

# 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

**\$ 180,000 Purchase Price · \$ 200,000 ARV**  
**\$ 45,000 Cash Needed · \$ 271/mo Cash Flow · 7.2% Cap Rate · 7.2% COC**



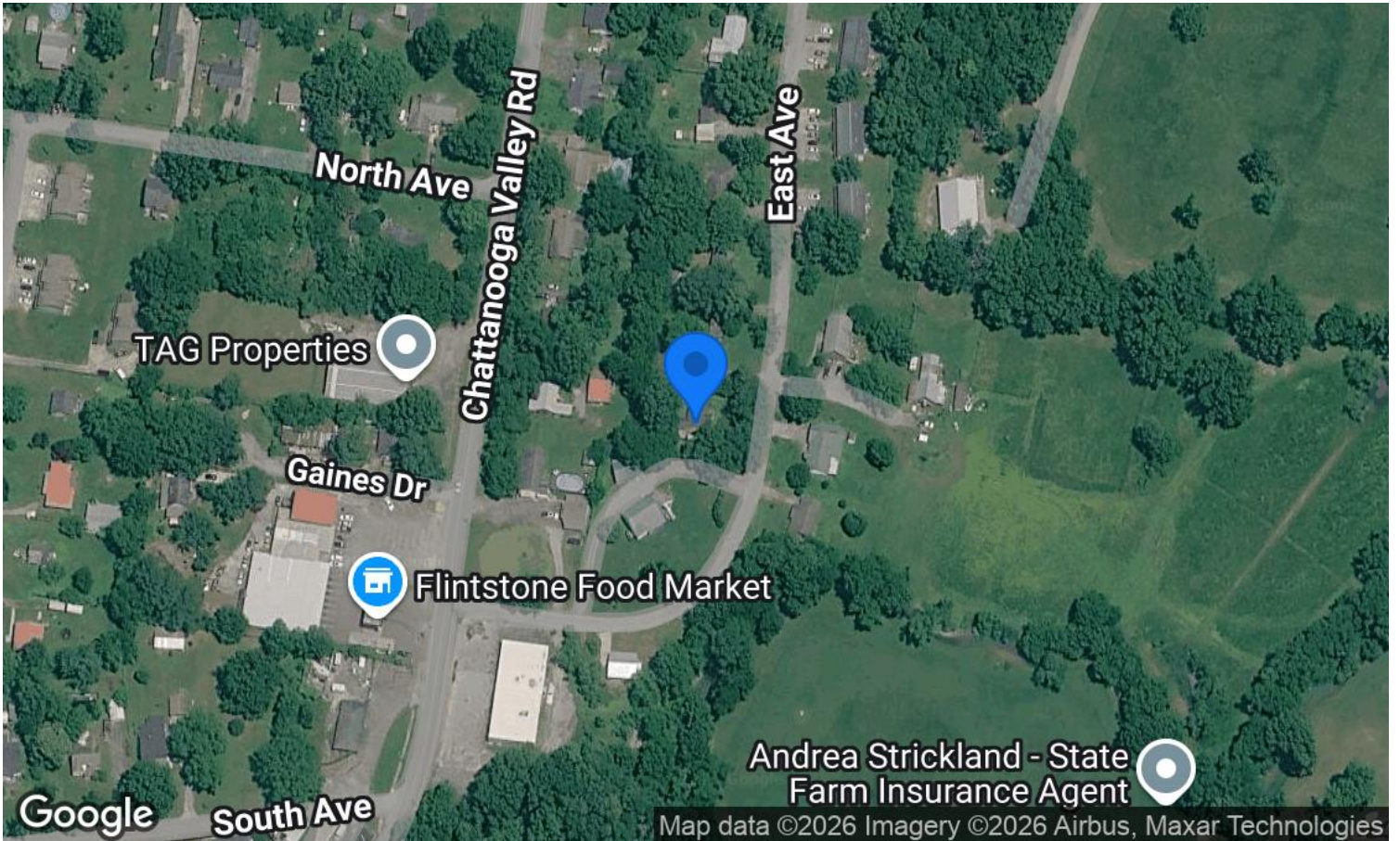
## Property Description

### 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:		\$ 180,000
Amount Financed:	-	\$ 135,000
<b>Down Payment:</b>	<b>=</b>	<b>\$ 45,000</b>
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 45,000</b>
After Repair Value:		\$ 200,000
ARV Per Square Foot:		\$ 191.2
Price Per Square Foot:		\$ 172.1

