

2290 Malibu Dr Se

Investment Property - Buy & Hold

2290 Malibu Dr Se, Cleveland, TN 37323
House · 4 Beds · 2.5 Baths · 1,750 Sq.Ft.

\$ 315,000 Purchase Price · \$ 325,000 ARV
\$ 78,750 Cash Needed · \$ 664/mo Cash Flow · 8.1% Cap Rate · 10.1% COC



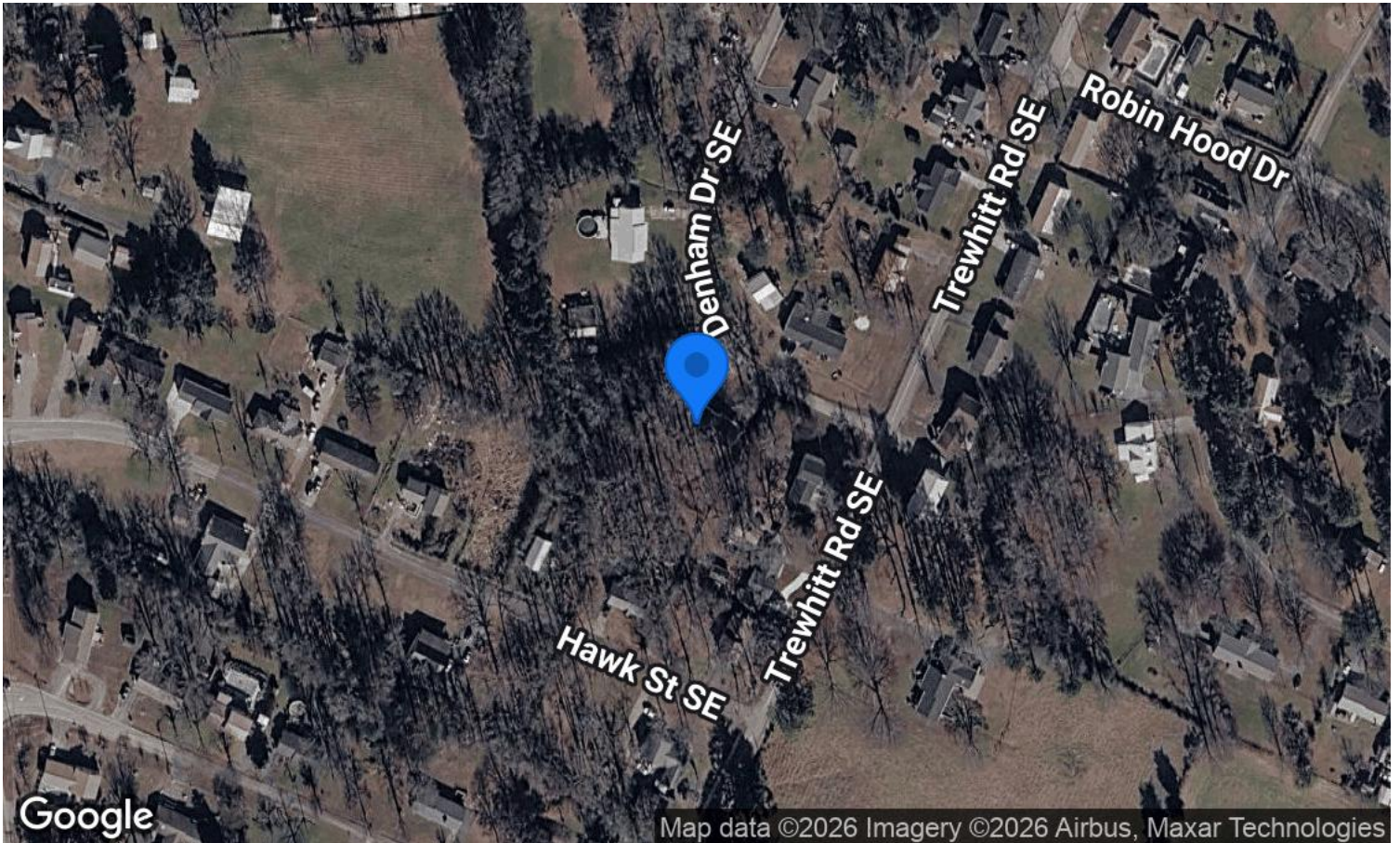
Property Description

ADDRESS

2290 Malibu Dr Se
Cleveland, TN 37323

DESCRIPTION

Property Type:	House
Beds / Baths:	4 BR / 2.5 BA
Square Footage:	1,750
Year Built:	1970
Parking:	Carport
Lot Size:	30,928 sq.ft.
Zoning:	R1
MLS Number:	20237586



