

MULTIFAMILY PROPERTY FOR SALE

1068 WOODDALE CHURCH ROAD, STRAWBERRY PLAINS, TN 37871

14 Units - Strawberry Plains, TN



\$1,525,000 | 14 UNITS

STRAWBERRY PLAINS, TN

KEVIN TIPTON, SENIOR ADVISOR

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CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PWA Properties in compliance with all applicable fair housing and equal opportunity laws.

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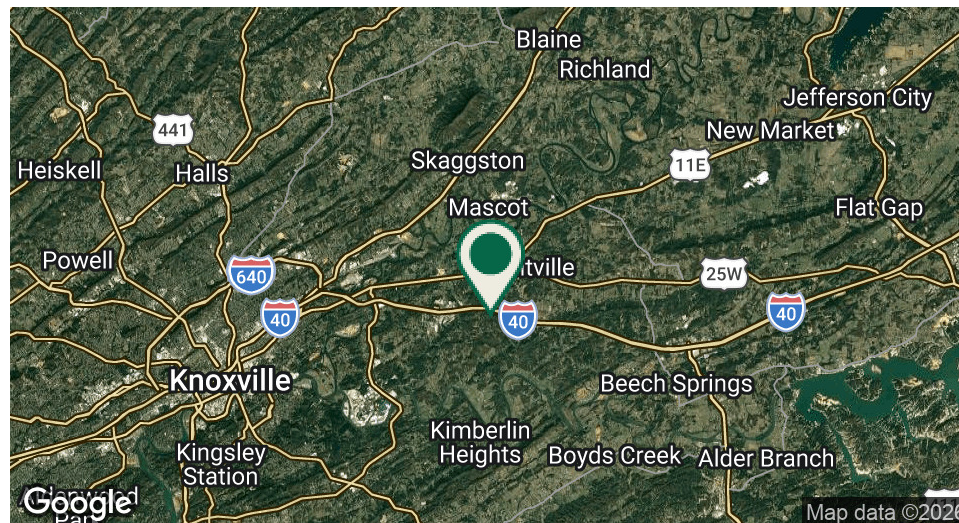


Section 1

PROPERTY INFORMATION



Property Summary



PROPERTY DESCRIPTION

PWA Properties is pleased to present this 14-unit multifamily property in Strawberry Plains, Tennessee. Thirteen out of fourteen units are currently occupied and all units are 1 bedroom / 1 bathroom. A majority of the units feature recent upgrades including new flooring, appliances, light fixtures, cabinets, and more. Located approximately fifteen minutes from downtown Knoxville and the University of Tennessee, the property offers stable in-place income with value-add potential through future improvements and rent growth.

PROPERTY HIGHLIGHTS

- 14 Units - All 1 Bed / 1 Bath
- Recent Upgrades Completed in Majority of Units
- Located in Strawberry Plains - Just 15 Minutes from Downtown Knoxville

OFFERING SUMMARY

Sale Price:	\$1,525,000
Number Of Units:	14
Lot Size:	1.92 Acres
Building Size:	7,392 SF

DEMOGRAPHICS	0.25 MILE	0.5 MILE	1 MILE
Total Households	30	114	427
Total Population	90	329	1,210
Average HH Income	\$94,759	\$93,923	\$94,511

