

91 Circle Dr

Investment Property - Buy & Hold

91 Circle Dr, Rossville, GA 30741
Multi-Family · 2 Units · 2,092 Sq.Ft.

\$ 320,000 Purchase Price · \$ 325,000 ARV
\$ 80,000 Cash Needed · \$ 374/mo Cash Flow · 6.8% Cap Rate · 5.6% COC



Property Description

ADDRESS

91 Circle Dr
Rossville, GA 30741

DESCRIPTION

Property Type: Multi-Family
Year Built: 1947
Parking: Garage
Lot Size: 14,375 sq.ft.
MLS Number: 1369035

UNIT INFORMATION

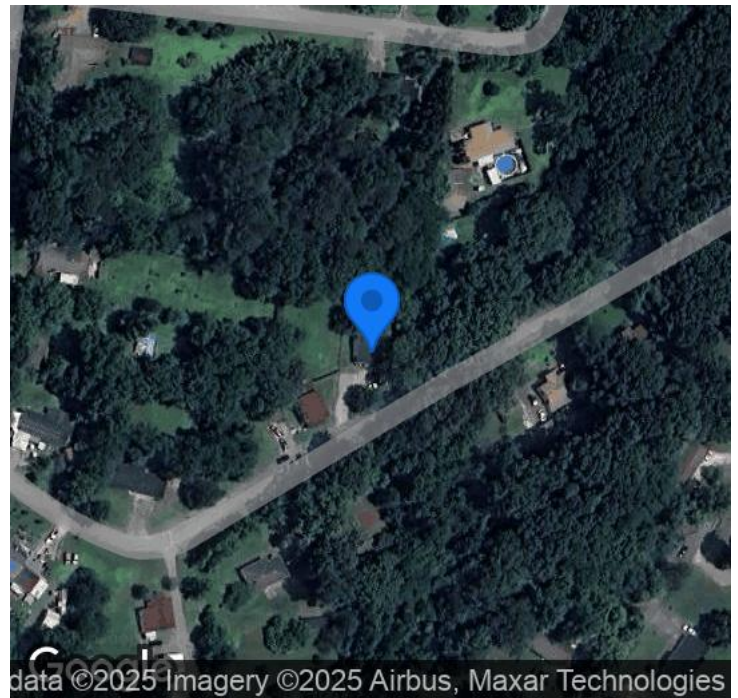
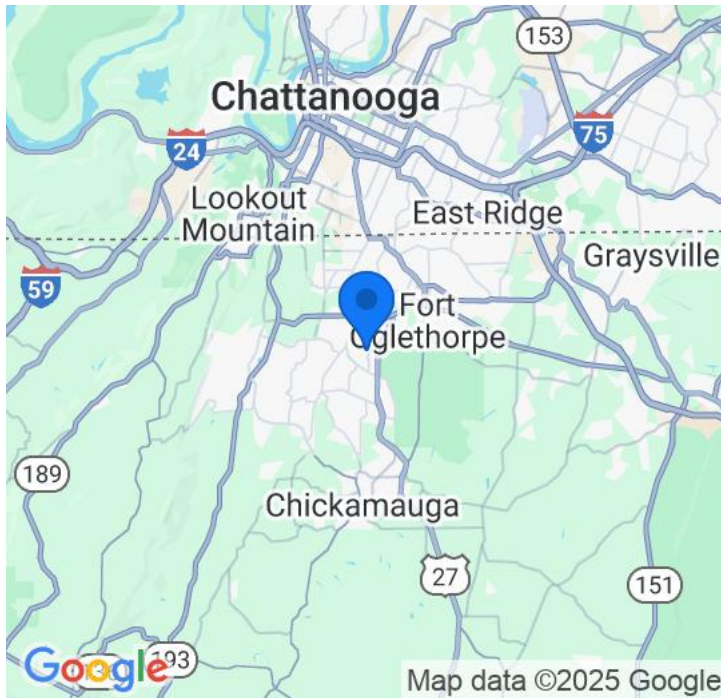
Total Units/Spaces: 2
Total Square Footage: 2,092

