

204 Tupelo Ct

Investment Property - Buy & Hold

204 Tupelo Ct, Chattanooga, TN 37406
House · 5 Beds · 3 Baths · 1,725 Sq.Ft.

\$ 340,000 Purchase Price · \$ 365,000 ARV
\$ 85,000 Cash Needed · \$ 686/mo Cash Flow · 8.1% Cap Rate · 9.7% COC



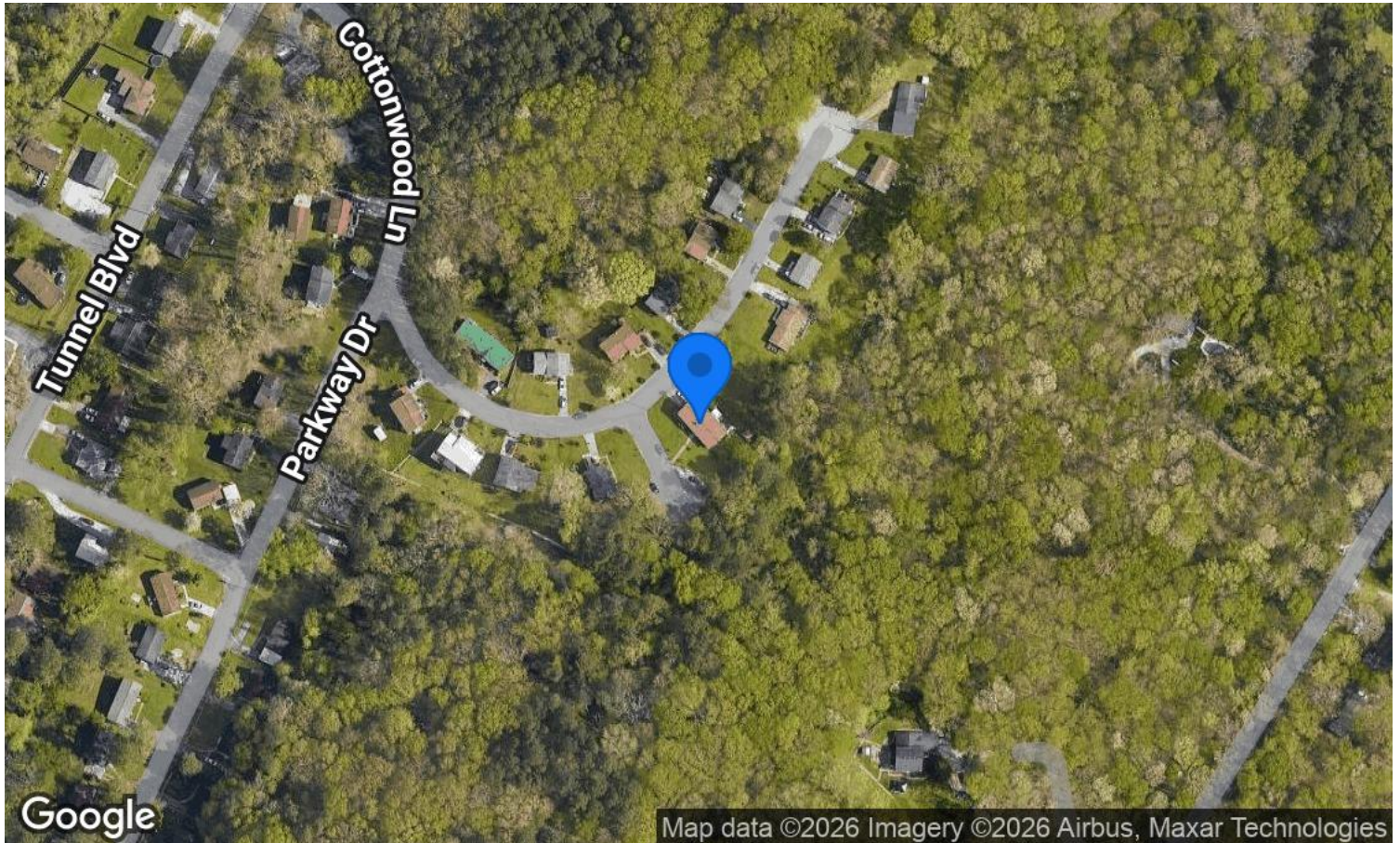
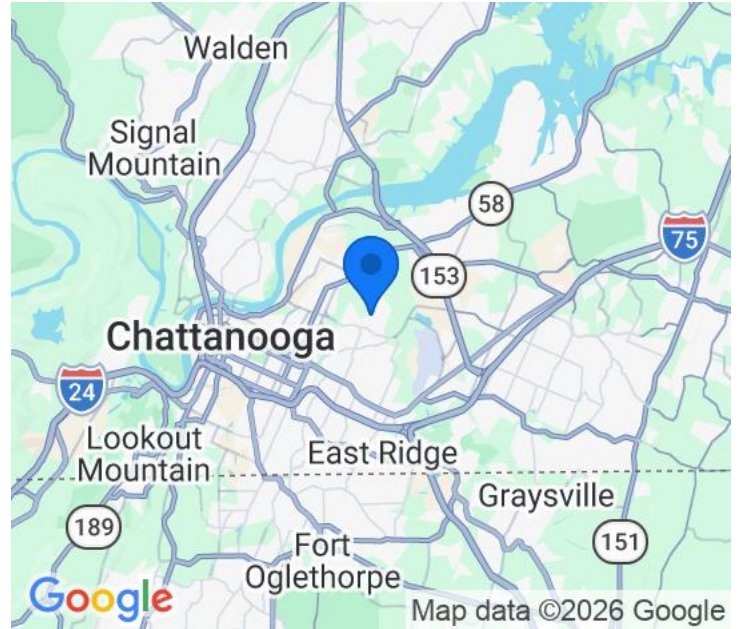
Property Description