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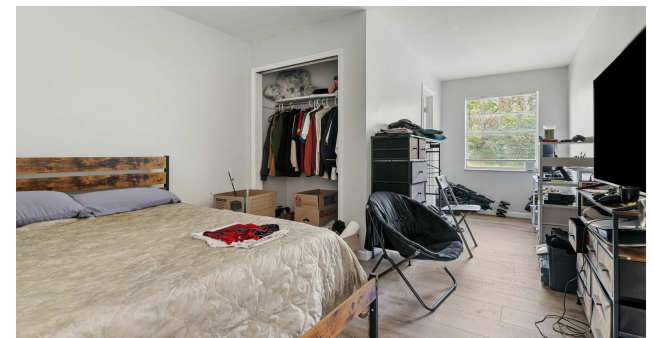
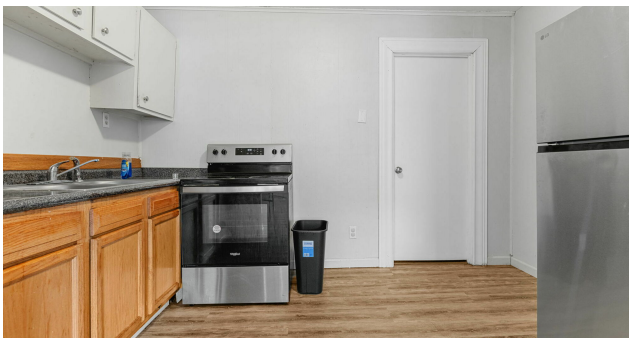
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Additional Photos



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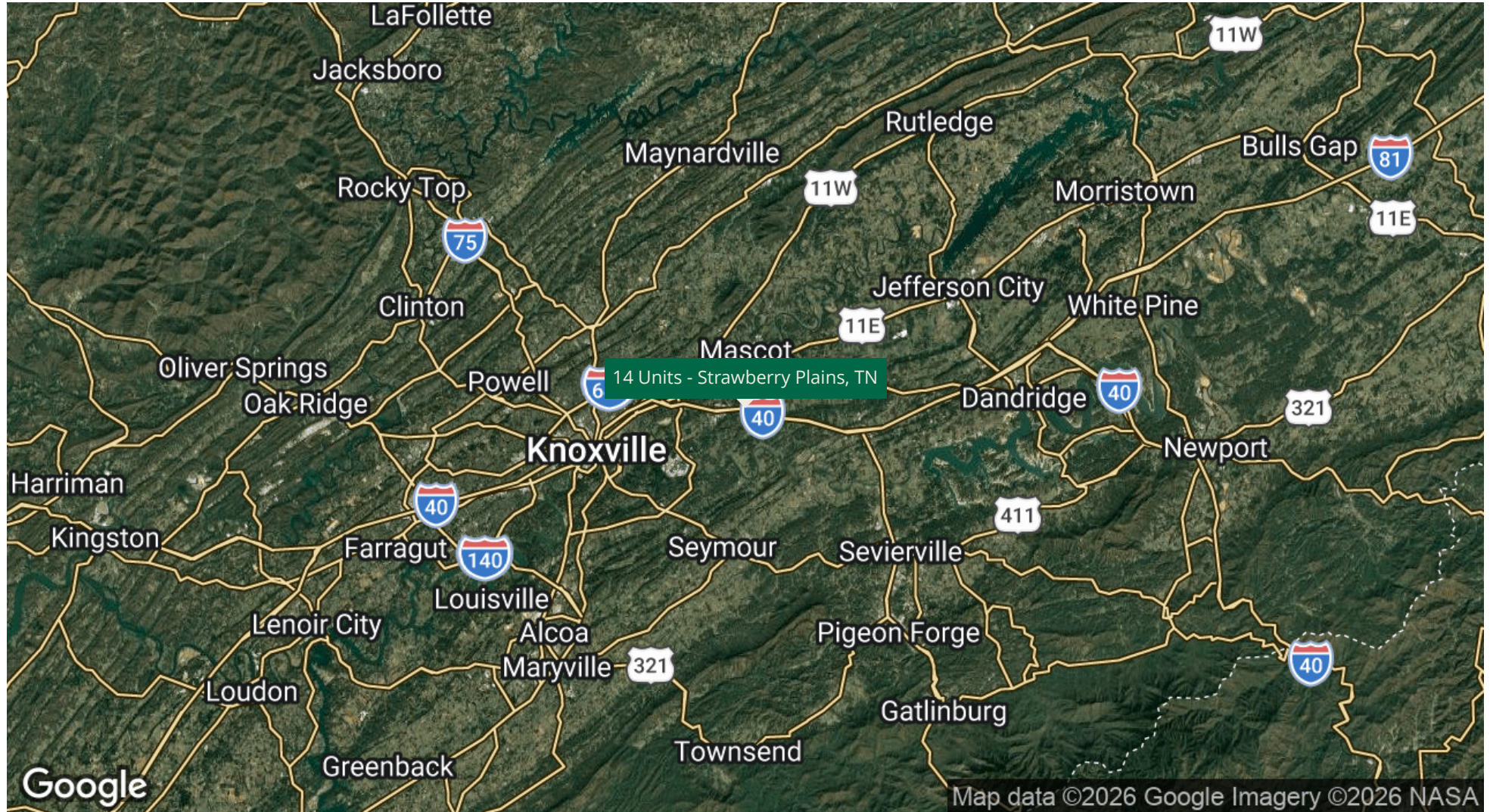