UNITS & RENT ROLL

2 Units - Residential

3 Beds / 1.5 Baths / 1,046 Sq.Ft.

Gross Rent: \$ 1,200 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 320,000
Amount Financed:	-	\$ 240,000
Down Payment:	=	\$ 80,000
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 80,000
After Repair Value:		\$ 325,000
ARV Per Square Foot:		\$ 155.4
Price Per Square Foot:		\$ 153
Price Per Unit:		\$ 160,000

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.8% / 6.7%
Cash on Cash Return:	5.6%
Return on Equity:	4.6%
Return on Investment:	2.6%
Internal Rate of Return:	2.6%
Rent to Value:	0.8%
Gross Rent Multiplier:	11.11
Equity Multiple:	1.03
Break Even Ratio:	84.4%
Debt Coverage Ratio:	1.26
Debt Yield:	9.1%

PURCHASE COSTS

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

Loan Type:	Amortizing, 30 Year
Interest Rate:	6%
Financing Of:	Price (75%)
Loan Amount:	\$ 240,000
LTC / LTV:	75% / 73.8%
Loan Payment:	\$ 1,439 Per Month \$ 17,267 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:	\$ 1,970

REHAB COSTS

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

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 2,400	\$ 28,800
Vacancy (-%):	-	\$ 0	\$ 0
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 2,400	\$ 28,800
Operating Expenses (24.5%):	-	\$ 587	\$ 7,044
Net Operating Income:	=	\$ 1,813	\$ 21,756
Loan Payments:	-	\$ 1,439	\$ 17,267
Cash Flow:	=	\$ 374	\$ 4,489
Cash Flow Per Unit:		\$ 187	\$ 2,245

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

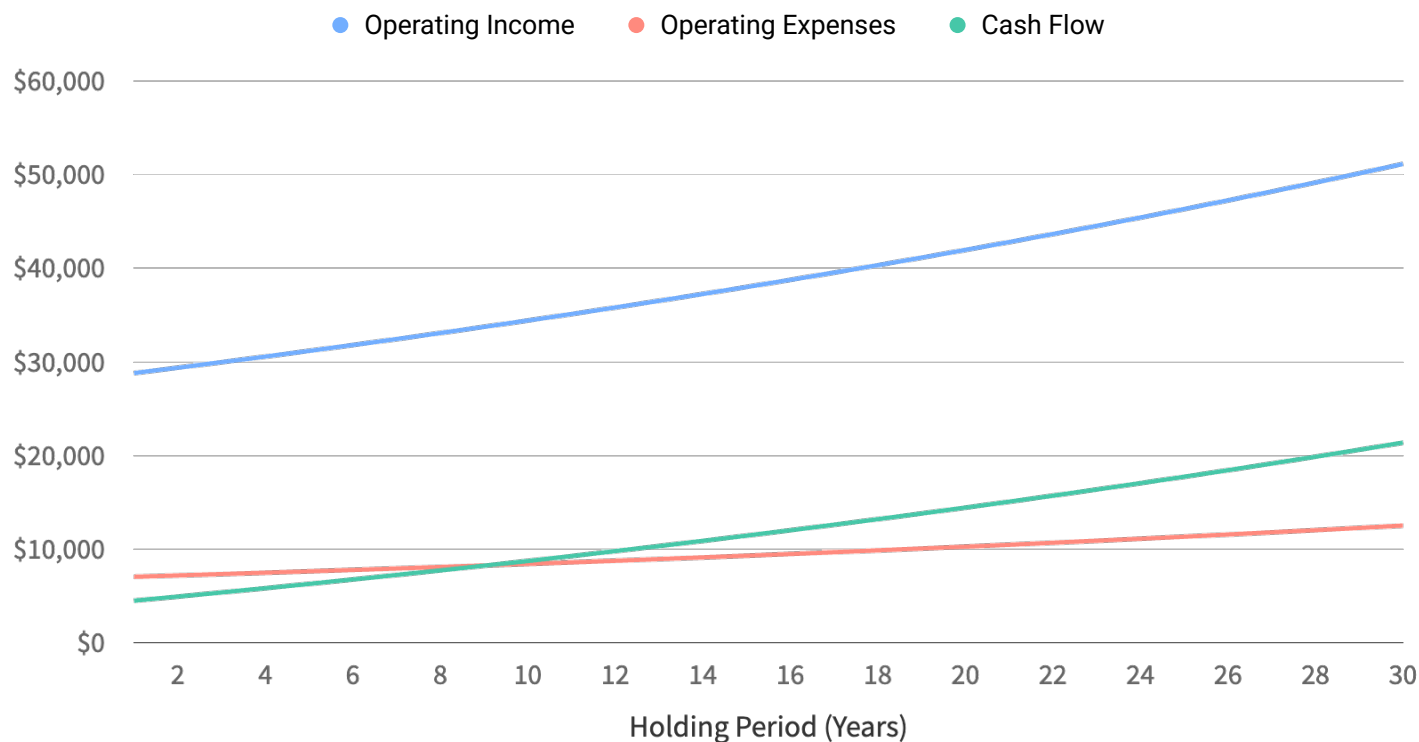
	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 125	\$ 1,500
Insurance:	\$ 100	\$ 1,200
Property Management:	\$ 170	\$ 2,040
Maintenance:	\$ 120	\$ 1,440
Capital Expenditures:	\$ 72	\$ 864
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 587	\$ 7,044

