

248 East Ave Flintstone GA 30725

Investment Property - Buy & Hold

248 East Ave, Flintstone, GA 30725
House · 2 Beds · 1 Baths · 1,046 Sq.Ft.

Tenant Occupied

\$ 190,000 Purchase Price · \$ 200,000 ARV
\$ 47,500 Cash Needed · \$ 226/mo Cash Flow · 6.8% Cap Rate · 5.7% COC



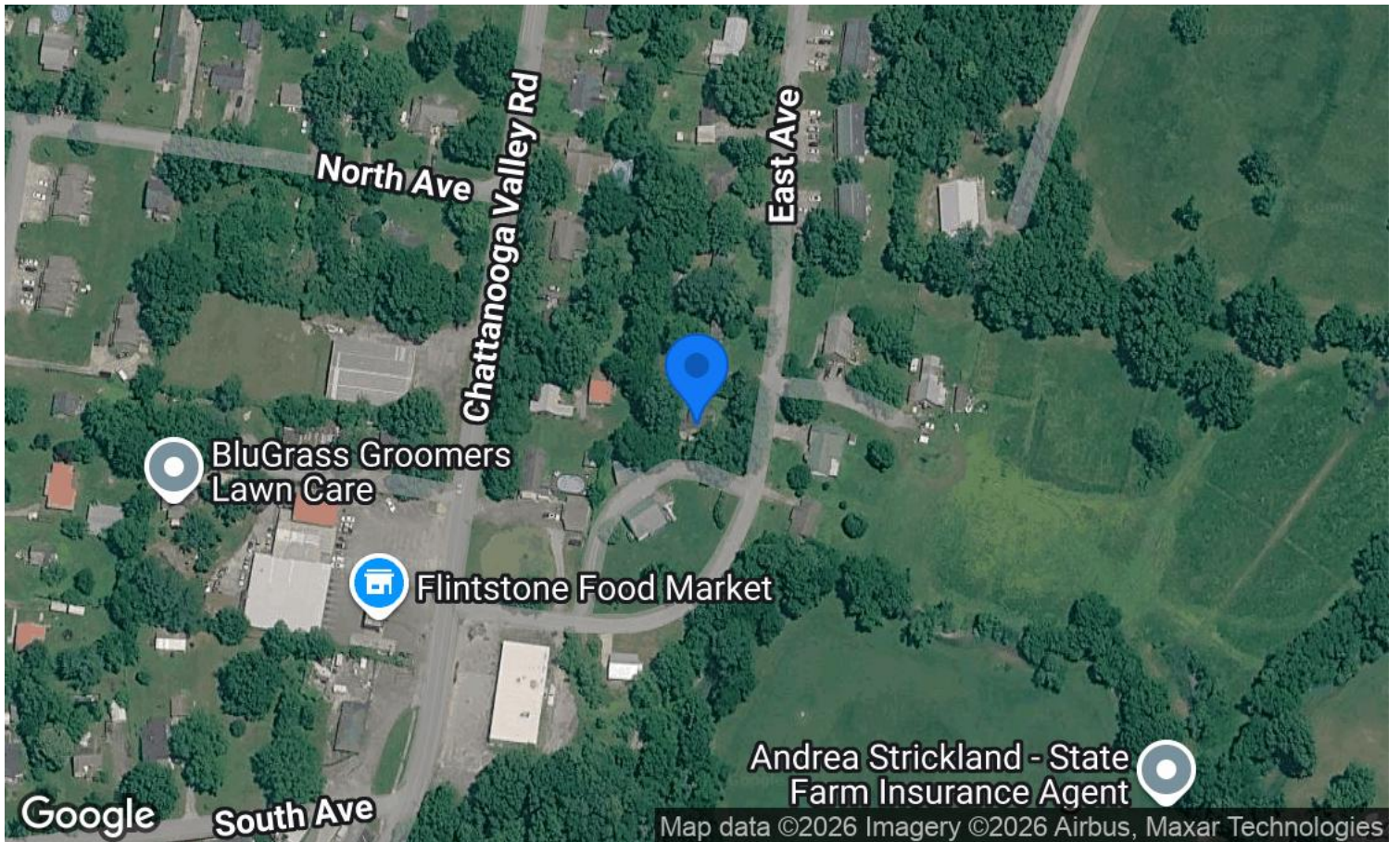
Property Description

ADDRESS

248 East Ave
Flintstone, GA 30725

DESCRIPTION

Property Type:	House
Beds / Baths:	2 BR / 1 BA
Square Footage:	1,046



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 190,000
Amount Financed:	-	\$ 142,500
Down Payment:	=	\$ 47,500
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 47,500
After Repair Value:		\$ 200,000
ARV Per Square Foot:		\$ 191.2
Price Per Square Foot:		\$ 181.6

