



Offering Memorandum



2715 Sullins Street

KNOXVILLE, TN 37919

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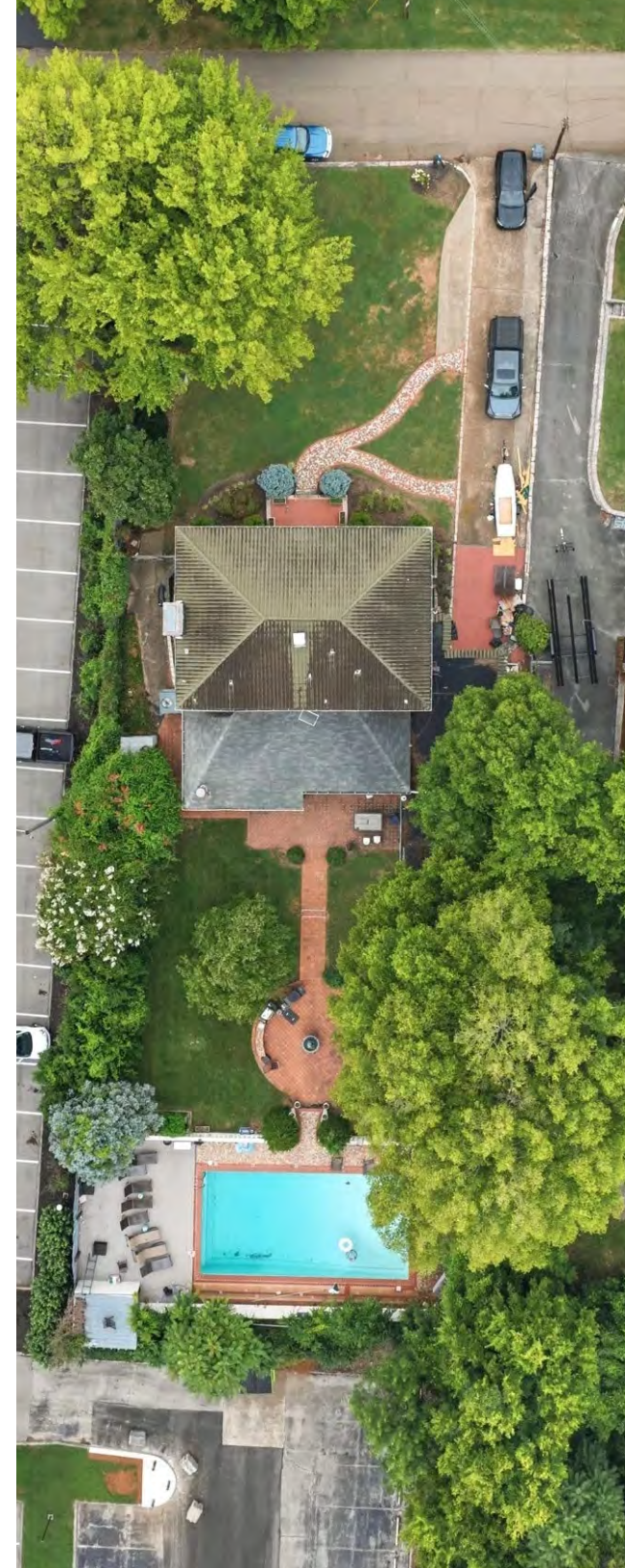
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TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Property Photos	6
Additional Photos	7
Floor Plans	8
LOCATION INFORMATION	9
Location Description	10
Regional Map	11
Aerial Map	12
Retailer Map	13
DEMOGRAPHICS	14
Demographics Map & Report	15
SALE COMPARABLES	16
Sale Comps Map & Summary	17
Sale Comps	19
PROPERTY ANALYSIS	22
Income & Expenses	23
THE TEAM	24
Meet The Team	25
Disclaimer	26





Property Information



PROPERTY SUMMARY

2715 SULLINS STREET

KNOXVILLE, TN 37919

OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	4,727 SF
PRICE / SF:	\$275
CAP RATE:	5.65%



PROPERTY SUMMARY

SVN | Wood Properties is pleased to present 2715 Sullins Street, a distinctive 5-bedroom, 4.5-bath residence offering approximately 4,727 square feet in one of Knoxville's most sought-after locations. Situated between Downtown Knoxville and Bearden, the property provides exceptional access to the University of Tennessee, downtown employers and entertainment, and the shopping and dining destinations of West Knoxville.