Buy & Hold Projections

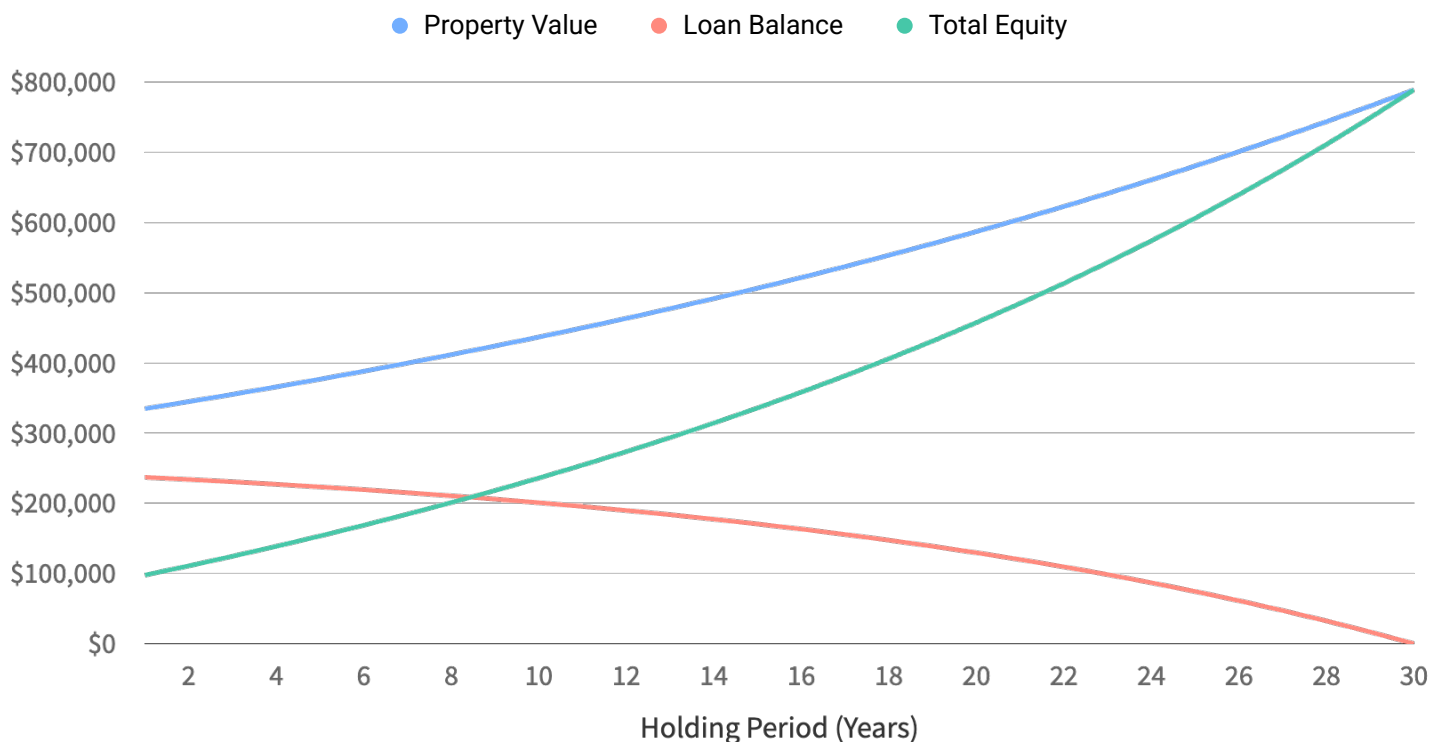
	APPRECIATION 3% Per Year		INCOME INCREASE 2% Per Year		EXPENSE INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
RENTAL INCOME								
Gross Rent:	\$ 28,800	\$ 29,376	\$ 29,964	\$ 31,174	\$ 34,419	\$ 41,956	\$ 51,144	
Vacancy:	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	
Vacancy Rate:	0%	0%	0%	0%	0%	0%	0%	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Income:	= \$ 28,800	= \$ 29,376	= \$ 29,964	= \$ 31,174	= \$ 34,419	= \$ 41,956	= \$ 51,144	
Income Increase:	2%	2%	2%	2%	2%	2%	2%	
OPERATING EXPENSES								
Property Taxes:	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,624	\$ 1,793	\$ 2,185	\$ 2,664	
Insurance:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131	
Property Management:	+ \$ 2,040	+ \$ 2,081	+ \$ 2,122	+ \$ 2,208	+ \$ 2,438	+ \$ 2,972	+ \$ 3,623	
Maintenance:	+ \$ 1,440	+ \$ 1,469	+ \$ 1,498	+ \$ 1,559	+ \$ 1,721	+ \$ 2,098	+ \$ 2,557	
Capital Expenditures:	+ \$ 864	+ \$ 881	+ \$ 899	+ \$ 935	+ \$ 1,033	+ \$ 1,259	+ \$ 1,534	
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:	= \$ 7,044	= \$ 7,185	= \$ 7,328	= \$ 7,625	= \$ 8,419	= \$ 10,262	= \$ 12,509	
