



Offering Memorandum



206 Ferry Street

LOUDON, TN 37774

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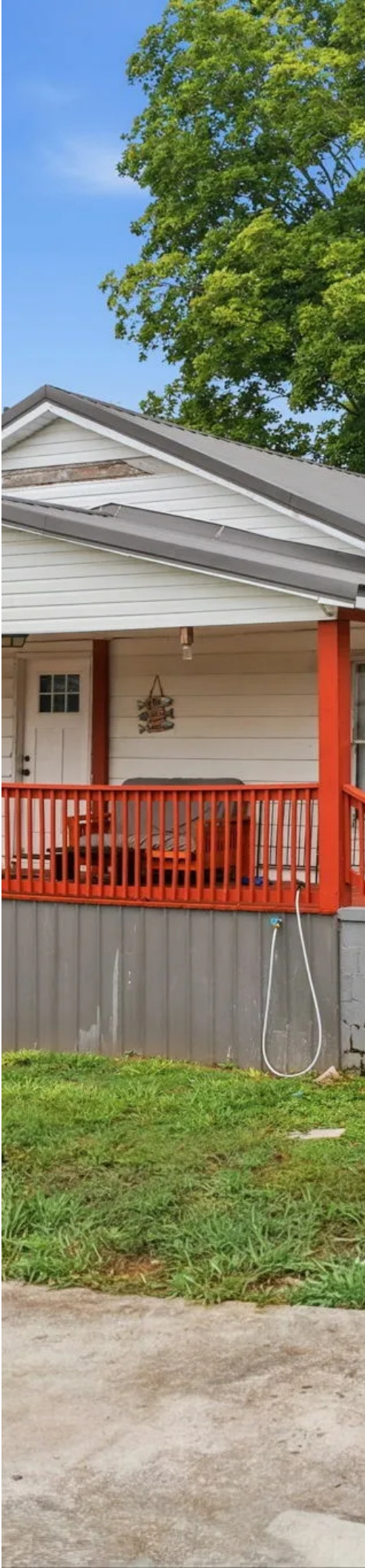
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Property Information

PROPERTY SUMMARY

206 FERRY STREET

LOUDON, TN 37774

OFFERING SUMMARY

SALE PRICE:	\$310,000
BUILDING SIZE:	1,610 SF
PRICE / SF:	\$192.55



PROPERTY SUMMARY

Introducing a prime investment opportunity in Loudon, TN! This 1,610 SF multifamily property presents an ideal prospect for high-rise investors. Boasting two spacious units, this building offers lucrative potential in a desirable location. With a focus on modern amenities and flexible floor plans, this property is an attractive choice for those seeking to bolster their real estate portfolio. Take advantage of this rare chance to invest in a thriving market and secure a sound return on investment. Don't miss out on the chance to own this promising asset in the sought-after Loudon area.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Location Information



LOCATION DESCRIPTION

206 Ferry Street presents a compelling small-portfolio investment opportunity in downtown Loudon, combining two fully updated rental units with immediate income, below-market upside, and future value-add potential.

