

## 700 Indian Ave

### Investment Property - Buy & Hold

700 Indian Ave, Rossville, GA 30741  
House · 3 Beds · 2 Baths · 1,139 Sq.Ft.

**\$ 215,000 Purchase Price · \$ 240,000 ARV**  
**\$ 49,450 Cash Needed · \$ 198/mo Cash Flow · 6.9% Cap Rate · 4.8% COC**



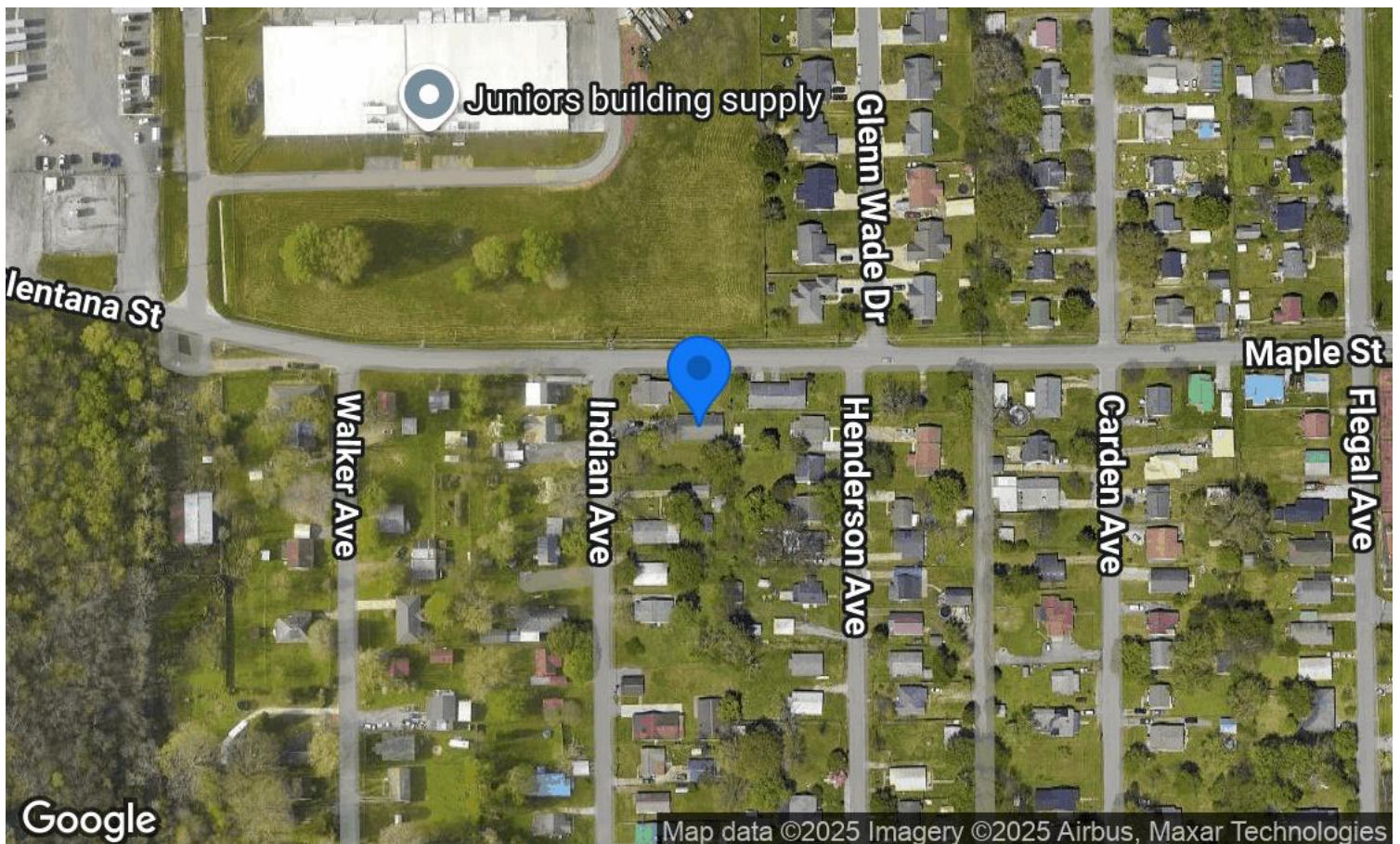
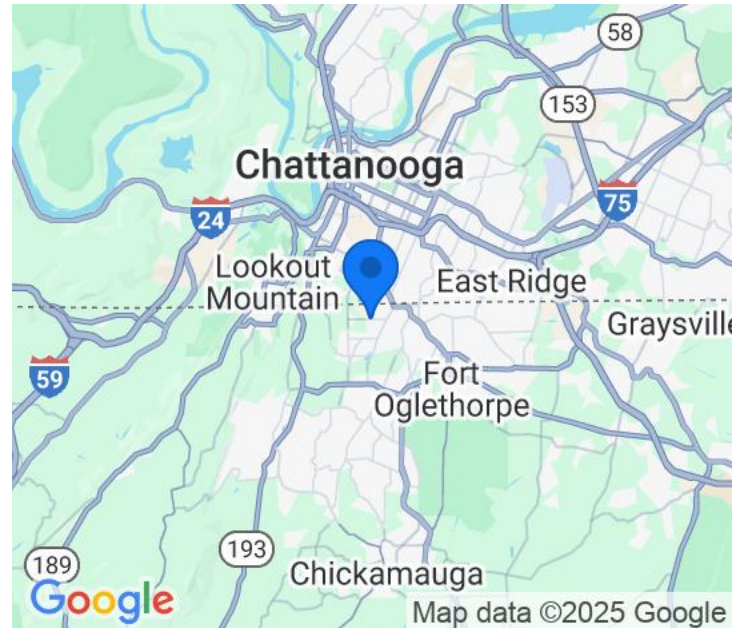
## Property Description