ADDRESS

204 Tupelo Ct
Chattanooga, TN 37406

DESCRIPTION

Property Type:	House
Beds / Baths:	5 BR / 3 BA
Square Footage:	1,725
Year Built:	1975
Parking:	Garage
Lot Size:	10,890 sq.ft.
Zoning:	R-1
MLS Number:	1534292



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 340,000
Amount Financed:	-	\$ 255,000
Down Payment:	=	\$ 85,000
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 85,000
After Repair Value:		\$ 365,000
ARV Per Square Foot:		\$ 211.6
Price Per Square Foot:		\$ 197.1

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.1% / 7.6%
Cash on Cash Return:	9.7%
Return on Equity:	6.7%
Return on Investment:	28.8%
Internal Rate of Return:	28.8%
Rent to Value:	0.9%
Gross Rent Multiplier:	9.77
Equity Multiple:	1.29
Break Even Ratio:	71.3%
Debt Coverage Ratio:	1.43
Debt Yield:	10.8%

PURCHASE COSTS

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

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 255,000
LTC / LTV:	75% / 69.9%
Loan Payment:	\$ 1,612 Per Month \$ 19,341 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:	\$ 2,900	\$ 34,800
Vacancy (5%):	- \$ 145	\$ 1,740
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 2,755	\$ 33,060
Operating Expenses (16.6%):	- \$ 457	\$ 5,484
Net Operating Income:	= \$ 2,298	\$ 27,576
Loan Payments:	- \$ 1,612	\$ 19,341
Cash Flow:	= \$ 686	\$ 8,235

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 64	\$ 768
Insurance:	\$ 90	\$ 1,080
Property Management:	\$ 100	\$ 1,200
Maintenance:	\$ 145	\$ 1,740
Capital Expenditures:	\$ 58	\$ 696
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 457	\$ 5,484

