



ONLINE REAL ESTATE AUCTION: Income Producing Four-Plex in West Knoxville Just Off Kingston Pike near Lovell Rd

Documented Property Improvements & Capital Investment:

10408 Victoria Drive, Knoxville, Tennessee 37922

A well-maintained four-plex with 18 years of documented capital reinvestment. This summary highlights continuous ownership investment, major mechanical updates, interior renovations, and exterior improvements supporting long-term rental performance.

Property Highlights

- Strong documented rental history
- 18 Years of Documented Capital Reinvestment
- Roof Replacement
- HVAC & Mechanical Updates
- Renovated Interiors Throughout Ownership
- Multiple Exterior Improvements
- Well-Maintained by Long-Term Ownership
- Turnkey Income-Producing Asset

Apartment & Property Improvement Summary

See attached improvement history organized by apartment (A-D) and property-wide improvements from 2007–2025.

Ownership Investment Summary

Documented improvements from 2007–2025 demonstrate consistent ownership, ongoing maintenance, and long-term reinvestment. Routine maintenance and capital improvements have preserved the property's condition, enhanced tenant appeal, and protected long-term investment value.

IMPROVEMENTS & MAINTENANCE

Apartment A

2022	New Dishwasher
2021	New Stove
2020	New Garbage Disposal
2019	New Flooring – Living room & Hallway New Carpet – Bedrooms & Stairs Updated Downstairs Bathroom Light Fixture
2018	New Luxury Vinyl Flooring Downstairs New Downstairs Bathroom Vanity New Hot Water Heater
2015	New Living Room Carpet
2013	New HVAC/Air Conditioning Unit
2012	New Dishwasher
2008	New Refrigerator
2007	New Entry Lock

Apartment B

2025	Refrigerator Repair
2022	New Flooring – Kitchen & Living Room
2018	New Garbage Disposal
2014	New Upstairs Bathroom Sink New Carpet New Oven Hood
2007	New Kitchen Vinyl Flooring New Laundry Room Vinyl Flooring New Upstairs Bathroom Vinyl Flooring New Carpet New Upstairs Toilet Shower & Tub Updates New Shoe Molding New Back Door

Apartment C

2025	Major Interior Renovation	Documented Renovation Costs	
	New Luxury Vinyl Flooring	\$2,397.67	
	New Kitchen Countertops	\$534.00	
	New Bathroom & Laundry Room Updates	\$1,641.01	
	New Light Fixtures	\$685.69	
	Interior Paint	\$767.72	
	New Hot Water Heater	\$1,611.46	
	Doorbell Replacement	\$70.54	
2024	New Refrigerator		
	Rear Deck Improvements		
2022	New Stove		
	New Dishwasher		
2020	New HVAC System		
2018	Garbage Disposal		
	Plumbing Repair (Wax Ring)		
	New Carpet Throughout		
	Bathroom Vinyl Flooring		
	Compressor Replacement		

Supply/Material
Total
\$7,708.09

Labor Cost
\$22,575

TOTAL COST
\$30,283.09

(per owner records)

Apartment D

2025	New Refrigerator
2024	Rear Deck Improvements
2020	New Luxury Vinyl Flooring
	New Carpet
	Updated Light Fixtures
	New Blinds
	New Interior Door Hardware
	New Vanity Tops
	Updated Door Hardware
	Shower Refinished
2010	New Refrigerator

Property-Wide Exterior Capital Improvements

2020

Increased the width of the parking pad to allow tenants to have two spots with adequate space (Cost \$2500)

2019

- Corrected porch issues (Apt D)
- Addressed drainage issue (Apt A)
- Repaired basement floor covering
- Reattached front guttering
- Repaired areas around rear porches

2011

- Major Capital Improvement
- Complete Roof Replacement (Hail storm insurance claim)

2010

- Major Improvement – Exterior (Replaced in 2011 after storm)
- New Roof
- New Siding
- Patio door replacement

2007

- Exterior Improvements
- Exterior paint
- Repaired deteriorated wood (Apt A)
- Window replacements

Property-Wide Capital Investment Highlights

- Major Building Systems
- Roof Replacement (2011 & 2010)
- HVAC System Replacements
- Air Conditioning Replacement
- Hot Water Heaters
- Compressor Replacement
- Exterior Improvements
- Exterior Painting
- Window Replacement
- Siding Repairs (replaced wood siding with vinyl)
- Patio Door Replacement (original French Doors were replaced with Sliding Glass Doors)
- Back Door Replacement
- Drainage Improvements
- Porch Repairs
- Gutter Repairs
- Exterior Wood Repairs
- Interior Improvements
- New Luxury Vinyl Flooring
- Carpet Replacement throughout
- Kitchen countertops
- Multiple Refrigerators
- Multiple Dishwashers
- Stove Replacement
- Garbage Disposals
- Vanities
- Updated Lighting
- Blinds
- Interior Hardware
- Bathroom Improvements
- Shower Refinishing