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.2% / 6.5%
Cash on Cash Return:	7.2%
Return on Equity:	4.5%
Return on Investment:	41.2%
Internal Rate of Return:	41.2%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.38
Equity Multiple:	1.41
Break Even Ratio:	81.2%
Debt Coverage Ratio:	1.33
Debt Yield:	9.6%

### PURCHASE COSTS

<b>Total (0% of Price):</b>	<b>\$ 0</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6%
Financing Of:	Price (75%)
Loan Amount:	\$ 135,000
LTC / LTV:	75% / 67.5%
Loan Payment:	\$ 809 Per Month \$ 9,713 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
<b>Total:</b>	<b>\$ 0</b>
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

	Monthly	Yearly
<b>CASH FLOW</b>		
Gross Rent:	\$ 1,445	\$ 17,340
Vacancy (-%):	-	\$ 0
Other Income:	+	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 1,445</b>
Operating Expenses (25.2%):	-	\$ 4,374
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,081</b>
Loan Payments:	-	\$ 9,713
<b>Cash Flow:</b>	<b>=</b>	<b>\$ 3,253</b>

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

	Monthly	Yearly
<b>OPERATING EXPENSES</b>		
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
<b>Total:</b>	<b>\$ 364</b>	<b>\$ 4,374</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	
<b>RENTAL INCOME</b>								
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	
<b>Operating Income:</b>	<b>= \$ 17,340</b>	<b>= \$ 17,687</b>	<b>= \$ 18,041</b>	<b>= \$ 18,769</b>	<b>= \$ 20,723</b>	<b>= \$ 25,261</b>	<b>= \$ 30,793</b>	
Income Increase:	2%	2%	2%	2%	2%	2%	2%	
<b>OPERATING EXPENSES</b>								
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	
<b>Operating Expenses:</b>	<b>= \$ 4,374</b>	<b>= \$ 4,461</b>	<b>= \$ 4,550</b>	<b>= \$ 4,734</b>	<b>= \$ 5,226</b>	<b>= \$ 6,371</b>	<b>= \$ 7,768</b>	
Expense Increase:	2%	2%	2%	2%	2%	2%	2%	
<b>CASH FLOW</b>								
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%	
<b>Net Operating Income:</b>	<b>= \$ 12,966</b>	<b>= \$ 13,226</b>	<b>= \$ 13,491</b>	<b>= \$ 14,035</b>	<b>= \$ 15,497</b>	<b>= \$ 18,890</b>	<b>= \$ 23,025</b>	
Loan Payments:	- \$ 9,713	- \$ 9,713	- \$ 9,713	- \$ 9,713	- \$ 9,713	- \$ 9,713	- \$ 9,713	
<b>Cash Flow:</b>	<b>= \$ 3,253</b>	<b>= \$ 3,513</b>	<b>= \$ 3,778</b>	<b>= \$ 4,322</b>	<b>= \$ 5,784</b>	<b>= \$ 9,177</b>	<b>= \$ 13,312</b>	
<b>TAX BENEFITS &amp; DEDUCTIONS</b>								
Operating Expenses:	\$ 4,374	\$ 4,461	\$ 4,550	\$ 4,734	\$ 5,226	\$ 6,371	\$ 7,768	
Loan Interest:	+ \$ 8,055	+ \$ 7,953	+ \$ 7,844	+ \$ 7,606	+ \$ 6,872	+ \$ 4,544	+ \$ 308	
Depreciation:	+ \$ 6,291	+ \$ 6,291	+ \$ 6,291	+ \$ 6,291	+ \$ 6,291	+ \$ 6,291	+ \$ 0	
<b>Total Deductions:</b>	<b>= \$ 18,720</b>	<b>= \$ 18,705</b>	<b>= \$ 18,685</b>	<b>= \$ 18,631</b>	<b>= \$ 18,389</b>	<b>= \$ 17,206</b>	<b>= \$ 8,076</b>	
<b>EQUITY ACCUMULATION</b>								

