

2290 Malibu Dr Se

Investment Property - Buy & Hold

2290 Malibu Dr Se, Cleveland, TN 37323
House · 3 Beds · 2 Baths · 1,548 Sq.Ft.

\$ 306,000 Purchase Price · \$ 320,000 ARV
\$ 76,500 Cash Needed · \$ 588/mo Cash Flow · 7.8% Cap Rate · 9.2% COC



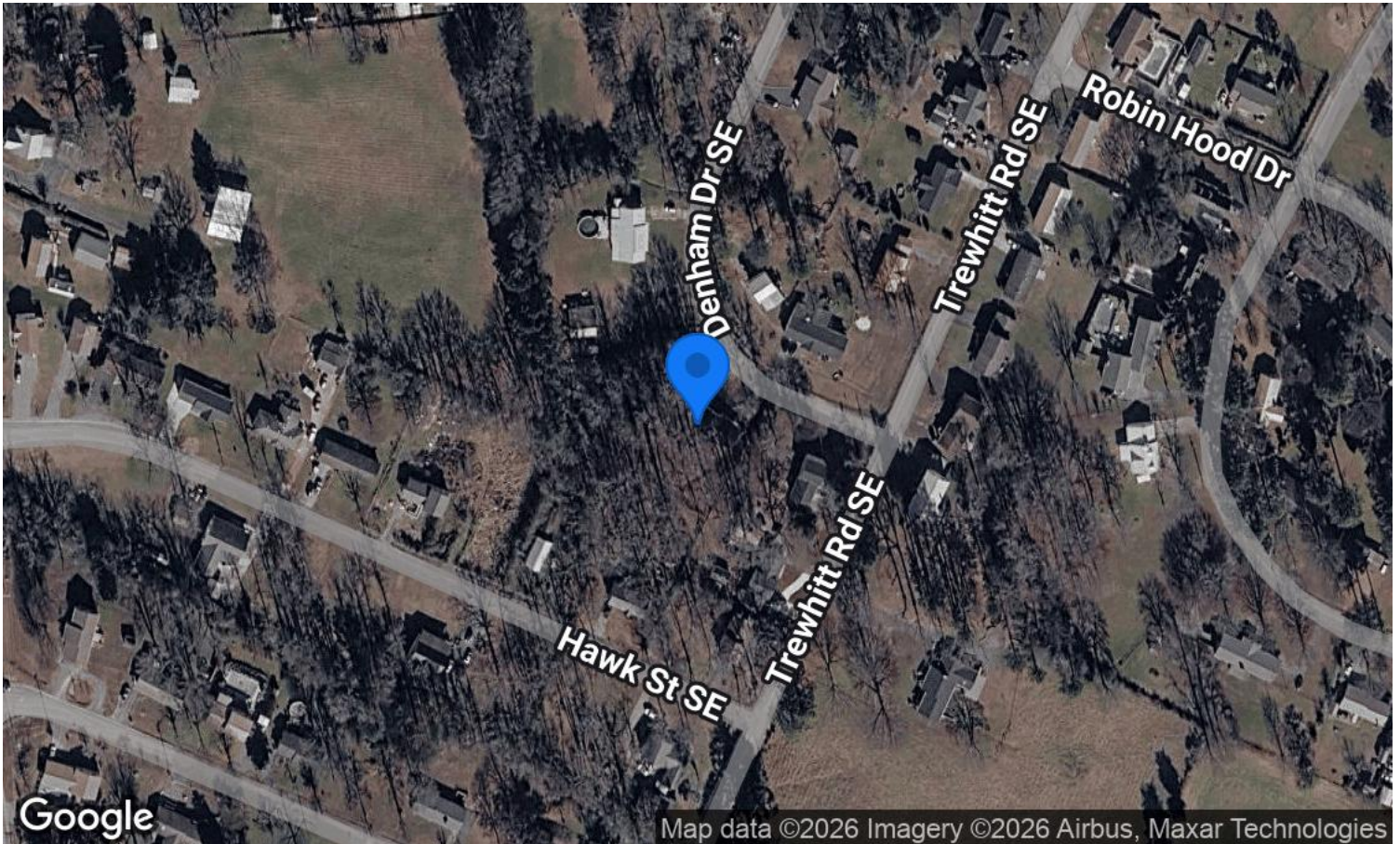
Property Description

ADDRESS

2290 Malibu Dr Se
Cleveland, TN 37323

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,548
Year Built:	1970
Parking:	Carport
Lot Size:	30,928 sq.ft.
Zoning:	R1
MLS Number:	20237586



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 306,000
Amount Financed:	-	\$ 229,500
Down Payment:	=	\$ 76,500
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 76,500
After Repair Value:		\$ 320,000
ARV Per Square Foot:		\$ 206.7
Price Per Square Foot:		\$ 197.7

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.8% / 7.5%
Cash on Cash Return:	9.2%
Return on Equity:	6.9%
Return on Investment:	17.7%
Internal Rate of Return:	17.7%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.2
Equity Multiple:	1.18
Break Even Ratio:	76.5%
Debt Coverage Ratio:	1.42
Debt Yield:	10.5%

PURCHASE COSTS

Total (0% of Price):	\$ 0
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FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.25%
Financing Of:	Price (75%)
Loan Amount:	\$ 229,500
LTC / LTV:	75% / 71.7%
Loan Payment:	\$ 1,413 Per Month \$ 16,957 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	0%
Appreciation:	3% Per Year
Income Increase:	2% Per Year
Expense Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 5,000

REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 2,500	\$ 30,000
Vacancy (-%):	-	\$ 0
Other Income:	+	\$ 0
Operating Income:	= \$ 2,500	\$ 30,000
Operating Expenses (20%):	-	\$ 499
Net Operating Income:	= \$ 2,001	\$ 24,015
Loan Payments:	-	\$ 16,957
Cash Flow:	= \$ 588	\$ 7,058

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 51	\$ 610
Insurance:	\$ 103	\$ 1,235
Property Management:	\$ 170	\$ 2,040
Maintenance:	\$ 125	\$ 1,500
Capital Expenditures:	\$ 50	\$ 600
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 499	\$ 5,985