### ADDRESS

700 Indian Ave  
Rossville, GA 30741

### DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,139
Year Built:	1941
Parking:	Garage
Lot Size:	17,424 sq.ft.
Zoning:	RESIDENTIAL





## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 215,000
Amount Financed:	-	\$ 172,000
<b>Down Payment:</b>	<b>=</b>	<b>\$ 43,000</b>
Purchase Costs:	+	\$ 6,450
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 49,450</b>
After Repair Value:		\$ 240,000
ARV Per Square Foot:		\$ 210.7
Price Per Square Foot:		\$ 188.8

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.9% / 6.1%
Cash on Cash Return:	4.8%
Return on Equity:	3.1%
Return on Investment:	31.2%
Internal Rate of Return:	31.2%
Rent to Value:	0.7%
Gross Rent Multiplier:	11.23
Equity Multiple:	1.31
Break Even Ratio:	87.6%
Debt Coverage Ratio:	1.19
Debt Yield:	8.6%

### PURCHASE COSTS

<b>Total (3% of Price):</b>	<b>\$ 6,450</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6%
Financing Of:	Price (80%)
Loan Amount:	\$ 172,000
LTC / LTV:	80% / 71.7%
Loan Payment:	\$ 1,031 Per Month \$ 12,375 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:	\$ 7,469

### 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:		\$ 1,595	\$ 19,140
Vacancy (-%):	-	\$ 0	\$ 0
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 1,595</b>	<b>\$ 19,140</b>
Operating Expenses (22.9%):	-	\$ 366	\$ 4,386
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,229</b>	<b>\$ 14,754</b>
Loan Payments:	-	\$ 1,031	\$ 12,375
<b>Cash Flow:</b>	<b>=</b>	<b>\$ 198</b>	<b>\$ 2,379</b>