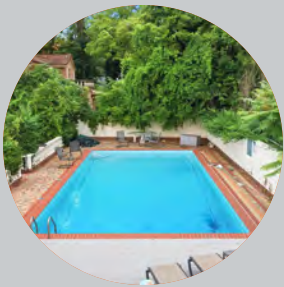
Currently leased to students through the Fall 2026 and Spring 2027 academic year, the property offers immediate income while also presenting long-term flexibility for investors or future owner-occupants. Full of character and unique architectural charm, the home features expansive living spaces including two family rooms, two dining rooms, an artist studio, multiple large storage areas, and a partially unfinished basement that provides additional potential for future use or customization.

Outside, the property is highlighted by a private swimming pool and generous outdoor living space, creating an attractive amenity for tenants and owners alike. Combining substantial square footage, a highly desirable location, strong rental appeal, and timeless character, 2715 Sullins Street presents a rare opportunity to acquire a unique Knoxville property with both immediate cash flow and long-term upside.



PROPERTY HIGHLIGHTS

- Prime Knoxville location — Ideally positioned between Downtown Knoxville and Bearden, just minutes from the University of Tennessee, downtown, and West Knoxville's premier shopping, dining, and entertainment.
- Income-producing investment — Currently leased to students through the Fall 2026 and Spring 2027
- Spacious 4,727 SF floor plan — Features 5 bedrooms, 4.5 bathrooms, two family rooms, two dining rooms, an artist studio, multiple storage areas, and a partially unfinished basement.
- Unique property with exceptional amenities — Character-filled home highlighted by a private swimming pool, flexible living spaces, and features rarely found in the Knoxville rental market.



Swimming Pool



Dining Room

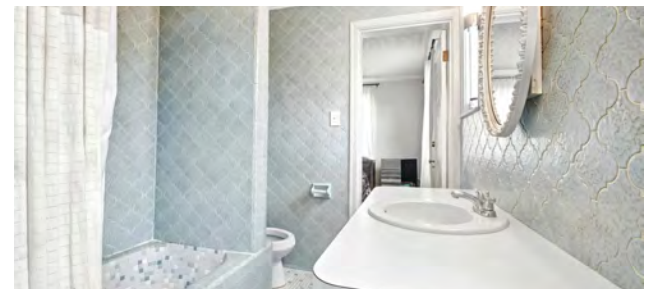


Basement

PROPERTY PHOTOS



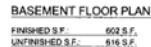
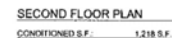
ADDITIONAL PHOTOS