Expense Increase:	2%	2%	2%	2%	2%	2%	2%	
CASH FLOW								
Operating Income:	\$ 28,800	\$ 29,376	\$ 29,964	\$ 31,174	\$ 34,419	\$ 41,956	\$ 51,144	
Operating Expenses:	- \$ 7,044	- \$ 7,185	- \$ 7,328	- \$ 7,625	- \$ 8,419	- \$ 10,262	- \$ 12,509	
Expense Ratio:	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	
Net Operating Income:	= \$ 21,756	= \$ 22,191	= \$ 22,636	= \$ 23,549	= \$ 26,000	= \$ 31,694	= \$ 38,635	
Loan Payments:	- \$ 17,267	- \$ 17,267	- \$ 17,267	- \$ 17,267	- \$ 17,267	- \$ 17,267	- \$ 17,267	
Cash Flow:	= \$ 4,489	= \$ 4,924	= \$ 5,369	= \$ 6,282	= \$ 8,733	= \$ 14,427	= \$ 21,368	
Cash Flow Per Unit:	\$ 2,245	\$ 2,462	\$ 2,685	\$ 3,141	\$ 4,367	\$ 7,214	\$ 10,684	
TAX BENEFITS & DEDUCTIONS								
Operating Expenses:	\$ 7,044	\$ 7,185	\$ 7,328	\$ 7,625	\$ 8,419	\$ 10,262	\$ 12,509	
Loan Interest:	+ \$ 14,320	+ \$ 14,138	+ \$ 13,945	+ \$ 13,523	+ \$ 12,216	+ \$ 8,078	+ \$ 548	
Depreciation:	+ \$ 11,565	+ \$ 11,565	+ \$ 11,565	+ \$ 11,565	+ \$ 11,565	+ \$ 11,565	+ \$ 0	
Total Deductions:	= \$ 32,929	= \$ 32,888	= \$ 32,838	= \$ 32,712	= \$ 32,200	= \$ 29,905	= \$ 13,057	