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:	\$ 34,800	\$ 35,496	\$ 36,206	\$ 37,669	\$ 41,589	\$ 50,697	\$ 61,799		
Vacancy:	- \$ 1,740	- \$ 1,775	- \$ 1,810	- \$ 1,883	- \$ 2,079	- \$ 2,535	- \$ 3,090		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 33,060	= \$ 33,721	= \$ 34,396	= \$ 35,786	= \$ 39,510	= \$ 48,162	= \$ 58,709		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 768	\$ 783	\$ 799	\$ 831	\$ 918	\$ 1,119	\$ 1,364		
Insurance:	+ \$ 1,080	+ \$ 1,102	+ \$ 1,124	+ \$ 1,169	+ \$ 1,291	+ \$ 1,573	+ \$ 1,918		
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Maintenance:	+ \$ 1,740	+ \$ 1,775	+ \$ 1,810	+ \$ 1,883	+ \$ 2,079	+ \$ 2,535	+ \$ 3,090		
Capital Expenditures:	+ \$ 696	+ \$ 710	+ \$ 724	+ \$ 753	+ \$ 832	+ \$ 1,014	+ \$ 1,236		
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:	= \$ 5,484	= \$ 5,594	= \$ 5,705	= \$ 5,935	= \$ 6,554	= \$ 7,989	= \$ 9,739		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 33,060	\$ 33,721	\$ 34,396	\$ 35,786	\$ 39,510	\$ 48,162	\$ 58,709		
Operating Expenses:	- \$ 5,484	- \$ 5,594	- \$ 5,705	- \$ 5,935	- \$ 6,554	- \$ 7,989	- \$ 9,739		
Expense Ratio:	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%	16.6%		
Net Operating Income:	= \$ 27,576	= \$ 28,127	= \$ 28,691	= \$ 29,851	= \$ 32,956	= \$ 40,173	= \$ 48,970		
Loan Payments:	- \$ 19,341	- \$ 19,341	- \$ 19,341	- \$ 19,341	- \$ 19,341	- \$ 19,341	- \$ 19,341		
Cash Flow:	= \$ 8,235	= \$ 8,786	= \$ 9,350	= \$ 10,510	= \$ 13,615	= \$ 20,832	= \$ 29,629		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 5,484	\$ 5,594	\$ 5,705	\$ 5,935	\$ 6,554	\$ 7,989	\$ 9,739		
Loan Interest:	+ \$ 16,491	+ \$ 16,300	+ \$ 16,097	+ \$ 15,647	+ \$ 14,233	+ \$ 9,574	+ \$ 664		
Depreciation:	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 12,364	+ \$ 0		
Total Deductions:	= \$ 34,339	= \$ 34,258	= \$ 34,165	= \$ 33,946	= \$ 33,151	= \$ 29,926	= \$ 10,403		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 375,950	\$ 387,229	\$ 398,845	\$ 423,135	\$ 490,529	\$ 659,231	\$ 885,951
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 252,150	- \$ 249,109	- \$ 245,864	- \$ 238,708	- \$ 216,179	- \$ 141,946	- \$ 0
LTV Ratio:	67.1%	64.3%	61.6%	56.4%	44.1%	21.5%	-
Total Equity:	= \$ 123,800	= \$ 138,120	= \$ 152,981	= \$ 184,427	= \$ 274,350	= \$ 517,285	= \$ 885,951

SALE ANALYSIS

Equity:	\$ 123,800	\$ 138,120	\$ 152,981	\$ 184,427	\$ 274,350	\$ 517,285	\$ 885,951
Selling Costs (6%):	- \$ 22,557	- \$ 23,234	- \$ 23,931	- \$ 25,388	- \$ 29,432	- \$ 39,554	- \$ 53,157
Blue Proceeds:	= \$ 101,243	= \$ 114,887	= \$ 129,050	= \$ 159,039	= \$ 244,918	= \$ 477,731	= \$ 832,794
Cumulative Cash Flow:	+ \$ 8,235	+ \$ 17,021	+ \$ 26,371	+ \$ 46,803	+ \$ 108,541	+ \$ 283,207	+ \$ 538,478
Total Cash Invested:	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000	- \$ 85,000
Total Profit:	= \$ 24,478	= \$ 46,908	= \$ 70,421	= \$ 120,842	= \$ 268,459	= \$ 675,938	= \$ 1,286,272

