

7118 Shepherd View Cir

Investment Property - Buy & Hold

7118 Shepherd View Cir, Chattanooga, TN 37421

Multi-Family · 2 Units · 1,734 Sq.Ft.

\$ 342,000 Purchase Price · \$ 360,000 ARV

\$ 85,500 Cash Needed · \$ 443/mo Cash Flow · 7% Cap Rate · 6.2% COC



Property Description

ADDRESS

7118 Shepherd View Cir
Chattanooga, TN 37421

DESCRIPTION

Property Type: Multi-Family
Year Built: 1965
Lot Size: 43,560 sq.ft.
Zoning: R-1

UNIT INFORMATION

Total Units/Spaces: 2
Total Square Footage: 1,734

UNITS & RENT ROLL

2 Units - Residential

1 Beds / 1 Baths / 867 Sq.Ft.

Gross Rent: \$ 1,375 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 342,000
Amount Financed:	-	\$ 256,500
Down Payment:	=	\$ 85,500
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 85,500
After Repair Value:		\$ 360,000
ARV Per Square Foot:		\$ 207.6
Price Per Square Foot:		\$ 197.2
Price Per Unit:		\$ 171,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7% / 6.6%
Cash on Cash Return:		6.2%
Return on Equity:		4.5%
Return on Investment:		17.6%
Internal Rate of Return:		17.6%
Rent to Value:		0.8%
Gross Rent Multiplier:		10.36
Equity Multiple:		1.18
Break Even Ratio:		78.9%
Debt Coverage Ratio:		1.29
Debt Yield:		9.3%

PURCHASE COSTS

Total (0% of Price): **\$ 0**

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6%
Financing Of:	Price (75%)
Loan Amount:	\$ 256,500
LTC / LTV:	75% / 71.3%
Loan Payment:	\$ 1,538 Per Month \$ 18,454 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
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 (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 2,750	\$ 33,000
Vacancy (5%):	- \$ 138	\$ 1,650
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 2,612	\$ 31,350
Operating Expenses (24.2%):	- \$ 631	\$ 7,570
Net Operating Income:	= \$ 1,981	\$ 23,780
Loan Payments:	- \$ 1,538	\$ 18,454
Cash Flow:	= \$ 443	\$ 5,326
Cash Flow Per Unit:	\$ 222	\$ 2,663

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 67	\$ 800
Insurance:	\$ 167	\$ 2,000
Property Management:	\$ 170	\$ 2,040
Maintenance:	\$ 138	\$ 1,650
Capital Expenditures:	\$ 55	\$ 660
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 35	\$ 420
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 631	\$ 7,570

