

1104 Queens Dr

Investment Property - Buy & Hold

1104 Queens Dr, Chattanooga, TN 37406
House · 3 Beds · 2 Baths · 1,536 Sq.Ft.

\$ 227,500 Purchase Price · \$ 250,000 ARV
\$ 56,875 Cash Needed · \$ 270/mo Cash Flow · 7% Cap Rate · 5.7% COC



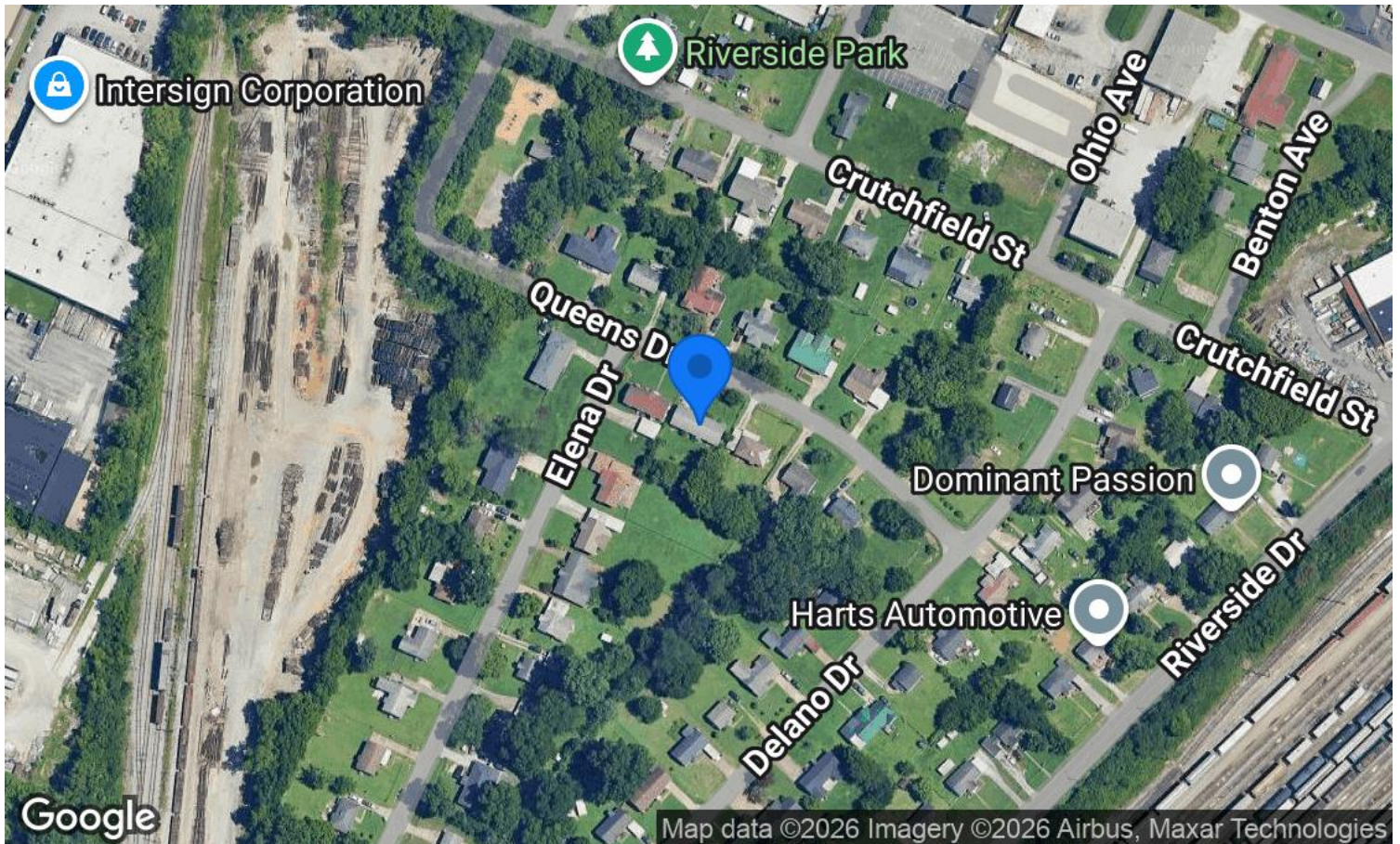
Property Description

ADDRESS

1104 Queens Dr
Chattanooga, TN 37406

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,536
Year Built:	1951
Lot Size:	43,560 sq.ft.
Zoning:	R-1
MLS Number:	1397517