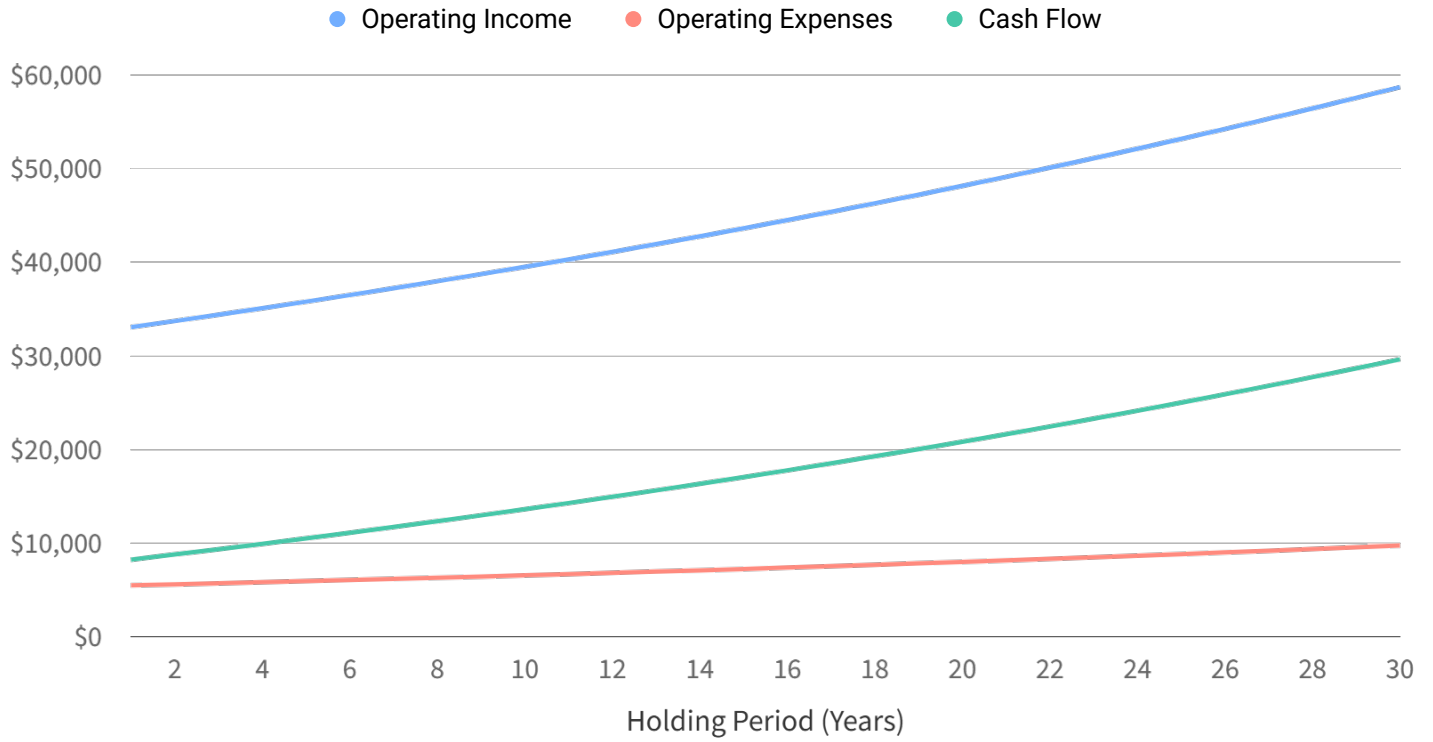
INVESTMENT RETURNS

Cap Rate (Purchase Price):	8.1%	8.3%	8.4%	8.8%	9.7%	11.8%	14.4%
Cap Rate (Market Value):	7.3%	7.3%	7.2%	7.1%	6.7%	6.1%	5.5%
Cash on Cash Return:	9.7%	10.3%	11%	12.4%	16%	24.5%	34.9%
Return on Equity:	6.7%	6.4%	6.1%	5.7%	5%	4%	3.3%
Return on Investment:	28.8%	55.2%	82.8%	142.2%	315.8%	795.2%	1,513.3%
Internal Rate of Return:	28.8%	25.6%	24%	22%	19.3%	16.8%	15.8%

