

## 64 Frawley Rd

### Investment Property - Buy & Hold

64 Frawley Rd, Chattanooga, TN 37412

Multi-Family · 2 Units · 1,440 Sq.Ft.

**\$ 340,000 Purchase Price · \$ 350,000 ARV**

**\$ 85,000 Cash Needed · \$ 758/mo Cash Flow · 8.1% Cap Rate · 10.7% COC**



# Property Description

## ADDRESS

64 Frawley Rd  
Chattanooga, TN 37412

## DESCRIPTION

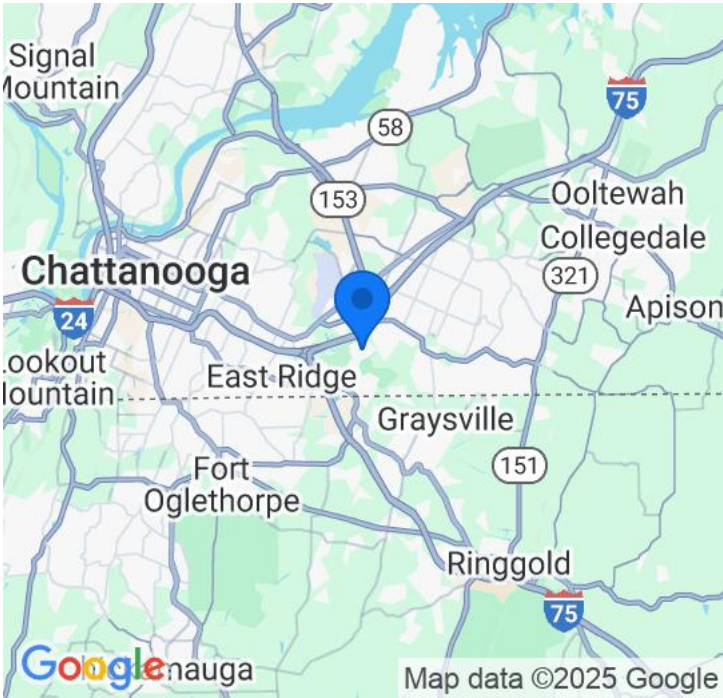
Property Type: Multi-Family  
Year Built: 1975  
Lot Size: 10,890 sq.ft.  
Zoning: URBAN RESDNT  
MLS Number: 1511315

## UNIT INFORMATION

Total Units/Spaces: 2  
Total Square Footage: 1,440

## UNITS & RENT ROLL

2 Units - Residential  
2 Beds / 1 Baths / 720 Sq.Ft.  
Gross Rent: \$ 1,400 Per Month



## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 340,000
Amount Financed:	-	\$ 255,000
<b>Down Payment:</b>	<b>=</b>	<b>\$ 85,000</b>
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 85,000</b>
After Repair Value:		\$ 350,000
ARV Per Square Foot:		\$ 243.1
Price Per Square Foot:		\$ 236.1
Price Per Unit:		\$ 170,000

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.1% / 7.8%
Cash on Cash Return:	10.7%
Return on Equity:	8.4%
Return on Investment:	13.1%
Internal Rate of Return:	13.1%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.12
Equity Multiple:	1.13
Break Even Ratio:	72.9%
Debt Coverage Ratio:	1.5
Debt Yield:	10.8%

### PURCHASE COSTS

<b>Total (0% of Price):</b>	<b>\$ 0</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6%
Financing Of:	Price (75%)
Loan Amount:	\$ 255,000
LTC / LTV:	75% / 72.9%
Loan Payment:	\$ 1,529 Per Month \$ 18,346 Per Year

### ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	10%
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:	\$ 0

### REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun (10%):	\$ 0
<b>Total:</b>	<b>\$ 0</b>
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

		Monthly	Yearly
<b>CASH FLOW</b>			
Gross Rent:		\$ 2,800	\$ 33,600
Vacancy (-%):	-	\$ 0	\$ 0
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	=	<b>\$ 2,800</b>	<b>\$ 33,600</b>
Operating Expenses (18.3%):	-	\$ 513	\$ 6,160
<b>Net Operating Income:</b>	=	<b>\$ 2,287</b>	<b>\$ 27,440</b>
Loan Payments:	-	\$ 1,529	\$ 18,346
<b>Cash Flow:</b>	=	<b>\$ 758</b>	<b>\$ 9,094</b>
Cash Flow Per Unit:		\$ 379	\$ 4,547