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 227,500
Amount Financed:	-	\$ 170,625
Down Payment:	=	\$ 56,875
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 56,875
After Repair Value:		\$ 250,000
ARV Per Square Foot:		\$ 162.8
Price Per Square Foot:		\$ 148.1

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7% / 6.3%
Cash on Cash Return:		5.7%
Return on Equity:		3.6%
Return on Investment:		34.8%
Internal Rate of Return:		34.8%
Rent to Value:		0.8%
Gross Rent Multiplier:		10.68
Equity Multiple:		1.35
Break Even Ratio:		79.8%
Debt Coverage Ratio:		1.26
Debt Yield:		9.3%

PURCHASE COSTS

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

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.25%
Financing Of:	Price (75%)
Loan Amount:	\$ 170,625
LTC / LTV:	75% / 68.3%
Loan Payment:	\$ 1,051 Per Month \$ 12,607 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:		\$ 1,775	\$ 21,300
Vacancy (5%):	-	\$ 89	\$ 1,065
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 1,686	\$ 20,235
Operating Expenses (21.7%):	-	\$ 366	\$ 4,391
Net Operating Income:	=	\$ 1,320	\$ 15,844
Loan Payments:	-	\$ 1,051	\$ 12,607
Cash Flow:	=	\$ 269	\$ 3,237

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

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 50	\$ 600
Insurance:		\$ 92	\$ 1,100
Property Management:		\$ 100	\$ 1,200
Maintenance:		\$ 89	\$ 1,065
Capital Expenditures:		\$ 36	\$ 426
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 366	\$ 4,391

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:	\$ 21,300	\$ 21,726	\$ 22,161	\$ 23,056	\$ 25,455	\$ 31,030	\$ 37,825		
Vacancy:	- \$ 1,065	- \$ 1,086	- \$ 1,108	- \$ 1,153	- \$ 1,273	- \$ 1,552	- \$ 1,891		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 20,235	= \$ 20,640	= \$ 21,053	= \$ 21,903	= \$ 24,182	= \$ 29,478	= \$ 35,934		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 600	\$ 612	\$ 624	\$ 649	\$ 717	\$ 874	\$ 1,066		
Insurance:	+ \$ 1,100	+ \$ 1,122	+ \$ 1,144	+ \$ 1,191	+ \$ 1,315	+ \$ 1,602	+ \$ 1,953		
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Maintenance:	+ \$ 1,065	+ \$ 1,086	+ \$ 1,108	+ \$ 1,153	+ \$ 1,273	+ \$ 1,552	+ \$ 1,891		
Capital Expenditures:	+ \$ 426	+ \$ 435	+ \$ 443	+ \$ 461	+ \$ 509	+ \$ 621	+ \$ 757		
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:	= \$ 4,391	= \$ 4,479	= \$ 4,567	= \$ 4,753	= \$ 5,248	= \$ 6,397	= \$ 7,798		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 20,235	\$ 20,640	\$ 21,053	\$ 21,903	\$ 24,182	\$ 29,478	\$ 35,934		
Operating Expenses:	- \$ 4,391	- \$ 4,479	- \$ 4,567	- \$ 4,753	- \$ 5,248	- \$ 6,397	- \$ 7,798		
Expense Ratio:	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%		
Net Operating Income:	= \$ 15,844	= \$ 16,161	= \$ 16,486	= \$ 17,150	= \$ 18,934	= \$ 23,081	= \$ 28,136		
Loan Payments:	- \$ 12,607	- \$ 12,607	- \$ 12,607	- \$ 12,607	- \$ 12,607	- \$ 12,607	- \$ 12,607		
Cash Flow:	= \$ 3,237	= \$ 3,554	= \$ 3,879	= \$ 4,543	= \$ 6,327	= \$ 10,474	= \$ 15,529		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 4,391	\$ 4,479	\$ 4,567	\$ 4,753	\$ 5,248	\$ 6,397	\$ 7,798		
Loan Interest:	+ \$ 10,607	+ \$ 10,479	+ \$ 10,342	+ \$ 10,041	+ \$ 9,103	+ \$ 6,071	+ \$ 417		
Depreciation:	+ \$ 8,273	+ \$ 8,273	+ \$ 8,273	+ \$ 8,273	+ \$ 8,273	+ \$ 8,273	+ \$ 0		
Total Deductions:	= \$ 23,271	= \$ 23,231	= \$ 23,182	= \$ 23,067	= \$ 22,624	= \$ 20,741	= \$ 8,215		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 257,500	\$ 265,225	\$ 273,182	\$ 289,819	\$ 335,979	\$ 451,528	\$ 606,816
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 168,626	- \$ 166,498	- \$ 164,233	- \$ 159,257	- \$ 143,731	- \$ 93,567	- \$ 0
LTV Ratio:	65.5%	62.8%	60.1%	55%	42.8%	20.7%	-
Total Equity:	= \$ 88,874	= \$ 98,727	= \$ 108,949	= \$ 130,562	= \$ 192,248	= \$ 357,961	= \$ 606,816