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.8% / 6.5%
Cash on Cash Return:	5.7%
Return on Equity:	4.2%
Return on Investment:	17.1%
Internal Rate of Return:	17.1%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.96
Equity Multiple:	1.17
Break Even Ratio:	84.3%
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:	\$ 142,500
LTC / LTV:	75% / 71.3%
Loan Payment:	\$ 854 Per Month \$ 10,252 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:	\$ 7,000

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:	\$ 1,445	\$ 17,340
Vacancy (-%):	-	\$ 0
Other Income:	+	\$ 0
Operating Income:	=	\$ 1,445
Operating Expenses (25.2%):	-	\$ 4,374
Net Operating Income:	=	\$ 1,081
Loan Payments:	-	\$ 10,252
Cash Flow:	=	\$ 227

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 97	\$ 1,160
Insurance:	\$ 67	\$ 800
Property Management:	\$ 100	\$ 1,200
Maintenance:	\$ 72	\$ 867
Capital Expenditures:	\$ 29	\$ 347
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 364	\$ 4,374

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:	\$ 17,340	\$ 17,687	\$ 18,041	\$ 18,769	\$ 20,723	\$ 25,261	\$ 30,793		
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:	= \$ 17,340	= \$ 17,687	= \$ 18,041	= \$ 18,769	= \$ 20,723	= \$ 25,261	= \$ 30,793		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 1,160	\$ 1,183	\$ 1,207	\$ 1,256	\$ 1,386	\$ 1,690	\$ 2,060		
Insurance:	+ \$ 800	+ \$ 816	+ \$ 832	+ \$ 866	+ \$ 956	+ \$ 1,165	+ \$ 1,421		
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Maintenance:	+ \$ 867	+ \$ 884	+ \$ 902	+ \$ 938	+ \$ 1,036	+ \$ 1,263	+ \$ 1,540		
Capital Expenditures:	+ \$ 347	+ \$ 354	+ \$ 361	+ \$ 375	+ \$ 414	+ \$ 505	+ \$ 616		
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:	= \$ 4,374	= \$ 4,461	= \$ 4,550	= \$ 4,734	= \$ 5,226	= \$ 6,371	= \$ 7,768		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 17,340	\$ 17,687	\$ 18,041	\$ 18,769	\$ 20,723	\$ 25,261	\$ 30,793		
Operating Expenses:	- \$ 4,374	- \$ 4,461	- \$ 4,550	- \$ 4,734	- \$ 5,226	- \$ 6,371	- \$ 7,768		
Expense Ratio:	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%	25.2%		
Net Operating Income:	= \$ 12,966	= \$ 13,226	= \$ 13,491	= \$ 14,035	= \$ 15,497	= \$ 18,890	= \$ 23,025		
Loan Payments:	- \$ 10,252	- \$ 10,252	- \$ 10,252	- \$ 10,252	- \$ 10,252	- \$ 10,252	- \$ 10,252		
Cash Flow:	= \$ 2,714	= \$ 2,974	= \$ 3,239	= \$ 3,783	= \$ 5,245	= \$ 8,638	= \$ 12,773		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 4,374	\$ 4,461	\$ 4,550	\$ 4,734	\$ 5,226	\$ 6,371	\$ 7,768		
Loan Interest:	+ \$ 8,502	+ \$ 8,394	+ \$ 8,280	+ \$ 8,029	+ \$ 7,253	+ \$ 4,796	+ \$ 326		
Depreciation:	+ \$ 6,655	+ \$ 6,655	+ \$ 6,655	+ \$ 6,655	+ \$ 6,655	+ \$ 6,655	+ \$ 0		
Total Deductions:	= \$ 19,531	= \$ 19,510	= \$ 19,484	= \$ 19,418	= \$ 19,134	= \$ 17,822	= \$ 8,094		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 206,000	\$ 212,180	\$ 218,545	\$ 231,855	\$ 268,783	\$ 361,222	\$ 485,452
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 140,750	- \$ 138,892	- \$ 136,920	- \$ 132,602	- \$ 119,252	- \$ 76,955	- \$ 0
LTV Ratio:	68.3%	65.5%	62.7%	57.2%	44.4%	21.3%	-
Total Equity:	= \$ 65,250	= \$ 73,288	= \$ 81,625	= \$ 99,253	= \$ 149,531	= \$ 284,267	= \$ 485,452