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 315,000
Amount Financed:	-	\$ 236,250
Down Payment:	=	\$ 78,750
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 78,750
After Repair Value:		\$ 325,000
ARV Per Square Foot:		\$ 185.7
Price Per Square Foot:		\$ 180

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	8.1% / 7.8%
Cash on Cash Return:	10.1%
Return on Equity:	7.9%
Return on Investment:	13.2%
Internal Rate of Return:	13.2%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.4
Equity Multiple:	1.13
Break Even Ratio:	68.7%
Debt Coverage Ratio:	1.46
Debt Yield:	10.8%

PURCHASE COSTS

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

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.25%
Financing Of:	Price (75%)
Loan Amount:	\$ 236,250
LTC / LTV:	75% / 72.7%
Loan Payment:	\$ 1,455 Per Month \$ 17,456 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:	\$ 5,000

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:	\$ 2,525	\$ 30,300
Vacancy (5%):	- \$ 126	\$ 1,515
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 2,399	\$ 28,785
Operating Expenses (11.7%):	- \$ 280	\$ 3,360
Net Operating Income:	= \$ 2,119	\$ 25,425
Loan Payments:	- \$ 1,455	\$ 17,456
Cash Flow:	= \$ 664	\$ 7,969

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 51	\$ 610
Insurance:	\$ 103	\$ 1,235
Property Management:	\$ 0	\$ 0
Maintenance:	\$ 76	\$ 909
Capital Expenditures:	\$ 51	\$ 606
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 280	\$ 3,360

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:	\$ 30,300	\$ 30,906	\$ 31,524	\$ 32,798	\$ 36,211	\$ 44,141	\$ 53,808		
Vacancy:	- \$ 1,515	- \$ 1,545	- \$ 1,576	- \$ 1,640	- \$ 1,811	- \$ 2,207	- \$ 2,690		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 28,785	= \$ 29,361	= \$ 29,948	= \$ 31,158	= \$ 34,400	= \$ 41,934	= \$ 51,118		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 610	\$ 622	\$ 635	\$ 660	\$ 729	\$ 889	\$ 1,083		
Insurance:	+ \$ 1,235	+ \$ 1,260	+ \$ 1,285	+ \$ 1,337	+ \$ 1,476	+ \$ 1,799	+ \$ 2,193		
Property Management:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Maintenance:	+ \$ 909	+ \$ 927	+ \$ 946	+ \$ 984	+ \$ 1,086	+ \$ 1,324	+ \$ 1,614		
Capital Expenditures:	+ \$ 606	+ \$ 618	+ \$ 630	+ \$ 656	+ \$ 724	+ \$ 883	+ \$ 1,076		
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:	= \$ 3,360	= \$ 3,427	= \$ 3,496	= \$ 3,637	= \$ 4,015	= \$ 4,895	= \$ 5,966		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 28,785	\$ 29,361	\$ 29,948	\$ 31,158	\$ 34,400	\$ 41,934	\$ 51,118		
Operating Expenses:	- \$ 3,360	- \$ 3,427	- \$ 3,496	- \$ 3,637	- \$ 4,015	- \$ 4,895	- \$ 5,966		
Expense Ratio:	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%	11.7%		
Net Operating Income:	= \$ 25,425	= \$ 25,934	= \$ 26,452	= \$ 27,521	= \$ 30,385	= \$ 37,039	= \$ 45,152		
Loan Payments:	- \$ 17,456	- \$ 17,456	- \$ 17,456	- \$ 17,456	- \$ 17,456	- \$ 17,456	- \$ 17,456		
Cash Flow:	= \$ 7,969	= \$ 8,478	= \$ 8,996	= \$ 10,065	= \$ 12,929	= \$ 19,583	= \$ 27,696		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 3,360	\$ 3,427	\$ 3,496	\$ 3,637	\$ 4,015	\$ 4,895	\$ 5,966		
Loan Interest:	+ \$ 14,687	+ \$ 14,509	+ \$ 14,320	+ \$ 13,903	+ \$ 12,604	+ \$ 8,406	+ \$ 577		
Depreciation:	+ \$ 11,273	+ \$ 11,273	+ \$ 11,273	+ \$ 11,273	+ \$ 11,273	+ \$ 11,273	+ \$ 0		
Total Deductions:	= \$ 29,320	= \$ 29,209	= \$ 29,088	= \$ 28,813	= \$ 27,892	= \$ 24,574	= \$ 6,543		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
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:	- \$ 233,482	- \$ 230,535	- \$ 227,399	- \$ 220,509	- \$ 199,012	- \$ 129,554	- \$ 0
LTV Ratio:	69.7%	66.9%	64%	58.5%	45.6%	22.1%	-
Total Equity:	= \$ 101,268	= \$ 114,258	= \$ 127,737	= \$ 156,255	= \$ 237,761	= \$ 457,432	= \$ 788,860