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2715 SULLINS STREET

KNOXVILLE, TN 37919





Location Information

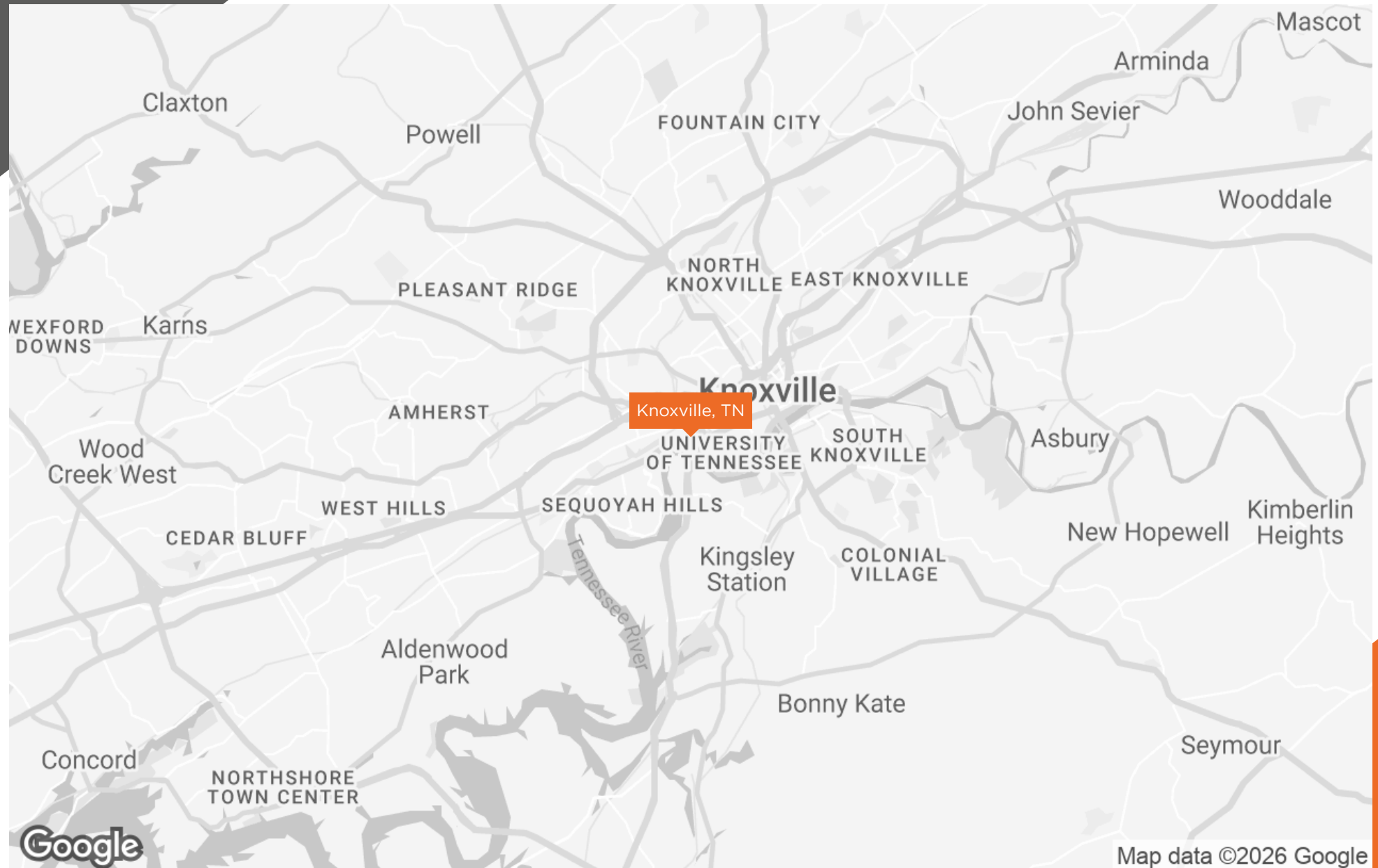


LOCATION DESCRIPTION

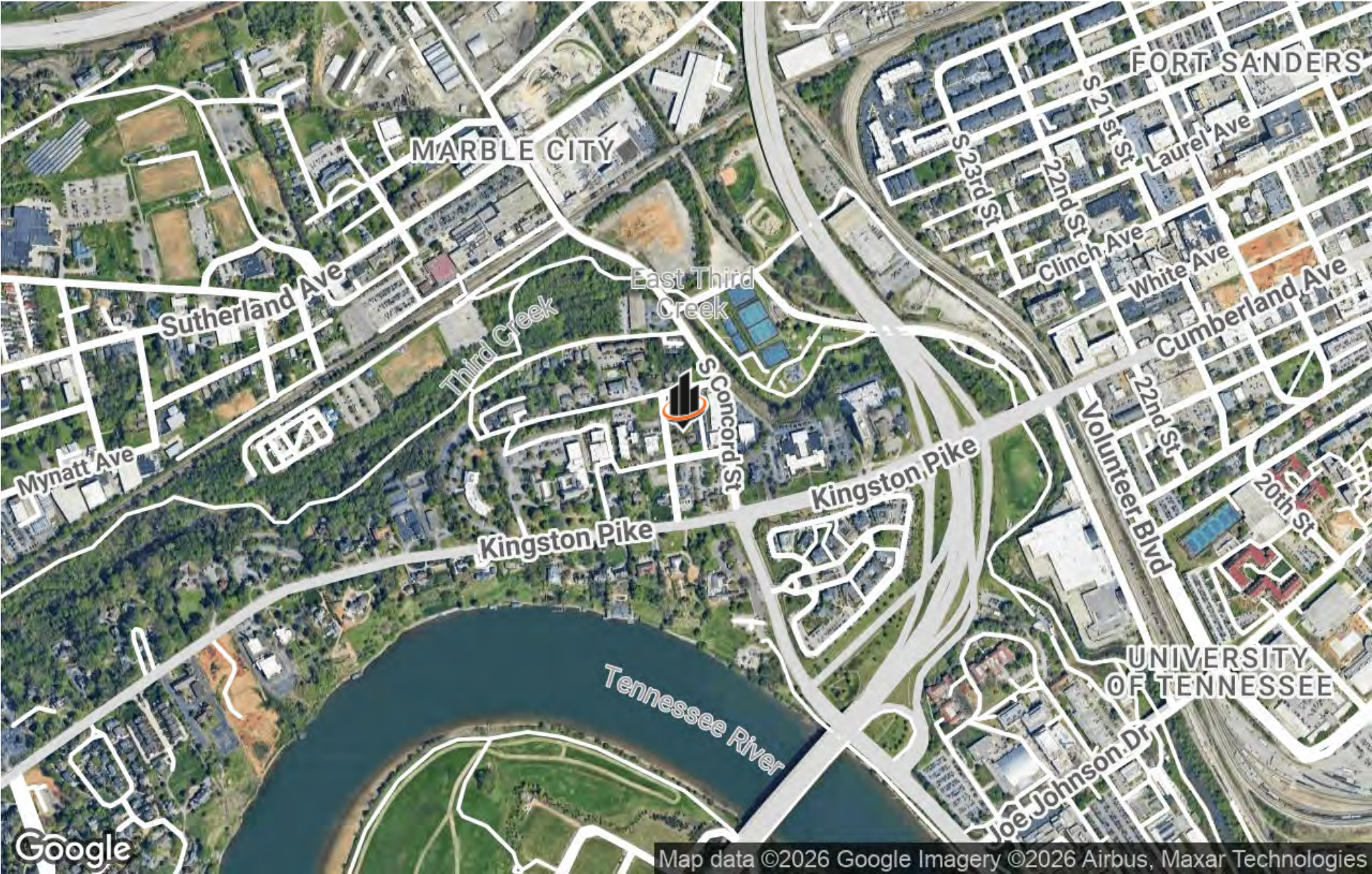
2715 Sullins Street offers an exceptional location just minutes from the University of Tennessee campus, placing residents near one of East Tennessee's largest economic drivers and a university with more than 38,000 students. Its proximity to campus, the University of Tennessee Medical Center, Downtown Knoxville, and major employment centers makes the property well-positioned to appeal to students, graduate students, faculty, healthcare professionals, and young professionals alike.

Combined with easy access to Interstate 40 and Interstate 75, as well as Knoxville's premier dining, entertainment, and retail destinations, the property is ideally situated to benefit from sustained housing demand and the continued growth and investment occurring throughout the Downtown Knoxville submarket.