Buy & Hold Projections

	APPRECIATION 3% Per Year		INCOME INCREASE 2% Per Year		EXPENSE INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
RENTAL INCOME								
Gross Rent:	\$ 30,000	\$ 30,600	\$ 31,212	\$ 32,473	\$ 35,853	\$ 43,704	\$ 53,275	
Vacancy:	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	
Vacancy Rate:	0%	0%	0%	0%	0%	0%	0%	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Income:	= \$ 30,000	= \$ 30,600	= \$ 31,212	= \$ 32,473	= \$ 35,853	= \$ 43,704	= \$ 53,275	
Income Increase:	2%	2%	2%	2%	2%	2%	2%	
OPERATING EXPENSES								
Property Taxes:	\$ 610	\$ 622	\$ 635	\$ 660	\$ 729	\$ 889	\$ 1,083	
Insurance:	+ \$ 1,235	+ \$ 1,260	+ \$ 1,285	+ \$ 1,337	+ \$ 1,476	+ \$ 1,799	+ \$ 2,193	
Property Management:	+ \$ 2,040	+ \$ 2,081	+ \$ 2,122	+ \$ 2,208	+ \$ 2,438	+ \$ 2,972	+ \$ 3,623	
Maintenance:	+ \$ 1,500	+ \$ 1,530	+ \$ 1,561	+ \$ 1,624	+ \$ 1,793	+ \$ 2,185	+ \$ 2,664	
Capital Expenditures:	+ \$ 600	+ \$ 612	+ \$ 624	+ \$ 649	+ \$ 717	+ \$ 874	+ \$ 1,066	
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Expenses:	= \$ 5,985	= \$ 6,105	= \$ 6,227	= \$ 6,478	= \$ 7,153	= \$ 8,719	= \$ 10,629	
Expense Increase:	2%	2%	2%	2%	2%	2%	2%	
CASH FLOW								
Operating Income:	\$ 30,000	\$ 30,600	\$ 31,212	\$ 32,473	\$ 35,853	\$ 43,704	\$ 53,275	
Operating Expenses:	- \$ 5,985	- \$ 6,105	- \$ 6,227	- \$ 6,478	- \$ 7,153	- \$ 8,719	- \$ 10,629	
Expense Ratio:	20%	20%	20%	19.9%	20%	20%	20%	
Net Operating Income:	= \$ 24,015	= \$ 24,495	= \$ 24,985	= \$ 25,995	= \$ 28,700	= \$ 34,985	= \$ 42,646	
Loan Payments:	- \$ 16,957	- \$ 16,957	- \$ 16,957	- \$ 16,957	- \$ 16,957	- \$ 16,957	- \$ 16,957	
Cash Flow:	= \$ 7,058	= \$ 7,538	= \$ 8,028	= \$ 9,038	= \$ 11,743	= \$ 18,028	= \$ 25,689	
TAX BENEFITS & DEDUCTIONS								
Operating Expenses:	\$ 5,985	\$ 6,105	\$ 6,227	\$ 6,478	\$ 7,153	\$ 8,719	\$ 10,629	
Loan Interest:	+ \$ 14,268	+ \$ 14,095	+ \$ 13,910	+ \$ 13,506	+ \$ 12,244	+ \$ 8,166	+ \$ 560	
Depreciation:	+ \$ 10,945	+ \$ 10,945	+ \$ 10,945	+ \$ 10,945	+ \$ 10,945	+ \$ 10,945	+ \$ 0	
Total Deductions:	= \$ 31,198	= \$ 31,145	= \$ 31,083	= \$ 30,929	= \$ 30,342	= \$ 27,831	= \$ 11,189	
EQUITY ACCUMULATION								

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 329,600	\$ 339,488	\$ 349,673	\$ 370,968	\$ 430,053	\$ 577,956	\$ 776,724
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 226,811	- \$ 223,948	- \$ 220,902	- \$ 214,209	- \$ 193,326	- \$ 125,852	- \$ 0
LTV Ratio:	68.8%	66%	63.2%	57.7%	45%	21.8%	-
Total Equity:	= \$ 102,789	= \$ 115,540	= \$ 128,771	= \$ 156,759	= \$ 236,727	= \$ 452,104	= \$ 776,724

SALE ANALYSIS

Equity:	\$ 102,789	\$ 115,540	\$ 128,771	\$ 156,759	\$ 236,727	\$ 452,104	\$ 776,724
Selling Costs (6%):	- \$ 19,776	- \$ 20,369	- \$ 20,980	- \$ 22,258	- \$ 25,803	- \$ 34,677	- \$ 46,603
Blue Proceeds:	= \$ 83,013	= \$ 95,170	= \$ 107,790	= \$ 134,501	= \$ 210,924	= \$ 417,426	= \$ 730,121
Cumulative Cash Flow:	+ \$ 7,058	+ \$ 14,596	+ \$ 22,624	+ \$ 40,189	+ \$ 93,388	+ \$ 244,363	+ \$ 465,534
Total Cash Invested:	- \$ 76,500	- \$ 76,500	- \$ 76,500	- \$ 76,500	- \$ 76,500	- \$ 76,500	- \$ 76,500
Total Profit:	= \$ 13,571	= \$ 33,266	= \$ 53,914	= \$ 98,190	= \$ 227,812	= \$ 585,289	= \$ 1,119,155