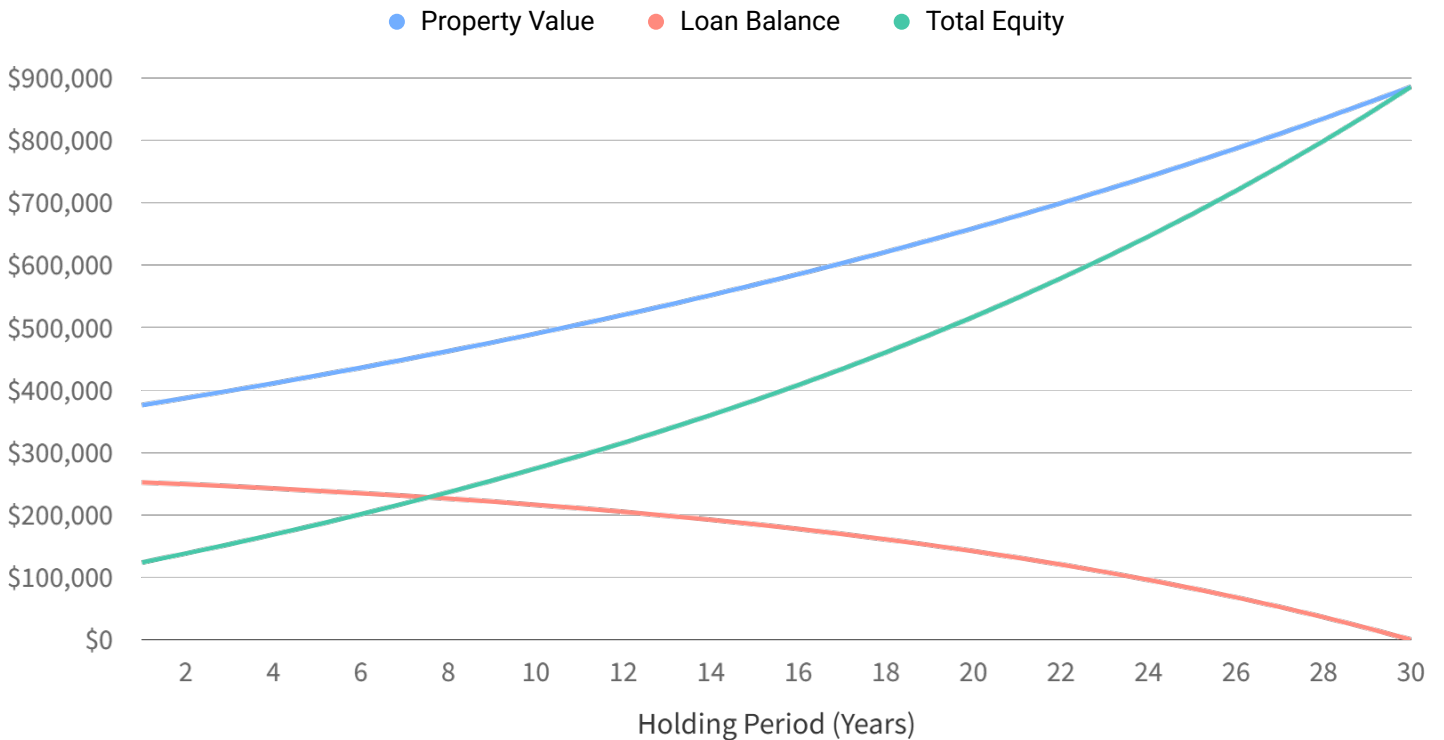
FINANCIAL RATIOS

Rent to Value:	0.8%	0.8%	0.8%	0.7%	0.7%	0.6%	0.6%
Gross Rent Multiplier:	10.8	10.91	11.02	11.23	11.79	13	14.34
Equity Multiple:	1.29	1.55	1.83	2.42	4.16	8.95	16.13
Break Even Ratio:	71.3%	70.2%	69.2%	67.1%	62.3%	53.9%	47.1%
Debt Coverage Ratio:	1.43	1.45	1.48	1.54	1.7	2.08	2.53
Debt Yield:	10.9%	11.3%	11.7%	12.5%	15.2%	28.3%	-