	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:	- \$ 133,342	- \$ 131,582	- \$ 129,713	- \$ 125,623	- \$ 112,976	- \$ 72,905	- \$ 0
LTV Ratio:	64.7%	62%	59.4%	54.2%	42%	20.2%	-
<b>Total Equity:</b>	<b>= \$ 72,658</b>	<b>= \$ 80,598</b>	<b>= \$ 88,832</b>	<b>= \$ 106,232</b>	<b>= \$ 155,807</b>	<b>= \$ 288,317</b>	<b>= \$ 485,452</b>

#### SALE ANALYSIS

Equity:	\$ 72,658	\$ 80,598	\$ 88,832	\$ 106,232	\$ 155,807	\$ 288,317	\$ 485,452
Selling Costs (6%):	- \$ 12,360	- \$ 12,731	- \$ 13,113	- \$ 13,911	- \$ 16,127	- \$ 21,673	- \$ 29,127
<b>Blue Proceeds:</b>	<b>= \$ 60,298</b>	<b>= \$ 67,867</b>	<b>= \$ 75,719</b>	<b>= \$ 92,320</b>	<b>= \$ 139,680</b>	<b>= \$ 266,644</b>	<b>= \$ 456,325</b>
Cumulative Cash Flow:	+ \$ 3,253	+ \$ 6,766	+ \$ 10,544	+ \$ 18,913	+ \$ 44,852	+ \$ 120,788	+ \$ 234,624
Total Cash Invested:	- \$ 45,000	- \$ 45,000	- \$ 45,000	- \$ 45,000	- \$ 45,000	- \$ 45,000	- \$ 45,000
<b>Total Profit:</b>	<b>= \$ 18,551</b>	<b>= \$ 29,633</b>	<b>= \$ 41,263</b>	<b>= \$ 66,233</b>	<b>= \$ 139,532</b>	<b>= \$ 342,432</b>	<b>= \$ 645,949</b>

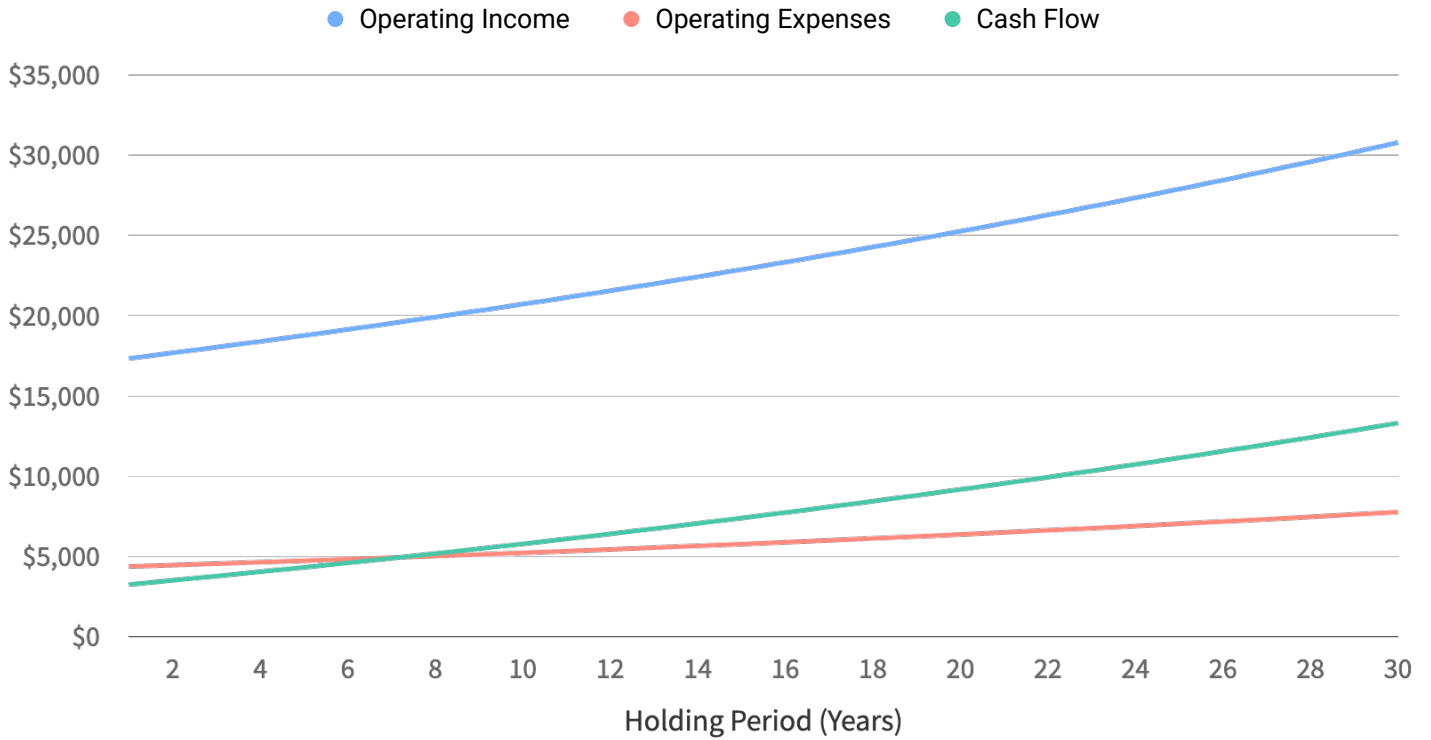
#### INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.2%	7.3%	7.5%	7.8%	8.6%	10.5%	12.8%
Cap Rate (Market Value):	6.3%	6.2%	6.2%	6.1%	5.8%	5.2%	4.7%
Cash on Cash Return:	7.2%	7.8%	8.4%	9.6%	12.9%	20.4%	29.6%
Return on Equity:	4.5%	4.4%	4.3%	4.1%	3.7%	3.2%	2.7%
Return on Investment:	41.2%	65.9%	91.7%	147.2%	310.1%	761%	1,435.4%
Internal Rate of Return:	41.2%	29.6%	25.5%	21.8%	18.1%	15.2%	14%