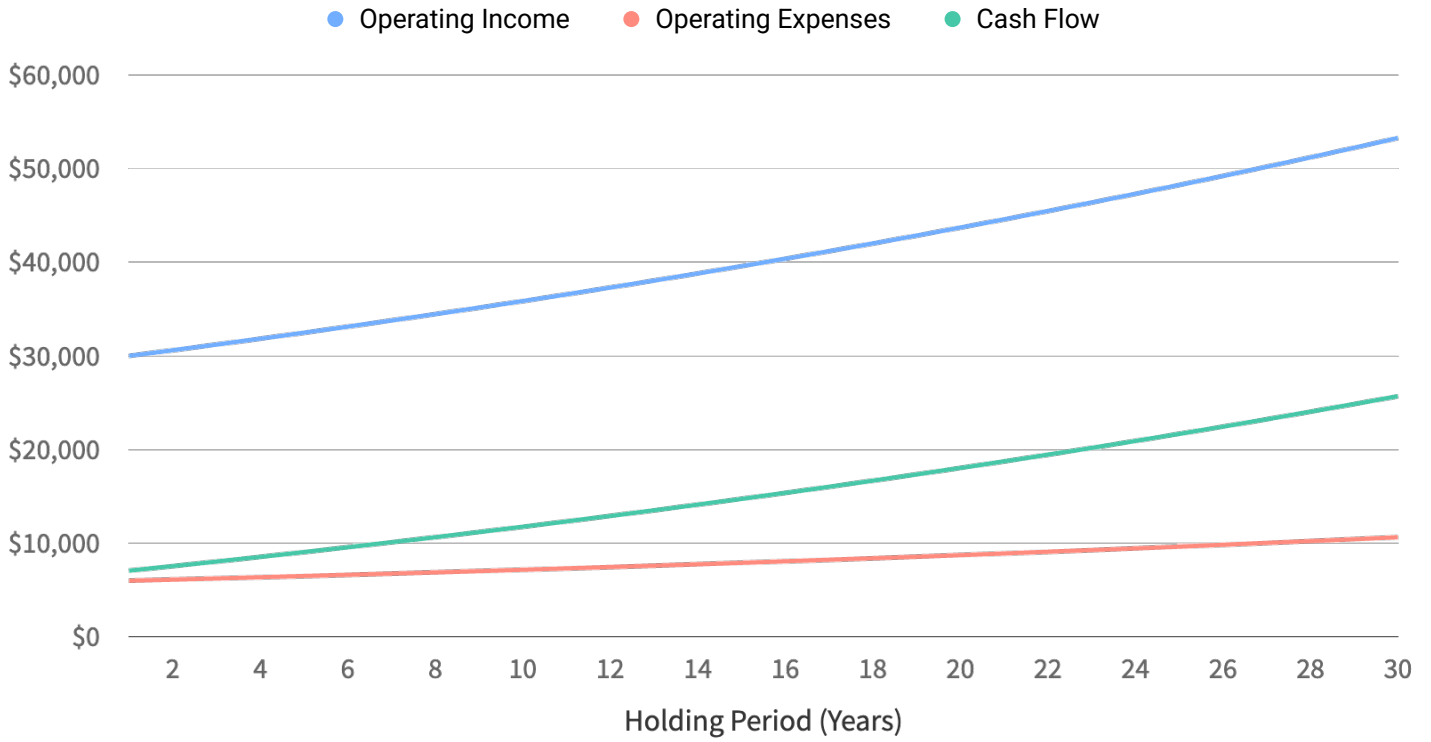
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.8%	8%	8.2%	8.5%	9.4%	11.4%	13.9%
Cap Rate (Market Value):	7.3%	7.2%	7.1%	7%	6.7%	6.1%	5.5%
Cash on Cash Return:	9.2%	9.9%	10.5%	11.8%	15.4%	23.6%	33.6%
Return on Equity:	6.9%	6.5%	6.2%	5.8%	5%	4%	3.3%
Return on Investment:	17.7%	43.5%	70.5%	128.4%	297.8%	765.1%	1,462.9%
Internal Rate of Return:	17.7%	20.6%	20.9%	20.4%	18.6%	16.4%	15.4%