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:	\$ 33,000	\$ 33,660	\$ 34,333	\$ 35,720	\$ 39,438	\$ 48,075	\$ 58,603		
Vacancy:	- \$ 1,650	- \$ 1,683	- \$ 1,717	- \$ 1,786	- \$ 1,972	- \$ 2,404	- \$ 2,930		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 31,350	= \$ 31,977	= \$ 32,616	= \$ 33,934	= \$ 37,466	= \$ 45,671	= \$ 55,673		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 800	\$ 816	\$ 832	\$ 866	\$ 956	\$ 1,165	\$ 1,421		
Insurance:	+ \$ 2,000	+ \$ 2,040	+ \$ 2,081	+ \$ 2,165	+ \$ 2,390	+ \$ 2,914	+ \$ 3,552		
Property Management:	+ \$ 2,040	+ \$ 2,081	+ \$ 2,122	+ \$ 2,208	+ \$ 2,438	+ \$ 2,972	+ \$ 3,623		
Maintenance:	+ \$ 1,650	+ \$ 1,683	+ \$ 1,717	+ \$ 1,786	+ \$ 1,972	+ \$ 2,404	+ \$ 2,930		
Capital Expenditures:	+ \$ 660	+ \$ 673	+ \$ 687	+ \$ 714	+ \$ 789	+ \$ 961	+ \$ 1,172		
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Landscaping:	+ \$ 420	+ \$ 428	+ \$ 437	+ \$ 455	+ \$ 502	+ \$ 612	+ \$ 746		
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Expenses:	= \$ 7,570	= \$ 7,721	= \$ 7,876	= \$ 8,194	= \$ 9,047	= \$ 11,028	= \$ 13,444		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 31,350	\$ 31,977	\$ 32,616	\$ 33,934	\$ 37,466	\$ 45,671	\$ 55,673		
Operating Expenses:	- \$ 7,570	- \$ 7,721	- \$ 7,876	- \$ 8,194	- \$ 9,047	- \$ 11,028	- \$ 13,444		
Expense Ratio:	24.1%	24.1%	24.1%	24.1%	24.1%	24.1%	24.1%		
Net Operating Income:	= \$ 23,780	= \$ 24,256	= \$ 24,740	= \$ 25,740	= \$ 28,419	= \$ 34,643	= \$ 42,229		
Loan Payments:	- \$ 18,454	- \$ 18,454	- \$ 18,454	- \$ 18,454	- \$ 18,454	- \$ 18,454	- \$ 18,454		
Cash Flow:	= \$ 5,326	= \$ 5,802	= \$ 6,286	= \$ 7,286	= \$ 9,965	= \$ 16,189	= \$ 23,775		
Cash Flow Per Unit:	\$ 2,663	\$ 2,901	\$ 3,143	\$ 3,643	\$ 4,983	\$ 8,095	\$ 11,888		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 7,570	\$ 7,721	\$ 7,876	\$ 8,194	\$ 9,047	\$ 11,028	\$ 13,444		
Loan Interest:	+ \$ 15,304	+ \$ 15,110	+ \$ 14,904	+ \$ 14,452	+ \$ 13,056	+ \$ 8,633	+ \$ 586		
Depreciation:	+ \$ 12,436	+ \$ 12,436	+ \$ 12,436	+ \$ 12,436	+ \$ 12,436	+ \$ 12,436	+ \$ 0		
Total Deductions:	= \$ 35,311	= \$ 35,267	= \$ 35,216	= \$ 35,083	= \$ 34,540	= \$ 32,098	= \$ 14,030		

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION							
Property Value:	\$ 370,800	\$ 381,924	\$ 393,382	\$ 417,339	\$ 483,810	\$ 650,200	\$ 873,814
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 253,350	- \$ 250,006	- \$ 246,456	- \$ 238,684	- \$ 214,654	- \$ 138,519	- \$ 0
LTV Ratio:	68.3%	65.5%	62.7%	57.2%	44.4%	21.3%	-
Total Equity:	= \$ 117,450	= \$ 131,918	= \$ 146,926	= \$ 178,655	= \$ 269,156	= \$ 511,681	= \$ 873,814

SALE ANALYSIS

Equity:	\$ 117,450	\$ 131,918	\$ 146,926	\$ 178,655	\$ 269,156	\$ 511,681	\$ 873,814
Selling Costs (6%):	- \$ 22,248	- \$ 22,915	- \$ 23,603	- \$ 25,040	- \$ 29,029	- \$ 39,012	- \$ 52,429
Sale Proceeds:	= \$ 95,202	= \$ 109,003	= \$ 123,323	= \$ 153,614	= \$ 240,128	= \$ 472,669	= \$ 821,385
Cumulative Cash Flow:	+ \$ 5,326	+ \$ 11,128	+ \$ 17,414	+ \$ 31,482	+ \$ 75,849	+ \$ 208,715	+ \$ 411,087
Total Cash Invested:	- \$ 85,500	- \$ 85,500	- \$ 85,500	- \$ 85,500	- \$ 85,500	- \$ 85,500	- \$ 85,500
Total Profit:	= \$ 15,028	= \$ 34,631	= \$ 55,237	= \$ 99,596	= \$ 230,477	= \$ 595,884	= \$ 1,146,972