Section 2

LOCATION INFORMATION



Regional Map

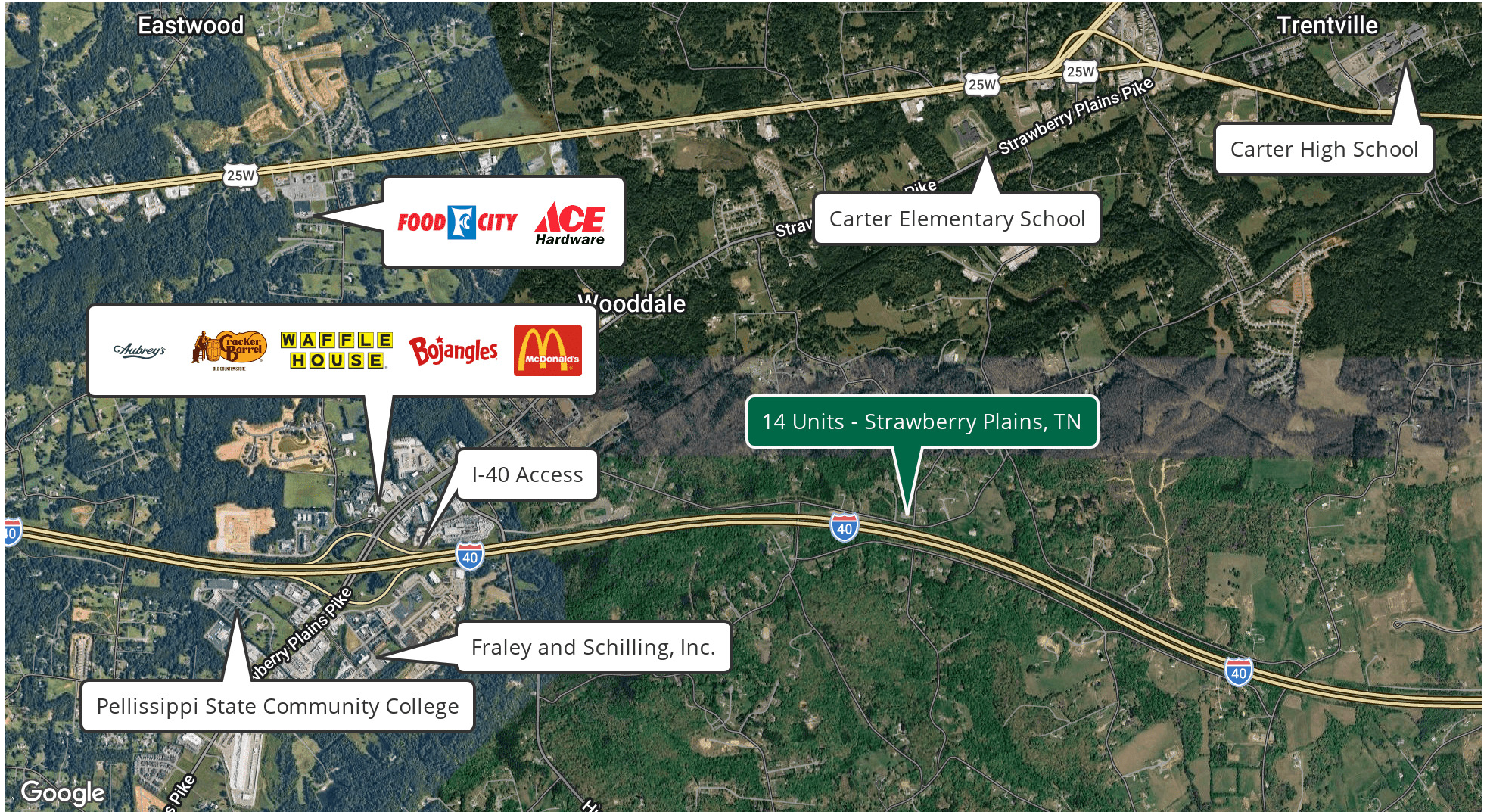


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