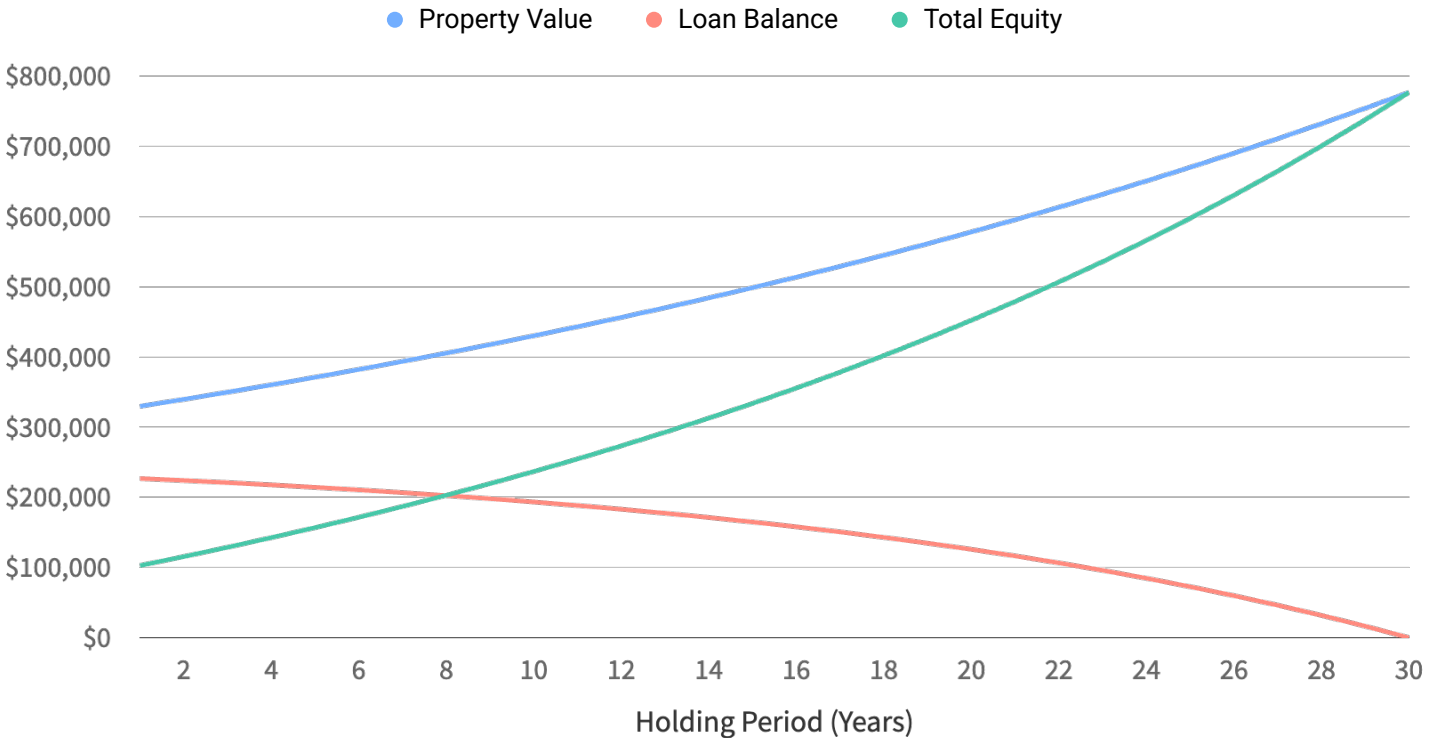
FINANCIAL RATIOS

Rent to Value:	0.8%	0.8%	0.7%	0.7%	0.7%	0.6%	0.6%
Gross Rent Multiplier:	10.99	11.09	11.2	11.42	11.99	13.22	14.58
Equity Multiple:	1.18	1.43	1.7	2.28	3.98	8.65	15.63
Break Even Ratio:	76.5%	75.4%	74.3%	72.2%	67.2%	58.7%	51.8%
Debt Coverage Ratio:	1.42	1.44	1.47	1.53	1.69	2.06	2.51
Debt Yield:	10.6%	10.9%	11.3%	12.1%	14.8%	27.8%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