SALE ANALYSIS

Equity:	\$ 65,250	\$ 73,288	\$ 81,625	\$ 99,253	\$ 149,531	\$ 284,267	\$ 485,452
Selling Costs (6%):	- \$ 12,360	- \$ 12,731	- \$ 13,113	- \$ 13,911	- \$ 16,127	- \$ 21,673	- \$ 29,127
Blue Proceeds:	= \$ 52,890	= \$ 60,557	= \$ 68,513	= \$ 85,341	= \$ 133,404	= \$ 262,594	= \$ 456,325
Cumulative Cash Flow:	+ \$ 2,714	+ \$ 5,688	+ \$ 8,927	+ \$ 16,218	+ \$ 39,462	+ \$ 110,008	+ \$ 218,454
Total Cash Invested:	- \$ 47,500	- \$ 47,500	- \$ 47,500	- \$ 47,500	- \$ 47,500	- \$ 47,500	- \$ 47,500
Total Profit:	= \$ 8,104	= \$ 18,745	= \$ 29,940	= \$ 54,059	= \$ 125,366	= \$ 325,102	= \$ 627,279

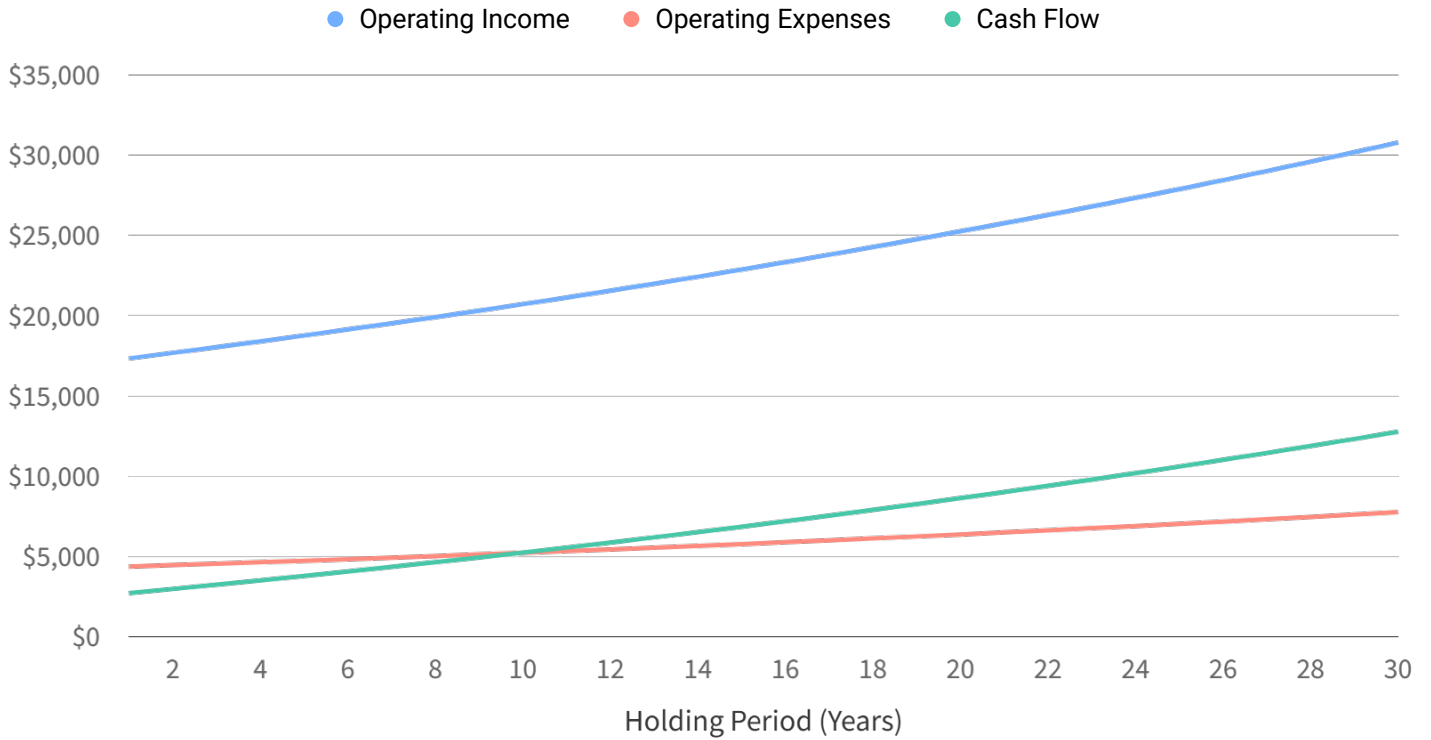
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.8%	7%	7.1%	7.4%	8.2%	9.9%	12.1%
Cap Rate (Market Value):	6.3%	6.2%	6.2%	6.1%	5.8%	5.2%	4.7%
Cash on Cash Return:	5.7%	6.3%	6.8%	8%	11%	18.2%	26.9%
Return on Equity:	4.2%	4.1%	4%	3.8%	3.5%	3%	2.6%
Return on Investment:	17.1%	39.5%	63%	113.8%	263.9%	684.4%	1,320.6%
Internal Rate of Return:	17.1%	18.5%	18.5%	17.8%	16.1%	14%	13%