SALE ANALYSIS

Equity:	\$ 88,874	\$ 98,727	\$ 108,949	\$ 130,562	\$ 192,248	\$ 357,961	\$ 606,816
Selling Costs (6%):	- \$ 15,450	- \$ 15,914	- \$ 16,391	- \$ 17,389	- \$ 20,159	- \$ 27,092	- \$ 36,409
Blue Proceeds:	= \$ 73,424	= \$ 82,814	= \$ 92,558	= \$ 113,173	= \$ 172,090	= \$ 330,870	= \$ 570,407
Cumulative Cash Flow:	+ \$ 3,237	+ \$ 6,791	+ \$ 10,670	+ \$ 19,421	+ \$ 47,421	+ \$ 132,835	+ \$ 264,559
Total Cash Invested:	- \$ 56,875	- \$ 56,875	- \$ 56,875	- \$ 56,875	- \$ 56,875	- \$ 56,875	- \$ 56,875
Total Profit:	= \$ 19,786	= \$ 32,730	= \$ 46,353	= \$ 75,719	= \$ 162,636	= \$ 406,830	= \$ 778,091

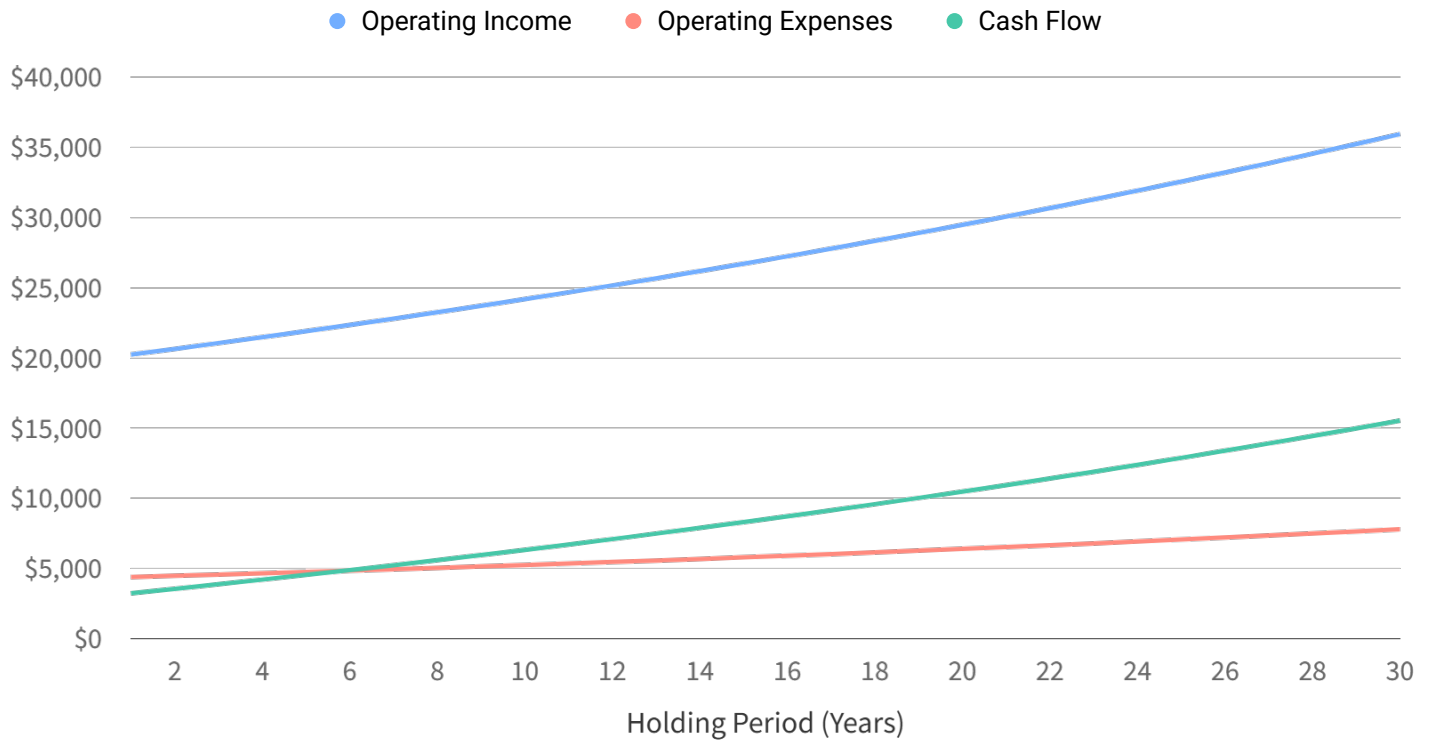
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7%	7.1%	7.2%	7.5%	8.3%	10.1%	12.4%
Cap Rate (Market Value):	6.2%	6.1%	6%	5.9%	5.6%	5.1%	4.6%
Cash on Cash Return:	5.7%	6.2%	6.8%	8%	11.1%	18.4%	27.3%
Return on Equity:	3.6%	3.6%	3.6%	3.5%	3.3%	2.9%	2.6%
Return on Investment:	34.8%	57.5%	81.5%	133.1%	286%	715.3%	1,368.1%
Internal Rate of Return:	34.8%	26.1%	22.9%	19.9%	16.8%	14.2%	13.1%