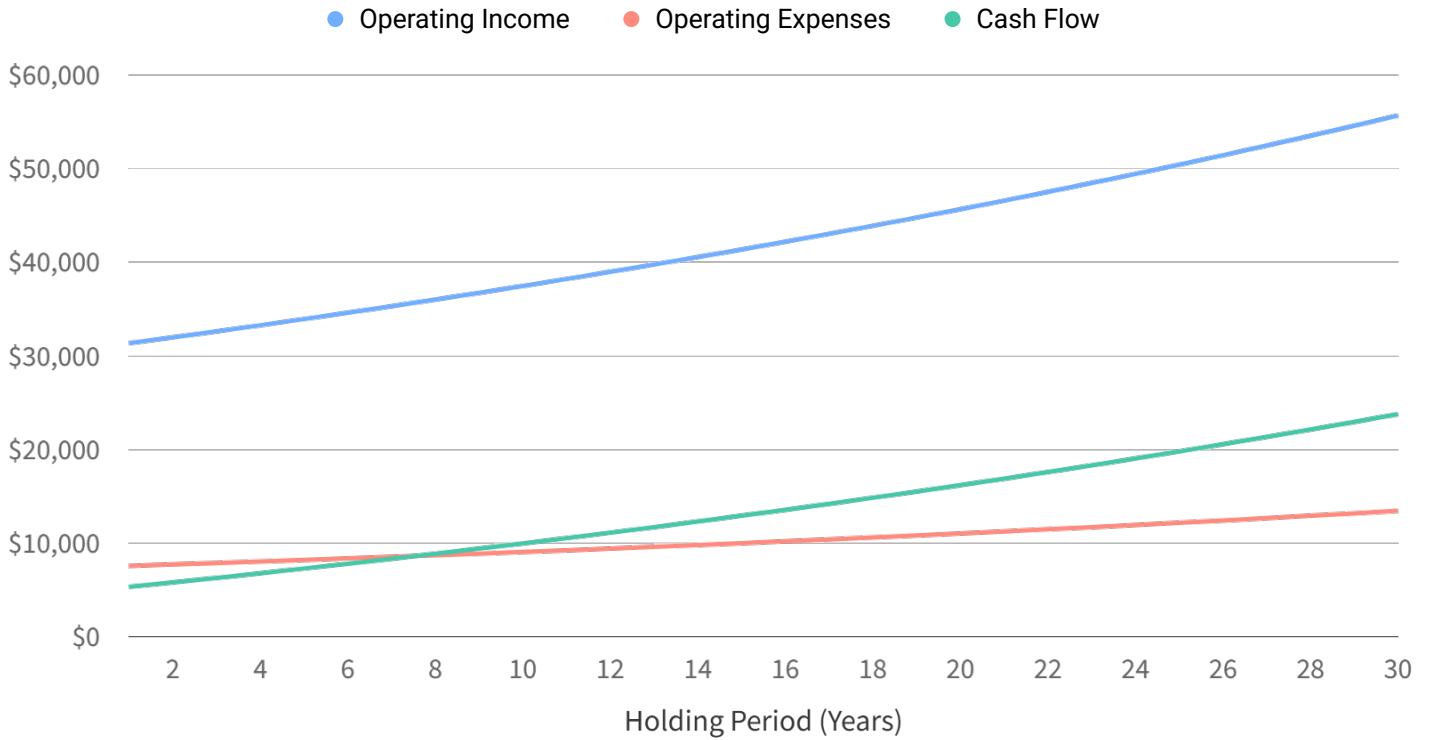
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7%	7.1%	7.2%	7.5%	8.3%	10.1%	12.3%
Cap Rate (Market Value):	6.4%	6.4%	6.3%	6.2%	5.9%	5.3%	4.8%
Cash on Cash Return:	6.2%	6.8%	7.4%	8.5%	11.7%	18.9%	27.8%
Return on Equity:	4.5%	4.4%	4.3%	4.1%	3.7%	3.2%	2.7%
Return on Investment:	17.6%	40.5%	64.6%	116.5%	269.6%	696.9%	1,341.5%
Internal Rate of Return:	17.6%	19%	19%	18.3%	16.4%	14.4%	13.3%

