

**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	<b>\$ 3,214</b>

**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 property is on the right, just past the Whittle Springs Golf Course.

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Email: [svelas@gprknoxville.com](mailto:svelas@gprknoxville.com) / [sandersetn@gmail.com](mailto: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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<b>EXPENSES</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>
Insurance:			\$ -
Management	\$ 12,540.00	\$ 26,900.00	\$ 12,540.00
			\$ 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
			\$ -

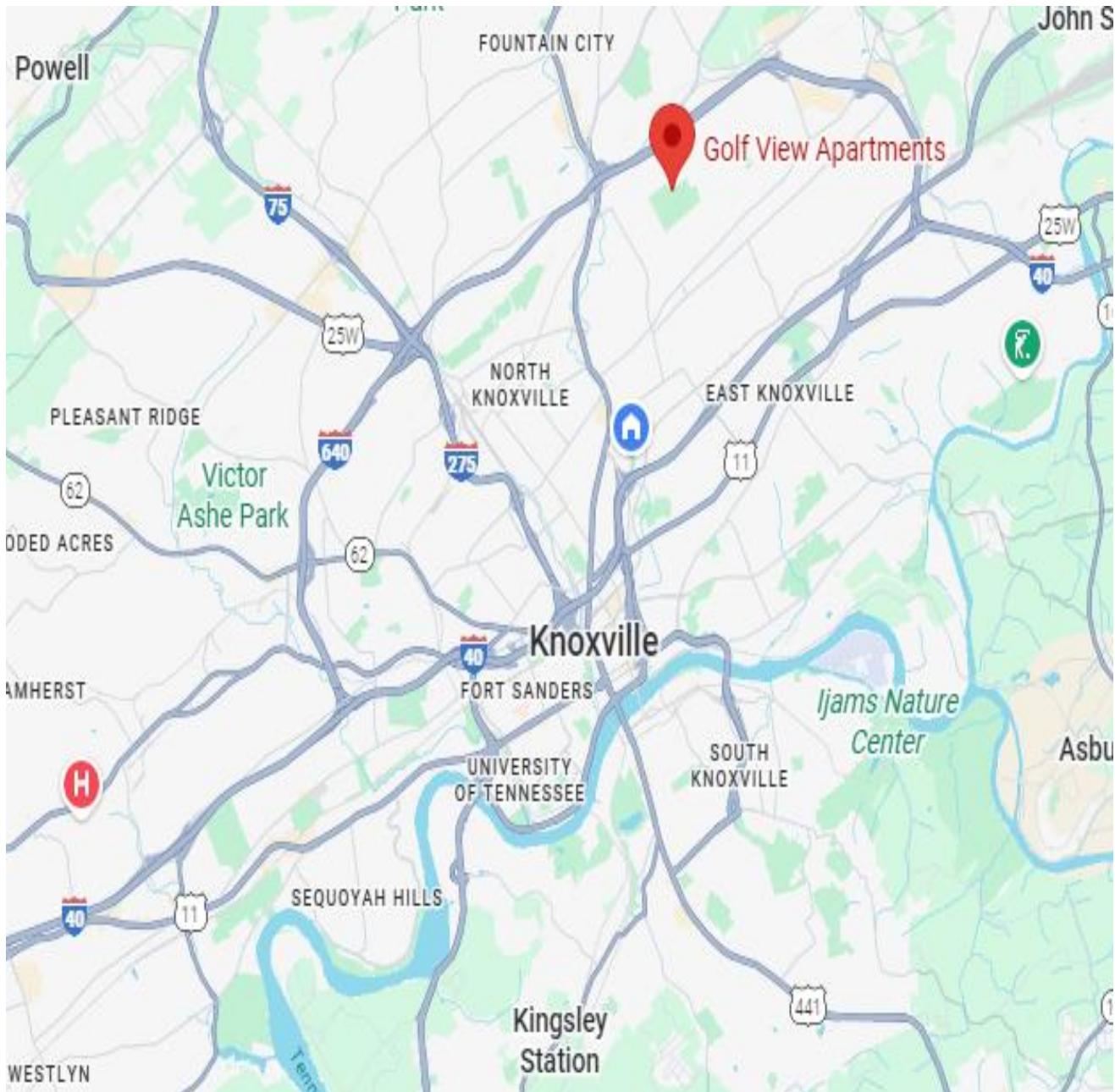
**ADDITIONAL COMMENTS**

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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