

THE TRENDEX GROUP, INC.

# Investment Residential Properties

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Exclusive Listing Portfolio

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**1613 Elizabeth Road  
Nashville, TN 37218**

**Property Features:**  
Single Family Dwelling  
Year Built: 1930  
Bedroom: 3  
Bathroom: 1  
Square Footage: 1,260  
Acreage: 0.37

**Vacancy Status:**  
Occupied

**Rent Income:**  
\$750.00 Monthly

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**1609 Elizabeth Road  
Nashville, TN 37218**

**Property Features:**  
Single Family Dwelling  
Year Built: 1930  
Bedroom: 2  
Bathroom: 1  
Square Footage: 1,351  
Acreage: 0.37

**Vacancy Status:**  
Occupied

**Rent Income:**  
\$850.00 Monthly

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**110 McKinley Street  
Madison, TN 37115**

**Property Features:**  
Single Family Dwelling  
Year Built: 1955  
Bedroom: 2  
Bathroom: 1  
Square Footage: 720  
Acreage: 0.12

**Vacancy Status:**  
Vacant - Section 8

**Rent Income:**  
\$650.00 Monthly



**1225 Joseph Avenue  
Nashville, TN 37207**

**Property Features:**  
Single Family Dwelling  
Year Built: 1940  
Bedroom: 5  
Bathroom: 1  
Square Footage: 1,152  
Acreage: 0.16

**Vacancy Status:**  
Occupied

**Rent Income:**  
\$850.00 Monthly

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**1510 14th Avenue North  
Nashville, TN 37208**

**Property Features:**  
Single Family Dwelling  
Year Built: 1929  
Bedroom: 4  
Bathroom: 1  
Square Footage: 1,522  
Acreage: 0.19

**Vacancy Status:**  
Occupied

**Rent Income:**  
\$800.00 Monthly

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**2706 A Brunswick Drive  
Nashville, TN 37207**

**Property Features:**  
Single Family Dwelling  
Year Built: 1950  
Bedroom: 2  
Bathroom: 1  
Square Footage: 2,206  
Shared Acreage: 0.34

**Vacancy Status:**  
Occupied

**Rent Income:**  
\$750.00 Monthly



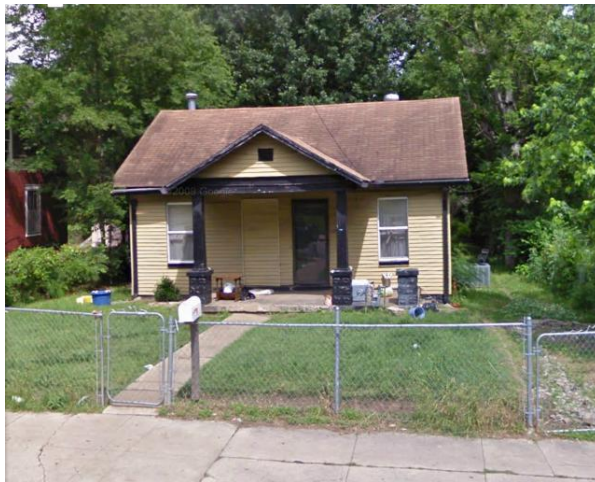
**2706 B Brunswick Drive  
Nashville, TN 37207**

**Property Features:**  
Single Family Dwelling  
Year Built: 1950  
Bedroom: 2  
Bathroom: 1  
Square Footage: 696  
Shared Acreage: 0.37

**Vacancy Status:**  
- Section 8

**Rent Income:**  
\$525.00 Monthly

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**1105 North 2nd Street  
Nashville, TN 37207**

**Property Features:**  
Single Family Dwelling  
Year Built: 1930  
Bedroom: 3  
Bathroom: 1  
Square Footage: 1,084  
Shared Acreage: 0.19

**Vacancy Status:**  
- Section 8

**Rent Income:**  
\$650.00 Monthly

# Asking Price: \$590,000.00

Properties are sold as a group listing and cannot be sold separately.

## Income and Expense Report

### Income:

Rent Income Monthly: \$ 5,825.00  
Rent Income Yearly: \$69,900.00

Total Income: \$69,900.00

### Expenses:

Property Taxes: \$5,174.00  
Insurance \$3,875.00  
Repairs \$9,319.00  
Misc. Expenses \$2,128.00

General Expenses Total: \$20,496.00  
NOI: \$49,404.00

Cap: 8%

### Property Expense Breakdown:

1613 Elizabeth Road:  
Insurance \$564.00  
Repair \$205.00

1609 Elizabeth Road:  
Insurance \$556.00  
Repair \$3,538.78

1105 N. 2nd Street:  
Insurance \$561.00  
Repair \$201.27

1510 14th Avenue N:  
Insurance \$786.00  
Repairs \$833.68

2708 B Brunswick Drive  
Insurance \$298.00  
Repair \$3,415.35  
Lawn Maintenance \$330.00

110 McKinley Street  
Insurance \$425.00  
Repair \$625.94

1225 Joseph Avenue  
Insurance \$685.00  
Repair \$498.43