	Monthly	Yearly
<b>OTHER INCOME</b>		
<b>Total:</b>	<b>\$ 0</b>	<b>\$ 0</b>

	Monthly	Yearly
<b>OPERATING EXPENSES</b>		
Property Taxes:	\$ 185	\$ 2,222
Insurance:	\$ 104	\$ 1,250
Property Management:	\$ 0	\$ 0
Maintenance:	\$ 140	\$ 1,680
Capital Expenditures:	\$ 84	\$ 1,008
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
<b>Total:</b>	<b>\$ 513</b>	<b>\$ 6,160</b>

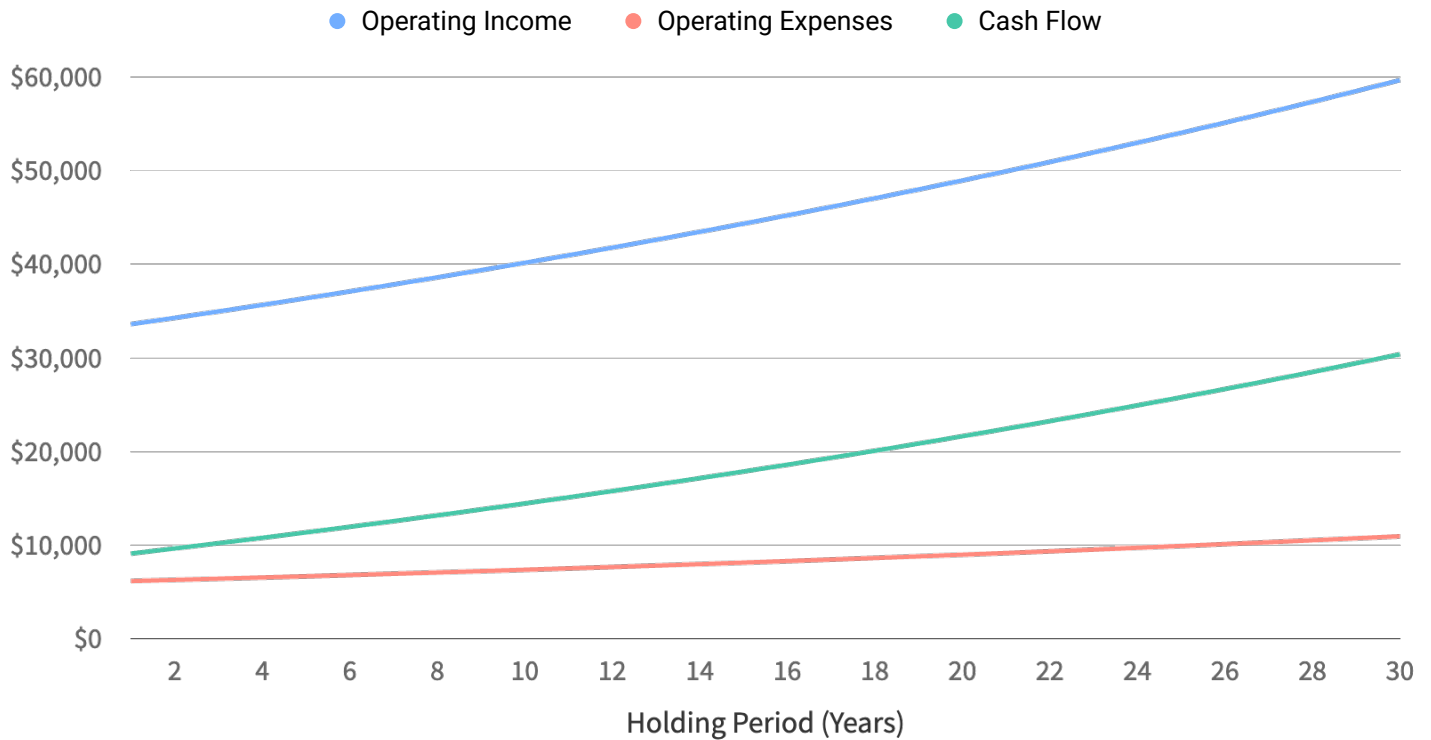


## Buy & Hold Projections

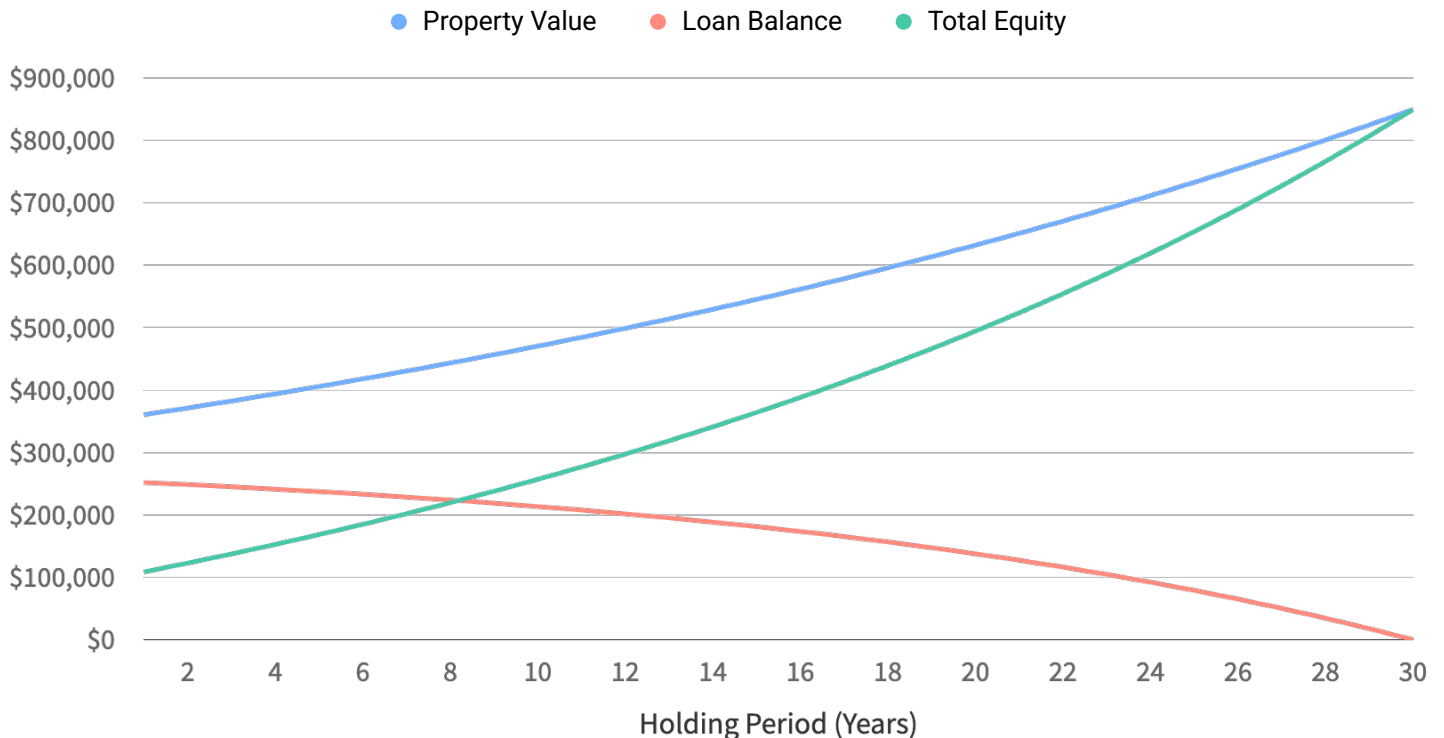
	APPRECIATION 3% Per Year	INCOME INCREASE 2% Per Year		EXPENSE INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME							
Gross Rent:	\$ 33,600	\$ 34,272	\$ 34,957	\$ 36,370	\$ 40,155	\$ 48,949	\$ 59,668
Vacancy:	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0
Vacancy Rate:	0%	0%	0%	0%	0%	0%	0%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 33,600	= \$ 34,272	= \$ 34,957	= \$ 36,370	= \$ 40,155	= \$ 48,949	= \$ 59,668
Income Increase:	2%	2%	2%	2%	2%	2%	2%
OPERATING EXPENSES							
Property Taxes:	\$ 2,222	\$ 2,266	\$ 2,312	\$ 2,405	\$ 2,655	\$ 3,237	\$ 3,946
Insurance:	+ \$ 1,250	+ \$ 1,275	+ \$ 1,301	+ \$ 1,353	+ \$ 1,494	+ \$ 1,821	+ \$ 2,220
Property Management:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Maintenance:	+ \$ 1,680	+ \$ 1,714	+ \$ 1,748	+ \$ 1,818	+ \$ 2,008	+ \$ 2,447	+ \$ 2,983