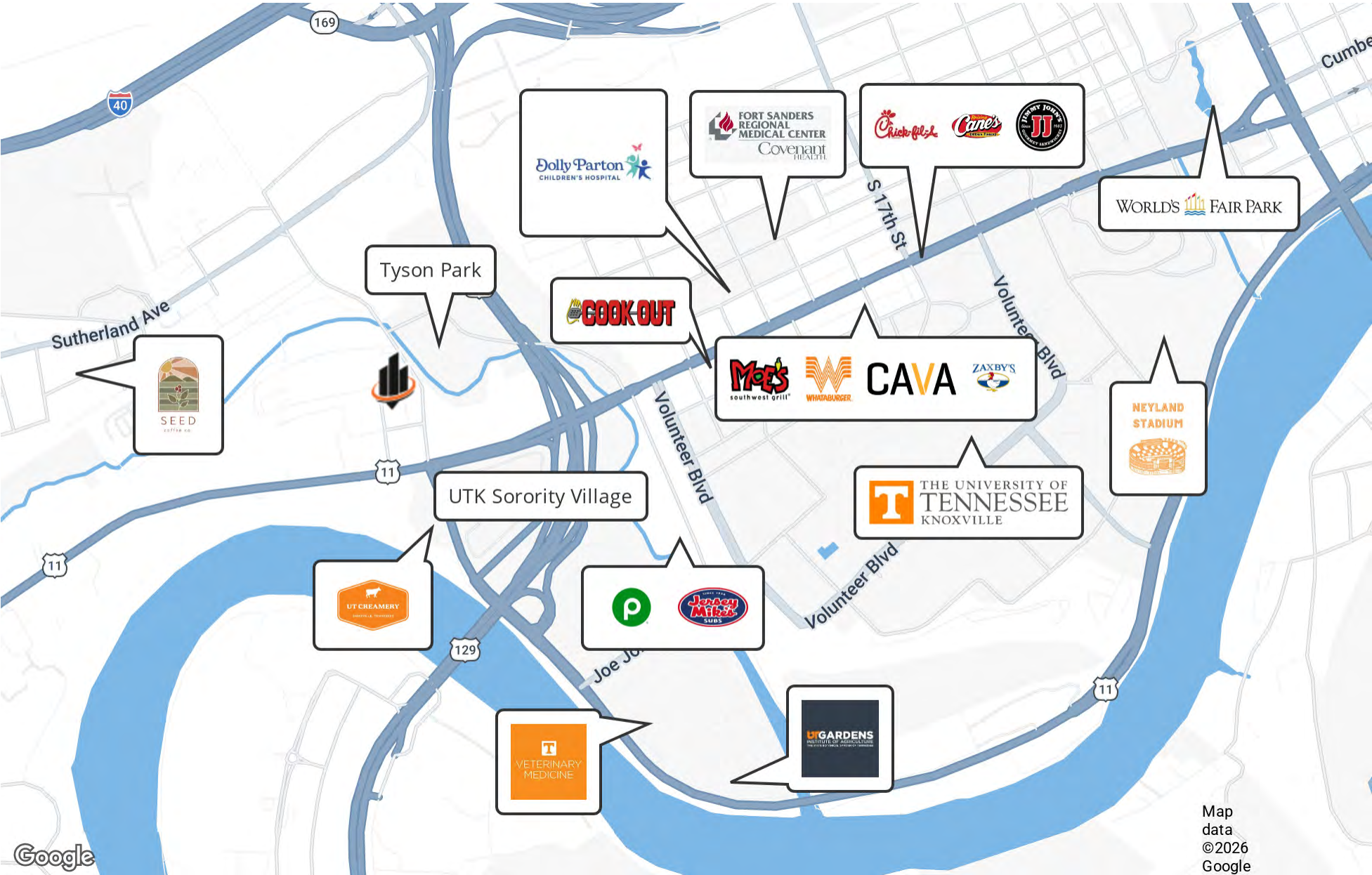
REGIONAL MAP



AERIAL MAP



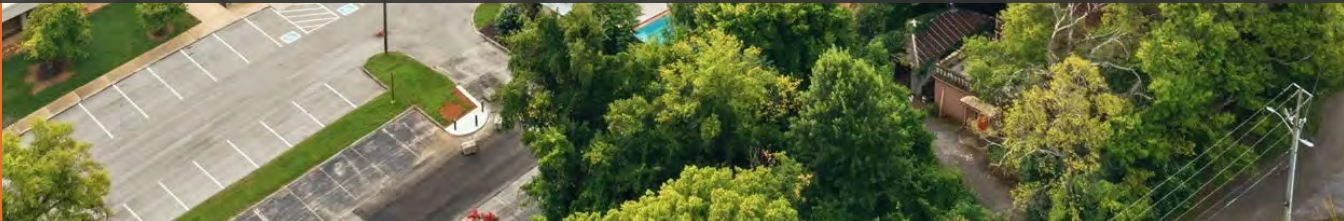
RETAILER MAP





An aerial photograph of a city, likely Knoxville, Tennessee, featuring a large stadium (Knoxville Civic Center) and surrounding residential and commercial areas. The city is nestled in a valley with rolling hills in the background. The image is partially obscured by a dark grey banner at the bottom and an orange vertical bar on the left.