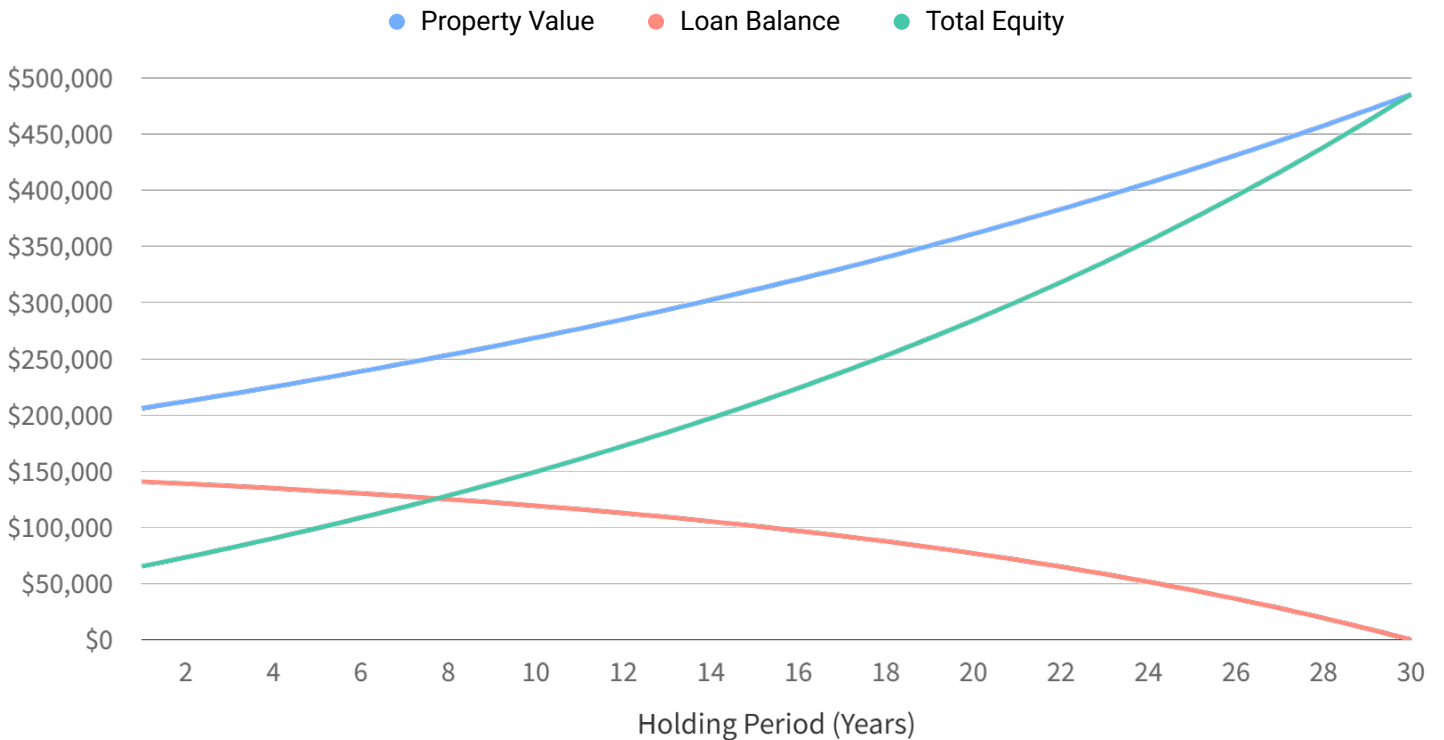
FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.5%
Gross Rent Multiplier:	11.88	12	12.11	12.35	12.97	14.3	15.77
Equity Multiple:	1.17	1.39	1.63	2.14	3.64	7.84	14.21
Break Even Ratio:	84.3%	83.2%	82%	79.8%	74.7%	65.8%	58.5%
Debt Coverage Ratio:	1.26	1.29	1.32	1.37	1.51	1.84	2.25
Debt Yield:	9.2%	9.5%	9.9%	10.6%	13%	24.5%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