Capital Expenditures:	+ \$ 1,008	+ \$ 1,028	+ \$ 1,049	+ \$ 1,091	+ \$ 1,205	+ \$ 1,468	+ \$ 1,790
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:	= \$ 6,160	= \$ 6,283	= \$ 6,410	= \$ 6,667	= \$ 7,362	= \$ 8,973	= \$ 10,939
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	\$ 33,600	\$ 34,272	\$ 34,957	\$ 36,370	\$ 40,155	\$ 48,949	\$ 59,668
Operating Expenses:	- \$ 6,160	- \$ 6,283	- \$ 6,410	- \$ 6,667	- \$ 7,362	- \$ 8,973	- \$ 10,939
Expense Ratio:	18.3%	18.3%	18.3%	18.3%	18.3%	18.3%	18.3%
Net Operating Income:	= \$ 27,440	= \$ 27,989	= \$ 28,547	= \$ 29,703	= \$ 32,793	= \$ 39,976	= \$ 48,729
Loan Payments:	- \$ 18,346	- \$ 18,346	- \$ 18,346	- \$ 18,346	- \$ 18,346	- \$ 18,346	- \$ 18,346
Cash Flow:	= \$ 9,094	= \$ 9,643	= \$ 10,201	= \$ 11,357	= \$ 14,447	= \$ 21,630	= \$ 30,383
Cash Flow Per Unit:	\$ 4,547	\$ 4,822	\$ 5,101	\$ 5,679	\$ 7,224	\$ 10,815	\$ 15,192
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 6,160	\$ 6,283	\$ 6,410	\$ 6,667	\$ 7,362	\$ 8,973	\$ 10,939
Loan Interest:	+ \$ 15,215	+ \$ 15,022	+ \$ 14,817	+ \$ 14,368	+ \$ 12,980	+ \$ 8,583	+ \$ 583
Depreciation:	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 0
Total Deductions:	= \$ 33,738	= \$ 33,668	= \$ 33,590	= \$ 33,398	= \$ 32,706	= \$ 29,919	= \$ 11,522