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION							
Property Value:	\$ 334,750	\$ 344,793	\$ 355,136	\$ 376,764	\$ 436,773	\$ 586,986	\$ 788,860
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 237,053	- \$ 233,924	- \$ 230,602	- \$ 223,330	- \$ 200,846	- \$ 129,609	- \$ 0
LTV Ratio:	70.8%	67.8%	64.9%	59.3%	46%	22.1%	-
Total Equity:	= \$ 97,697	= \$ 110,869	= \$ 124,534	= \$ 153,434	= \$ 235,927	= \$ 457,377	= \$ 788,860
SALE ANALYSIS							
Equity:	\$ 97,697	\$ 110,869	\$ 124,534	\$ 153,434	\$ 235,927	\$ 457,377	\$ 788,860
Selling Costs (6%):	- \$ 20,085	- \$ 20,688	- \$ 21,308	- \$ 22,606	- \$ 26,206	- \$ 35,219	- \$ 47,332
Sale Proceeds:	= \$ 77,612	= \$ 90,182	= \$ 103,226	= \$ 130,828	= \$ 209,721	= \$ 422,158	= \$ 741,528
Cumulative Cash Flow:	+ \$ 4,489	+ \$ 9,413	+ \$ 14,782	+ \$ 26,885	+ \$ 65,556	+ \$ 183,280	+ \$ 364,593
Total Cash Invested:	- \$ 80,000	- \$ 80,000	- \$ 80,000	- \$ 80,000	- \$ 80,000	- \$ 80,000	- \$ 80,000
Total Profit:	= \$ 2,101	= \$ 19,595	= \$ 38,008	= \$ 77,713	= \$ 195,277	= \$ 525,438	= \$ 1,026,121
INVESTMENT RETURNS							
Cap Rate (Purchase Price):	6.8%	6.9%	7.1%	7.4%	8.1%	9.9%	12.1%
Cap Rate (Market Value):	6.5%	6.4%	6.4%	6.3%	6%	5.4%	4.9%
Cash on Cash Return:	5.6%	6.2%	6.7%	7.9%	10.9%	18%	26.7%
Return on Equity:	4.6%	4.4%	4.3%	4.1%	3.7%	3.2%	2.7%
Return on Investment:	2.6%	24.5%	47.5%	97.1%	244.1%	656.8%	1,282.7%
Internal Rate of Return:	2.6%	11.9%	14.5%	15.8%	15.4%	13.8%	12.8%
FINANCIAL RATIOS							
Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.5%
Gross Rent Multiplier:	11.62	11.74	11.85	12.09	12.69	13.99	15.42
Equity Multiple:	1.03	1.24	1.48	1.97	3.44	7.57	13.83
Break Even Ratio:	84.4%	83.2%	82.1%	79.8%	74.6%	65.6%	58.2%
Debt Coverage Ratio:	1.26	1.29	1.31	1.36	1.51	1.84	2.24
Debt Yield:	9.2%	9.5%	9.8%	10.5%	12.9%	24.5%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

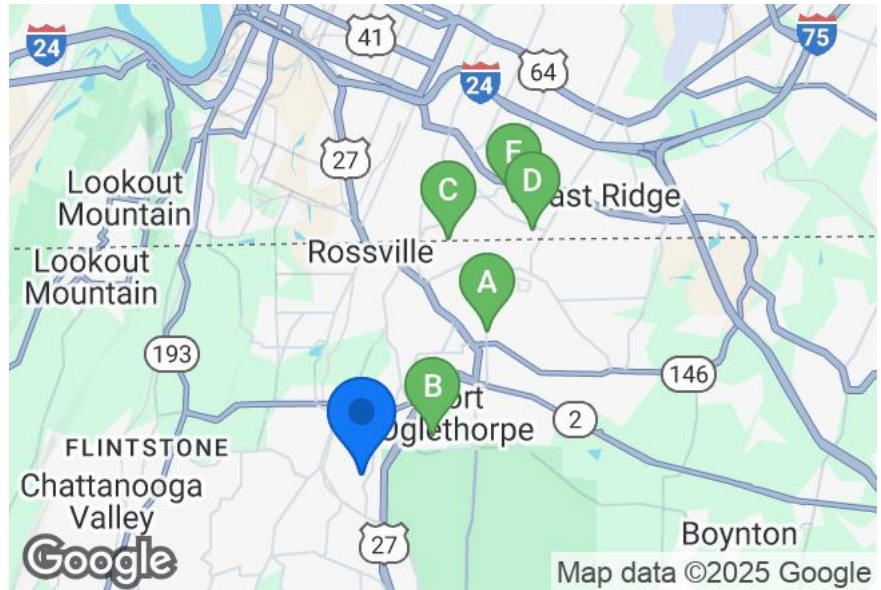
\$ 248,300 (\$ 133/sq.ft.)