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

		Monthly	Yearly
<b>OPERATING EXPENSES</b>			
Property Taxes:		\$ 138	\$ 1,655
Insurance:		\$ 100	\$ 1,200
Property Management:		\$ 0	\$ 0
Maintenance:		\$ 80	\$ 957
Capital Expenditures:		\$ 48	\$ 574
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
<b>Total:</b>		<b>\$ 366</b>	<b>\$ 4,386</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:	\$ 19,140	\$ 19,523	\$ 19,913	\$ 20,718	\$ 22,874	\$ 27,883	\$ 33,990
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:	= \$ 19,140	= \$ 19,523	= \$ 19,913	= \$ 20,718	= \$ 22,874	= \$ 27,883	= \$ 33,990
Income Increase:	2%	2%	2%	2%	2%	2%	2%
OPERATING EXPENSES							
Property Taxes:	\$ 1,655	\$ 1,688	\$ 1,722	\$ 1,791	\$ 1,978	\$ 2,411	\$ 2,939
Insurance:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131
Property Management:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Maintenance:	+ \$ 957	+ \$ 976	+ \$ 996	+ \$ 1,036	+ \$ 1,144	+ \$ 1,394	+ \$ 1,699
Capital Expenditures:	+ \$ 574	+ \$ 586	+ \$ 597	+ \$ 622	+ \$ 686	+ \$ 837	+ \$ 1,020
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:	= \$ 4,386	= \$ 4,474	= \$ 4,563	= \$ 4,748	= \$ 5,242	= \$ 6,390	= \$ 7,789
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	\$ 19,140	\$ 19,523	\$ 19,913	\$ 20,718	\$ 22,874	\$ 27,883	\$ 33,990
Operating Expenses:	- \$ 4,386	- \$ 4,474	- \$ 4,563	- \$ 4,748	- \$ 5,242	- \$ 6,390	- \$ 7,789
Expense Ratio:	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%
Net Operating Income:	= \$ 14,754	= \$ 15,049	= \$ 15,350	= \$ 15,970	= \$ 17,632	= \$ 21,493	= \$ 26,201
Loan Payments:	- \$ 12,375	- \$ 12,375	- \$ 12,375	- \$ 12,375	- \$ 12,375	- \$ 12,375	- \$ 12,375
Cash Flow:	= \$ 2,379	= \$ 2,674	= \$ 2,975	= \$ 3,595	= \$ 5,257	= \$ 9,118	= \$ 13,826
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 4,386	\$ 4,474	\$ 4,563	\$ 4,748	\$ 5,242	\$ 6,390	\$ 7,789
Loan Interest:	+ \$ 10,263	+ \$ 10,132	+ \$ 9,994	+ \$ 9,691	+ \$ 8,755	+ \$ 5,789	+ \$ 393
Depreciation:	+ \$ 7,781	+ \$ 7,781	+ \$ 7,781	+ \$ 7,781	+ \$ 7,781	+ \$ 7,781	+ \$ 0
Total Deductions:	= \$ 22,430	= \$ 22,387	= \$ 22,338	= \$ 22,220	= \$ 21,778	= \$ 19,960	= \$ 8,182

### EQUITY ACCUMULATION

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 247,200	\$ 254,616	\$ 262,254	\$ 278,226	\$ 322,540	\$ 433,467	\$ 582,543
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 169,888	- \$ 167,645	- \$ 165,265	- \$ 160,053	- \$ 143,939	- \$ 92,886	- \$ 0
LTV Ratio:	68.7%	65.8%	63%	57.5%	44.6%	21.4%	-
<b>Total Equity:</b>	<b>= \$ 77,312</b>	<b>= \$ 86,971</b>	<b>= \$ 96,989</b>	<b>= \$ 118,173</b>	<b>= \$ 178,601</b>	<b>= \$ 340,581</b>	<b>= \$ 582,543</b>

#### SALE ANALYSIS

Equity:	\$ 77,312	\$ 86,971	\$ 96,989	\$ 118,173	\$ 178,601	\$ 340,581	\$ 582,543
Selling Costs (6%):	- \$ 14,832	- \$ 15,277	- \$ 15,735	- \$ 16,694	- \$ 19,352	- \$ 26,008	- \$ 34,953
<b>Blue Proceeds:</b>	<b>= \$ 62,480</b>	<b>= \$ 71,694</b>	<b>= \$ 81,254</b>	<b>= \$ 101,479</b>	<b>= \$ 159,248</b>	<b>= \$ 314,573</b>	<b>= \$ 547,590</b>
Cumulative Cash Flow:	+ \$ 2,379	+ \$ 5,053	+ \$ 8,028	+ \$ 14,906	+ \$ 37,802	+ \$ 110,981	+ \$ 227,288
Total Cash Invested:	- \$ 49,450	- \$ 49,450	- \$ 49,450	- \$ 49,450	- \$ 49,450	- \$ 49,450	- \$ 49,450
<b>Total Profit:</b>	<b>= \$ 15,409</b>	<b>= \$ 27,297</b>	<b>= \$ 39,832</b>	<b>= \$ 66,935</b>	<b>= \$ 147,600</b>	<b>= \$ 376,104</b>	<b>= \$ 725,428</b>