SALE ANALYSIS

Equity:	\$ 101,268	\$ 114,258	\$ 127,737	\$ 156,255	\$ 237,761	\$ 457,432	\$ 788,860
Selling Costs (6%):	- \$ 20,085	- \$ 20,688	- \$ 21,308	- \$ 22,606	- \$ 26,206	- \$ 35,219	- \$ 47,332
Blue Proceeds:	= \$ 81,183	= \$ 93,570	= \$ 106,429	= \$ 133,649	= \$ 211,555	= \$ 422,213	= \$ 741,528
Cumulative Cash Flow:	+ \$ 7,969	+ \$ 16,447	+ \$ 25,443	+ \$ 45,033	+ \$ 103,836	+ \$ 268,638	+ \$ 507,764
Total Cash Invested:	- \$ 78,750	- \$ 78,750	- \$ 78,750	- \$ 78,750	- \$ 78,750	- \$ 78,750	- \$ 78,750
Total Profit:	= \$ 10,402	= \$ 31,267	= \$ 53,122	= \$ 99,932	= \$ 236,641	= \$ 612,101	= \$ 1,170,542

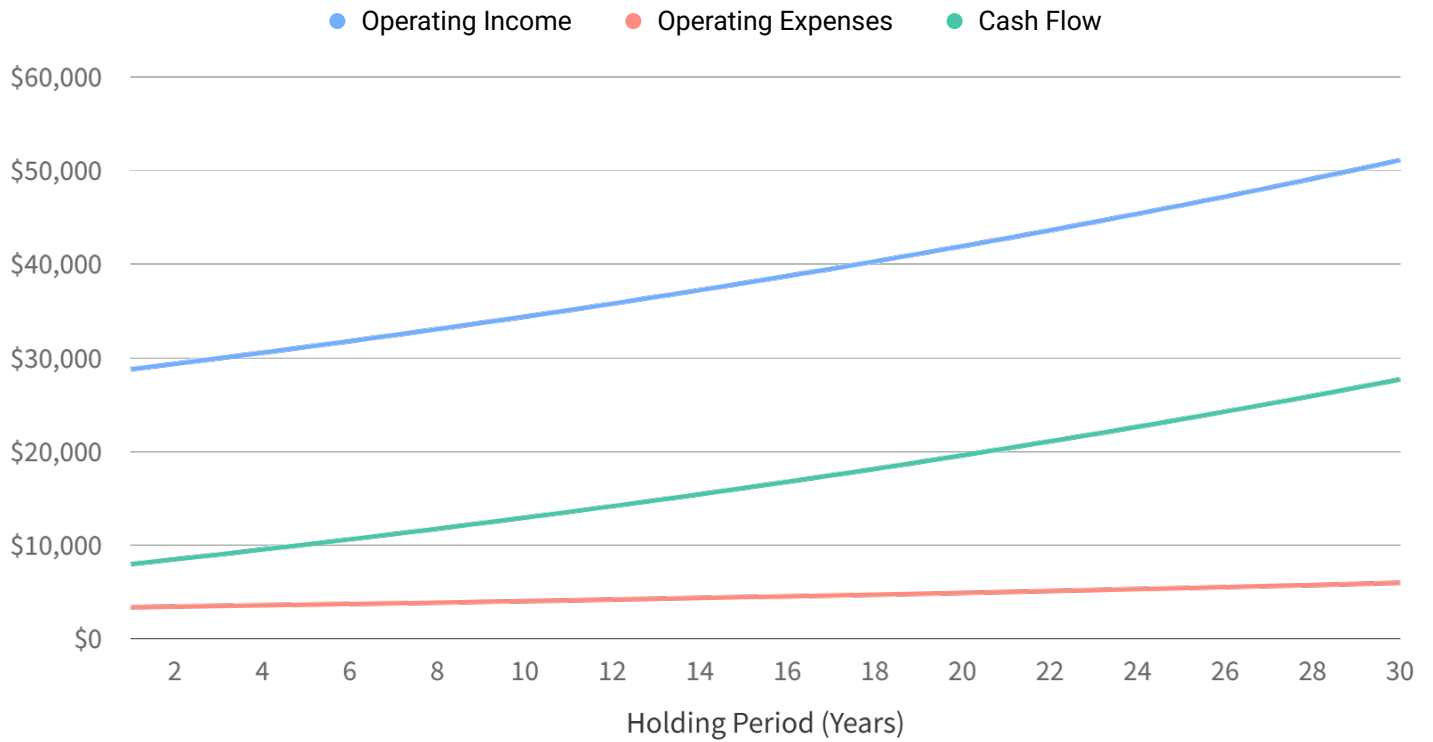
INVESTMENT RETURNS

Cap Rate (Purchase Price):	8.1%	8.2%	8.4%	8.7%	9.6%	11.8%	14.3%
Cap Rate (Market Value):	7.6%	7.5%	7.4%	7.3%	7%	6.3%	5.7%
Cash on Cash Return:	10.1%	10.8%	11.4%	12.8%	16.4%	24.9%	35.2%
Return on Equity:	7.9%	7.4%	7%	6.4%	5.4%	4.3%	3.5%
Return on Investment:	13.2%	39.7%	67.5%	126.9%	300.5%	777.3%	1,486.4%
Internal Rate of Return:	13.2%	19%	20.3%	20.5%	19%	17%	16%