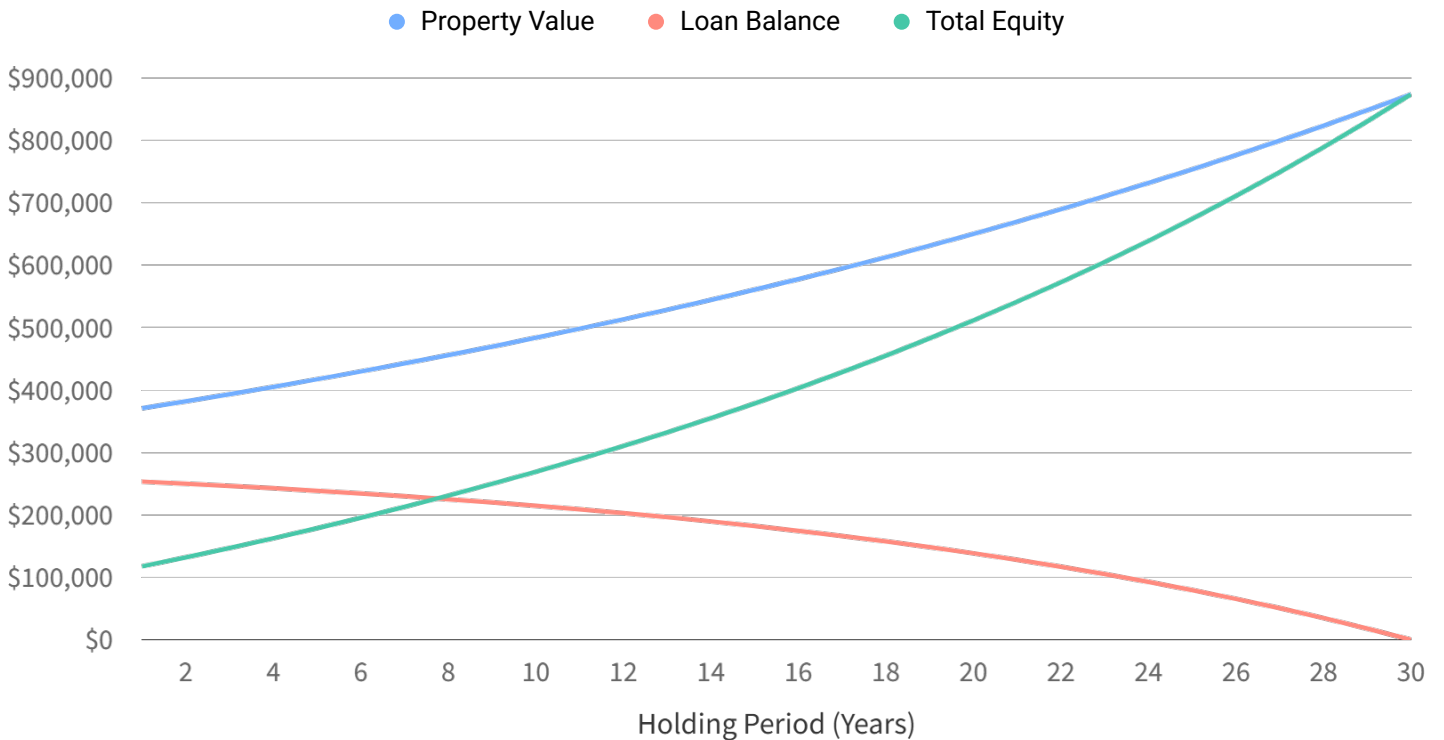
FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%
Gross Rent Multiplier:	11.24	11.35	11.46	11.68	12.27	13.52	14.91
Equity Multiple:	1.18	1.41	1.65	2.16	3.7	7.97	14.41
Break Even Ratio:	78.9%	77.8%	76.7%	74.6%	69.7%	61.3%	54.4%
Debt Coverage Ratio:	1.29	1.31	1.34	1.39	1.54	1.88	2.29
Debt Yield:	9.4%	9.7%	10%	10.8%	13.2%	25%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

