



# CHATTANOOGA SFH PORTFOLIO - 21 UNITS

We are pleased to present the exclusive sale of 21 stabilized single family homes in an up-and-coming area adjacent to Missionary Ridge. This portfolio offers a fantastic opportunity for investors looking for a stable, cash-flowing asset with renovated homes in an appreciating area.

Sixteen of the 21 houses were renovated between 2022-2025, offering modern finishes and strong appeal to tenants plus peace of mind for a property owner to not have to handle cumbersome renovations to get market value.



**\$4,200,000**

## PROPERTY OVERVIEW

- 21 single family homes
- Divided between 2 blocks
- 3 bedroom / 2 bathroom
- SF ranging from 1,200 - 1,250
- Mechanical Upgrades
- New Kitchens / Bathrooms
- 20 of 21 currently leased

## CONTACT:

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# CHATTANOOGA 21-SFH PORTFOLIO FOR SALE

## OPERATING STATEMENT

### CURRENT INCOME:

Current Gross Income	<b>\$352,800</b>
Vacancy @ 5%	<b>\$17,640</b>

<b>TOTAL:</b>	<b>\$335,160</b>
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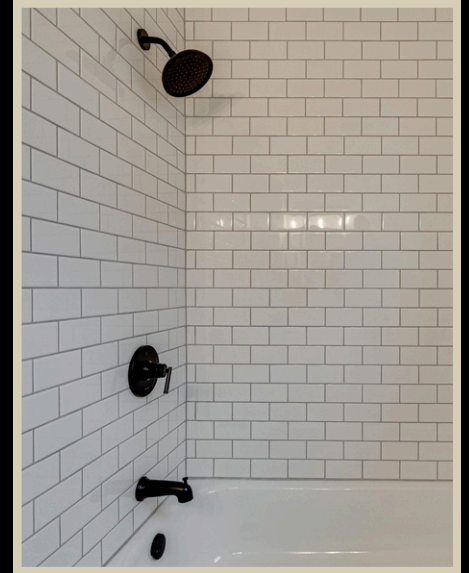
<b>NOI:</b>	<b>\$252,593</b>
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<b>6% CAP VALUE:</b>	<b>\$4,209,884</b>
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### EXPENSES:

Real Estate Tax	<b>\$24,662</b>
Management Fees	<b>\$16,758</b>
Insurance	<b>\$21,239</b>
Utilities	<b>\$3,150</b>
R&M	<b>\$11,731</b>
Misc	<b>\$5,027</b>

<b>TOTAL:</b>	<b>\$82,567</b>
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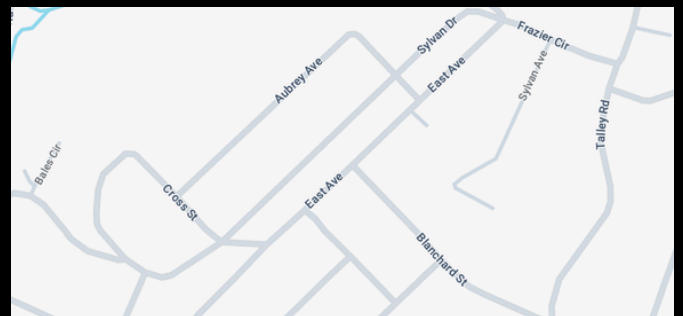
## RESPONSIBILITIES FOR UTILITIES

ELECTRIC	TENANT
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HEATING/AC	TENANT
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WATER & SEWER	TENANT
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## RIDGESIDE



# SYLVAN / AUBREY SFH'S

## RENT ROLL

ADDRESS	SQFT	LEASE END	CURRENT	PROFORMA
723 SYLVAN AVE	1,200	MTM	\$1,495	UN-RENOVATED
724 SYLVAN AVE	1,200	7/31/25	\$1,395	RENOVATED
738 SYLVAN AVE	1,200	VACANT	\$1,430	RENOVATED
740 SYLVAN AVE	1,200	MTM	\$1,000	UN-RENOVATED
821 SYLVAN DR	1250	MTM	\$1,000	UN-RENOVATED
823 SYLVAN DR	1250	4/30/26	\$1,495	RENOVATED
827 SYLVAN DR	1250	3/31/26	\$1,495	RENOVATED
829 SYLVAN DR	1250	2/28/26	\$1,395	RENOVATED
716 SYLVAN AVE	1200	MTM	\$1,395	RENOVATED
802 AUBREY AVE	1250	3/31/26	\$1,495	RENOVATED
803 AUBREY AVE	1250	6/30/26	\$1,495	RENOVATED
805 AUBREY AVE	1250	MTM	\$1,495	RENOVATED
805 SYLVAN DR	1152	9/30/26	\$1,495	RENOVATED
807 AUBREY AVE	1250	2/28/26	\$1,395	UN-RENOVATED
809 AUBREY AVE	1250	12/31/25	\$1,395	RENOVATED
841 SYLVAN DR	1250	4/30/26	\$1,495	RENOVATED
850 AUBREY AVE	1250	MTM	\$1,000	UN-RENOVATED
905 SYLVAN DR	1250	6/30/25	\$1,550	RENOVATED
907 SYLVAN DR	1250	4/30/26	\$1,495	RENOVATED
911 SYLVAN DR	1250	MTM	\$1,495	RENOVATED
913 SYLVAN DR	1250	11/30/25	\$1,495	RENOVATED
			<b>\$29,400</b>	