Demographics



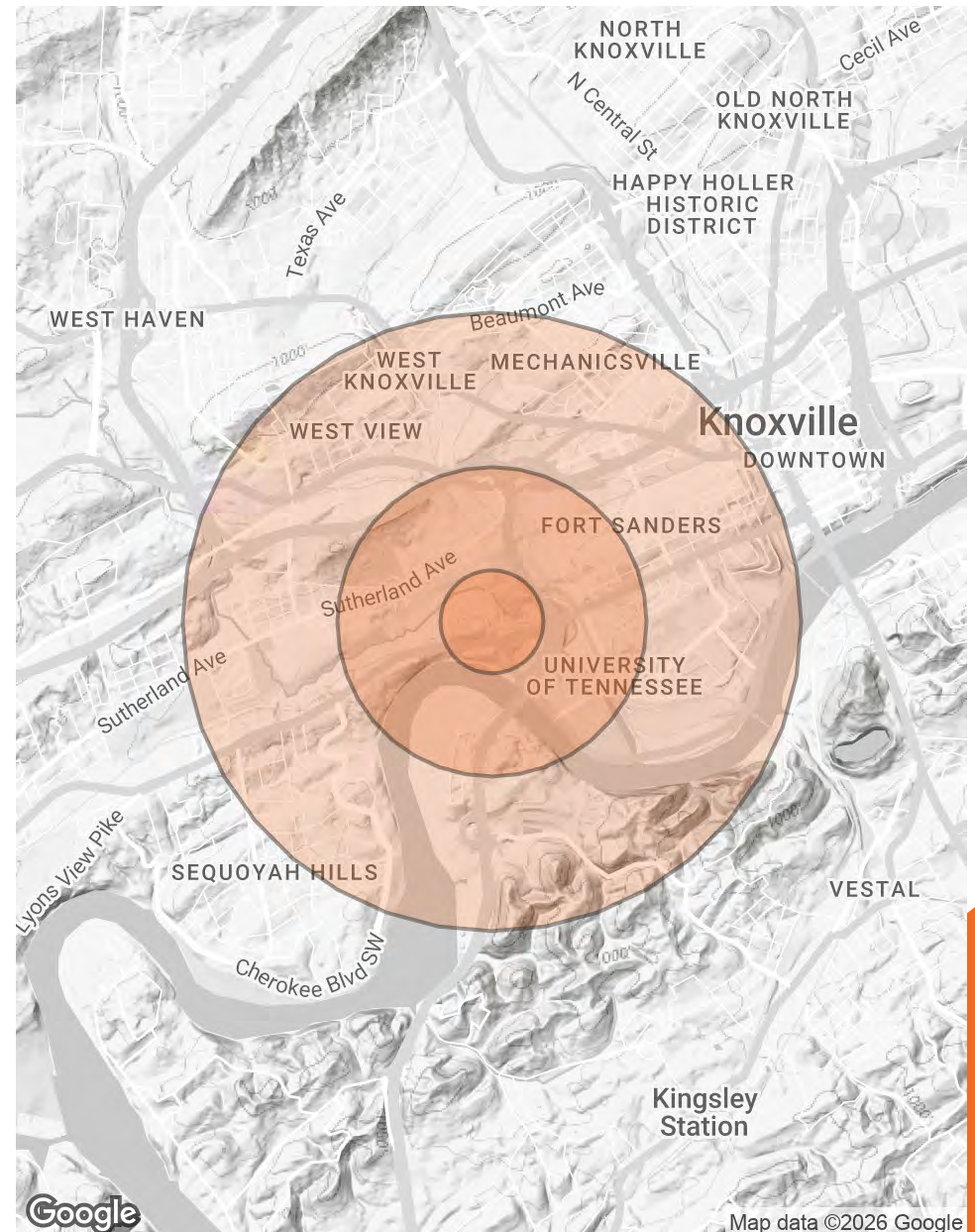
A close-up aerial view of a parking lot and surrounding greenery, showing a paved area with white lines and a grassy area with trees. The image is partially obscured by an orange vertical bar on the left.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.75 MILES	1.5 MILES
TOTAL POPULATION	384	6,291	23,992
AVERAGE AGE	24.3	22.5	23.9
AVERAGE AGE (MALE)	27.4	23	23.9
AVERAGE AGE (FEMALE)	23	22.4	23.7

HOUSEHOLDS & INCOME	0.25 MILES	0.75 MILES	1.5 MILES
TOTAL HOUSEHOLDS	109	1,772	6,794
# OF PERSONS PER HH	3.5	3.6	3.5
AVERAGE HH INCOME	\$88,012	\$47,237	\$53,757
AVERAGE HOUSE VALUE	\$393,401	\$595,248	\$446,467

