

Property Rush Investor Bus Tour

INVESTOR PACKET



➞ APRIL 12, 2025

➞ 09:00 AM - 03:00 PM

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Property Rush Investor Bus Tour

EVENT SCHEDULE



➡️ APRIL 12, 2025

➡️ 09:00 AM - 03:00 PM

9:00 AM

Arrive at Top Golf

9:30 AM

Presentation/Brunch/Meet & Greet
Enjoy hitting some golf balls

11:00 AM

Embark on Bus Tour

3:00 PM

Tour ends back at Top Golf
Enjoy the rest of your weekend!

PROPERTIES ON TOUR

2221 & 2255 Eaton Dr Dalton, GA	New Construction Completed
161 Magnolia St Rossville, GA	Flip Completed/New Construction in Progress
640 Mission Ridge Rd Rossville, GA	Turnkey Completed Occupied
939 Dry Valley road Rossville, GA	Turnkey Completed Occupied
45 Circle Dr Rossville, GA	Turnkey Rehab
5601 Stateline Rd Chattanooga, TN	Turnkey Rehab
7711 Nautical Way Chattanooga, TN	Duplex Completed
7614 Bonnie Dr Chattanooga TN	Turnkey Completed Occupied

Amazing Deals on Properties!



These deals are first
come first serve and only
available this weekend!



INCENTIVES & OPPORTUNITIES

12 MONTHS FREE PROPERTY MANAGEMENT FOR ANY GUEST ATTENDING THE BUS TOUR
FOR CONTRACTS SIGNED BETWEEN APRIL 12TH - APRIL 14TH
NEW CONSTRUCTION BONUS: \$5,000 CLOSING COST CREDIT FOR DALTON NEW BUILDS.
(\$15,000 NON-REFUNDABLE DEPOSIT TO LOCK IN TODAY'S PRICING ON FUTURE NEW
CONSTRUCTION).
FIRST LOOK ON OUR NEW INVENTORY INCLUDING NEW CONSTRUCTION.

HOW TO SECURE YOUR PROPERTY:

IF YOU WANT TO RESERVE A PROPERTY, EMAIL ME AT ANY TIME THIS WEEK WITH YOUR
INTENT TO PURCHASE. (BJ@PROPERTYSPOT.COM)
THOSE WHO REACH OUT FIRST WILL GET PRIORITY.
THE FOLLOWING BUSINESS DAY YOU WILL NEED TO DEPOSIT EARNEST & SEND ME YOUR
PREQUALIFICATION FROM THE LENDER.

Duplexes	List Price
7713 Nautical Way	\$325,000
7714 Nautical Way	\$315,000
3332 Gundy Dr	\$335,000
3334 Gundy Dr	\$335,000
3336 Gundy Dr	\$335,000
3338 Gundy Dr	\$335,000
3209 Copperstone Trl	\$335,000

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Turnkey	List Price
640 Mission Ridge	\$259,900
New Construction Completed	List Price
2221 Eaton Dr, Dalton GA	\$265,000
2255 Eaton Dr, Dalton GA	\$265,000
New Construction	List Price
177 Magnolia	*Ask for price/details
Corbley	*Ask for price/details
Dell Lot 4	*Ask for price/details
Dell Lot 5	*Ask for price/details
Dell Lot 6	*Ask for price/details

Coming Soon!



Duplex	List Price
911 W Pine St Rossville, GA	*Ask for price/details
3332 Gundy Dr, Chattanooga, TN	*Ask for price/details
3334 Gundy Dr, Chattanooga, TN	*Ask for price/details
3336 Gundy Dr, Chattanooga, TN	*Ask for price/details
3338 Gundy Dr, Chattanooga, TN	*Ask for price/details
3209 Copperstone Trl, Chattanooga, TN	*Ask for price/details
161 Orchard Ave Rossville, GA, 30741	*Ask for price/details
Turnkey	List Price
723 Godsey Lane, Chattanooga, TN	*Ask for price/details
169 Everglades Blvd Rossville GA	*Ask for price/details
105 White Oak Street, Rossville, GA	*Ask for price/details



Why Invest in Chattanooga



Here are the 6 Reasons to Invest in Chattanooga, TN, each detailed with supporting statistics:

1. Booming Economy

Chattanooga has attracted significant investments, fostering job creation and economic growth. Major employers such as Amazon, Volkswagen Group of America, and BlueCross BlueShield of Tennessee have established operations in the city, contributing to its robust economic landscape.

2. Affordable Entry Point

The housing market in Chattanooga offers affordability compared to national averages. As of March 2025, the median sold home price was \$332,081, reflecting a 2.2% increase from the previous year. This affordability allows investors to acquire properties at competitive prices, enhancing portfolio diversification.

3. High Rent Demand

Chattanooga's rental market demonstrates strong demand, characterized by the following:

- Average Rent Prices:
- Apartments: As of April 2025, the average rent for an apartment in Chattanooga is approximately \$1,246 per month.
- Single-Family Homes: The average monthly rent for single-family homes is around \$1,893.
- Home Value Appreciation:
- Over the past five years, Chattanooga has experienced significant home value appreciation. The median home sales price increased from \$137,000 in 2012 to \$305,000 in 2022, marking a 122% rise.

These factors collectively highlight Chattanooga's strong rental demand and the potential for property value appreciation, making it an attractive market for real estate investors.

4. Business-Friendly State

Tennessee is recognized for its landlord-friendly environment. The state does not impose a personal income tax, and property taxes are relatively low, with an effective property tax rate of 0.56%. Additionally, recent legislative changes have made eviction laws more favorable to landlords, streamlining property management processes.

5. Fast-Growing City

Chattanooga has been highlighted in the WSJ/Realtor.com Emerging Housing Markets Index, reflecting its status as a rapidly growing real estate market. The city's blend of economic opportunities and quality of life continues to attract residents and investors alike.

6. Infrastructure & Innovation

Known as "Gig City," Chattanooga boasts one of the fastest municipal internet grids in the Western Hemisphere, offering speeds up to 1 gigabit per second. This advanced infrastructure has fostered a thriving tech scene, with startups and established companies contributing over a billion dollars to Tennessee's GDP and employing approximately 25,000 individuals across various industries.

Investing in Chattanooga presents a compelling opportunity, given its economic vitality, affordable housing market, strong rental demand, business-friendly policies, rapid growth, and cutting-edge infrastructure.

Things to Do in Chattanooga



TIME FOR an adventure

- Bluff View Art District/Hunter Art Museum
- Tennessee Aquarium
- Tennessee Valley Railroad Museum
- Chattanooga Whiskey Distillery Tour
- Axe Throwing
- The Chattanooga Choo Choo (dining and bars)
- Southern Belle
- Chattanooga Football Club/Red Wolves/Lookouts Games

delicious!

- Easy Bistro
- Old Gilman Grill
- Alleia
- Ernest Chinese
- Boat House
- Wooden City
- Stir
- Scottie's on the River

After Party

- Whiskey Thief (Rooftop Edwin)
- Paloma Bar de Tapas (Rooftop Westin)
- Home Bar
- Unknown Caller
- Albatross Golf Sim Bar
- No Hard Feelings
- Station Street
- Cabana's Night Club & Event Center