

Portfolio of 16 Units For Sale

12 SINGLE FAMILY, 2 DUPLEXES

THE
INDUSTRIAL
GROUP



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COMPASS COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | ☎ 615.475.5616

PROPERTY DESCRIPTION

This 16-unit rental portfolio (12 single family and 2 duplexes) offers a prime investment opportunity in the rapidly growing Chattanooga market. The portfolio includes a mix of properties, including two duplexes, all within a 10-mile radius and just 20 minutes from downtown Chattanooga. All units feature new siding, roofs, flooring, lighting, interior paint, and appliances. The properties are 100% occupied, some are Section 8 and others with potential to flip to Section 8 if desired, providing stable and reliable rental income. Located in areas experiencing strong appreciation, these properties are poised for future value growth. This portfolio is perfect for investors looking for a turnkey operation with strong cash flow and long-term appreciation potential.

*Occupancy status subject to change.

POPULATION	2 MILE	5 MILE	10 MILES
2010	36,875	136,994	314,606
2023	41,379	147,284	329,287
2028 Projected	45,010	157,744	349,450

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2010	14,503	57,647	130,595
2023	16,341	62,396	137,293
2028	17,814	67,030	146,085

INCOME	2 MILE	5 MILE	10 MILES
Avg. Household Inc.	\$61,785	\$66,999	\$79,885
Median Household Inc.	\$42,080	\$45,344	\$57,785

PROPERTY HIGHLIGHTS

- Sale Price: \$2,649,000
- Estimated CAP Rate: 7.8%
- All new siding
- All new roofs
- All new flooring
- All new lighting
- All new interior paint
- All new appliances
- Strong appreciation play
- Most are within a 10-mile radius, all within 20 minutes of downtown Chattanooga

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LIST PRICE CAP RATE PRO-FORMA NOI
\$2,649,000 **7.80%** **\$206,603**

Unit	Rent	Annual Rent	Insurance (Est.)	2023 Tax Bill	Maint/Misc (5% of rent)
520 South Holly Street	\$1,200.00	\$14,400.00	-\$391.50	-\$2,362.11	-\$720.00
524 South Holly Street	\$1,300.00	\$15,600.00	-\$391.50	-\$2,362.11	-\$780.00
1322 Ely Road Unit A*	\$1,225.00	\$14,700.00	-\$495.50	-\$2,110.83	-\$735.00
1322 Ely Road Unit B*	\$1,300.00	\$15,600.00	-\$495.50	-\$2,110.83	-\$780.00
1509 Lynnbrook Avenue	\$1,835.00	\$22,020.00	-\$789.00	-\$442.00	-\$1,101.00
2598 East 39th Street	\$1,100.00	\$13,200.00	-\$513.00	-\$426.29	-\$660.00
2105 Rawlings Street	\$1,301.00	\$15,612.00	-\$639.00	-\$587.84	-\$780.60
2500 O'Rear Street	\$1,100.00	\$13,200.00	-\$678.00	-\$481.26	-\$660.00
2013 Rawlings Street	\$1,125.00	\$13,500.00	-\$576.00	-\$394.88	-\$675.00
2103 Allin Street	\$1,301.00	\$15,612.00	-\$630.00	-\$484.63	-\$780.60
218 North Hickory Street	\$1,650.00	\$19,800.00	-\$677.00	-\$639.44	-\$990.00
1409 Bradt Street	\$1,150.00	\$13,800.00	-\$701.00	-\$443.12	-\$690.00
4038 Denham Road	\$1,250.00	\$15,000.00	-\$632.00	-\$344.40	-\$750.00
2305 Glass Street	\$1,050.00	\$12,600.00	-\$627.00	-\$370.20	-\$630.00
4623 Highland Avenue	\$1,050.00	\$12,600.00	-\$597.00	-\$449.85	-\$630.00
412 North Hawthorne Street	\$1,278.00	\$15,336.00	-\$627.00	-\$378.06	-\$766.80
	\$20,215.00	\$242,580.00	-\$9,460.00	-\$14,387.85	-\$12,129.00

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Left - 520 S Holly St, Chattanooga, TN 37404