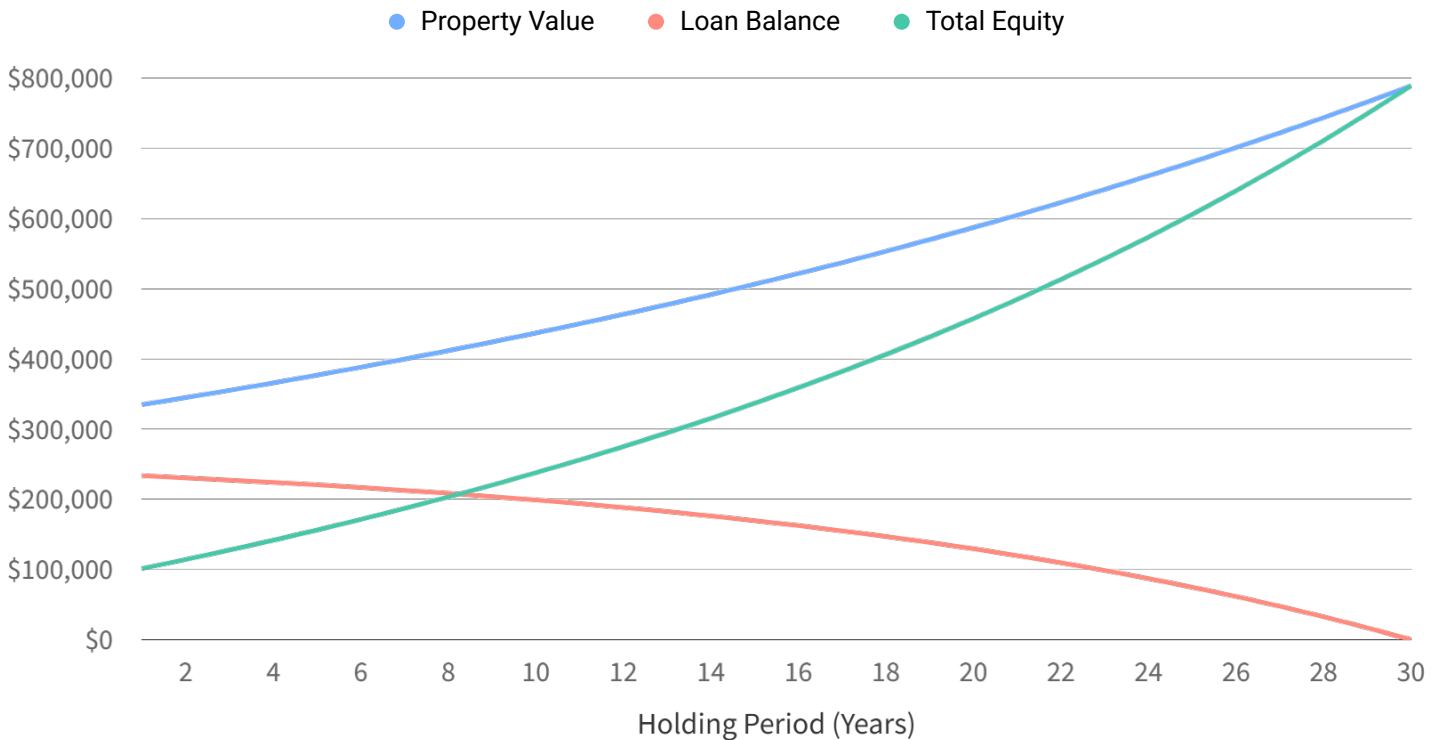
FINANCIAL RATIOS

Rent to Value:	0.8%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%
Gross Rent Multiplier:	11.05	11.16	11.27	11.49	12.06	13.3	14.66
Equity Multiple:	1.13	1.4	1.67	2.27	4	8.77	15.86
Break Even Ratio:	68.7%	67.6%	66.5%	64.3%	59.3%	50.6%	43.5%