\$ 160,000 - \$ 280,000

\$ 70/sq.ft. - \$ 152/sq.ft.

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

\$ 278,200

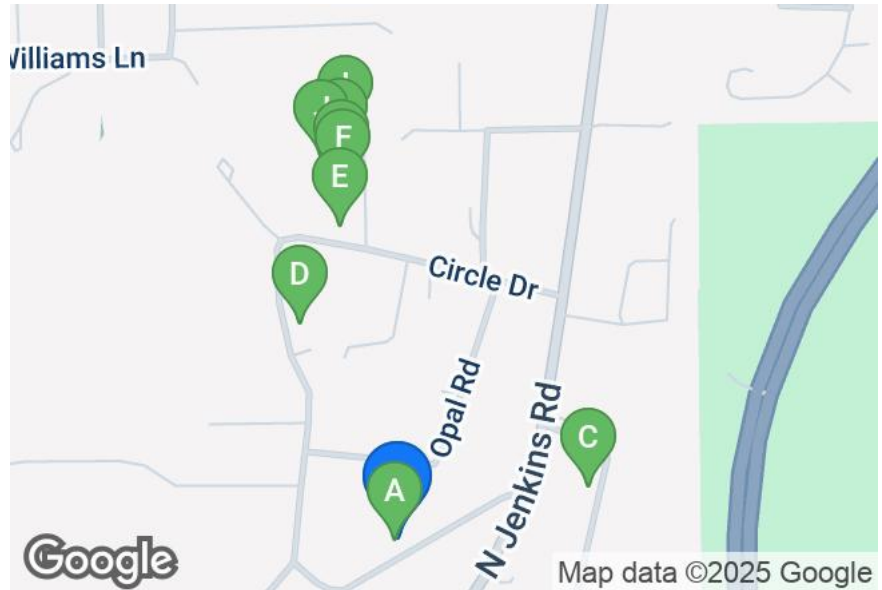


Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
 91 Circle Dr Rossville, GA 30741	0 mi	100%	Multi-Family Built 1947	5	3	2,092	-	-
 881 Cross St # 885 Rossville, GA 30741	2.76 mi	61.0%	Multi-Family Built 1973	Studio	2	1,809	\$ 275,000 \$ 152/sq.ft.	08/26/2025 36 Days Ago
 161 Orchard Ave Rossville, GA 30741	1.16 mi	59.0%	Multi-Family Built 1969	Studio	5	2,270	\$ 160,000 \$ 70/sq.ft.	05/27/2025 127 Days Ago
 3644 Missionaire Ave Chattanooga, TN 37412	3.63 mi	58.0%	Multi-Family Built 1976	Studio	2	1,858	\$ 280,000 \$ 151/sq.ft.	08/01/2025 61 Days Ago
 2139 Dugan St Chattanooga, TN 37412	4.33 mi	57.5%	Multi-Family Built 1965	Studio	2	1,880	\$ 270,000 \$ 144/sq.ft.	08/20/2025 42 Days Ago
 4128 E Ridge Dr Chattanooga, TN 37412	4.54 mi	52.6%	Multi-Family Built 1972	Studio	2	1,736	\$ 256,500 \$ 148/sq.ft.	06/23/2025 100 Days Ago

Recent Comparable Rental Listings

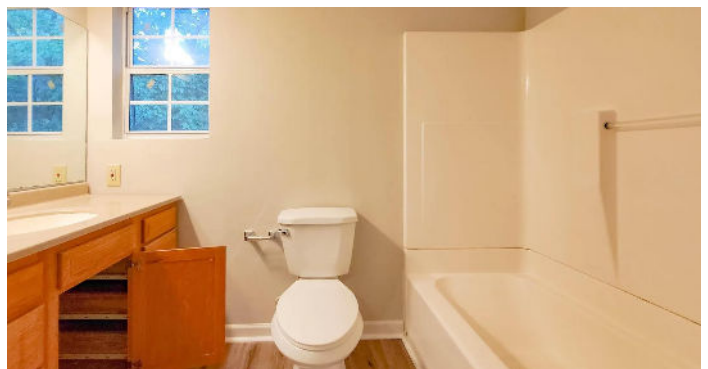
Average Listed Rent
\$ 1,020 (\$ 1.12/sq.ft.)
 \$ 899 - \$ 1,450
 \$ 1/sq.ft. - \$ 1.53/sq.ft.