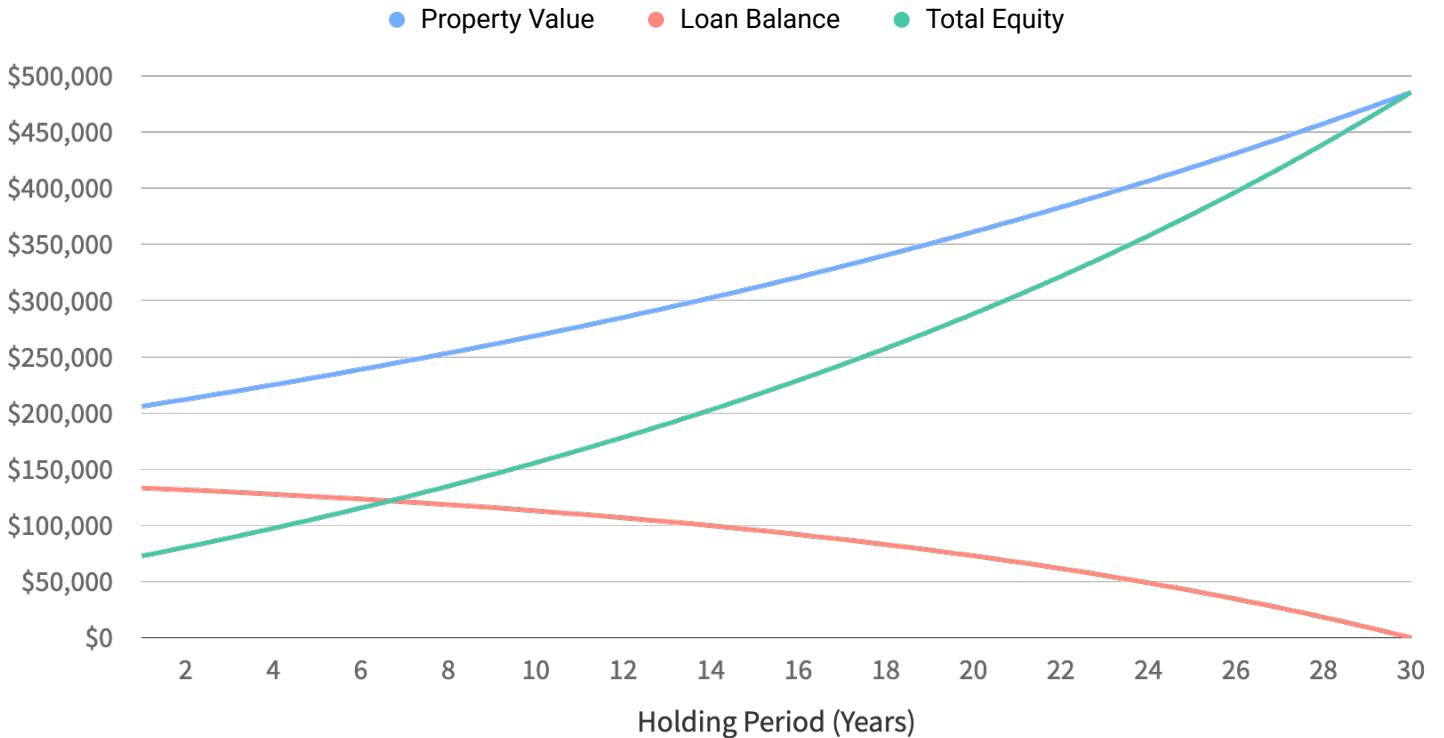
#### FINANCIAL RATIOS

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:	1.41	1.66	1.92	2.47	4.1	8.61	15.35
Break Even Ratio:	81.2%	80.1%	79.1%	77%	72.1%	63.7%	56.8%
Debt Coverage Ratio:	1.33	1.36	1.39	1.44	1.6	1.94	2.37
Debt Yield:	9.7%	10.1%	10.4%	11.2%	13.7%	25.9%	-