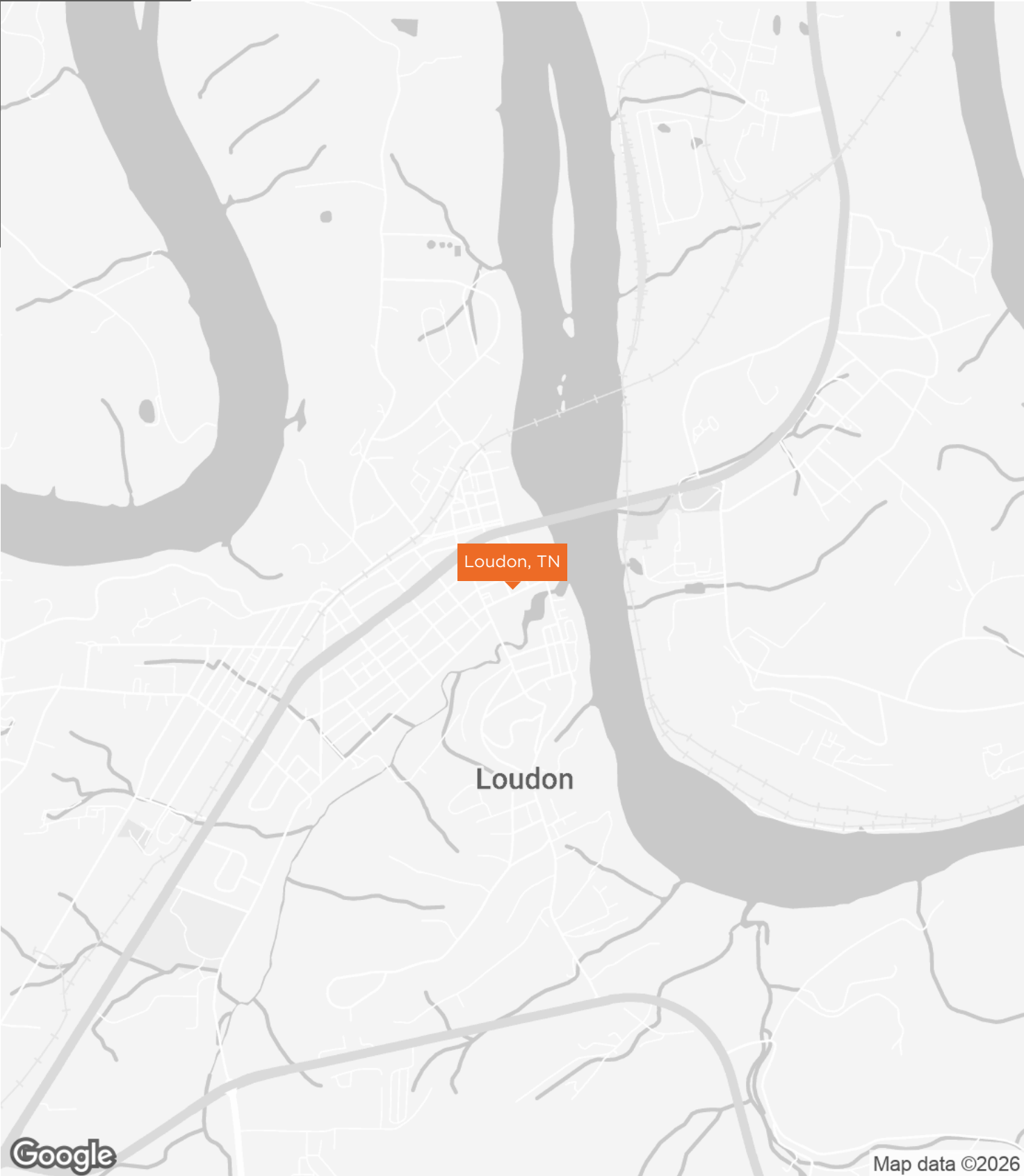
The main house at 206 Ferry Street is a renovated 2-bedroom, 1-bath home that underwent a comprehensive gut renovation in 2021 — new roof, HVAC, electrical, plumbing, flooring, cabinets, and paint. It is currently occupied on a month-to-month lease at \$1,500/month, with market rents estimated between \$1,700 and \$1,800/month, representing roughly \$200–\$300 in immediate upside upon renewal or re-tenanting.

The detached rear unit at 805 Poplar Street — a 1-bedroom, 1-bath with its own address — received significant capital improvements in 2023 (flooring, cabinets, electrical, plumbing) followed by a new roof and HVAC in 2025. The unit has been vacant since June 1, 2026, and was previously leased at \$1,300/month, which is believed to be near current market rent.