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>EQUITY ACCUMULATION</b>							
Property Value:	\$ 360,500	\$ 371,315	\$ 382,454	\$ 405,746	\$ 470,371	\$ 632,139	\$ 849,542
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 251,869	- \$ 248,544	- \$ 245,014	- \$ 237,289	- \$ 213,399	- \$ 137,709	- \$ 0
LTV Ratio:	69.9%	66.9%	64.1%	58.5%	45.4%	21.8%	-
<b>Total Equity:</b>	<b>= \$ 108,631</b>	<b>= \$ 122,771</b>	<b>= \$ 137,440</b>	<b>= \$ 168,457</b>	<b>= \$ 256,972</b>	<b>= \$ 494,430</b>	<b>= \$ 849,542</b>
<b>SALE ANALYSIS</b>							
Equity:	\$ 108,631	\$ 122,771	\$ 137,440	\$ 168,457	\$ 256,972	\$ 494,430	\$ 849,542
Selling Costs (6%):	- \$ 21,630	- \$ 22,279	- \$ 22,947	- \$ 24,345	- \$ 28,222	- \$ 37,928	- \$ 50,973
<b>Sale Proceeds:</b>	<b>= \$ 87,001</b>	<b>= \$ 100,492</b>	<b>= \$ 114,492</b>	<b>= \$ 144,113</b>	<b>= \$ 228,750</b>	<b>= \$ 456,502</b>	<b>= \$ 798,569</b>
Cumulative Cash Flow:	+ \$ 9,094	+ \$ 18,737	+ \$ 28,938	+ \$ 51,068	+ \$ 117,000	+ \$ 299,801	+ \$ 562,807
Total Cash Invested:	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000
<b>Total Profit:</b>	<b>= \$ 11,095</b>	<b>= \$ 34,229</b>	<b>= \$ 58,430</b>	<b>= \$ 110,181</b>	<b>= \$ 260,750</b>	<b>= \$ 671,303</b>	<b>= \$ 1,276,376</b>
<b>INVESTMENT RETURNS</b>							
Cap Rate (Purchase Price):	8.1%	8.2%	8.4%	8.7%	9.6%	11.8%	14.3%
Cap Rate (Market Value):	7.6%	7.5%	7.5%	7.3%	7%	6.3%	5.7%
Cash on Cash Return:	10.7%	11.3%	12%	13.4%	17%	25.4%	35.7%
Return on Equity:	8.4%	7.9%	7.4%	6.7%	5.6%	4.4%	3.6%
Return on Investment:	13.1%	40.3%	68.7%	129.6%	306.8%	789.8%	1,501.6%
Internal Rate of Return:	13.1%	19.3%	20.7%	20.9%	19.5%	17.4%	16.4%
<b>FINANCIAL RATIOS</b>							
Rent to Value:	0.8%	0.8%	0.8%	0.7%	0.7%	0.6%	0.6%
Gross Rent Multiplier:	10.73	10.83	10.94	11.16	11.71	12.91	14.24
Equity Multiple:	1.13	1.4	1.69	2.3	4.07	8.9	16.02
Break Even Ratio:	72.9%	71.9%	70.8%	68.8%	64%	55.8%	49.1%
Debt Coverage Ratio:	1.5	1.53	1.56	1.62	1.79	2.18	2.66
Debt Yield:	10.9%	11.3%	11.7%	12.5%	15.4%	29%	-