2023 American Community Survey (ACS)





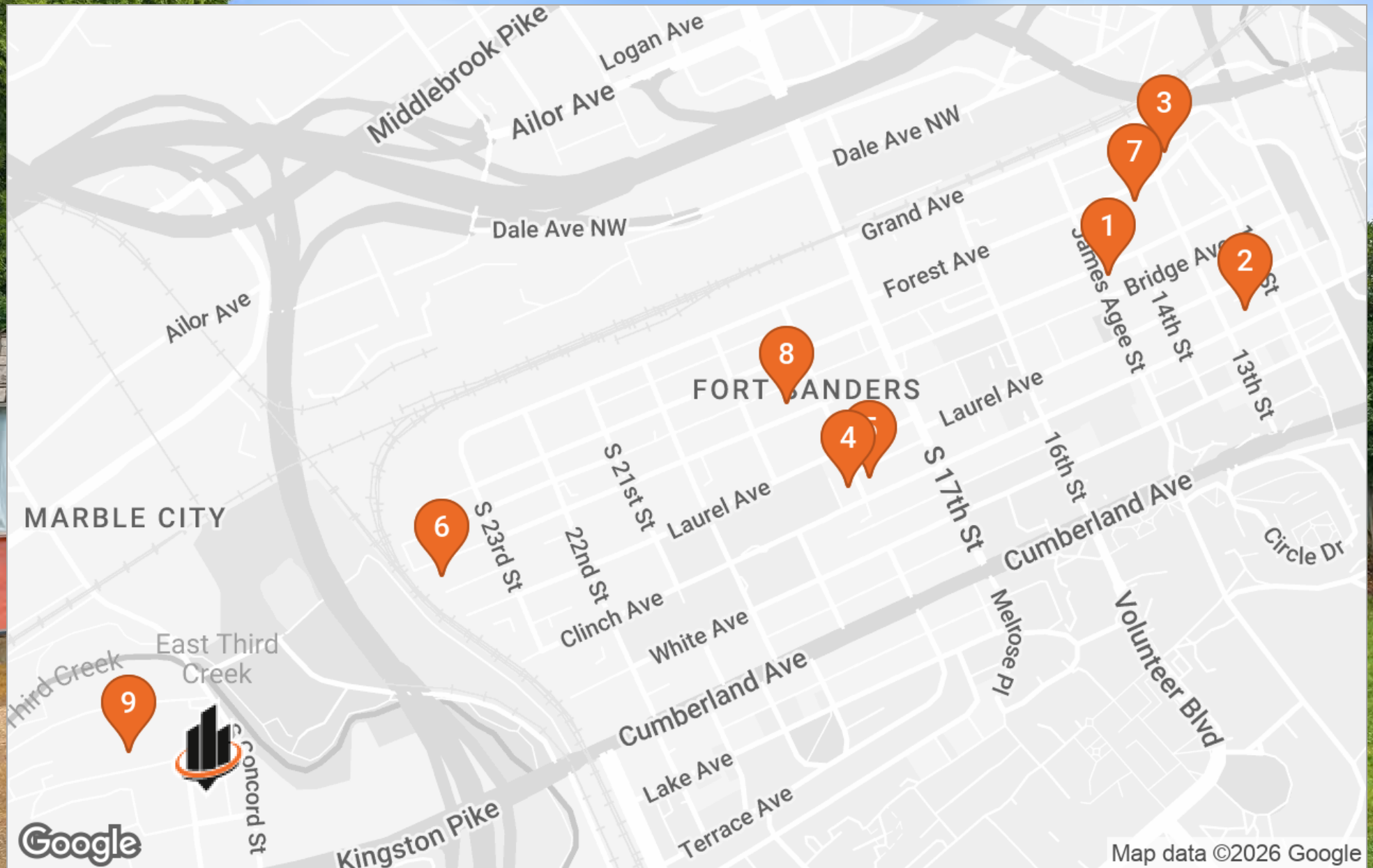
Sale Comparables



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	YEAR BUILT	PRICE/SF
★	2715 Sullins Street Knoxville, TN	\$1,300,000	4,727 SF	0.39 Acres	1940	\$275.02
1	1414 Highland Ave Knoxville, TN	\$1,125,000	1,970 SF	0.11 Acres	1920	\$571.07
2	1215 Clinch Ave Knoxville, TN	\$1,100,000	2,178 SF	0.12 Acres	1910	\$505.05
3	1209 Forest Ave Knoxville, TN	\$765,000	1,577 SF	0.10 Acres	1899	\$485.10
4	1803 Clinch Ave Knoxville, TN	\$2,000,000	5,172 SF	0.34 Acres	1930	\$386.70
5	1733 Clinch Ave Knoxville, TN	\$1,950,000	5,766 SF	0.34 Acres	1920	\$338.19
6	2326 Highland Ave Knoxville, TN	\$1,270,000	4,083 SF	0.34 Acres	1899	\$311.05
7	1312 Forest Ave Knoxville, TN	\$620,000	2,076 SF	0.10 Acres	1910	\$298.65
8	1815 Highland Ave Knoxville, TN	\$640,000	1,376 SF	0.17 Acres	1903	\$465.12
9	2751 Jersey Ave 2751 Jersey Avenue Knoxville, TN	\$714,000	2,828 SF	0.21 Acres	1979	\$252.48
AVERAGES		\$1,131,556	3,003 SF	0.20 ACRES	1918	\$401.49

SALE COMPS MAP & SUMMARY



SALE COMPS



1

2

3



★ 2715 SULLINS STREET
Knoxville, TN 37919

PRICE:	\$1,300,000	BLDG SIZE:	4,727 SF
LOT SIZE:	0.39 Acres	CAP RATE:	5.65%
YEAR BUILT:	1940		



1. 1414 HIGHLAND AVE
Knoxville, TN 37916

PRICE:	\$1,125,000	BLDG SIZE:	1,970 SF
LOT SIZE	0.11 Acres	YEAR BUILT:	1920



2. 1215 CLINCH AVE
Knoxville, TN 37916

PRICE:	\$1,100,000	BLDG SIZE:	2,178 SF
LOT SIZE	0.12 Acres	YEAR BUILT:	1910



3. 1209 FOREST AVE
Knoxville, TN 37916

PRICE:	\$765,000	BLDG SIZE:	1,577 SF
LOT SIZE	0.10 Acres	YEAR BUILT:	1899

SALE COMPS

4



4. 1803 CLINCH AVE
Knoxville, TN 37916