Debt Coverage Ratio:	1.46	1.49	1.52	1.58	1.74	2.12	2.59
Debt Yield:	10.9%	11.2%	11.6%	12.5%	15.3%	28.6%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

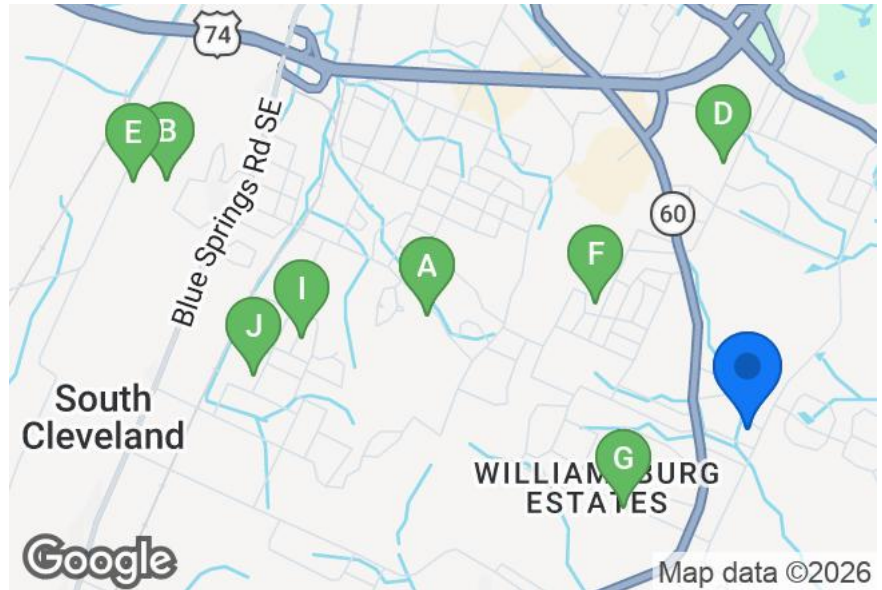
\$ 304,700 (\$ 177/sq.ft.)












\$ 239,900 - \$ 379,900

\$ 137/sq.ft. - \$ 215/sq.ft.

