



Offering Memorandum

Roane State Student Housing

2215 S ROANE ST, HARRIMAN, TN 37748

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Property Information

PROPERTY SUMMARY

ROANE STATE STUDENT HOUSING

2215 S ROANE ST
HARRIMAN, TN 37748

OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE:	6,500 SF
YEAR BUILT:	1990
LOT SIZE:	1.3 Acres
CAP RATE:	8.47%

PROPERTY SUMMARY

SVN | Wood Properties is pleased to present this student housing investment opportunity in Harriman, Tennessee. The property features approximately 6,500 square feet with 11 bedrooms and 18 total beds, making it an ideal setup for student housing. It also includes 8 full bathrooms and 3 half bathrooms, providing ample convenience for residents. Constructed in 1990, the property was completely renovated in 2010, offering updated accommodations designed to meet the needs of today's student renters.

A standout feature of the property is the expansive upstairs common area, complete with a pool table, ping-pong table, large sectional sofa, and big-screen TV. This inviting shared space creates an excellent environment for students to study, relax, and socialize.

Located just minutes from Roane State Community College, the property is well positioned to benefit from consistent student housing demand. Its efficient layout accommodates a large number of residents while maintaining comfortable shared living spaces, making it an attractive investment opportunity with a student-focused design already in place.



PROPERTY HIGHLIGHTS

- 18-bed student housing property with 11 bedrooms, offering a high-capacity layout designed to maximize rental potential.
- Large shared common area featuring a pool table, ping-pong table, big-screen TV, and spacious sectional couch, creating an attractive amenity for residents.
- Prime location just 3 minutes from Roane State Community College and Interstate 40, providing convenient access to campus and strong student housing demand.



**1.3Mi From Roane
State CC**



Common Area

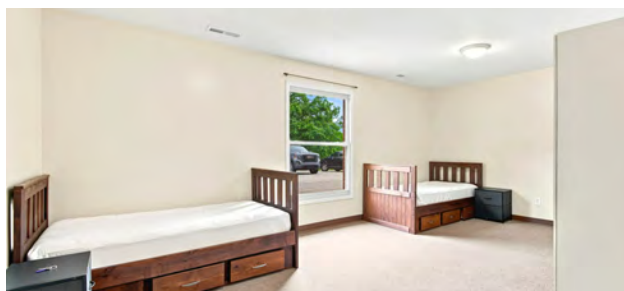
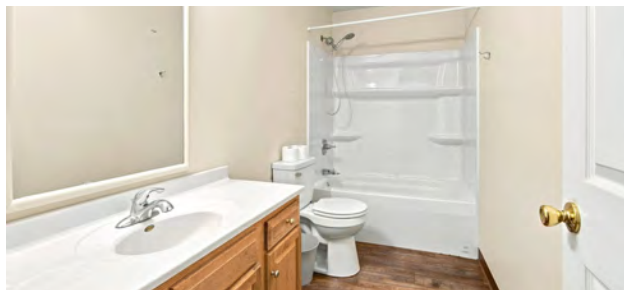
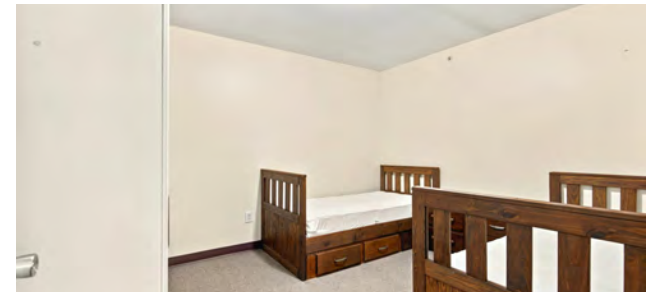