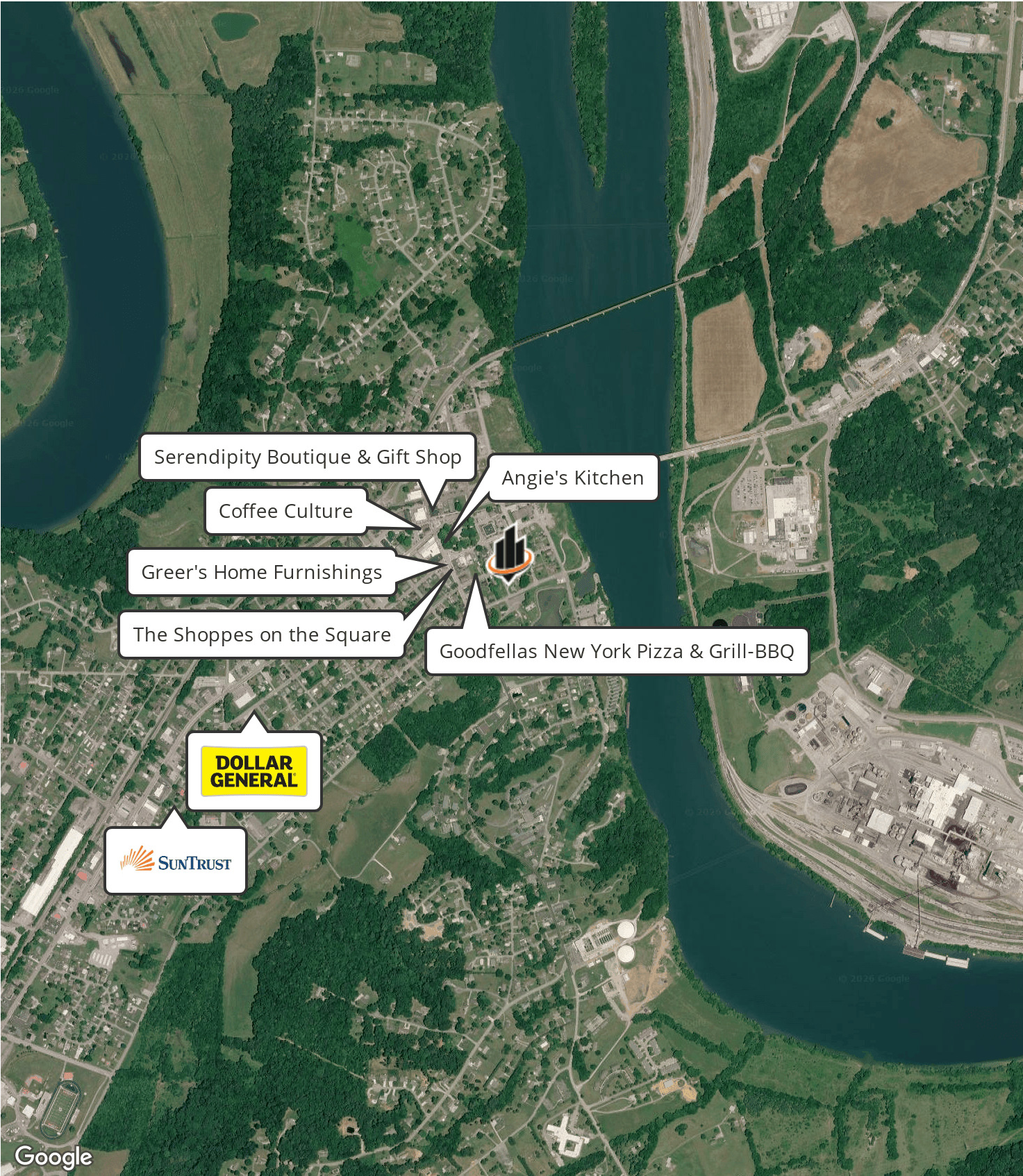
An unfinished basement currently used for laundry and storage offers additional optionality — the Seller had previously explored finishing the space as a third rentable unit, a project that could further enhance cash flow and overall asset value.

Both units include washers and dryers, all appliances convey, and each unit has seen meaningful recent capital investment — limiting near-term CapEx exposure for a new owner.

Situated on a 6,534 SF corner lot, the property offers potential gross rents exceeding \$3,100/month across both units at market, with a clear path to increased returns through lease-up of the vacant unit, basement conversion, or both. For investors seeking a turnkey, multi-unit asset with built-in upside, 206 Ferry Street is worth a close look.







