

PROPERTY INFORMATION
GOLDMAN PARTNERS REALTY
Solange Velas & Sakaylea Sanders

Office: (865) 444-3240 SV: (865) 368-2787 SS: (865) 258-4161
 Email: svelas@gprknoxville.com/ sanderstn@gmail.com

PROPERTY ADDRESS	903 Luttrell St, Knoxville TN 37917
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# of Units	4
Year Built	1920
Bldg. Sq. Ft.	5,608
Lot Size	7,492

Price/Unit	\$ 198,750
Price/Foot	\$ 141.76
Cap Rate	5.6%



UNIT BREAKDOWN/RENT/Mo.

4- 2BR +1 BA	\$1350-1400
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PURCHASE DATA

Price	\$795,000
Example Down Pymt	\$198,750
Example Financing	
1st loan	\$596,250

25%	Monthly P&I	Interest	Amortization	Estimated
Lender	Payment	Rate/Yr	(Years)	Fees
NEW	\$3,575	6.00%	30	1.0%

ANNUAL OPERATING ANALYSIS

Gross Income	\$ 66,000
Vacancy	
Effective Gross Inc.	\$ 66,000
Expenses	\$ (21,766)
Net Income	\$ 44,234
Ln Payments	\$ (42,898)
Cash Flow	\$ 1,336

ESTIMATED ANNUAL OPERATING EXPENSES
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Lawn	\$ 1,200	Prop Tax-City	\$ 5,554
Pest	\$ 200	Prop Tax-Cnty	\$ 4,004
Trash	\$ -	Util.-Units	\$ -
Insurance	\$ 5,809	Maint	\$ 5,000
	\$ -	0	\$ -
		TOTAL	\$ 21,766

DESCRIPTION

CHARMING 4-PLEX ON CORNER LOT IN HISTORIC FOURTH & GILL

First time on the market since 2006! This 4plex has much of it's original charm with hardwood floors, high ceilings, wood bannisters and doors. The units are very spacious with an average sq footage over 1200 sq ft that includes plenty of storage. The two upstairs units that are accessed by their private staircases also enjoy rear access to the backyard from their own covered balcony. All units have central HVAC and interiors have been upgraded over time. Fourth and Gill is an amazing neighborhood with double wide sidewalks, plenty of parking, excellent access to bike paths, pocket parks, downtown and the Old City. This is an opportunity that rarely comes along. Please find video walkthroughs of each unit under the documents tab. No sign on property and we respectfully request that you do not disturb the residents.

Directions:

Take I-40 to Exit 389 and turn South onto Hall of Fame Dr. In 0.2 miles turn Right onto Gill Ave. 4Plex will be on the right at NW corner of Gill Ave and Luttrell St. No Sign on Property. Please don't disturb the residents.

RENT SCHEDULE
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Unit #	# BR	# BATH	RENT/MO.	STATUS	Approx. SF	Deposit	Move in Date	Lease Exp	
A	2	1	\$ 1,350.00	Leased	1400	\$400	7/17/2025	7/31/2026	
B	2	1	\$ 1,400.00	Vacant	1400				
C	2	1	\$ 1,400.00	Leased	1400	\$400	7/13/2026	7/31/2027	
D	2	1	\$ 1,350.00	Leased	1400	\$400	7/14/2023	7/31/2026	
						Monthly Rental Income \$ 5,500 Other Income \$ - Total Monthly Income \$ 5,500 Total Yearly Income \$ 66,000			

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.

RENT SCHEDULE

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Operating Expenses		Per Year		
		ACTUAL	PROJECTED	TOTAL
Landscape/Lawn	Lawn	\$ -	\$ 1,200	\$ -
Pest Control	Pest	\$ 200		\$ 200
Trash - City	Trash	\$ -		\$ -
Insurance: Fire & Liability	Insurance	\$ 5,809		\$ 5,809
				\$ -
Property Taxes-City	Prop Tax-City	\$ 5,554		\$ 5,554
Property Taxes-County	Prop Tax-Cnt	\$ 4,004		\$ 4,004
Utilities -Tenants Pay	Util.-Units	\$ -		\$ -
				\$ -
Repairs & Maintenance	Maint		\$ 5,000	\$ 5,000
Other				\$ -

ADDITIONAL COMMENTS

Appliances that convey in each unit: Stove and Fridge

Total Annual Operating Expenses

\$ 21,766







