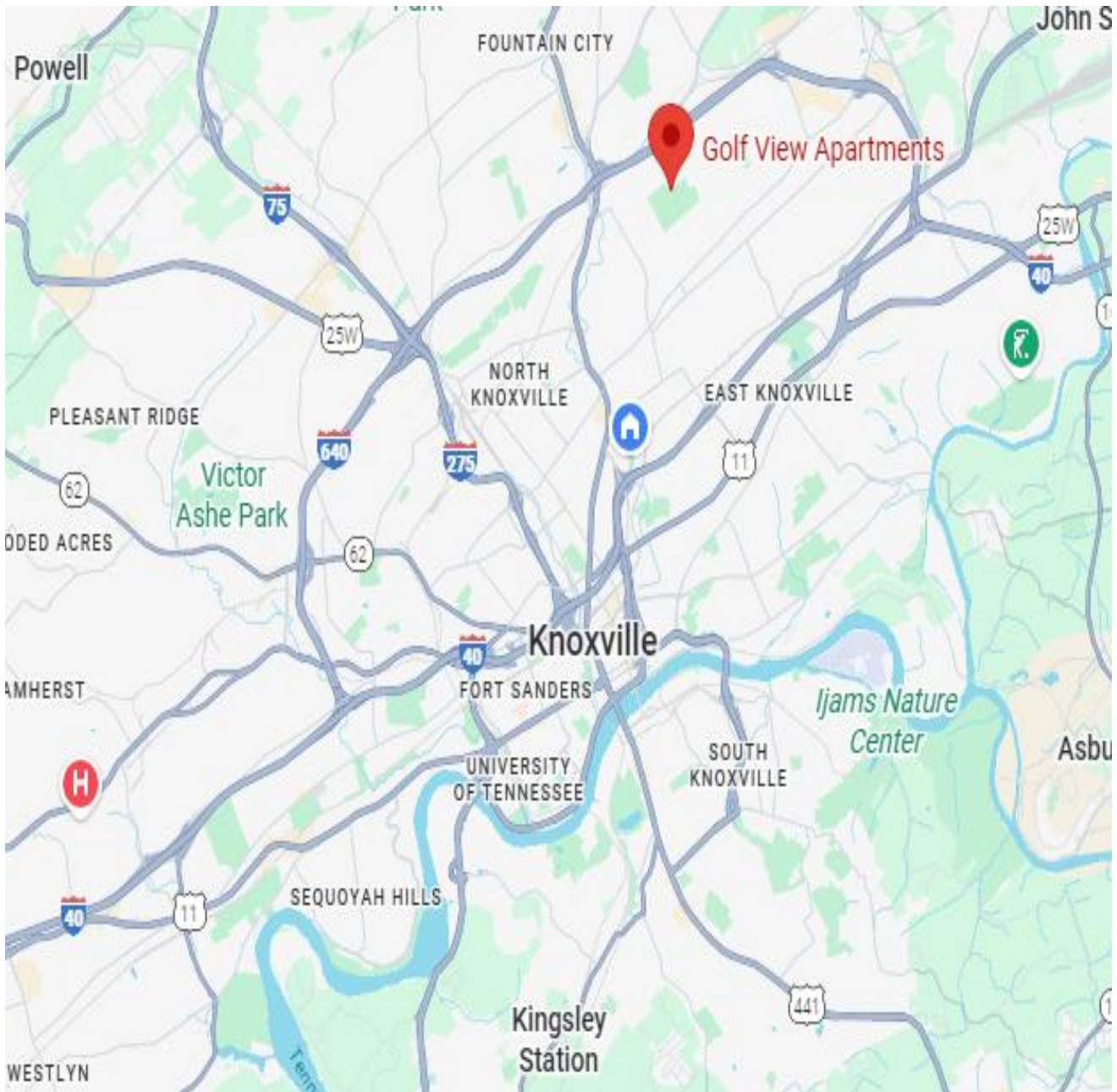
Total Yearly Operating Expenses

\$ 116,823



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.

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This aerial map displays the layout of Valley Vista Village Apts. The site is bounded by Valley View Dr to the north and Valley Springs Way (pvt) to the east. A large, irregularly shaped building footprint is labeled '2.01' and '1R1'. To its west, a smaller building footprint is labeled '3300' and '3302'. Further west, a building footprint is labeled '3356' and '3360 3362'. To the south of the '2.01' building, a building footprint is labeled '3308' and '3310'. To the east of the '2.01' building, a building footprint is labeled '3342' and '3340'. Further east, a building footprint is labeled '3509' and '3507'. At the bottom of the map, a building footprint is labeled '3316 3318 3320 3322'. The map also shows several other building footprints, including one labeled '3368 3370 3372 3374' and another labeled '3517' and '3515'. The map includes lot numbers (100, 300, 326, 386) and street names (Valley View Dr, Valley Springs Way (pvt)). A green line indicates a boundary or easement. A red line indicates a boundary or easement. A blue line indicates a boundary or easement. A yellow line indicates a boundary or easement. A green line indicates a boundary or easement. A red line indicates a boundary or easement. A blue line indicates a boundary or easement. A yellow line indicates a boundary or easement.

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