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

\$ 309,200



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
 2290 Malibu Dr Se Cleveland, TN 37323	0 mi	100%	House Built 1970	4	2.5	1,750	-	-
 1020 Se Dockery Ln Cleveland, TN 37323	1.23 mi	97.7%	House Built 1938	4	2.5	1,748	\$ 249,000 \$ 142.45/sq.ft.	02/21/2026 101 Days Ago
 8079 Sw Cobblestone Dr Cleveland, TN 37311	2.29 mi	94.3%	House Built 2025	4	2.5	1,940	\$ 360,000 \$ 185.57/sq.ft.	03/28/2026 66 Days Ago
 8079 Cobblestone Dr Sw Cleveland, TN 37311	2.29 mi	94.3%	House Built 2025	4	2.5	1,940	\$ 360,000 \$ 185.57/sq.ft.	03/28/2026 66 Days Ago
 2140 Broomfield Rd Se Cleveland, TN 37323	0.97 mi	94.2%	House Built 1966	4	3	1,912	\$ 336,000 \$ 175.73/sq.ft.	06/02/2026 Today
 8145 Cobblestone Dr Sw Cleveland, TN 37311	2.41 mi	94.2%	House Built 2020	4	2.5	1,930	\$ 379,900 \$ 196.84/sq.ft.	06/02/2026 Today
 380 Se Oakland Trl Cleveland, TN 37323	0.71 mi	93.9%	House Built 1970	4	2	1,500	\$ 239,900 \$ 159.93/sq.ft.	03/15/2026 79 Days Ago
 1890 Plantation Dr Se Cleveland, TN 37323	0.53 mi	93.4%	House Built 1962	4	2	1,400	\$ 285,000 \$ 203.57/sq.ft.	01/14/2026 139 Days Ago
 1020 Dockery Ln Se Cleveland, TN 37323	1.23 mi	93.0%	House Built 1938	4	2.5	1,160	\$ 249,000 \$ 214.66/sq.ft.	02/25/2026 97 Days Ago
 3230 Jackson Cir Se Cleveland, TN 37323	1.65 mi	92.6%	House Built 1973	4	2	1,960	\$ 324,900 \$ 165.77/sq.ft.	03/08/2026 86 Days Ago
 3720 Dockery St Se Cleveland, TN 37323	1.8 mi	92.6%	House Built 1971	4	2	1,920	\$ 263,000 \$ 136.98/sq.ft.	03/22/2026 72 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

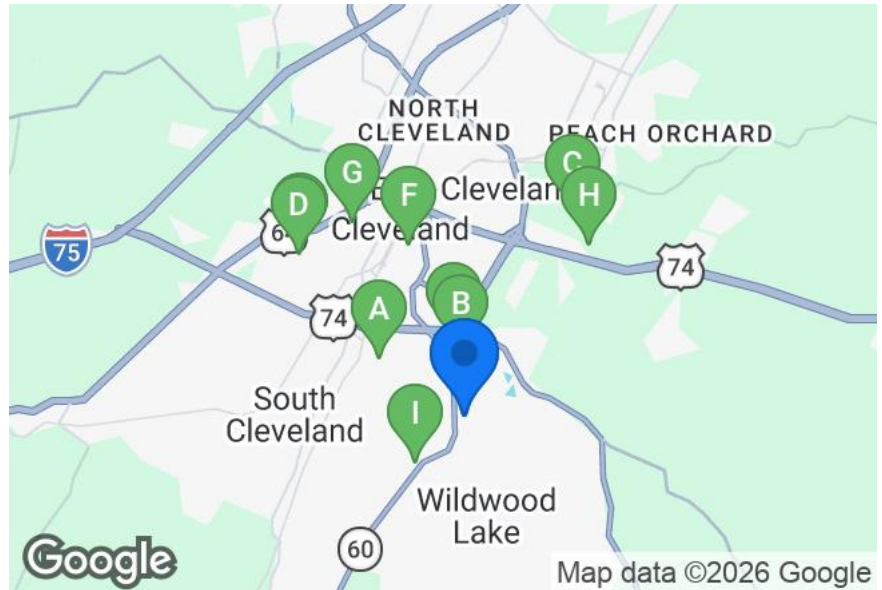
\$ 1,920 (\$ 1.09/sq.ft.)

\$ 1,500 - \$ 2,395

\$ 0.94/sq.ft. - \$ 1.25/sq.ft.