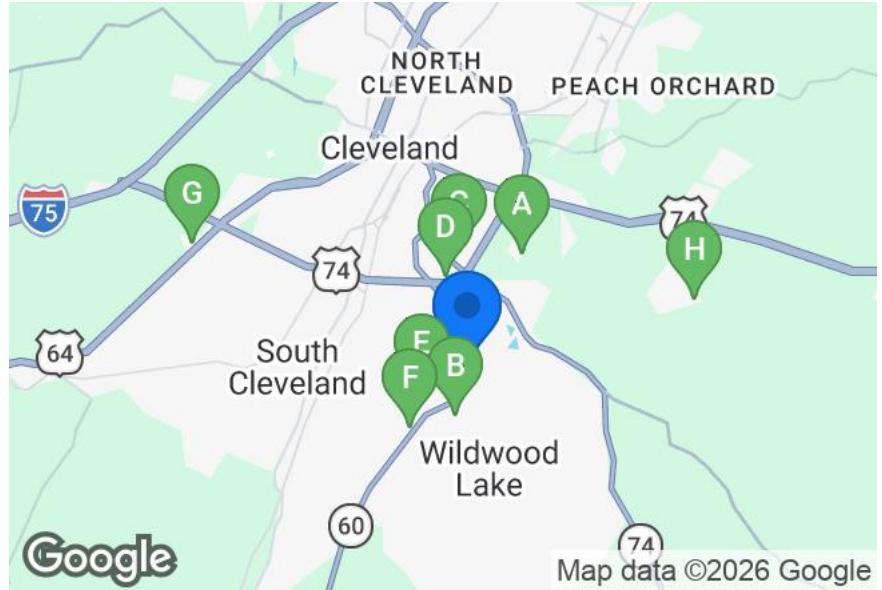
\$ 189,100 (\$ 169/sq.ft.)

\$ 24,000 - \$ 322,000

\$ 26/sq.ft. - \$ 233/sq.ft.

Estimated Property ARV Based on
Average Price/Sq.Ft.

\$ 261,000



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 2290 Malibu Dr Se Cleveland, TN 37323	0 mi	100%	House Built 1970	3	2	1,548	-	-
A 950 Durkee Rd Se Cleveland, TN 37323	1.85 mi	78.6%	House Built 1966	Studio	2	1,475	\$ 322,000 \$ 218/sq.ft.	03/04/2026 21 Days Ago
B 2240 New St Se Cleveland, TN 37323	0.7 mi	74.7%	House Built 1974	Studio	1	1,086	\$ 85,000 \$ 78/sq.ft.	02/24/2026 29 Days Ago
C 1608 Perry St Se Cleveland, TN 37311	1.69 mi	70.0%	House Built 1968	Studio	1	1,062	\$ 175,500 \$ 165/sq.ft.	01/16/2026 68 Days Ago
D 2015 White St Se Cleveland, TN 37311	1.39 mi	69.7%	House Built 1957	Studio	2	1,112	\$ 236,000 \$ 212/sq.ft.	10/27/2025 149 Days Ago
E 3757 Dixie Court Dr Se Cleveland, TN 37323	0.75 mi	66.7%	House Built 1999	Studio	1	1,008	\$ 210,000 \$ 208/sq.ft.	10/06/2025 170 Days Ago
F 4098 Dalton Pike Se Cleveland, TN 37323	1.2 mi	65.5%	House Built 1949	Studio	1	950	\$ 220,900 \$ 233/sq.ft.	10/16/2025 160 Days Ago
G 2843 Humphrey Bridge Rd Sw Cleveland, TN 37311	4.4 mi	64.0%	House Built 1997	Studio	2	1,144	\$ 239,000 \$ 209/sq.ft.	11/25/2025 120 Days Ago
H 4624 Bates Pike Se Cleveland, TN 37323	3.44 mi	59.1%	House Built 1950	Studio	1	936	\$ 24,000 \$ 26/sq.ft.	10/02/2025 174 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