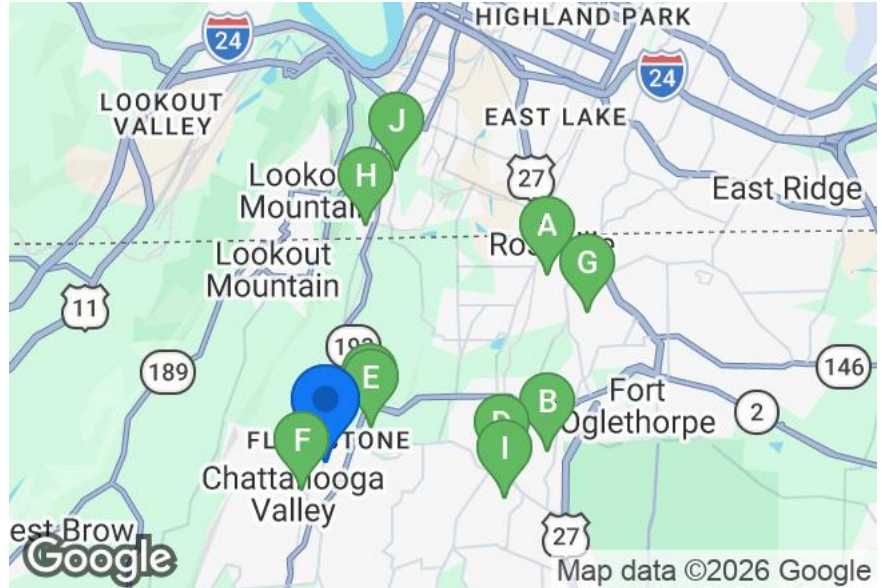
\$ 228,300 (\$ 195/sq.ft.)

\$ 65,000 - \$ 397,500

\$ 77/sq.ft. - \$ 301/sq.ft.

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

\$ 203,400



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 248 East Ave Flintstone, GA 30725	0 mi	100%	House	2	1	1,046	-	-
A 707 Bronson St Rossville, GA 30741	4.22 mi	81.5%	House Built 1957	3	1	1,008	\$ 175,000 \$ 174/sq.ft.	02/17/2026 51 Days Ago
B 11 Circle Dr Rossville, GA 30741	3.22 mi	77.3%	House Built 1947	Studio	1	840	\$ 65,000 \$ 77/sq.ft.	02/17/2026 51 Days Ago
C 588 Tinker Bell Cir Flintstone, GA 30725	0.86 mi	75.9%	House Built 1975	Studio	2	1,352	\$ 245,000 \$ 181/sq.ft.	12/02/2025 128 Days Ago
D 130 Sycamore Dr Rossville, GA 30741	2.56 mi	75.1%	House Built 1964	Studio	2	1,433	\$ 315,000 \$ 220/sq.ft.	02/26/2026 42 Days Ago
E 209 Cinderella Dr Flintstone, GA 30725	0.83 mi	74.8%	House Built 1969	Studio	2	1,468	\$ 275,000 \$ 187/sq.ft.	12/02/2025 128 Days Ago
F 123 Reed Ln Flintstone, GA 30725	0.55 mi	74.5%	House Built 1959	Studio	2	1,370	\$ 165,000 \$ 120/sq.ft.	10/24/2025 167 Days Ago
G 406 Hollywood Dr Rossville, GA 30741	4.38 mi	74.5%	House Built 1952	Studio	1	816	\$ 139,000 \$ 170/sq.ft.	02/23/2026 45 Days Ago
H 5601 Alabama Ave Chattanooga, TN 37409	3.49 mi	73.9%	House Built 1946	Studio	1	1,372	\$ 397,500 \$ 290/sq.ft.	01/16/2026 83 Days Ago
I 137 Hidden Valley Rd Rossville, GA 30741	2.66 mi	71.9%	House Built 1962	Studio	2	1,098	\$ 246,800 \$ 225/sq.ft.	10/22/2025 169 Days Ago
J 4508 Balcomb St Chattanooga, TN 37409	4.36 mi	71.7%	House Built 1960	Studio	1	864	\$ 259,900 \$ 301/sq.ft.	12/19/2025 111 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