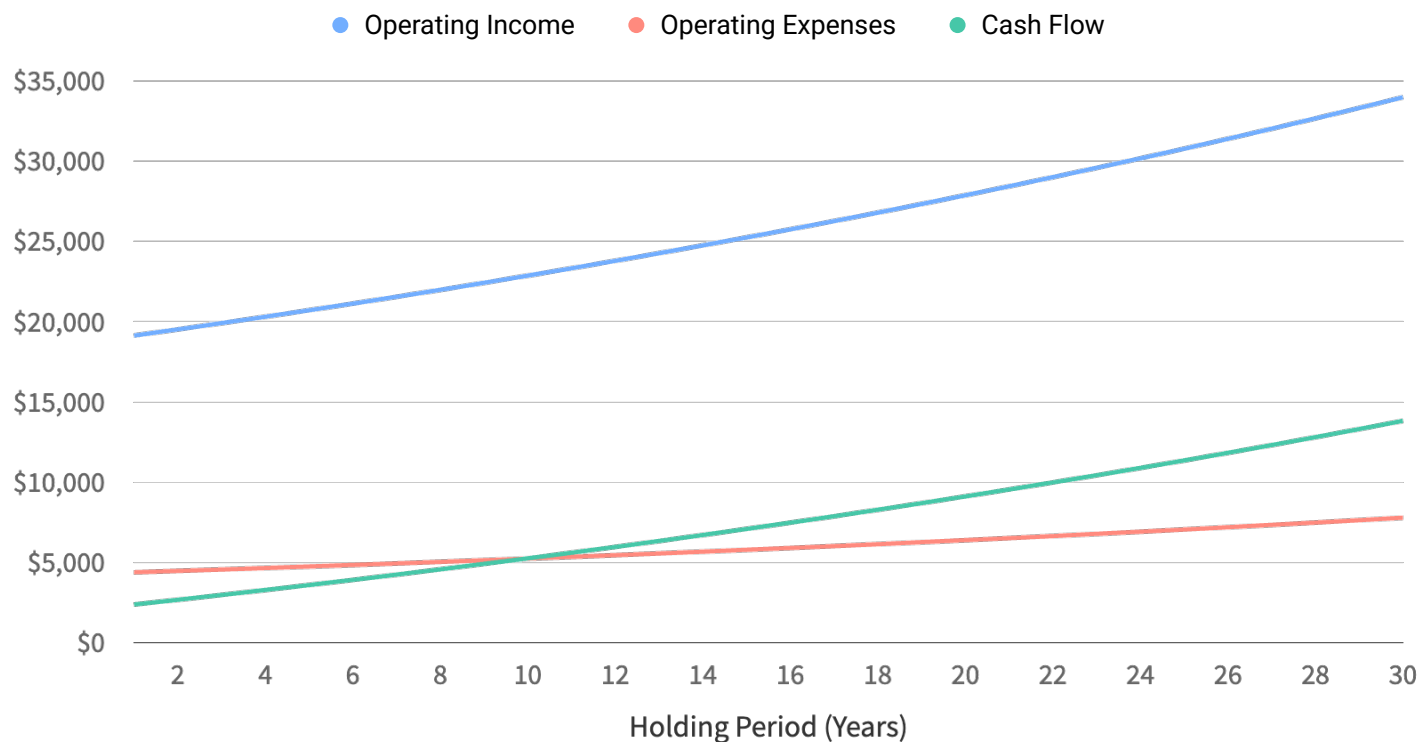
#### INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.9%	7%	7.1%	7.4%	8.2%	10%	12.2%
Cap Rate (Market Value):	6%	5.9%	5.9%	5.7%	5.5%	5%	4.5%
Cash on Cash Return:	4.8%	5.4%	6%	7.3%	10.6%	18.4%	28%
Return on Equity:	3.1%	3.1%	3.1%	3%	2.9%	2.7%	2.4%
Return on Investment:	31.2%	55.2%	80.6%	135.4%	298.5%	760.6%	1,467%
Internal Rate of Return:	31.2%	25.1%	22.6%	20%	16.8%	14.2%	13%

