

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

\$ 192,000 Purchase Price · \$ 200,000 ARV
\$ 48,000 Cash Needed · \$ 217/mo Cash Flow · 6.8% Cap Rate · 5.4% COC



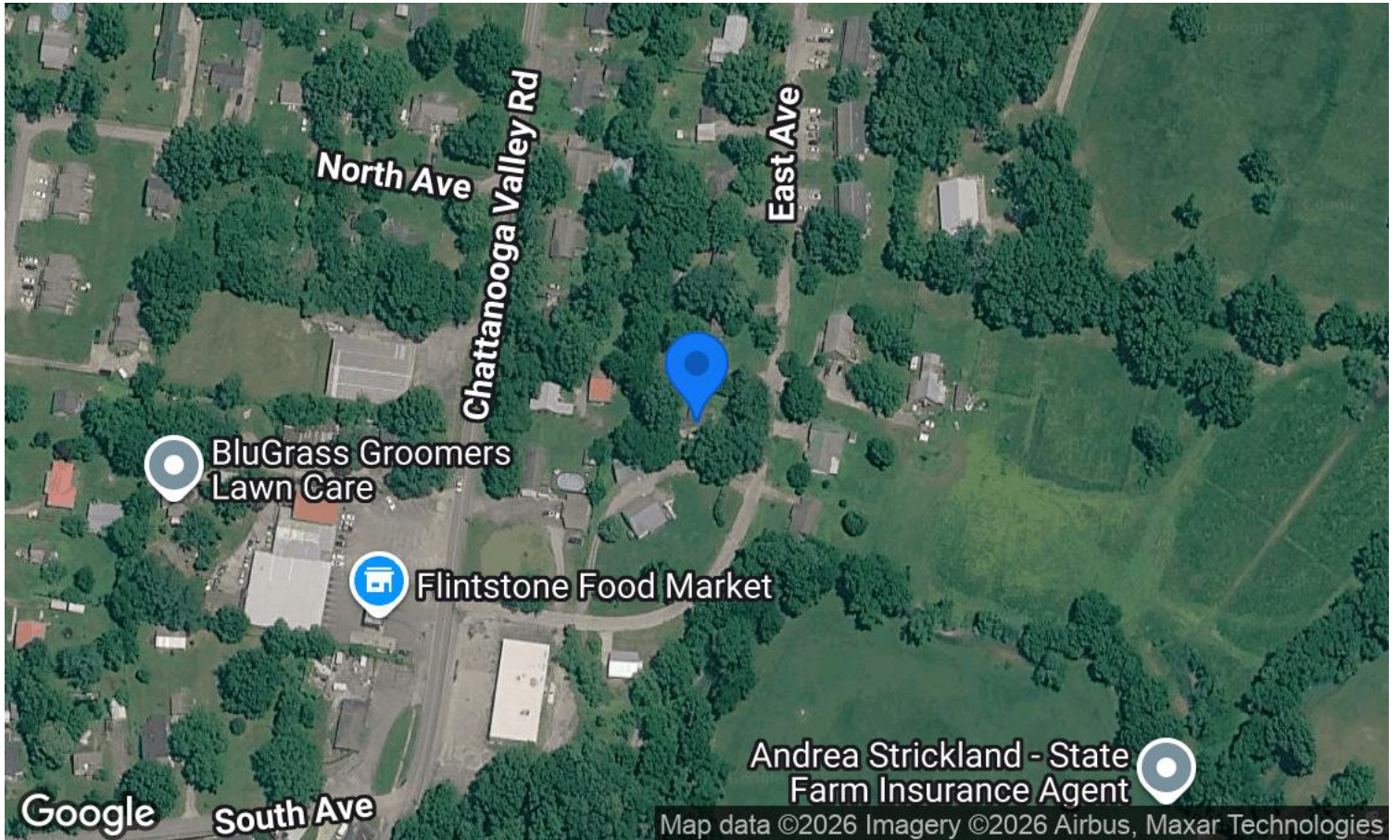
Property Description

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:		\$ 192,000
Amount Financed:	-	\$ 144,000
Down Payment:	=	\$ 48,000
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 48,000
After Repair Value:		\$ 200,000
ARV Per Square Foot:		\$ 191.2
Price Per Square Foot:		\$ 183.6

