



ALBERT DRAKE

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SUN VALLEY APARTMENTS

12 UNITS | 2465 BENTON YOUNG RD, COOKEVILLE \$1,300,000

Discover Sun Valley Apartments, a well-maintained 12-unit community in the growing Cookeville market. Built in 1973 and recently updated, this property features an all-two-bedroom, one-bath mix across 6,290 SF on a full acre. The complex offers practical operations with tenant-paid electric, owner-paid water with monthly reimbursements, and a septic system that's professionally maintained each year. Recent improvements include six fully renovated units, updated kitchen cabinetry in additional units, fresh exterior paint, and modern mechanicals—every HVAC is under three years old, and the metal roof is less than a decade old. Most units are equipped with in-unit laundry (all-in-one or stackable setups), and residents benefit from front and rear parking options. Currently 100% occupied and sitting at a 8.14% cap rate, Sun Valley Apartments presents a stabilized asset with ongoing upside through continued interior improvements in a strong rental corridor of Putnam County.

Current Operations

Gross Annual Rent: \$150,300

Total Yearly Expenses: \$36,963

NOI: \$105,822

- Property Taxes: \$3,140 - 2025 Tax Bill
- Insurance: \$11,260 - Current Policy
- Management (8%): \$11,423 - Projected 8% fee for Management - Currently Self Managed
- Repairs & Maintenance: \$6,000 - Avg. \$500/month
- Electric Utility: \$1,020 - Building lights
- Water Utility: \$4,800 - Master meter
- Lawn care: \$1,600 - \$80/cut - 2x/month - 10 months
- Trash Pickup: \$1,320 - \$110/month
- Utility RUB: +\$3,600



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