Retailer Map



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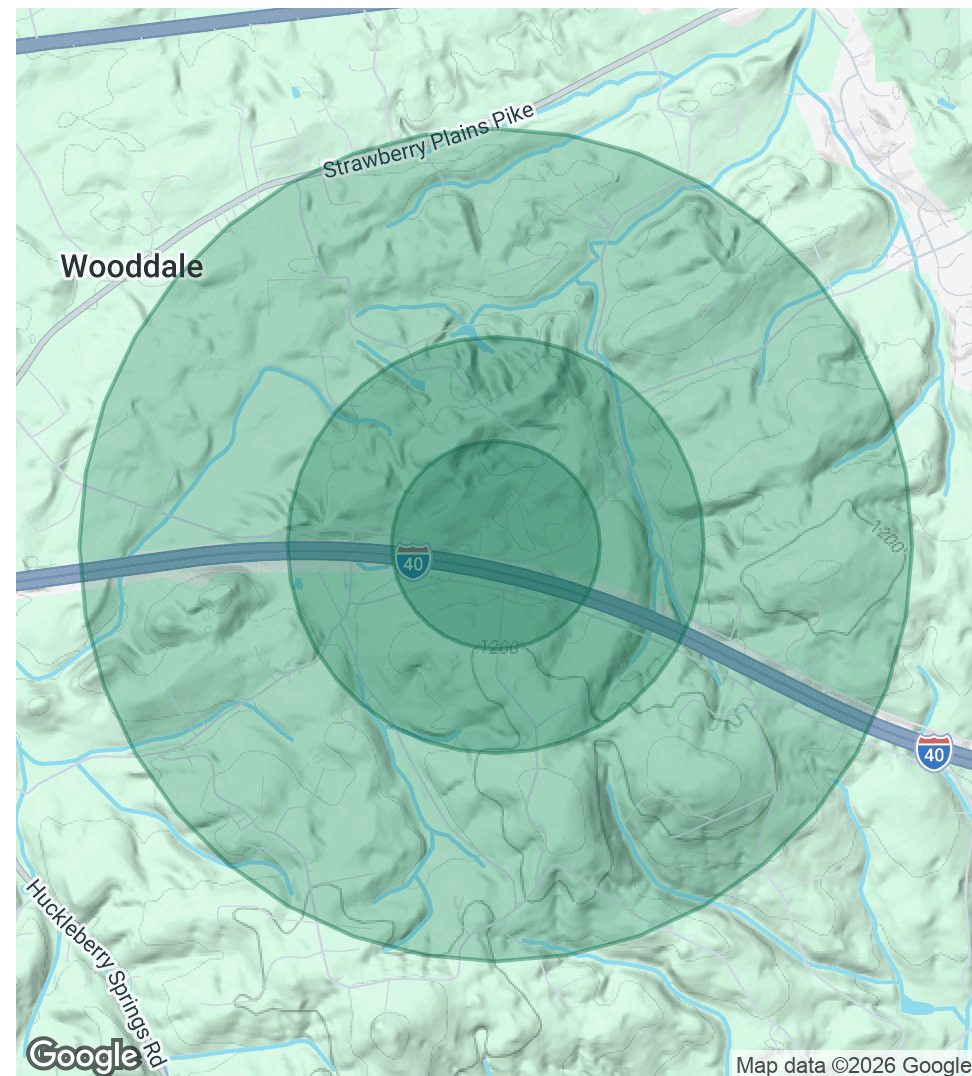


