

★ LOCATED IN A QUALIFIED OPPORTUNITY ZONE ★

Brand-new construction: zero deferred maintenance for 5–7 years
4 bed / 2.5 bath + garage: undersupplied product type in South Knoxville
South Knoxville: one of Knoxville's fastest-growing neighborhoods
Tennessee has no state income tax: enhances after-tax investor yield

ASKING PRICE
\$2,700,000

CAP RATE
6.74%

YEAR 1 NOI
\$181,980

RENT PER DOOR
\$2,950 /mo

NEW CONSTRUCTION · 4 BED / 2.5 BATH · 1,760 SF / UNIT · 1-CAR GARAGE



0.4%
KNOXVILLE
VACANCY

4.5%
HOME PRICE
YoY

\$256
PRICE PER
SF

6.74%
IMPLIED CAP
RATE

3.5%
RENT GROWTH
MSA

UNIT DETAILS	
Units	6 total
Unit size	1,760 SF
Bedrooms / baths	4 bed / 2.5 bath
Parking	1-car garage
Product type	Townhouse
Status	New construction
Rent / unit / mo	\$2,950

VALUATION & FINANCING	
Asking price	\$2,700,000
Price per door	\$450,000
Price per SF	\$256
Cap rate	6.74%

All information on this document is estimated for the purposes of evaluating the property. Not a guarantee of future performance.
All figures are estimates for informational purposes only and are not a guarantee of future performance.