Cash Flow Over Time



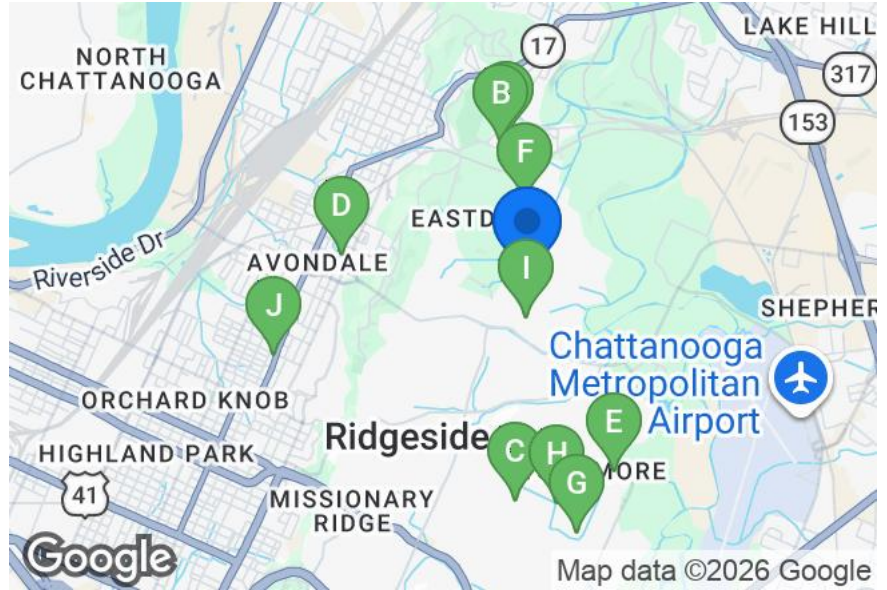
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 218,400 (\$ 149/sq.ft.)
 \$ 140,000 - \$ 315,000
 \$ 96/sq.ft. - \$ 187/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 256,300



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 204 Tupelo Ct Chattanooga, TN 37406	0 mi	100%	House Built 1975	5	3	1,725	-	-
A 3021 Towerway Dr Chattanooga, TN 37406	1.06 mi	65.9%	House Built 1969	Studio	2	1,750	\$ 195,000 \$ 111/sq.ft.	03/02/2026 74 Days Ago
B 3015 Towerway Dr Chattanooga, TN 37406	1.04 mi	65.7%	House Built 1969	Studio	2	1,750	\$ 272,000 \$ 155/sq.ft.	02/24/2026 80 Days Ago
C 4303 Kemp Dr Chattanooga, TN 37411	1.58 mi	64.6%	House Built 1955	Studio	2	1,896	\$ 300,000 \$ 158/sq.ft.	03/31/2026 45 Days Ago
D 2401 Ocoee St Chattanooga, TN 37406	1.36 mi	61.1%	House Built 1960	Studio	2	1,453	\$ 140,000 \$ 96/sq.ft.	01/30/2026 105 Days Ago
E 1116 Anita Dr Chattanooga, TN 37411	1.5 mi	61.1%	House Built 1960	Studio	2	1,858	\$ 315,000 \$ 170/sq.ft.	01/08/2026 127 Days Ago
F 2432 Northbrier Cir Chattanooga, TN 37406	0.6 mi	60.5%	House Built 1965	Studio	2	1,207	\$ 220,000 \$ 182/sq.ft.	01/29/2026 106 Days Ago
G 4705 Arrowhead Trl Chattanooga, TN 37411	1.84 mi	60.3%	House Built 1964	Studio	2	1,334	\$ 140,000 \$ 105/sq.ft.	03/03/2026 73 Days Ago
H 4342 Shawnee Cir Chattanooga, TN 37411	1.61 mi	60.3%	House Built 1955	Studio	2	1,471	\$ 200,000 \$ 136/sq.ft.	01/22/2026 113 Days Ago
I 1653 Dogwood Dr Chattanooga, TN 37406	0.24 mi	60.2%	House Built 1950	Studio	1	990	\$ 185,000 \$ 187/sq.ft.	04/08/2026 37 Days Ago
J 2128 Citico Ave Chattanooga, TN 37404	1.92 mi	60.2%	House Built 1988	Studio	2	1,165	\$ 217,000 \$ 186/sq.ft.	04/07/2026 38 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