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	6.8% / 6.5%
Cash on Cash Return:	5.4%
Return on Equity:	4.1%
Return on Investment:	12.5%
Internal Rate of Return:	12.5%
Rent to Value:	0.8%
Gross Rent Multiplier:	11.07
Equity Multiple:	1.13
Break Even Ratio:	85%
Debt Coverage Ratio:	1.25
Debt Yield:	9%

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:	\$ 144,000
LTC / LTV:	75% / 72%
Loan Payment:	\$ 863 Per Month \$ 10,360 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:	-	\$ 10,360
Cash Flow:	=	\$ 218

	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:	- \$ 10,360	- \$ 10,360	- \$ 10,360	- \$ 10,360	- \$ 10,360	- \$ 10,360	- \$ 10,360		
Cash Flow:	= \$ 2,606	= \$ 2,866	= \$ 3,131	= \$ 3,675	= \$ 5,137	= \$ 8,530	= \$ 12,665		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 4,374	\$ 4,461	\$ 4,550	\$ 4,734	\$ 5,226	\$ 6,371	\$ 7,768		
Loan Interest:	+ \$ 8,592	+ \$ 8,483	+ \$ 8,367	+ \$ 8,114	+ \$ 7,330	+ \$ 4,847	+ \$ 329		
Depreciation:	+ \$ 6,727	+ \$ 6,727	+ \$ 6,727	+ \$ 6,727	+ \$ 6,727	+ \$ 6,727	+ \$ 0		
Total Deductions:	= \$ 19,693	= \$ 19,671	= \$ 19,644	= \$ 19,575	= \$ 19,283	= \$ 17,945	= \$ 8,097		
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:	- \$ 142,232	- \$ 140,354	- \$ 138,361	- \$ 133,998	- \$ 120,507	- \$ 77,765	- \$ 0
LTV Ratio:	69%	66.1%	63.3%	57.8%	44.8%	21.5%	-
Total Equity:	= \$ 63,768	= \$ 71,826	= \$ 80,184	= \$ 97,857	= \$ 148,276	= \$ 283,457	= \$ 485,452

SALE ANALYSIS

Equity:	\$ 63,768	\$ 71,826	\$ 80,184	\$ 97,857	\$ 148,276	\$ 283,457	\$ 485,452
Selling Costs (6%):	- \$ 12,360	- \$ 12,731	- \$ 13,113	- \$ 13,911	- \$ 16,127	- \$ 21,673	- \$ 29,127
Blue Proceeds:	= \$ 51,408	= \$ 59,095	= \$ 67,071	= \$ 83,945	= \$ 132,149	= \$ 261,784	= \$ 456,325
Cumulative Cash Flow:	+ \$ 2,606	+ \$ 5,472	+ \$ 8,603	+ \$ 15,678	+ \$ 38,382	+ \$ 107,848	+ \$ 215,214
Total Cash Invested:	- \$ 48,000	- \$ 48,000	- \$ 48,000	- \$ 48,000	- \$ 48,000	- \$ 48,000	- \$ 48,000
Total Profit:	= \$ 6,014	= \$ 16,567	= \$ 27,674	= \$ 51,623	= \$ 122,531	= \$ 321,632	= \$ 623,539