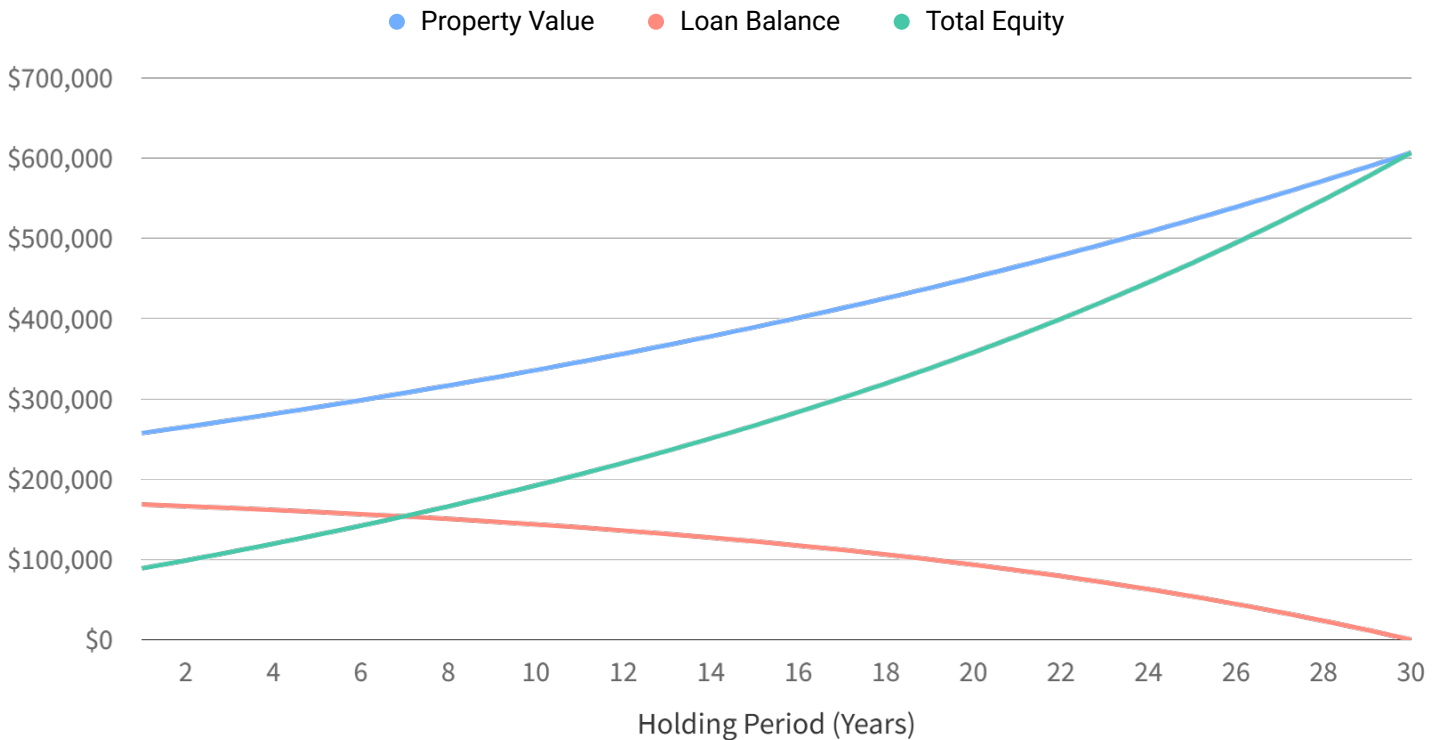
FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.5%
Gross Rent Multiplier:	12.09	12.21	12.33	12.57	13.2	14.55	16.04
Equity Multiple:	1.35	1.58	1.82	2.33	3.86	8.15	14.68
Break Even Ratio:	79.8%	78.6%	77.5%	75.3%	70.1%	61.2%	53.9%
Debt Coverage Ratio:	1.26	1.28	1.31	1.36	1.5	1.83	2.23
Debt Yield:	9.4%	9.7%	10%	10.8%	13.2%	24.7%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

\$ 235,400 (\$ 163/sq.ft.)

\$ 60,000 - \$ 700,000

\$ 56/sq.ft. - \$ 399/sq.ft.

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

\$ 250,100



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 1104 Queens Dr Chattanooga, TN 37406	0 mi	100%	House Built 1951	3	2	1,536	-	-
A 1614 Hixson Pike Chattanooga, TN 37405	1.37 mi	77.6%	House Built 1972	Studio	2	1,372	\$ 182,500 \$ 133/sq.ft.	02/27/2026 47 Days Ago
B 2401 Ocoee St Chattanooga, TN 37406	1.15 mi	77.6%	House Built 1960	Studio	2	1,453	\$ 140,000 \$ 96/sq.ft.	01/30/2026 75 Days Ago
C 1108 Crutchfield St Chattanooga, TN 37406	0.07 mi	77.0%	House Built 1958	Studio	2	1,072	\$ 140,000 \$ 131/sq.ft.	02/10/2026 64 Days Ago