## Cash Flow Over Time



## Equity Over Time



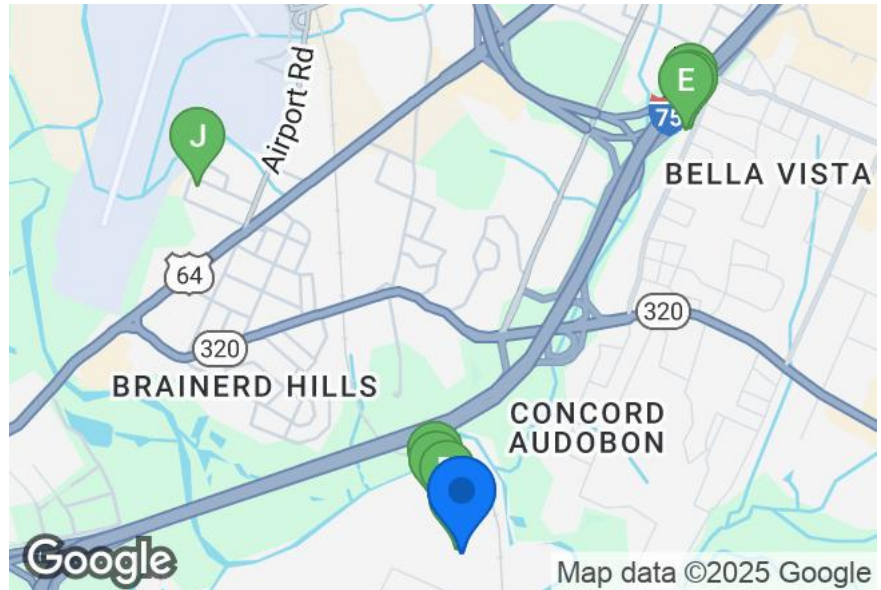
## Recent Comparable Sales

Average Sale Price

**\$ 271,000 (\$ 165/sq.ft.)**

\$ 250,000 - \$ 300,000

\$ 133/sq.ft. - \$ 187/sq.ft.