### Cash Flow Over Time



### Equity Over Time



## Recent Comparable Sales

Average Sale Price

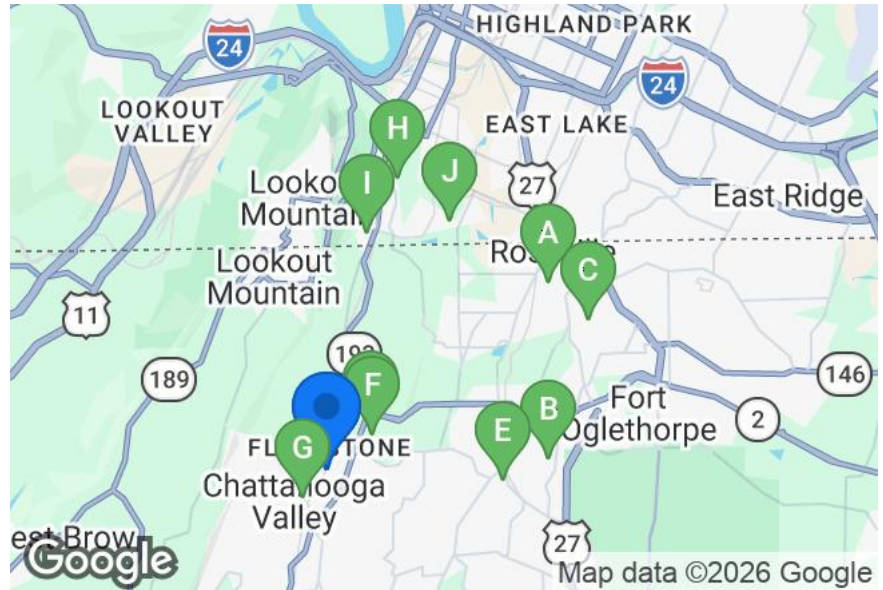
**\$ 211,600 (\$ 182/sq.ft.)**

\$ 65,000 - \$ 397,500

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

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

**\$ 190,500**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<b>●</b> 248 East Ave Flintstone, GA 30725	0 mi	100%	House	2	1	1,046	-	-
<b>A</b> 707 Bronson St Rossville, GA 30741	4.22 mi	81.6%	House Built 1957	3	1	1,008	\$ 175,000 \$ 174/sq.ft.	02/17/2026 43 Days Ago
<b>B</b> 11 Circle Dr Rossville, GA 30741	3.22 mi	78.8%	House Built 1947	Studio	1	840	\$ 65,000 \$ 77/sq.ft.	02/17/2026 43 Days Ago
<b>C</b> 406 Hollywood Dr Rossville, GA 30741	4.38 mi	76.0%	House Built 1952	Studio	1	816	\$ 139,000 \$ 170/sq.ft.	02/23/2026 37 Days Ago
<b>D</b> 588 Tinker Bell Cir Flintstone, GA 30725	0.86 mi	75.2%	House Built 1975	Studio	2	1,352	\$ 245,000 \$ 181/sq.ft.	12/02/2025 120 Days Ago
<b>E</b> 130 Sycamore Dr Rossville, GA 30741	2.56 mi	74.4%	House Built 1964	Studio	2	1,433	\$ 315,000 \$ 220/sq.ft.	02/26/2026 34 Days Ago
<b>F</b> 209 Cinderella Dr Flintstone, GA 30725	0.83 mi	74.1%	House Built 1969	Studio	2	1,468	\$ 275,000 \$ 187/sq.ft.	12/02/2025 120 Days Ago
<b>G</b> 123 Reed Ln Flintstone, GA 30725	0.55 mi	73.8%	House Built 1959	Studio	2	1,370	\$ 165,000 \$ 120/sq.ft.	10/24/2025 159 Days Ago
<b>H</b> 4508 Balcomb St Chattanooga, TN 37409	4.36 mi	73.2%	House Built 1960	Studio	1	864	\$ 259,900 \$ 301/sq.ft.	12/19/2025 103 Days Ago