Ample Parking

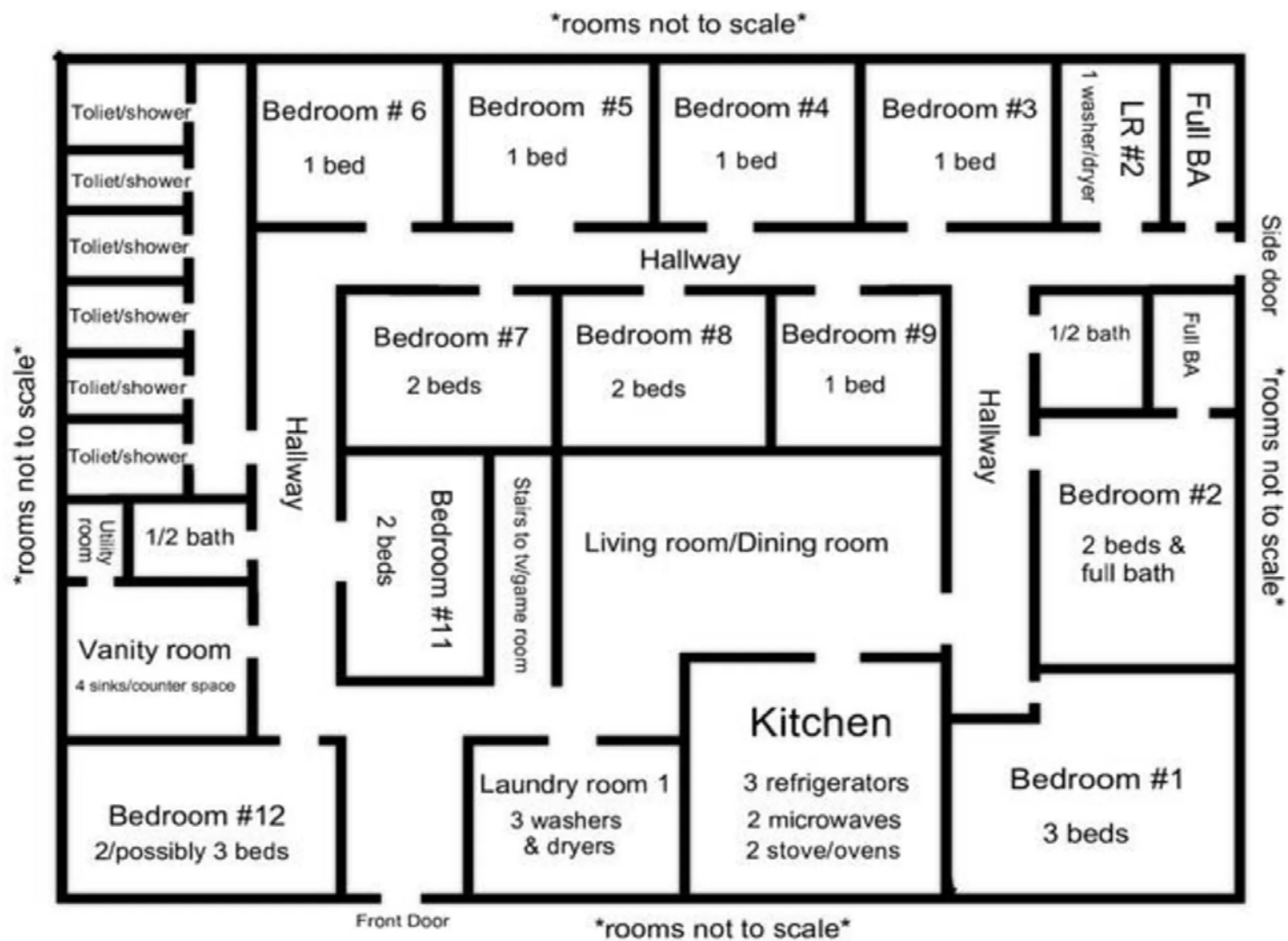
PROPERTY PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS





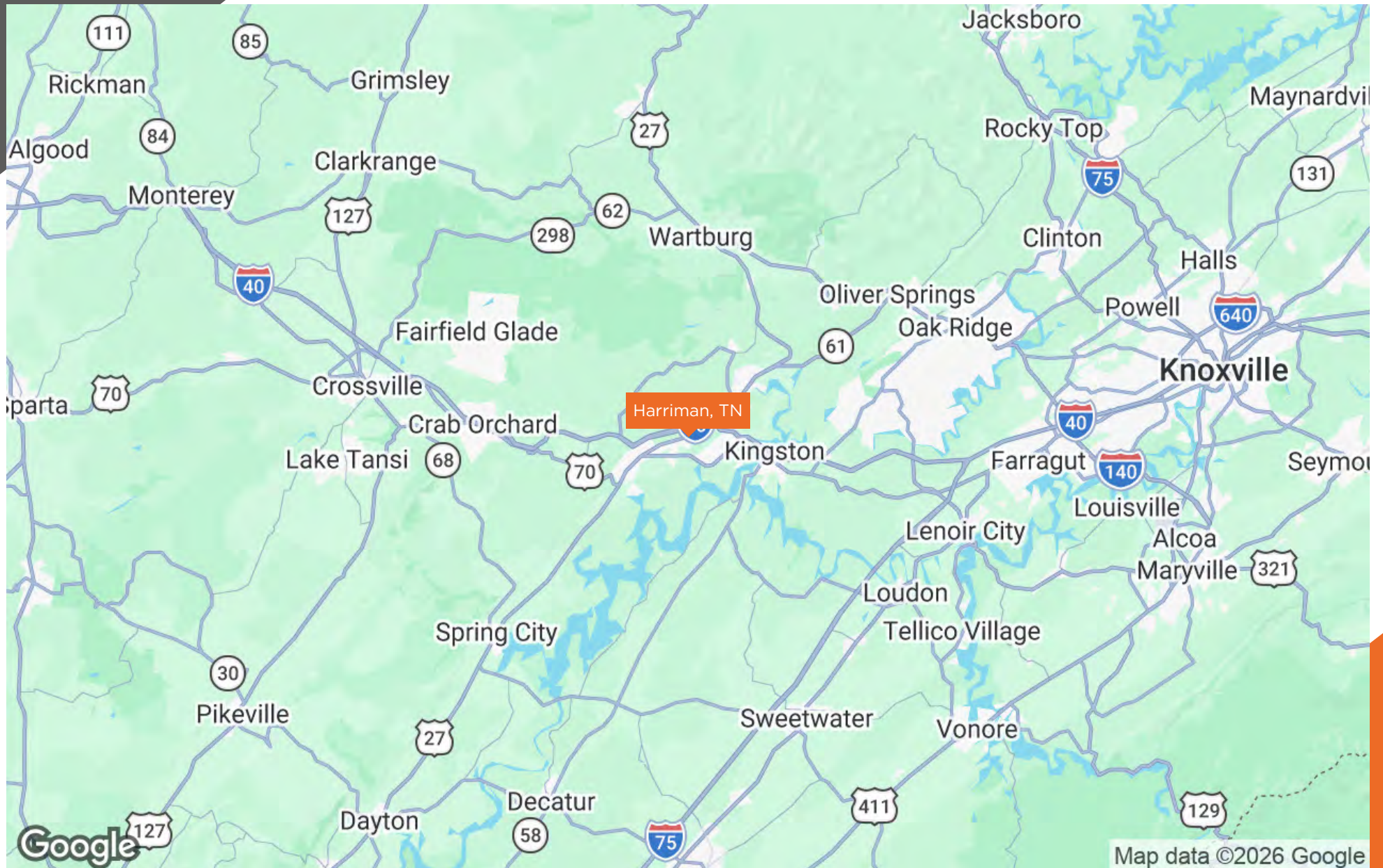
Location Information

LOCATION DESCRIPTION

Located just 3 minutes from Roane State Community College, the property is ideally positioned to serve the area's growing student population. Its close proximity to campus makes it a convenient housing option for students, while its location supports strong long-term demand for student housing. The property's accessibility and central location make it an attractive option for both students and faculty.

The property is also only 3 minutes from Interstate 40, providing quick access to Knoxville, Oak Ridge, Crossville, and other major destinations throughout East Tennessee. This central Harriman location offers excellent connectivity, making it convenient for students, faculty, and anyone traveling throughout the region.