Demographics Map & Report

POPULATION	0.25 MILE	0.5 MILE	1 MILE
Total Population	90	329	1,210
Average Age	36.9	38.4	39.7
Average Age (Male)	36.3	37.5	38.6
Average Age (Female)	37.3	38.9	40.2

HOUSEHOLDS & INCOME	0.25 MILE	0.5 MILE	1 MILE
Total Households	30	114	427
# Of Persons Per HH	3.0	2.9	2.8
Average HH Income	\$94,759	\$93,923	\$94,511
Average House Value	\$265,889	\$268,265	\$268,450

2023 American Community Survey (ACS)



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Section 3

FINANCIAL ANALYSIS



Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
101	1	1	\$1,075	8/1/2025	7/31/2026
102	1	1	\$1,025	4/1/2026	3/30/2027
103	1	1	\$950	8/1/2025	7/31/2026
104	1	1	\$1,025	2/15/2024	Month-to-Month
105	1	1	\$850	1/1/2026	12/31/2026
106	1	1	\$1,000	8/1/2025	7/31/2026
107	1	1	\$650	11/1/2025	10/31/2026
201	1	1	\$1,000	8/1/2025	7/31/2026
202	1	1	\$1,025	2/1/2026	1/30/2027
203	1	1	\$975	9/12/2024	Month-to-Month
204	1	1	\$1,025	8/1/2025	7/31/2026
205	1	1	-	-	-
206	1	1	\$950	9/1/2024	Month-to-Month
207	1	1	\$1,025	1/26/2026	12/30/2026
TOTALS			\$12,575		

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Income & Expenses

INCOME SUMMARY	
Rental Income	\$163,200
GROSS INCOME	\$163,200
EXPENSES SUMMARY	
Taxes	\$2,123
Insurance	\$4,200
Maintenance	\$8,160
Management	\$13,056
Utilities	\$4,860
Trash	\$1,800
Lawn Care	\$1,200
Pest Control	\$600
OPERATING EXPENSES	\$35,999
NET OPERATING INCOME	\$127,201