Right - 524 S Holly St, Chattanooga, TN 37404



1322 Ely Road, Unit B, Hixson, TN 37343



2103 Allin St, Chattanooga, TN 37406

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1409 Bradt St, Chattanooga, TN 37406



2598 E 39th St, Chattanooga, TN 37407



2305 Glass St, Chattanooga, TN 37406



4623 Highland Ave, Chattanooga, TN 37410

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412 N Hawthorne St, Chattanooga, TN 37404



218 N Hickory St, Chattanooga, TN 37404

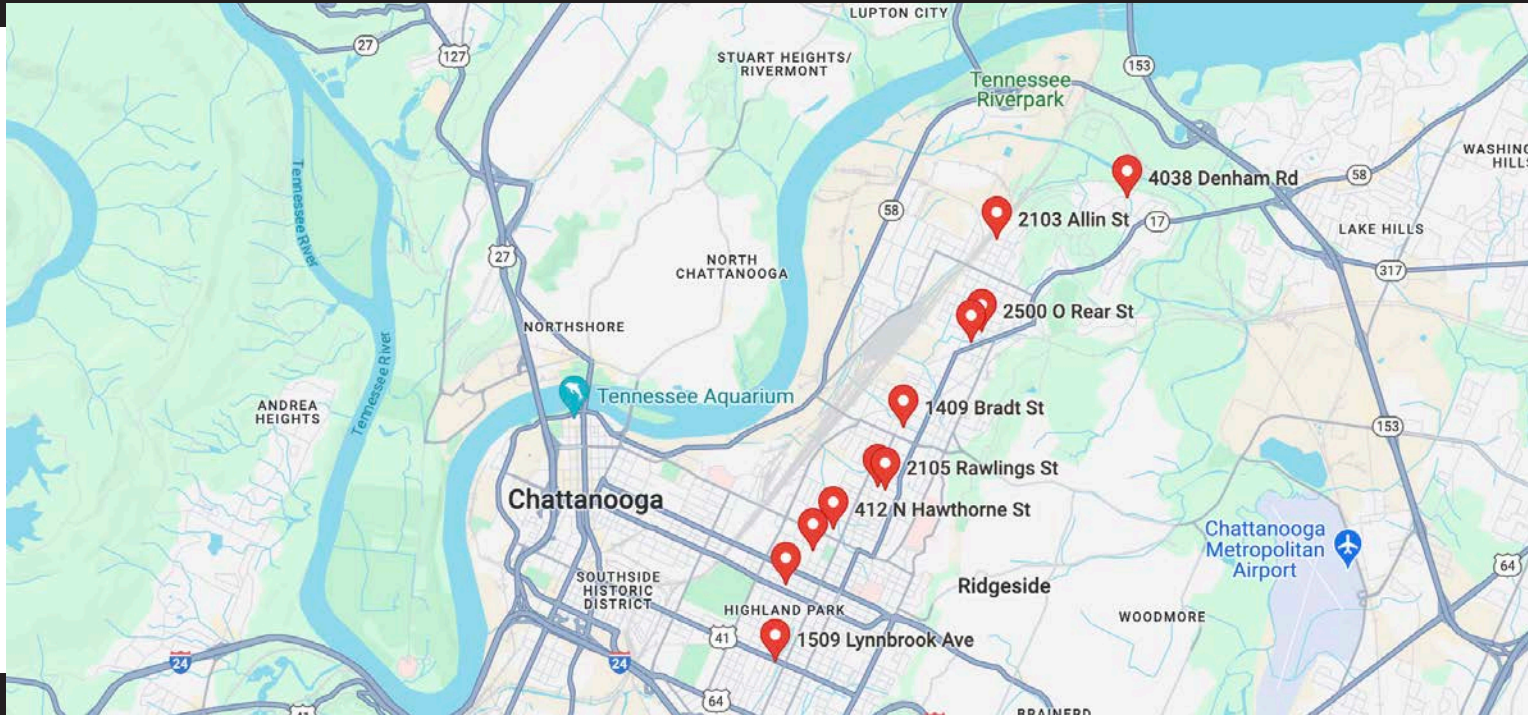


2500 Orear St, Chattanooga, TN 37406



2105 Rawlings St, Chattanooga, TN 37406

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