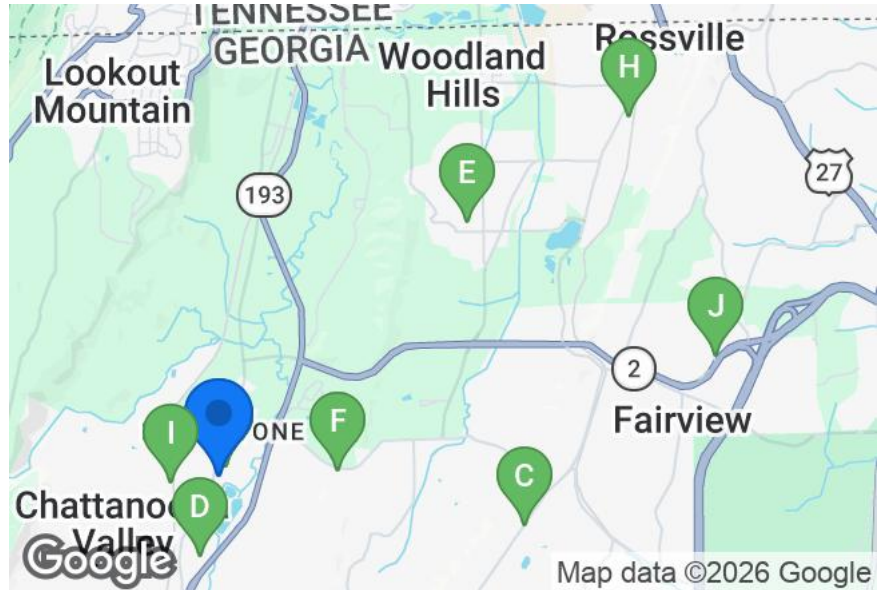
\$ 1,080 (\$ 1.09/sq.ft.)

\$ 849 - \$ 1,295

\$ 0.85/sq.ft. - \$ 1.33/sq.ft.

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

\$ 1,140



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 248 East Ave Flintstone, GA 30725	0 mi	100%	House	2	1	1,046	-	-
A 181 East Ave Apt 4 Flintstone, GA 30725	0.08 mi	98.8%	House Built 1996	2	1	1,000	\$ 915 \$ 0.92/sq.ft.	02/25/2026 43 Days Ago
B 181 East Ave Flintstone, GA 30725	0.08 mi	96.4%	House Built 1996	2	1.5	1,000	\$ 849 \$ 0.85/sq.ft.	10/07/2025 184 Days Ago
C 516 Mission Ridge Rd Rossville, GA 30741	2.25 mi	96.4%	House	2	1	1,040	\$ 1,200 \$ 1.15/sq.ft.	11/22/2025 138 Days Ago
D 3891 Chattanooga Valley Rd Flintstone, GA 30725	0.6 mi	95.7%	House	2	1	900	\$ 1,200 \$ 1.33/sq.ft.	01/13/2026 86 Days Ago
E 1535 Myrt St Rossville, GA 30741	2.59 mi	95.3%	House	2	1	1,015	\$ 1,295 \$ 1.28/sq.ft.	09/20/2025 201 Days Ago
F 3929 Happy Valley Rd Chattanooga Valley, GA 30725	0.86 mi	94.3%	House	2	1.5	1,140	\$ 1,145 \$ 1/sq.ft.	08/18/2025 234 Days Ago
G 181 East Ave Apt 1 Flintstone, GA 30725	0.08 mi	93.9%	House	2	1	-	\$ 925	01/19/2026 80 Days Ago
H 105 E Oak St Rossville, GA 30741	3.97 mi	93.7%	House Built 1932	2	1	1,036	\$ 999 \$ 0.96/sq.ft.	10/31/2025 160 Days Ago
I 523 Mountain View Cir Flintstone, GA 30725	0.36 mi	93.7%	House	2	2	1,000	\$ 1,200 \$ 1.20/sq.ft.	04/07/2026 2 Days Ago
J 830 Schmitt Rd Rossville, GA 30741	3.72 mi	93.2%	House	2	1	1,000	\$ 1,100 \$ 1.10/sq.ft.	08/02/2025 250 Days Ago

Property Photos







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