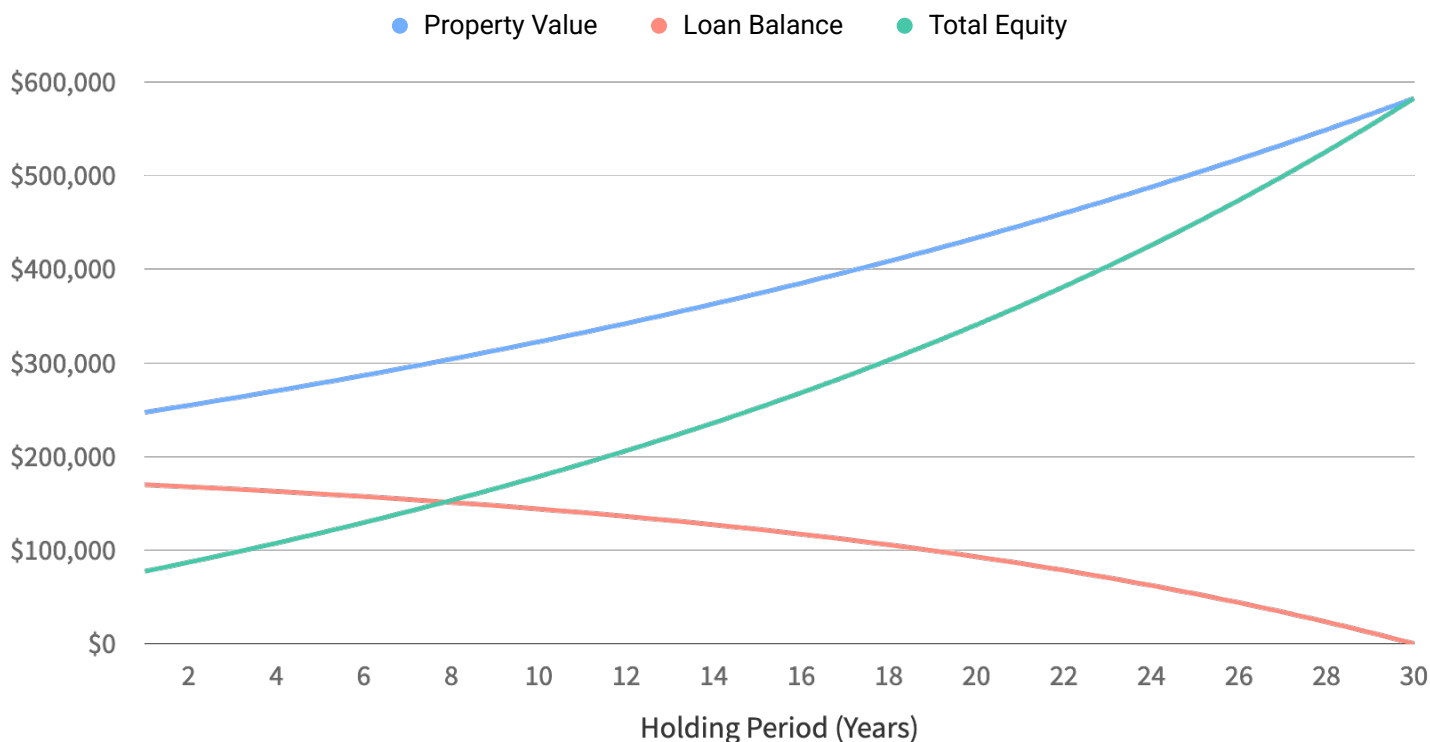
#### FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%
Gross Rent Multiplier:	12.92	13.04	13.17	13.43	14.1	15.55	17.14
Equity Multiple:	1.31	1.55	1.81	2.35	3.98	8.61	15.67
Break Even Ratio:	87.6%	86.3%	85.1%	82.6%	77%	67.3%	59.3%
Debt Coverage Ratio:	1.19	1.22	1.24	1.29	1.42	1.74	2.12
Debt Yield:	8.7%	9%	9.3%	10%	12.2%	23.1%	-