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

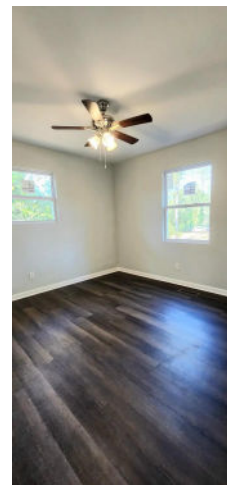
\$ 1,900



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 2290 Malibu Dr Se Cleveland, TN 37323	0 mi	100%	House Built 1970	4	2.5	1,750	-	-
A 815 Scenic Dr Se Cleveland, TN 37323	1.51 mi	97.0%	House	4	2.5	1,700	\$ 1,600 \$ 0.94/sq.ft.	05/14/2026 19 Days Ago
B 2161 Broomfield Rd Se Cleveland, TN 37323	0.93 mi	92.5%	House	4	2	1,484	\$ 1,750 \$ 1.18/sq.ft.	10/11/2025 234 Days Ago
C 4151 Hines Ln Ne Cleveland, TN 37323	3.35 mi	92.0%	House	4	2.5	1,991	\$ 1,975 \$ 0.99/sq.ft.	12/04/2025 180 Days Ago
D 205 Courtland Crest Dr Sw Cleveland, TN 37311	3.38 mi	91.5%	House Built 2019	4	2.5	2,038	\$ 2,350 \$ 1.15/sq.ft.	03/09/2026 85 Days Ago
E 122 Winesap Way Sw Cleveland, TN 37311	3.38 mi	91.3%	House	4	2.5	2,057	\$ 2,395 \$ 1.16/sq.ft.	02/26/2026 96 Days Ago
F 1210 Chippewa Ave Se Cleveland, TN 37311	2.61 mi	90.5%	House Built 2018	4	2	1,520	\$ 1,895 \$ 1.25/sq.ft.	12/03/2025 181 Days Ago
G 1313 Haun Dr Sw Cleveland, TN 37311	3.26 mi	90.4%	House	4	2	1,584	\$ 1,500 \$ 0.95/sq.ft.	03/11/2026 83 Days Ago
H 2030 Fairview Hills Dr Ne Cleveland, TN 37323	3.08 mi	90.0%	House	4	2	1,991	\$ 2,275 \$ 1.14/sq.ft.	10/07/2025 238 Days Ago
I 1022 Bell Rd Se Cleveland, TN 37323	0.99 mi	86.0%	House Built 1954	3	2	1,792	\$ 1,750 \$ 0.98/sq.ft.	09/16/2025 259 Days Ago
J 1908 Cypress Ln Cleveland, TN 37323	1.09 mi	85.7%	House	3	2.5	1,520	\$ 1,725 \$ 1.13/sq.ft.	05/15/2026 18 Days Ago

Property Photos







Additional Information

Welcome to 2290 Malibu Dr., a charming and fully renovated home nestled in the heart of Cleveland, Tennessee. This property presents an incredible opportunity for those seeking a comfortable and stylish living space, complemented by a prime location. With its modern amenities, spacious layout, and serene surroundings, this home is sure to capture your heart. Step inside to discover a thoughtfully designed interior that exudes warmth and elegance. The living room creates an inviting atmosphere, seamlessly connecting the living, dining, and kitchen areas. Natural light floods the space, enhancing the overall ambiance. The gourmet kitchen is a chef's delight, equipped with new stainless steel appliances, ample cabinetry, and a pantry for extra storage. Cooking and meal preparation become a pleasure in this well-appointed kitchen. Upstairs there are 3 bedrooms with one of the full bathrooms. Downstairs features a ton of extra living space that can be used as a den/family room. Also downstairs is the fourth bedroom, second full bathroom and laundry area. This home is set on a beautiful lot featuring a well-maintained lawn, mature trees, and a welcoming front porch. The one-car carport and long driveway provides ample space for vehicles and has additional storage. The location of 2290 Malibu Dr. is one of its finest attributes. Situated in a friendly and well-established neighborhood where you can enjoy the convenience, parks, shopping centers, and dining options that are just minutes away, making it an ideal place to call home. Don't miss out on the opportunity to own this exceptional property with its stylish interiors, serene surroundings, and prime location, it offers a perfect balance of comfort and convenience. Schedule a visit today and make this beautiful Cleveland, TN residence your new home.

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