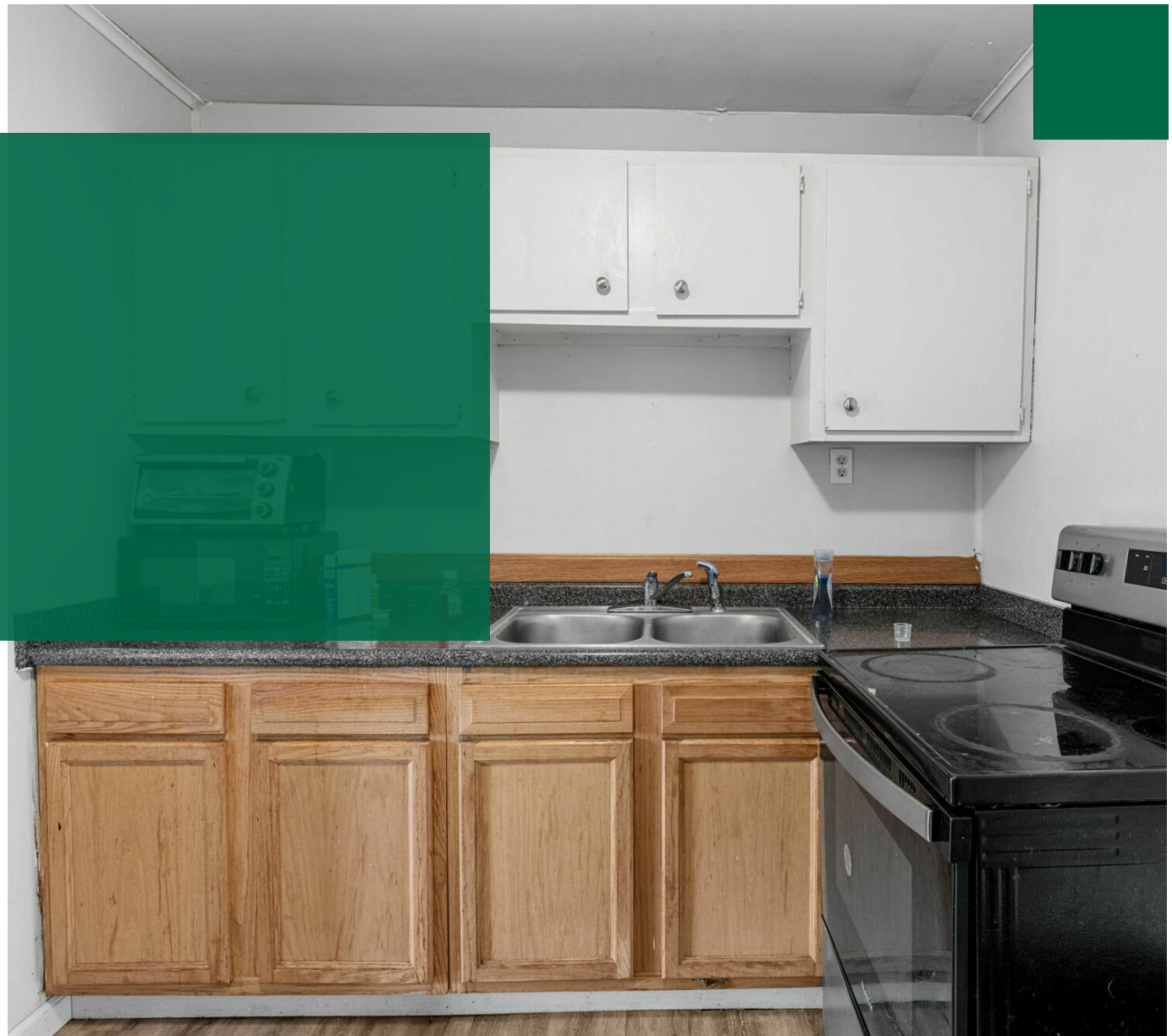
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Section 4

ADVISOR BIOS



Kevin Tipton



KEVIN TIPTON

Senior Advisor

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PROFESSIONAL BACKGROUND

Kevin Tipton is a commercial real estate agent at PWA Properties who specializes in multifamily sales. After graduating from South Young High School in Knoxville, Kevin joined the United States Navy and served in Operation Desert Storm aboard the USS Goldsborough DDG-20 sailing out of Pearl Harbor, Hawaii. Kevin obtained his real estate license in May of 2000 and has since specialized in working with investors looking for single and multifamily investment properties in East Tennessee. With over 25 years of experience, Kevin has watched his hometown and surrounding communities be transformed through real estate sales and development.

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Cohl Morgan



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PROFESSIONAL BACKGROUND

Cohl Morgan is the co-founder and Executive Vice President of PWA Properties. Cohl is an East Tennessee native and alumni from the University of Tennessee where he majored in Finance. Cohl specializes in multifamily sales and has recently brokered over \$300,000,000 of multifamily properties.

Cohl has received multiple awards and recognition for his sales performance. He was awarded the East Tennessee Realtors Rising Star Award in 2020. In 2023, Cohl was a member of the Knox News 40 Under 40 Class for his professional achievements and service to the Knoxville community. In 2025, Cohl founded the Vols Beat Cancer Scholarship Endowment at the University of Tennessee following his own battle with cancer. The endowment will provide scholarships to any student at UT who has been affected by a cancer diagnosis.

With a focus on the sale of multifamily properties across the Southeast, Cohl leverages his extensive network, market knowledge, and collaborative approach to deliver optimal results for his clients.

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