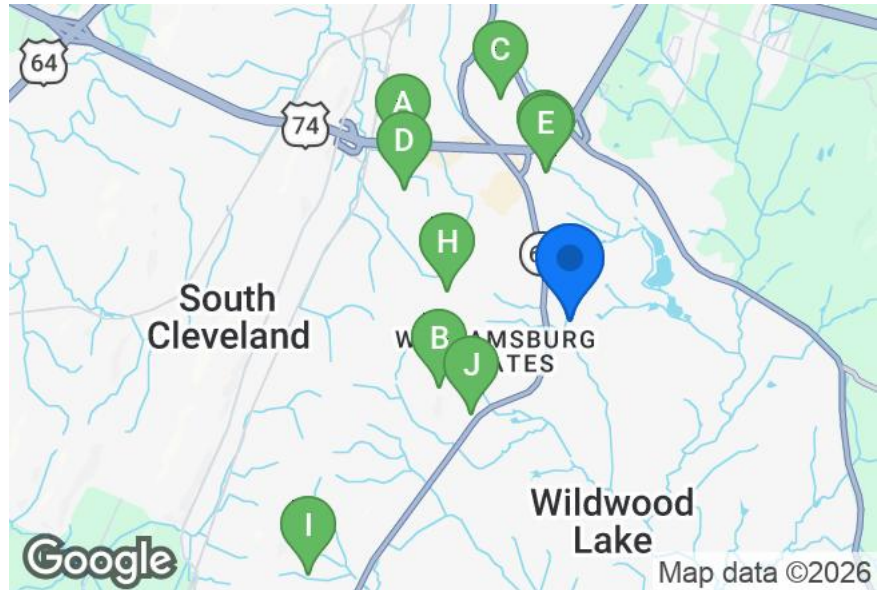
\$ 1,720 (\$ 1.14/sq.ft.)

\$ 1,400 - \$ 2,000

\$ 0.97/sq.ft. - \$ 1.37/sq.ft.

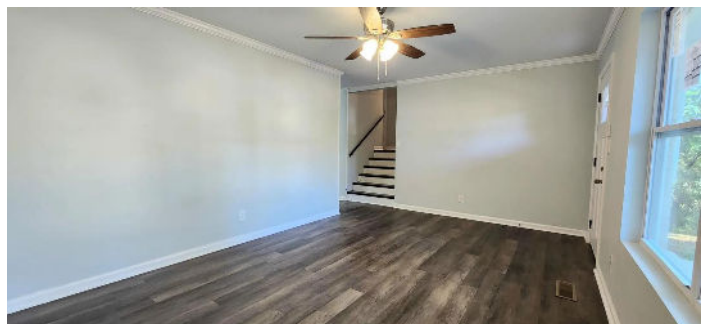
Estimated Property Rent Based on
Average Rent/Sq.Ft.