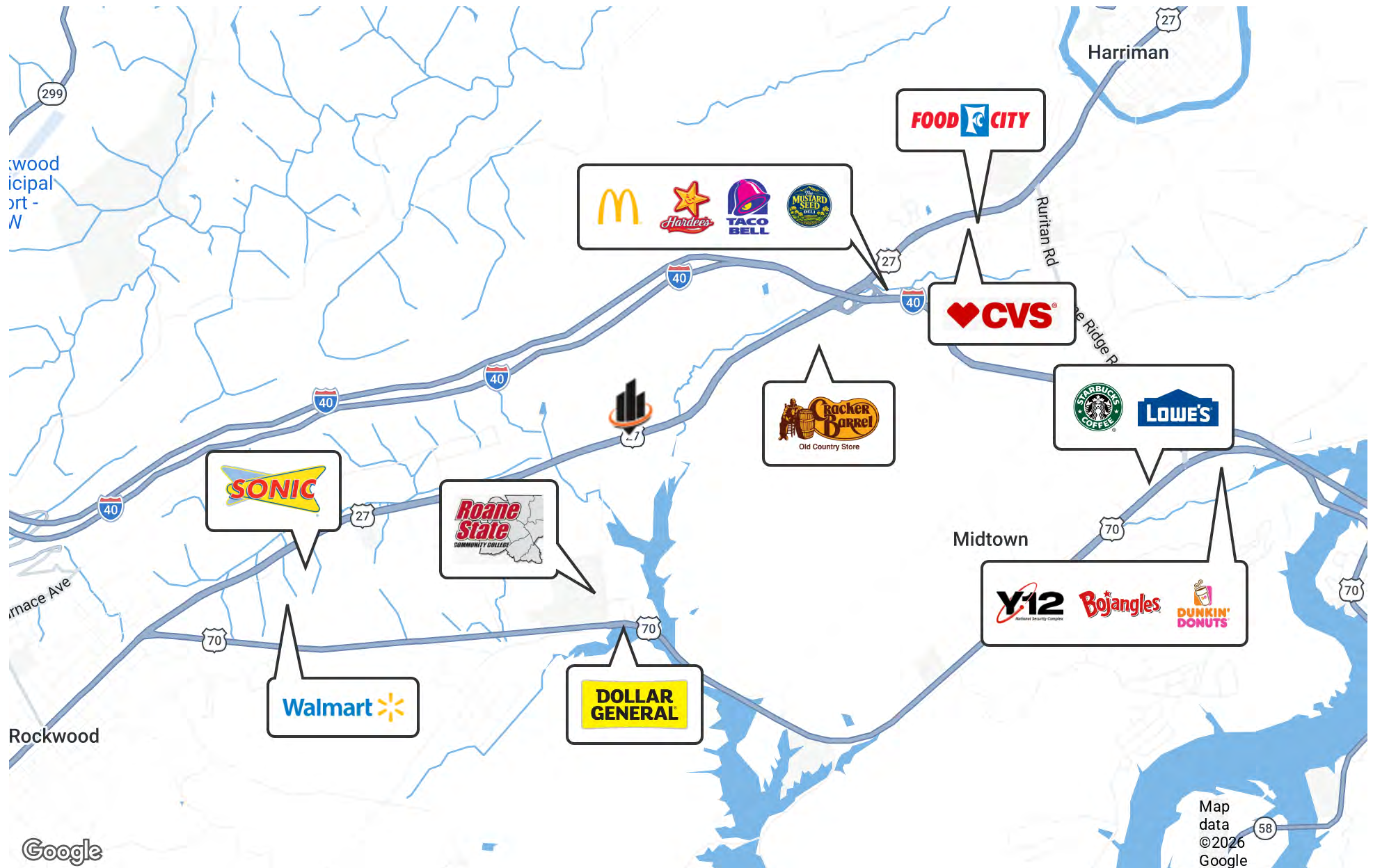
REGIONAL MAP



AERIAL MAP



RETAILER MAP





Demographics

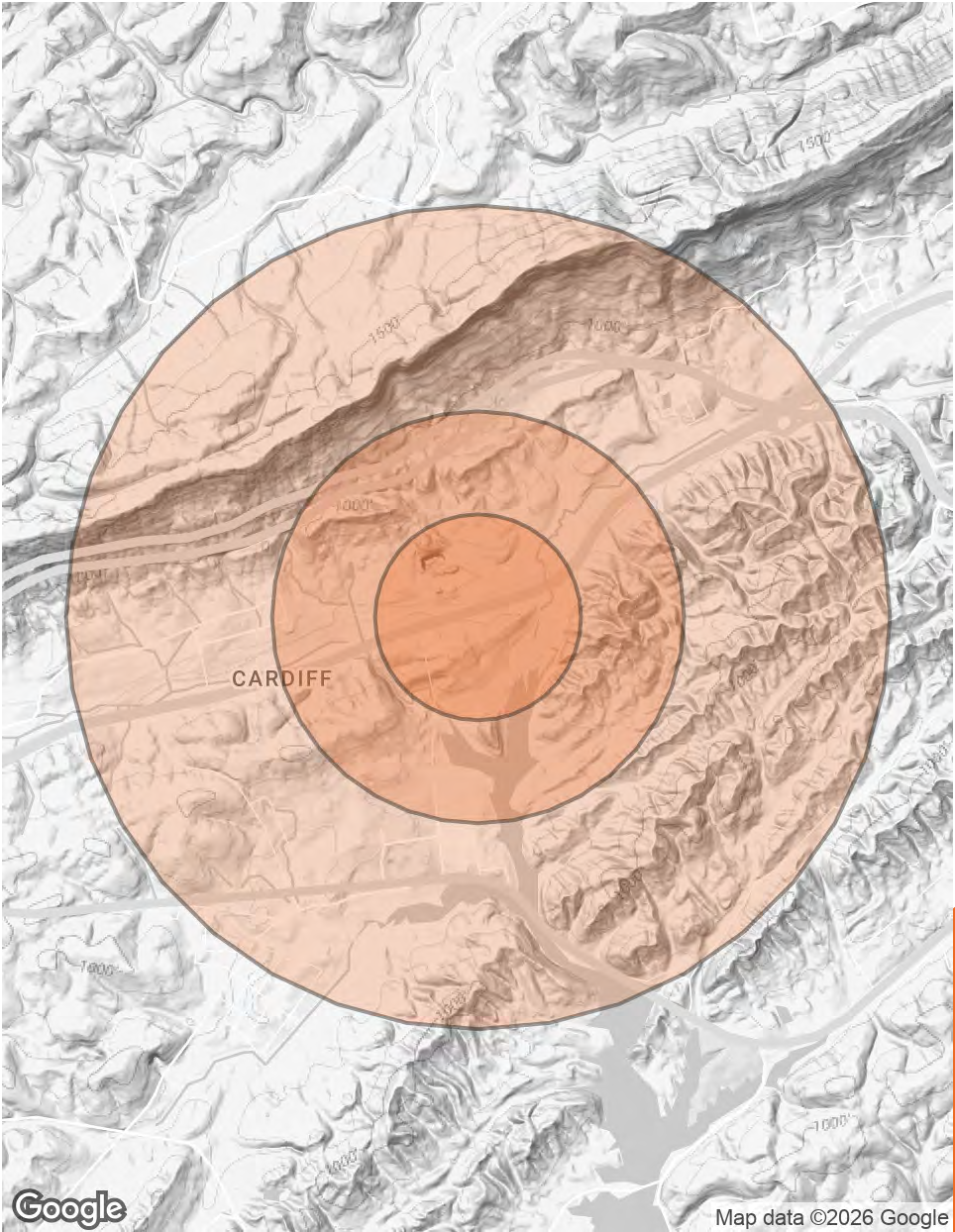


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	91	405	1,898
AVERAGE AGE	54.7	50.7	45.9
AVERAGE AGE (MALE)	50.8	48.9	47
AVERAGE AGE (FEMALE)	57.8	52.6	45.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	36	166	759
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$63,820	\$65,282	\$68,956
AVERAGE HOUSE VALUE	\$230,618	\$229,631	\$230,916

2023 American Community Survey (ACS)





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST	(\$4,810)
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GROSS INCOME	\$91,390
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EXPENSES SUMMARY

PROPERTY TAXES	\$4,235
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INSURANCE	\$5,661
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UTILITIES	\$9,436
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INTERNET	\$1,815
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MANAGEMENT	\$9,139
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REPAIRS AND MAINTENANCE	\$1,800
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OPERATING EXPENSES	\$32,086
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NET OPERATING INCOME	\$59,304
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The Team

MEET THE TEAM



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Collective Strength, Accelerated Growth

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