Estimated Property ARV Based on  
Average Price/Sq.Ft.**\$ 237,800**

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	<b>64 Frawley Rd</b> Chattanooga, TN 37412	<b>0 mi</b>	<b>100%</b>	<b>Multi-Family</b> Built 1975	<b>4</b>	<b>2</b>	<b>1,440</b>	-	-
<b>A</b>	60 Frawley Rd Chattanooga, TN 37412	0.03 mi	99.9%	Multi-Family Built 1975	4	2	1,440	\$ 268,800 \$ 186.67/sq.ft.	07/22/2025 70 Days Ago
<b>B</b>	52 Frawley Rd Chattanooga, TN 37412	0.04 mi	99.9%	Multi-Family Built 1975	4	2	1,440	\$ 268,800 \$ 186.67/sq.ft.	05/29/2025 125 Days Ago
<b>C</b>	124 Fawn Dr Chattanooga, TN 37412	0.04 mi	99.9%	Multi-Family Built 1975	4	2	1,440	\$ 268,800 \$ 186.67/sq.ft.	06/20/2025 102 Days Ago
<b>D</b>	34 Frawley Rd Chattanooga, TN 37412	0.15 mi	99.7%	Multi-Family Built 1977	4	2	1,440	\$ 268,750 \$ 186.63/sq.ft.	08/09/2025 53 Days Ago
<b>E</b>	1723 N Concord Rd Chattanooga, TN 37421	1.76 mi	95.0%	Multi-Family Built 1967	4	2	1,639	\$ 250,000 \$ 152.53/sq.ft.	05/15/2025 139 Days Ago
<b>F</b>	1725 N Concord Rd Chattanooga, TN 37421	1.77 mi	95.0%	Multi-Family Built 1967	4	2	1,639	\$ 250,000 \$ 152.53/sq.ft.	07/15/2025 77 Days Ago
<b>G</b>	1727 N Concord Rd Chattanooga, TN 37421	1.79 mi	94.9%	Multi-Family Built 1967	4	2	1,639	\$ 250,000 \$ 152.53/sq.ft.	06/23/2025 99 Days Ago
<b>H</b>	27 Frawley Rd Chattanooga, TN 37412	0.2 mi	83.4%	Multi-Family Built 1975	4	4	2,250	\$ 300,000 \$ 133.33/sq.ft.	10/01/2025 Today
<b>I</b>	21 Frawley Rd Chattanooga, TN 37412	0.23 mi	83.4%	Multi-Family Built 1975	4	4	2,250	\$ 300,000 \$ 133.33/sq.ft.	10/01/2025 Today
<b>J</b>	5904 Pinelawn Dr Chattanooga, TN 37421	1.66 mi	77.0%	House Built 1980	4	2	1,580	\$ 285,000 \$ 180.38/sq.ft.	05/29/2025 125 Days Ago



