207 Fern St. Knoxville, TN 37914

5 BR 2 Bath / 1680 Sq. ft.

Purchased in 2008- Current mortgage owed is approx 38484- half down on 50/50 would just about pay the mortgage balance owed.

Purchase was 42k. Total with purchase and rehab into this property is 51k.

Property has been section 8 rental, rental, or couple of attempted lease option (failed) since purchase.

Rent for 900 per month min.

It is located in an older part of the city that is heavy rental. House is across the street from a family center type school. In my opinion it is not an unsafe street. When Todd has put a sign in the yard to sell or lease option he seems to get a heavy response from locals that know the house or use to visit so and so who lived there when they were a kid.

We do not want to continue this as rental. Seller finance or 50/50 model?

<https://www.rentometer.com/results/tTdehiF_UCQ>

<http://www.trulia.com/homes/Tennessee/Knoxville/sold/153363-207-Fern-St-Knoxville-TN-37914#nearby/crime>

Cash comps are going to be in the 20-60k range so need to look at income based per what we have been learning at Note expo and on the calls. If we listed on MLS I think we might get 40 or 45k and might take while to move.