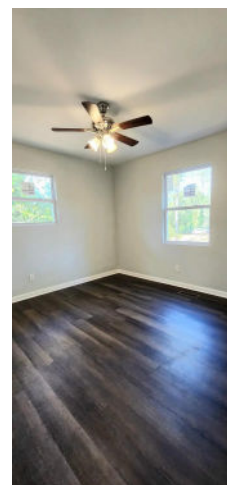
\$ 1,760



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
2290 Malibu Dr Se Cleveland, TN 37323	0 mi	100%	House Built 1970	3	2	1,548	-	-
2498 Carroll Ave Se Cleveland, TN 37323	1.72 mi	97.3%	House	3	2	1,550	\$ 1,550 \$ 1/sq.ft.	02/20/2026 33 Days Ago
873 Bell Rd Se Cleveland, TN 37323	1.06 mi	96.8%	House	3	2	1,450	\$ 1,400 \$ 0.97/sq.ft.	07/26/2025 242 Days Ago
1447 21st St Se Cleveland, TN 37311	1.69 mi	96.6%	House Built 2018	3	2	1,493	\$ 1,695 \$ 1.14/sq.ft.	03/12/2026 13 Days Ago
2707 Se Woodland Dr Cleveland, TN 37323	1.54 mi	96.3%	House Built 2018	3	2	1,464	\$ 2,000 \$ 1.37/sq.ft.	08/29/2025 208 Days Ago
1908 Se Cypress Ln Cleveland, TN 37323	1.09 mi	95.5%	House Built 2023	3	2.5	1,520	\$ 1,800 \$ 1.18/sq.ft.	03/25/2026 Today
1904 Cypress Ln Cleveland, TN 37323	1.1 mi	95.5%	House	3	2.5	1,520	\$ 1,725 \$ 1.13/sq.ft.	03/25/2026 Today
1746 Arbor Hills Cir Se Cleveland, TN 37323	1.12 mi	95.5%	House	3	2.5	1,520	\$ 1,700 \$ 1.12/sq.ft.	02/24/2026 29 Days Ago
3430 Crawford Dr Se Cleveland, TN 37323	0.92 mi	95.3%	House	3	2	1,333	\$ 1,750 \$ 1.31/sq.ft.	01/27/2026 57 Days Ago
380 Farmway Dr Se Cleveland, TN 37323	2.64 mi	95.2%	House	3	2	1,504	\$ 1,800 \$ 1.20/sq.ft.	07/23/2025 245 Days Ago
1022 Bell Rd Se Cleveland, TN 37323	0.99 mi	95.2%	House Built 1954	3	2	1,792	\$ 1,750 \$ 0.98/sq.ft.	09/16/2025 190 Days Ago

Property Photos







Additional Information

Welcome to 2290 Malibu Dr., a charming and fully renovated home nestled in the heart of Cleveland, Tennessee. This property presents an incredible opportunity for those seeking a comfortable and stylish living space, complemented by a prime location. With its modern amenities, spacious layout, and serene surroundings, this home is sure to capture your heart. Step inside to discover a thoughtfully designed interior that exudes warmth and elegance. The living room creates an inviting atmosphere, seamlessly connecting the living, dining, and kitchen areas. Natural light floods the space, enhancing the overall ambiance. The gourmet kitchen is a chef's delight, equipped with new stainless steel appliances, ample cabinetry, and a pantry for extra storage. Cooking and meal preparation become a pleasure in this well-appointed kitchen. Upstairs there are 3 bedrooms with one of the full bathrooms. Downstairs features a ton of extra living space that can be used as a den/family room. Also downstairs is the fourth bedroom, second full bathroom and laundry area. This home is set on a beautiful lot featuring a well-maintained lawn, mature trees, and a welcoming front porch. The one-car carport and long driveway provides ample space for vehicles and has additional storage. The location of 2290 Malibu Dr. is one of its finest attributes. Situated in a friendly and well-established neighborhood where you can enjoy the convenience, parks, shopping centers, and dining options that are just minutes away, making it an ideal place to call home. Don't miss out on the opportunity to own this exceptional property with its stylish interiors, serene surroundings, and prime location, it offers a perfect balance of comfort and convenience. Schedule a visit today and make this beautiful Cleveland, TN residence your new home.

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