Serendipity Boutique & Gift Shop

Angie's Kitchen

Coffee Culture

Greer's Home Furnishings

The Shoppes on the Square

Goodfellas New York Pizza & Grill-BBQ

**DOLLAR
GENERAL**

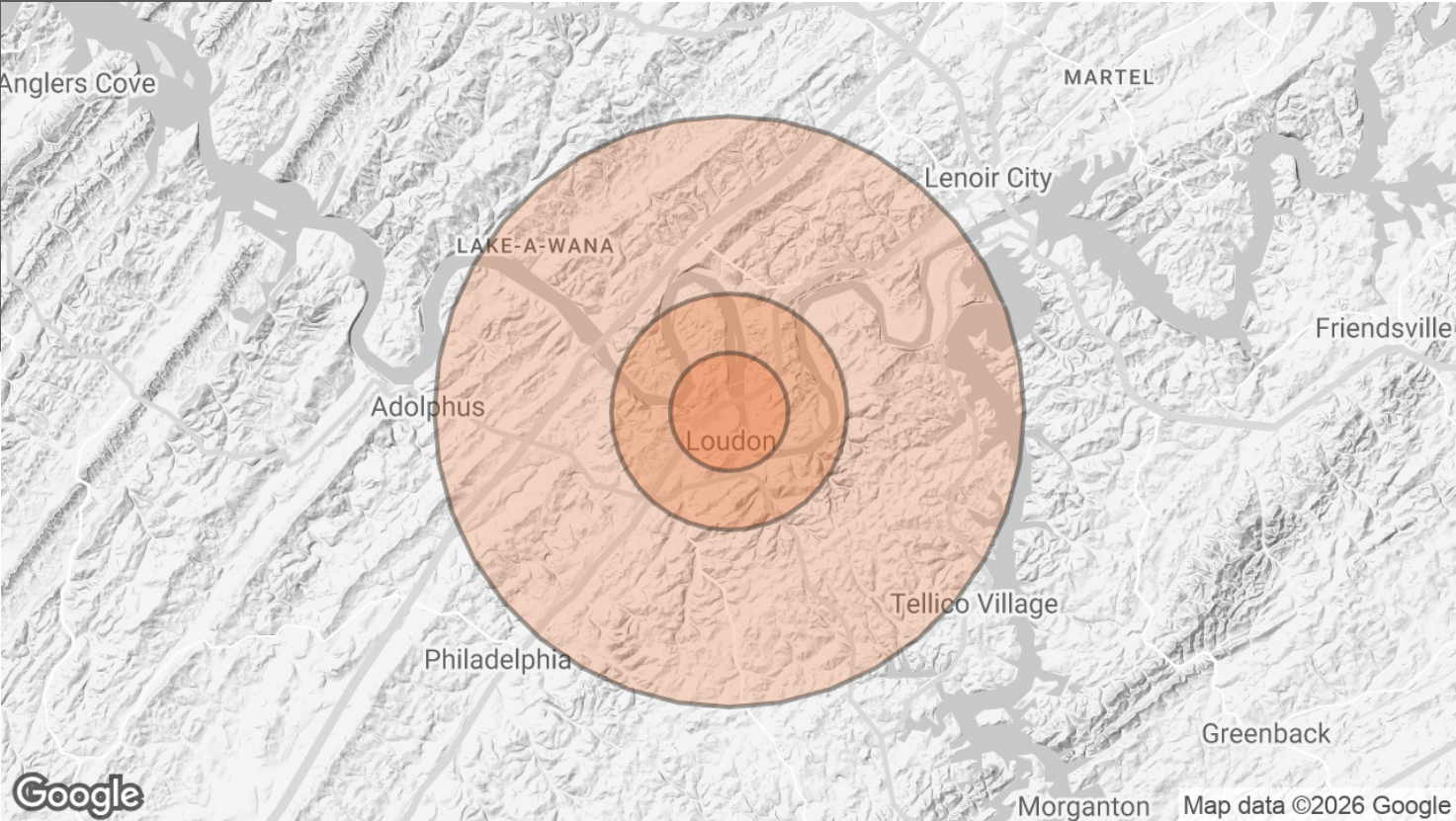
 **SUNTRUST**

Google



Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	5 MILES
TOTAL POPULATION	2,254	5,538	23,314
AVERAGE AGE	42.5	41.6	47.7
AVERAGE AGE (MALE)	40.2	39.4	47.9
AVERAGE AGE (FEMALE)	46.1	45.8	48.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
TOTAL HOUSEHOLDS	857	2,070	9,529
# OF PERSONS PER HH	2.6	2.7	2.4
AVERAGE HH INCOME	\$85,919	\$84,768	\$94,807
AVERAGE HOUSE VALUE	\$166,187	\$203,872	\$317,739

2023 American Community Survey (ACS)



The Team

MEET THE TEAM



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Collective Strength, Accelerated Growth

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