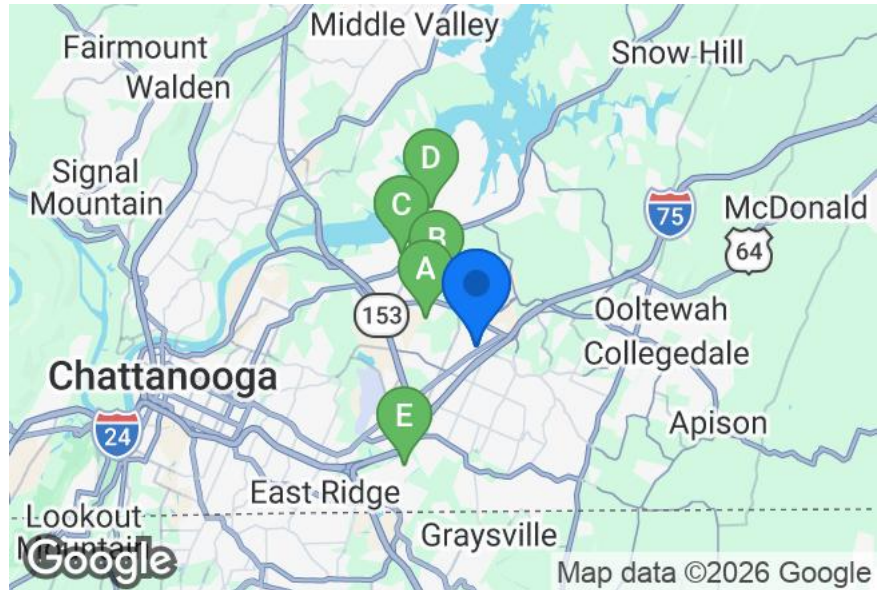
\$ 314,600 (\$ 176/sq.ft.)

\$ 263,000 - \$ 430,000

\$ 140/sq.ft. - \$ 236/sq.ft.

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

\$ 305,900



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 7118 Shepherd View Cir Chattanooga, TN 37421	0 mi	100%	Multi-Family Built 1965	-	2	1,734	-	-
A 6325 Plantation Dr Chattanooga, TN 37416	1.67 mi	85.3%	Multi-Family Built 1970	Studio	1	1,898	\$ 265,000 \$ 140/sq.ft.	12/08/2025 128 Days Ago
B 7757 Nautical Way Chattanooga, TN 37416	2.03 mi	83.0%	Multi-Family Built 1969	Studio	4	1,836	\$ 275,000 \$ 150/sq.ft.	12/18/2025 118 Days Ago
C 4053 Teakwood Dr Chattanooga, TN 37416	3.44 mi	81.6%	Multi-Family Built 1971	Studio	4	1,680	\$ 263,000 \$ 157/sq.ft.	01/20/2026 85 Days Ago
D 6008 Champion Rd Chattanooga, TN 37416	4.22 mi	78.6%	Multi-Family Built 1988	Studio	3	2,164	\$ 430,000 \$ 199/sq.ft.	01/23/2026 82 Days Ago
E 64 Frawley Rd Chattanooga, TN 37412	4.05 mi	73.5%	Multi-Family Built 1975	Studio	4	1,440	\$ 340,000 \$ 236/sq.ft.	10/28/2025 169 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

