

REAL ESTATE AUCTION

AN ONLINE-ONLY AUCTION PRESENTED BY
COMPASS AUCTIONS & REAL ESTATE

TUESDAY

MAR 10

6:00 pm ET

Open House

Sun. Mar 1 @ 2pm-4pm
800-729-6466

ATTENTION INVESTORS!

- Turn-Key Investment Opportunity!
- Little to no deferred maintenance
- Fully Occupied with a gross monthly rental income of \$2,825
- Catoosa County Parcel ID # 0001E053
- 4 Units Total: 1 Duplex & 2 Single Family Homes
- Currently Zoned R-1
- Extensive Remodeling and Updates
- New HVAC, plumbing, electrical, fixtures, septic, roof, more. MUST SEE!

More details & photos
at SoldonCompass.com

10% Buyer's Premium - TNFL #5678



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www.SoldonCompass.com



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Compass Auctions & Real Estate, LLC – Online-Only Auction March 10, 2020
4 Units on Nason Street – Property Details

Turn-Key Investment Opportunity – 4 Unit Residential Rental Property – Lakeview, GA



ATTENTION INVESTORS: Online Auction - 4 Occupied Residential Rental Units

An investment opportunity not to miss in the Lakeview area of North Georgia – 4 Occupied units will be sold at Online Auction on March 10th at 6pm.

Open House being held on Sunday, March 1st from 2pm to 4pm

- 145, 141, 149 & 153 Nason Street - Catoosa County Parcel ID # 0001E053
- Lakeview area of North Georgia has very strong residential rental demand
- Centrally located to Lakeview, Fort Oglethorpe, Rossville and East Ridge
- 7 Miles to Downtown Chattanooga
- Property Contains three improvements: one duplex and two single family homes
- **Gross Monthly Rent = \$2,825**
- **Little to no deferred maintenance: owner has completed extensive renovations**
- Each unit is occupied
- Great location
- Lot Size +/- 0.46 Acre
- Zoned R-1, unincorporated Catoosa County
- Zoned for Cloud Springs Elementary, Lakeview Middle (walking distance) and Lakeview-Fort Oglethorpe High School
- 4 security cameras in place to monitor the outside of the units, video recorded 24/7 on a secure on-site DVR system that is connected to a secure Wi-Fi network. Owner can view the video feed through a smartphone ap.

- UNIT SPECIFIC DETAILS CONTAINED ON THE FOLLOWING PAGES -



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Units 1 & 2: 141 & 145 Nason Street – Duplex



- 145 Nason (right side of duplex) 2BR/1BA – Currently Leased \$600/Month, Lease expires June of 2020
- 141 Nason (left side of duplex) 1BR/1BA – Currently Leased \$500/Month, Lease expires June of 2020
- Recently replaced in each unit: windows, gutters, water heater, HVAC, plumbing, electrical and lighting
- New front deck, laundry hookups
- Mix of hardwoods, LVP, carpet and tile
- New septic tank and field lines installed June of 2019

Unit 3: 149 Nason Street – Two-Story Single-Family Home



- Currently Leased \$1,050/Month, month-to-month lease, tenants willing to sign longer term lease
- 5BR/2BA
- New septic system and field lines installed in 2018
- New gutters, HVAC, plumbing, water heater and electrical
- Laundry hookups
- Mix of hardwoods, carpet and tile

- UNIT 4 DETAILS CONTINUED ON THE FOLLOWING PAGE -



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4 Units on Nason Street – Property Details**

Unit 4: 153 Nason Street – Two-Story Single-Family Home



- Currently Leased \$675/Month, month-to-month lease, tenants willing to sign longer term lease
- 2BR/1BA
- New roof February of 2019
- New windows
- New septic system and field lines installed in 2018
- New HVAC, plumbing and water heater
- Laundry hookups
- Mix of LVP, carpet and tile
- Partially finished basement/workshop with garage door