<b>I</b> 5601 Alabama Ave Chattanooga, TN 37409	3.49 mi	73.2%	House Built 1946	Studio	1	1,372	\$ 397,500 \$ 290/sq.ft.	01/16/2026 75 Days Ago
<b>J</b> 5201 Tanner St Chattanooga, TN 37410	4.04 mi	72.5%	House Built 1955	Studio	1	792	\$ 80,000 \$ 101/sq.ft.	12/03/2025 119 Days Ago

## Recent Comparable Rental Listings

Average Listed Rent

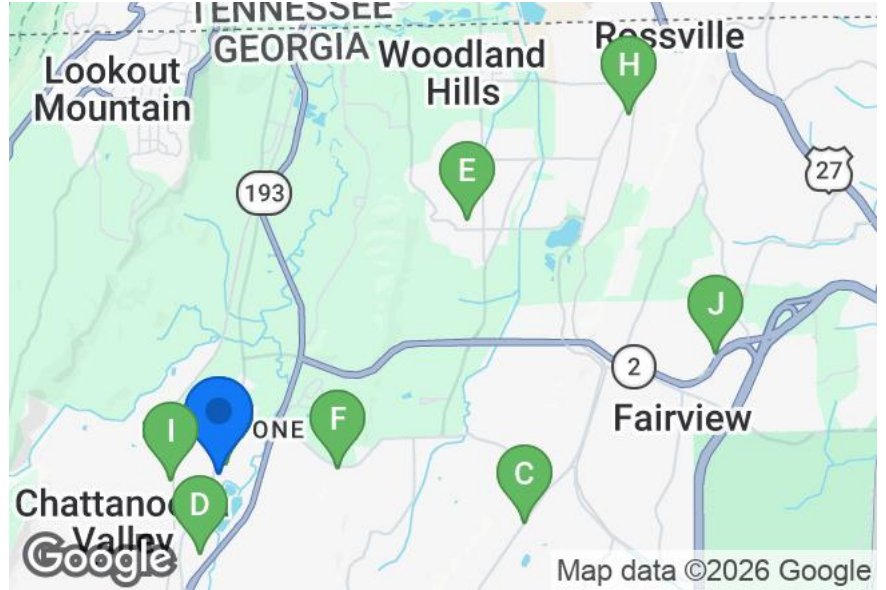
**\$ 1,080 (\$ 1.09/sq.ft.)**

\$ 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
<b>●</b> 248 East Ave Flintstone, GA 30725	0 mi	100%	House	2	1	1,046	-	-
<b>A</b> 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 36 Days Ago
<b>B</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 177 Days Ago
<b>C</b> 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 131 Days Ago
<b>D</b> 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 79 Days Ago
<b>E</b> 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 194 Days Ago
<b>F</b> 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 227 Days Ago
<b>G</b> 181 East Ave Apt 1 Flintstone, GA 30725	0.08 mi	93.9%	House	2	1	-	\$ 925	01/19/2026 73 Days Ago
<b>H</b> 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 153 Days Ago
<b>I</b> 523 Mountain View Cir Flintstone, GA 30725	0.36 mi	93.7%	House	2	2	1,000	\$ 1,200 \$ 1.20/sq.ft.	04/02/2026 Today
<b>J</b> 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 243 Days Ago

## Property Photos







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