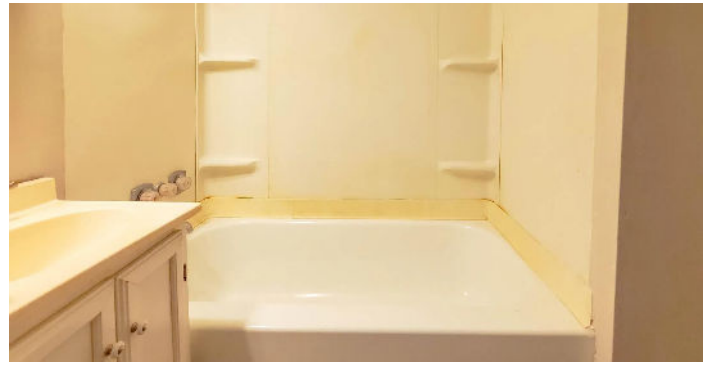
Estimated Property Rent Based on
 Average Rent/Sq.Ft.
\$ 2,340



	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
	91 Circle Dr Rossville, GA 30741	0 mi	100%	Multi-Family Built 1947	5	3	2,092	-	-
A	91 Circle Dr Apt A Rossville, GA 30741	0 mi	68.4%	Commercial	2	1	850	\$ 995 \$ 1.17/sq.ft.	09/30/2025 Today
B	91 Circle Dr Apt B Rossville, GA 30741	0 mi	68.3%	Commercial	3	2	1,300	\$ 1,350 \$ 1.04/sq.ft.	05/02/2025 151 Days Ago
C	13 Virginia Ave Rossville, GA 30741	0.18 mi	67.6%	House	2	1	768	\$ 1,000 \$ 1.30/sq.ft.	01/09/2025 264 Days Ago
D	45 Circle Dr Rossville, GA 30741	0.22 mi	67.6%	House	2	1	950	\$ 1,450 \$ 1.53/sq.ft.	06/05/2025 117 Days Ago
E	107 Woodcreek Dr # A7 Rossville, GA 30741	0.29 mi	67.4%	Commercial	2	1	900	\$ 899 \$ 1/sq.ft.	07/23/2025 69 Days Ago
F	204 Woodcreek Dr # B4 Rossville, GA 30741	0.32 mi	67.3%	Commercial	2	1	900	\$ 899 \$ 1/sq.ft.	08/08/2025 53 Days Ago
G	301 Woodcreek Dr # C1 Rossville, GA 30741	0.35 mi	67.2%	Commercial	2	1	-	\$ 900	09/20/2025 10 Days Ago
H	201 Woodcreek Dr # B1 Rossville, GA 30741	0.33 mi	67.2%	Commercial	2	1	900	\$ 899 \$ 1/sq.ft.	05/23/2025 130 Days Ago
I	308 Woodcreek Dr # C8 Rossville, GA 30741	0.37 mi	67.2%	Commercial	2	1	900	\$ 900 \$ 1/sq.ft.	09/30/2025 Today
J	305 Woodcreek Dr # C5 Rossville, GA 30741	0.35 mi	67.2%	Commercial	2	1	900	\$ 925 \$ 1.03/sq.ft.	06/25/2025 97 Days Ago

Property Photos





Additional Information

Recently renovated duplex in Rossville! This duplex has a 3 BR / 2 BA on one side and 2 BR / 1 BA on the other. Renovated over the past 1-3 years include: New HVAC unit, New Roof, Replumbed with Pex Piping, Bathroom subfloor replaced, interior remodels with paint, flooring, appliances, and more. Fully occupied and cash flowing. Gross income is \$1850 per month or \$22,200 per year. There is potential for rental increases upon renewals. Do not disturb tenants. No showings until there is a contract during the inspection period.

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