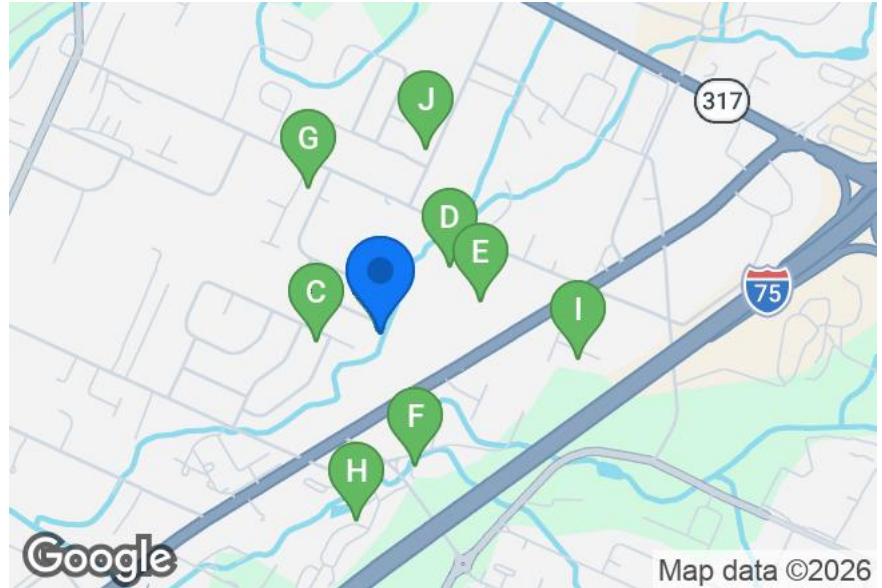
\$ 1,630 (\$ 1.34/sq.ft.)

\$ 1,065 - \$ 2,223

\$ 0.82/sq.ft. - \$ 1.65/sq.ft.

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

\$ 2,320



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 7118 Shepherd View Cir Chattanooga, TN 37421	0 mi	100%	Multi-Family Built 1965	-	2	1,734	-	-
A 7118 Shepherd View Cir Unit A Chattanooga, TN 37421	0.01 mi	68.4%	Commercial	2	1	867	\$ 1,345 \$ 1.55/ sq.ft.	04/15/2026 Today
B 7118 Shepherd View Cir Unit B Chattanooga, TN 37421	0.01 mi	68.4%	Commercial	2	1	867	\$ 1,345 \$ 1.55/ sq.ft.	04/15/2026 Today
C 7339 Brookside Dr Chattanooga, TN 37421	0.12 mi	67.9%	House	3	3	1,566	\$ 2,150 \$ 1.37/ sq.ft.	12/01/2025 135 Days Ago
D 7224 Tyner Rd Chattanooga, TN 37421	0.18 mi	67.8%	House Built 1926	3	1.5	1,779	\$ 1,450 \$ 0.82/ sq.ft.	01/29/2026 76 Days Ago
E 2704 Stone Trace Dr Chattanooga, TN 37421	0.19 mi	67.8%	Townhouse	3	2.5	1,585	\$ 1,795 \$ 1.13/ sq.ft.	04/15/2026 Today
F 7314 Courage Way Apt 102 Chattanooga, TN 37421	0.25 mi	67.4%	Commercial	2	2	1,200	\$ 1,295 \$ 1.08/ sq.ft.	09/14/2025 213 Days Ago
G 2733 Shepherd View Dr Chattanooga, TN 37421	0.29 mi	67.4%	House	3	2	1,250	\$ 1,750 \$ 1.40/ sq.ft.	01/20/2026 85 Days Ago
7310 Standifer Gap Rd	0.34 mi	67.3%	Commercial	1	1	644	\$ 1,065	04/15/2026

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
H	Chattanooga, TN 37421			Built 1985				\$ 1.65/ sq.ft.	Today
I	7406 Sonia Ln Chattanooga, TN 37421	0.36 mi	67.2%	Townhouse Built 2016	Studio	2.5	1,557	\$ 1,900 \$ 1.22/ sq.ft.	04/15/2026 Today
J	2823 Kirkman Rd Chattanooga, TN 37421	0.35 mi	67.1%	House	3	3	1,363	\$ 2,223 \$ 1.63/ sq.ft.	10/24/2025 173 Days Ago

Property Photos



FloPlan

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