D 3015 Towerway Dr Chattanooga, TN 37406	1.82 mi	75.8%	House Built 1969	Studio	2	1,750	\$ 272,000 \$ 155/sq.ft.	02/24/2026 50 Days Ago
E 2115 Riverside Dr Chattanooga, TN 37406	0.11 mi	74.9%	House Built 1950	Studio	1	1,008	\$ 204,340 \$ 203/sq.ft.	03/06/2026 40 Days Ago
F 1302 Wisdom St Chattanooga, TN 37406	0.92 mi	74.9%	House Built 1950	Studio	1	1,080	\$ 60,000 \$ 56/sq.ft.	04/01/2026 14 Days Ago
G 1129 Westwood Ave Chattanooga, TN 37405	1.43 mi	74.5%	House Built 1940	Studio	2	1,590	\$ 450,000 \$ 283/sq.ft.	12/08/2025 128 Days Ago
H 607 Orr St Chattanooga, TN 37405	1.57 mi	74.4%	House Built 1930	Studio	3	1,755	\$ 700,000 \$ 399/sq.ft.	03/06/2026 40 Days Ago
I 3107 Wood Ave Chattanooga, TN 37406	0.81 mi	74.3%	House Built 1941	Studio	1	1,064	\$ 80,000 \$ 75/sq.ft.	03/17/2026 29 Days Ago
J 2308 Elmendorf St Chattanooga, TN 37406	1.23 mi	73.8%	House Built 1940	Studio	1	1,288	\$ 125,000 \$ 97/sq.ft.	02/12/2026 62 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