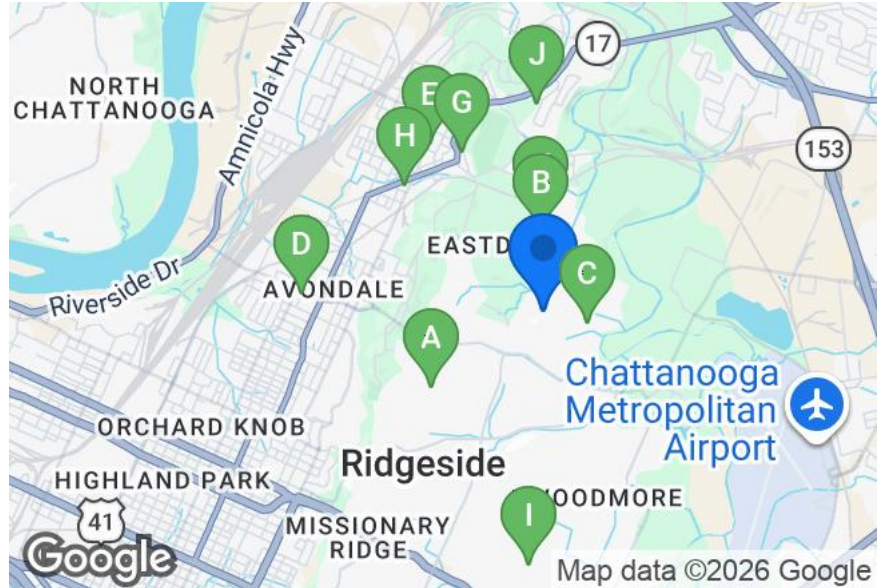
\$ 1,840 (\$ 1.07/sq.ft.)

\$ 1,375 - \$ 2,600

\$ 0.82/sq.ft. - \$ 1.93/sq.ft.

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

\$ 1,840



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 204 Tupelo Ct Chattanooga, TN 37406	0 mi	100%	House Built 1975	5	3	1,725	-	-
A 1108 Line St Chattanooga, TN 37404	0.99 mi	88.2%	House	5	2	2,240	\$ 1,950 \$ 0.87/sq.ft.	11/28/2025 168 Days Ago
B 2314 Green Forest Ln Chattanooga, TN 37406	0.57 mi	84.4%	House Built 1968	4	3	2,202	\$ 2,300 \$ 1.04/sq.ft.	02/28/2026 76 Days Ago
C 3868 Mark Twain Cir Chattanooga, TN 37406	0.33 mi	83.7%	House Built 1954	4	2	1,841	\$ 1,775 \$ 0.96/sq.ft.	05/15/2026 Today
D 2008 Wilcox Blvd Chattanooga, TN 37406	1.77 mi	82.3%	House	4	2	1,680	\$ 1,375 \$ 0.82/sq.ft.	09/11/2025 246 Days Ago
E 2806 N Chamberlain Ave Chattanooga, TN 37406	1.47 mi	82.3%	House	4	2	1,645	\$ 1,895 \$ 1.15/sq.ft.	09/04/2025 253 Days Ago
F 2320 Northbrier Ln Chattanooga, TN 37406	0.7 mi	81.8%	House Built 1967	4	2.5	1,350	\$ 2,600 \$ 1.93/sq.ft.	09/08/2025 249 Days Ago
G 2512 Campbell St Chattanooga, TN 37406	1.3 mi	81.2%	House	4	1.5	1,732	\$ 1,500 \$ 0.87/sq.ft.	01/07/2026 128 Days Ago
H 2407 N Chamberlain Ave Chattanooga, TN 37406	1.36 mi	81.2%	House	4	2	1,549	\$ 1,550 \$ 1/sq.ft.	02/06/2026 98 Days Ago
I 4102 Sunset Ave Chattanooga, TN 37411	1.85 mi	80.6%	House	4	2	1,909	\$ 1,749 \$ 0.92/sq.ft.	05/15/2026 Today
J 3631 Sapulpa St Chattanooga, TN 37406	1.5 mi	80.4%	House Built 1959	4	2	1,504	\$ 1,695 \$ 1.13/sq.ft.	03/19/2026 57 Days Ago

Property Photos







Additional Information

Picture this. You come home from work (a very short drive) and take your favorite cocktail or mocktail out onto the deck to relax and think about what a good deal this home was while enjoying the evening view. This home does require work to bring it up to a comfortable standard but is livable now. That is why the price is so good. 204 Tupelo Ct features a 5 bedroom Ranch home over mother-in-law suite/rec room/apt with 2 car garage on a quiet street. Lots of hardwood inside and wrap around deck. The side load garage means extra space and security. The home also has a shed in the fenced back yard. Deals like this are uncommon these days so get it while you can.

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