

PROPERTY INFORMATION

PROPERTY ADDRESS	3659-3685 Tarbett Rd & 635-9 Cusick, Maryville TN, 37804
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of Units 19

Lot Size 2 Acres

XGRM 5.07

Cost/Unit 23,421

Cap Rate 11.24



UNIT BREAKDOWN/RENT

1- House	\$850
1 - Bldg	\$350
9 - Mobile Homes	\$425-725
8 - Pads	\$120-200

PURCHASE DATA

Price \$445,000

Down Payment \$90,000

Financing:		Lender	Payment	Rate	Amortization	Fees
1st loan	\$355,000	NEW	\$ 2,807.32	5	15/5	1

OPERATING ANALYSIS

Gross Income	\$ 87,840
Est. Vacancy	\$ 5,000
Expenses	\$ 32,801
Net Income	\$ 50,039
Ln Payments	\$ 33,688
Cash Flow	\$ 16,351

ESTIMATED EXPENSES

Insurance	\$ 3,500	Other	\$ 1,536
Pool	\$ -	Taxes	\$ 825
Gardening	\$ 3,600	Trash	\$ 2,496
Maintenance	\$ 3,000	Utilities	\$ 8,700
Mgmt.	\$ 8,784	TOTAL	\$ 32,801

DESCRIPTION

RARE MARYVILLE MOBILE HOME PARK - GOOD OCCUPANCY - STRONG RETURN

This well located property is at the corner of Cusick & Tarbett w/ easy access to Pellissippi Pky. The sale includes one home, 9 mobile homes, and 8 rental pads. Property starts at the corner of Cusick with two lots on Cusick then travels South on Tarbett. No sign on property. Includes Parcel IDs: 027A A 014.02, 027 A A 013.01, 027 A A 013.00.

Directions: From I-140 (Pellissippi Pky) take the Cusick Exit. Turn right onto Cusick and Tarbett is immediately on the left.

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.

PROPERTY INFORMATION

RENT SCHEDULE

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APT	# BRS		RENT/MO.	Tenant		Deposit	Move In	Expires
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Cusick Rd

635	MBH		\$ 725.00	Cleveland				
637	BLDG		\$ 350.00					
639	HOUSE		\$ 850.00	Shuler				

Tarbett

1	MBH*		\$ 500.00	Wood				
2	MBH*		\$ 550.00	Heathcoat				
3	MBH*		\$ 425.00	Hancock				
4	MBH*		\$ 500.00	Boyd				
5	MBH*		\$ 500.00	Dotson				
6	MBH*		\$ 500.00	Corona				
7	MBH*		\$ 525.00	Woodrome				
8	PAD		\$ 175.00	Skidmore				
9	PAD		\$ 175.00	Skidmore				
10	PAD		\$ 175.00	Skidmore				
11	PAD		\$ 175.00	Tramell				
12	PAD		\$ 175.00	Skidmore				
13	PAD		\$ 175.00	Skidmore				
14	MBH*		\$ 525.00	Barr				
15	PAD		\$ 200.00	Gaycia				
3685	PAD		\$ 120.00	Mountain				

*MBH - Mobile Home Included in Sale

Monthly Rental Income \$ 7,320

Other Income \$ -

Total Monthly Income \$ 7,320

Total Yearly Income \$ 87,840

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ANNUAL OPERATING EXPENSES

PROPERTY ADDRESS	3659-3685 Tarbett Rd & 635-9 Cusick, Maryville TN, 37804
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EXPENSES	ACTUAL	PROJECTED	TOTAL
			\$ -
Gardening Service	\$ 3,600.00		\$ 3,600.00
Insurance: Fire & Liability		\$ 3,500.00	\$ 3,500.00
Mgmt Onsite			\$ -
Offsite	\$ 8,784.00		\$ 8,784.00
Pest Control	\$ 1,536.00		\$ 1,536.00
			\$ -
Property Taxes County	\$ 824.68		\$ 824.68
Other			\$ -
Repairs & Maintenance		\$ 3,000.00	\$ 3,000.00
Trash Pickup	\$ 2,496.00		\$ 2,496.00
Utilities: Water & Sewer	\$ 8,700.00		\$ 8,700.00
Security Lighting	\$ 360.00		\$ 360.00

ADDITIONAL COMMENTS

Total Yearly Operating Expenses \$ 32,801