\$ 2,070 (\$ 1.38/sq.ft.)

\$ 1,350 - \$ 2,800

\$ 0.95/sq.ft. - \$ 2.03/sq.ft.

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

\$ 2,110



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 1104 Queens Dr Chattanooga, TN 37406	0 mi	100%	House Built 1951	3	2	1,536	-	-
A 2027 Ruby St Chattanooga, TN 37406	0.8 mi	98.6%	House	3	2	1,550	\$ 1,663 \$ 1.07/sq.ft.	03/25/2026 21 Days Ago
B 2719 Orton St Chattanooga, TN 37406	0.79 mi	98.1%	House	3	2	1,583	\$ 1,500 \$ 0.95/sq.ft.	01/28/2026 77 Days Ago
C 711 Barton Ave Chattanooga, TN 37405	1.4 mi	97.4%	House Built 1955	3	2	1,560	\$ 2,000 \$ 1.28/sq.ft.	08/11/2025 247 Days Ago
D 908 Glenwood Dr Chattanooga, TN 37406	1.79 mi	97.0%	House	3	2	1,554	\$ 1,500 \$ 0.97/sq.ft.	02/27/2026 47 Days Ago
E 423 Money Tree Ln Chattanooga, TN 37405	1.72 mi	96.2%	House Built 1910	3	2	1,460	\$ 2,200 \$ 1.51/sq.ft.	11/14/2025 152 Days Ago
F 1027 Winthrop St Chattanooga, TN 37405	1.46 mi	95.3%	House Built 1920	3	2	1,378	\$ 2,800 \$ 2.03/sq.ft.	03/22/2026 24 Days Ago
G 1713 Rubio St Chattanooga, TN 37406	0.91 mi	94.7%	House	3	2	1,287	\$ 1,350 \$ 1.05/sq.ft.	03/17/2026 29 Days Ago
H 1701 Roberts Pl Chattanooga, TN 37404	1.75 mi	94.4%	House	3	2	1,350	\$ 2,400 \$ 1.78/sq.ft.	11/10/2025 156 Days Ago
I 1044 Dartmouth St Chattanooga, TN 37405	1.5 mi	94.3%	House Built 1919	3	2.5	1,600	\$ 2,595 \$ 1.62/sq.ft.	07/28/2025 261 Days Ago
J 1229 Highland Dr Chattanooga, TN 37405	1.45 mi	94.2%	House Built 1940	3	2	1,800	\$ 2,700 \$ 1.50/sq.ft.	07/21/2025 268 Days Ago

Property Photos



Additional Information

Unlock the potential in this charming 3-bedroom, 1.5-bath ranch-style home, perfectly situated for investors or those seeking a rewarding fixer-upper project. Located right across from the serene Riverside Park, this property offers more than just a home—it provides a lifestyle. Just 7 minutes from the locally acclaimed Tennessee Aquarium and only 10 minutes from shopping and dining in Hixson, convenience and recreation are at your doorstep. With its solid bones and desirable single-story layout, this property is an ideal canvas to create a modern gem. The spacious living area, cozy bedrooms, and a generous backyard are ready for your creative touch. Don't miss this rare opportunity to build equity and bring your vision to life in a prime location? schedule a showing today and start planning your next great investment!

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DATA SOURCES

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