## Cash Flow Over Time



## Equity Over Time



## Recent Comparable Sales

Average Sale Price

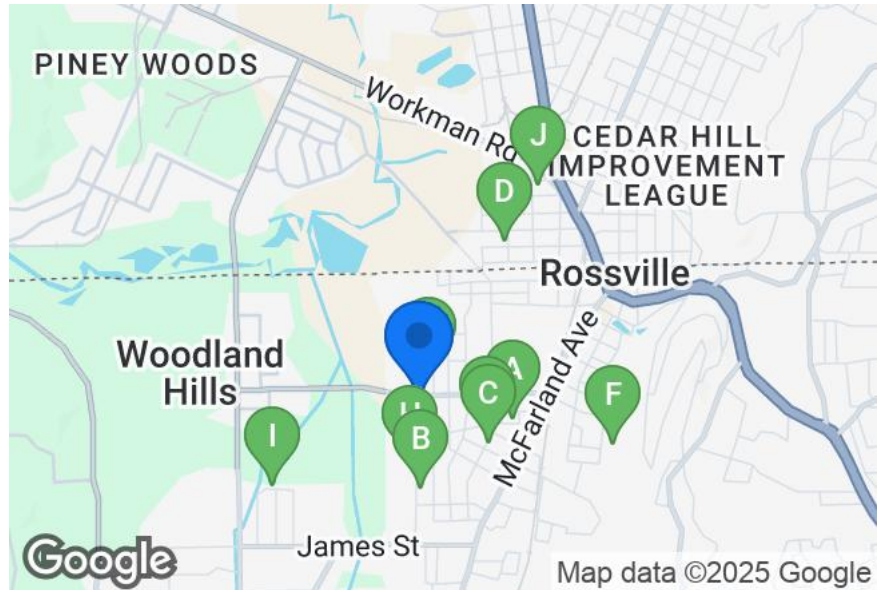
**\$ 237,500 (\$ 195/sq.ft.)**

\$ 169,900 - \$ 284,900

\$ 147/sq.ft. - \$ 237/sq.ft.

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

**\$ 221,700**



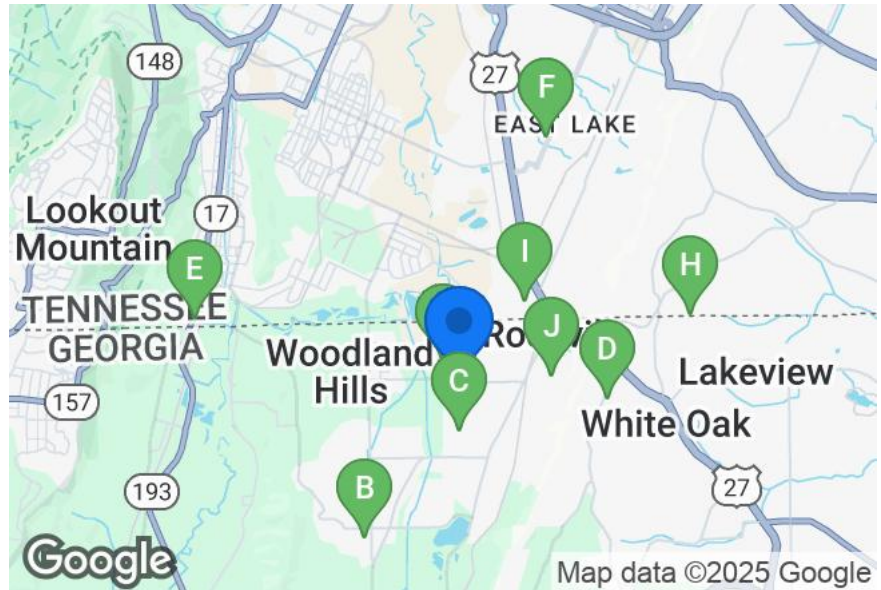
	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
	<b>700 Indian Ave</b> Rossville, GA 30741	<b>0 mi</b>	<b>100%</b>	<b>House</b> Built 1941	<b>3</b>	<b>2</b>	<b>1,139</b>	-	-
<b>A</b>	705 Cate St Rossville, GA 30741	0.34 mi	99.2%	House Built 2001	3	2	1,152	\$ 169,900 \$ 147.48/sq.ft.	07/03/2025 145 Days Ago
<b>B</b>	1102 Indian Ave Rossville, GA 30741	0.32 mi	99.0%	House Built 1942	3	2	1,169	\$ 229,900 \$ 196.66/sq.ft.	07/18/2025 130 Days Ago
<b>C</b>	916 Logan Ave Rossville, GA 30741	0.29 mi	98.7%	House Built 1932	3	2	1,209	\$ 209,999 \$ 173.70/sq.ft.	11/25/2025 Today
<b>D</b>	1417 E 50th St Chattanooga, TN 37407	0.65 mi	98.5%	House Built 2023	3	2	1,116	\$ 265,000 \$ 237.46/sq.ft.	11/25/2025 Today
<b>E</b>	200 W Oak St Rossville, GA 30741	0.27 mi	98.2%	House Built 2025	3	2	1,254	\$ 284,900 \$ 227.19/sq.ft.	11/25/2025 Today
<b>F</b>	3 Fox Chase St Rossville, GA 30741	0.72 mi	97.9%	House Built 2009	3	2	1,080	\$ 199,500 \$ 184.72/sq.ft.	11/25/2025 Today
<b>G</b>	63 Glenn Wade Dr Rossville, GA 30741	0.09 mi	97.8%	House Built 2005	3	2	1,328	\$ 247,500 \$ 186.37/sq.ft.	06/10/2025 168 Days Ago
<b>H</b>	817 Indian Ave Rossville, GA 30741	0.24 mi	97.3%	House Built 2025	3	2	1,350	\$ 269,000 \$ 199.26/sq.ft.	07/02/2025 146 Days Ago
<b>I</b>	635 N Sherry Dr Rossville, GA 30741	0.63 mi	97.1%	House Built 1957	3	2	1,296	\$ 229,800 \$ 177.31/sq.ft.	10/12/2025 44 Days Ago
<b>J</b>	1604 E 46th Street Pl Chattanooga, TN 37407	0.89 mi	97.1%	House Built 2025	3	2	1,248	\$ 270,000 \$ 216.35/sq.ft.	11/25/2025 Today