PRICE:	\$2,000,000	BLDG SIZE:	5,172 SF
LOT SIZE	0.34 Acres	YEAR BUILT:	1930

5



5. 1733 CLINCH AVE
Knoxville, TN 37916

PRICE:	\$1,950,000	BLDG SIZE:	5,766 SF
LOT SIZE	0.34 Acres	YEAR BUILT:	1920

6



6. 2326 HIGHLAND AVE
Knoxville, TN 37916

PRICE:	\$1,270,000	BLDG SIZE:	4,083 SF
LOT SIZE	0.34 Acres	YEAR BUILT:	1899

7



7. 1312 FOREST AVE
Knoxville, TN 37916

PRICE:	\$620,000	BLDG SIZE:	2,076 SF
LOT SIZE	0.10 Acres	YEAR BUILT:	1910

SALE COMPS

8



8. 1815 HIGHLAND AVE
Knoxville, TN 37916

PRICE:	\$640,000	BLDG SIZE:	1,376 SF
LOT SIZE	0.17 Acres	YEAR BUILT:	1903

9



9. 2751 JERSEY AVE
2751 Jersey Avenue
Knoxville, TN 37919

PRICE:	\$714,000	BLDG SIZE:	2,828 SF
LOT SIZE	0.21 Acres	YEAR BUILT:	1979



Property Analysis

INCOME & EXPENSES



INCOME SUMMARY

GROSS INCOME	\$96,000
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EXPENSES SUMMARY

MANAGEMENT FEES	\$4,068
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MAINTENANCE AND REPAIRS	\$4,452
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UTILITIES	\$5,608
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PROPERTY TAXES	\$3,848
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INSURANCE	\$3,294
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PROFESSIONAL FEES	\$1,250
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OPERATING EXPENSES	\$22,520
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NET OPERATING INCOME	\$73,480
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The Team

MEET THE TEAM



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Collective Strength, Accelerated Growth

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