## Recent Comparable Rental Listings

Average Listed Rent

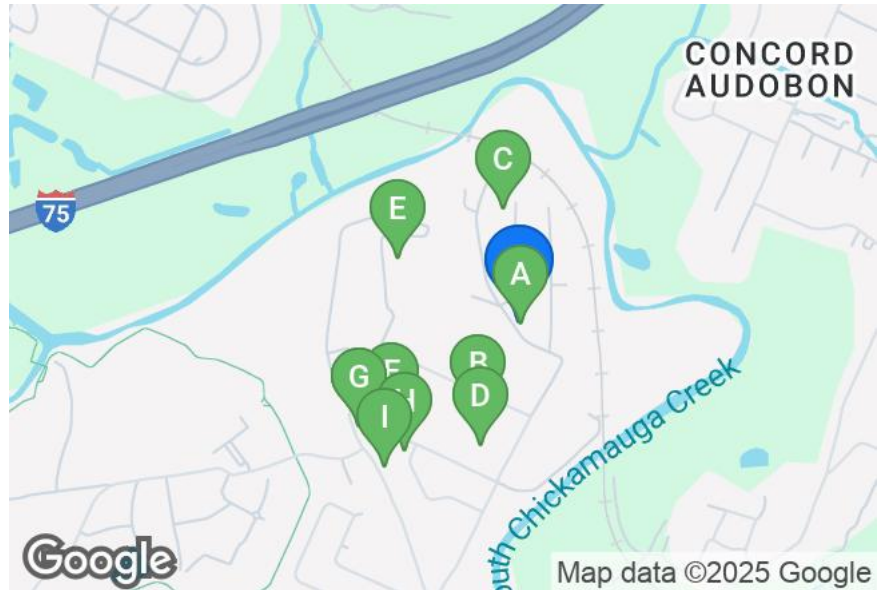
**\$ 1,330 (\$ 1.35/sq.ft.)**

\$ 1,039 - \$ 1,900

\$ 1.02/sq.ft. - \$ 1.73/sq.ft.

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

**\$ 1,950**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<b>64 Fawley Rd</b> Chattanooga, TN 37412	0 mi	100%	Multi-Family Built 1975	4	2	1,440	-	-
<b>A</b> 64 Fawley Rd Unit 66 Chattanooga, TN 37412	0.01 mi	68.4%	Commercial	2	1	-	\$ 1,350	10/01/2025 Today
<b>B</b> 219 Edwina Ct Chattanooga, TN 37412	0.17 mi	67.7%	House	2	1.5	1,100	\$ 1,250 \$ 1.14/sq.ft.	04/01/2025 183 Days Ago
<b>C</b> 105 Fawn Dr Chattanooga, TN 37412	0.22 mi	67.7%	House	3	1.5	1,575	\$ 1,599 \$ 1.02/sq.ft.	08/25/2025 37 Days Ago
<b>D</b> 6849 Martha Ave Apt B East Ridge, TN 37412	0.22 mi	67.7%	Townhouse	2	2	980	\$ 1,099 \$ 1.12/sq.ft.	08/29/2025 33 Days Ago
<b>E</b> 201 Eads St East Ridge, TN 37412	0.26 mi	67.5%	Commercial Built 2004	2	1	908	\$ 1,039 \$ 1.14/sq.ft.	09/22/2025 9 Days Ago
<b>F</b> 6815 Martha Ave Chattanooga, TN 37412	0.29 mi	67.4%	House	2	1	865	\$ 1,495 \$ 1.73/sq.ft.	08/21/2025 41 Days Ago
<b>G</b> 6802 Martha Ave Apt A Chattanooga, TN 37412	0.34 mi	67.3%	House	2	1	800	\$ 1,050 \$ 1.31/sq.ft.	10/01/2025 Today
<b>H</b> 6820 Martha Ave Chattanooga, TN 37412	0.31 mi	67.2%	House	4	1.5	1,098	\$ 1,900 \$ 1.73/sq.ft.	01/10/2025 264 Days Ago
<b>I</b> 324 Camp Jordan Rd Apt B Chattanooga, TN 37412	0.35 mi	67.1%	House	2	1	-	\$ 1,199	05/19/2025 135 Days Ago
<b>J</b> 6802 Martha Ave Apt B Chattanooga, TN 37412	0.34 mi	67.1%	House	2	1	800	\$ 1,295 \$ 1.62/sq.ft.	02/06/2025 237 Days Ago



## Property Photos









## Additional Information

Investor opportunity in East Ridge! 64 Frawley Rd is a fully updated duplex just minutes from Camp Jordan, Top Golf, Bass Pro, and the growing retail hub nearby. Each unit offers 2 bedrooms, 1 bathroom, 720 square feet, and in-unit laundry hookups ideal for long-term tenants or short-term rental potential. Renovated within the past year, this low-maintenance property is poised for immediate cash flow with strong rental demand in the area. Don't miss this turnkey addition to your portfolio in one of Chattanooga's fastest-growing submarkets.



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