## Recent Comparable Rental Listings

Average Listed Rent  
**\$ 1,620 (\$ 1.39/sq.ft.)**  
 \$ 1,250 - \$ 2,200  
 \$ 1.03/sq.ft. - \$ 2/sq.ft.

Estimated Property Rent Based on  
 Average Rent/Sq.Ft.  
**\$ 1,580**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
 700 Indian Ave Rossville, GA 30741	0 mi	100%	House Built 1941	3	2	1,139	-	-
 285 Glenn Wade Dr Rossville, GA 30741	0.2 mi	97.6%	House	3	2	1,248	\$ 1,595 \$ 1.28/sq.ft.	11/25/2025 Today
 1613 Wilson Rd Rossville, GA 30741	1.32 mi	96.4%	House	3	2	1,216	\$ 1,250 \$ 1.03/sq.ft.	03/27/2025 243 Days Ago
 1104 Indian Ave Rossville, GA 30741	0.33 mi	96.3%	House	3	1.5	1,178	\$ 1,650 \$ 1.40/sq.ft.	07/31/2025 117 Days Ago
 132 Hogan Rd Rossville, GA 30741	1.08 mi	96.3%	House Built 1971	3	2	1,248	\$ 1,900 \$ 1.52/sq.ft.	11/25/2025 Today
 5708 Saint Elmo Ave Chattanooga, TN 37409	1.99 mi	96.1%	House	3	2	1,100	\$ 2,200 \$ 2/sq.ft.	11/03/2025 22 Days Ago
 3415 04th Ave Chattanooga, TN 37407	1.91 mi	96.1%	House Built 1988	3	2	1,092	\$ 1,425 \$ 1.30/sq.ft.	11/08/2025 17 Days Ago
 3415 4th Ave Chattanooga, TN 37407	1.91 mi	96.1%	House Built 1988	3	2	1,092	\$ 1,425 \$ 1.30/sq.ft.	11/09/2025 16 Days Ago
 3602 Missionaire Ave East Ridge, TN 37412	1.75 mi	96.1%	House	3	2	1,200	\$ 1,545 \$ 1.29/sq.ft.	07/28/2025 120 Days Ago
 1614 E 49th St Chattanooga, TN 37407	0.77 mi	96.0%	House	3	2.5	1,160	\$ 1,650 \$ 1.42/sq.ft.	07/01/2025 147 Days Ago
 411 Andrews St Rossville, GA 30741	0.67 mi	95.9%	House	3	1.5	1,170	\$ 1,600 \$ 1.37/sq.ft.	04/02/2025 237 Days Ago

## Property Photos









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