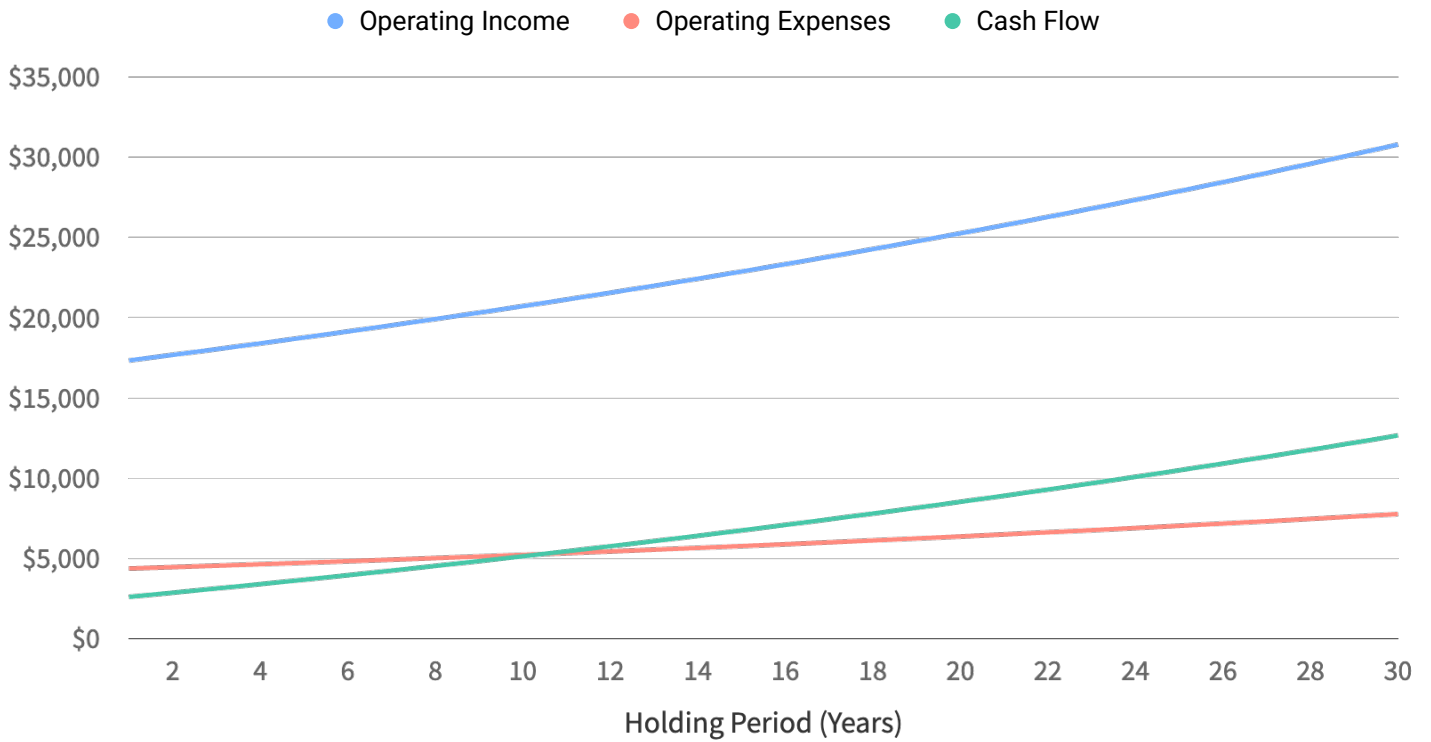
INVESTMENT RETURNS

Cap Rate (Purchase Price):	6.8%	6.9%	7%	7.3%	8.1%	9.8%	12%
Cap Rate (Market Value):	6.3%	6.2%	6.2%	6.1%	5.8%	5.2%	4.7%
Cash on Cash Return:	5.4%	6%	6.5%	7.7%	10.7%	17.8%	26.4%
Return on Equity:	4.1%	4%	3.9%	3.8%	3.5%	3%	2.6%
Return on Investment:	12.5%	34.5%	57.7%	107.5%	255.3%	670.1%	1,299%
Internal Rate of Return:	12.5%	16.4%	17.1%	17%	15.7%	13.8%	12.8%

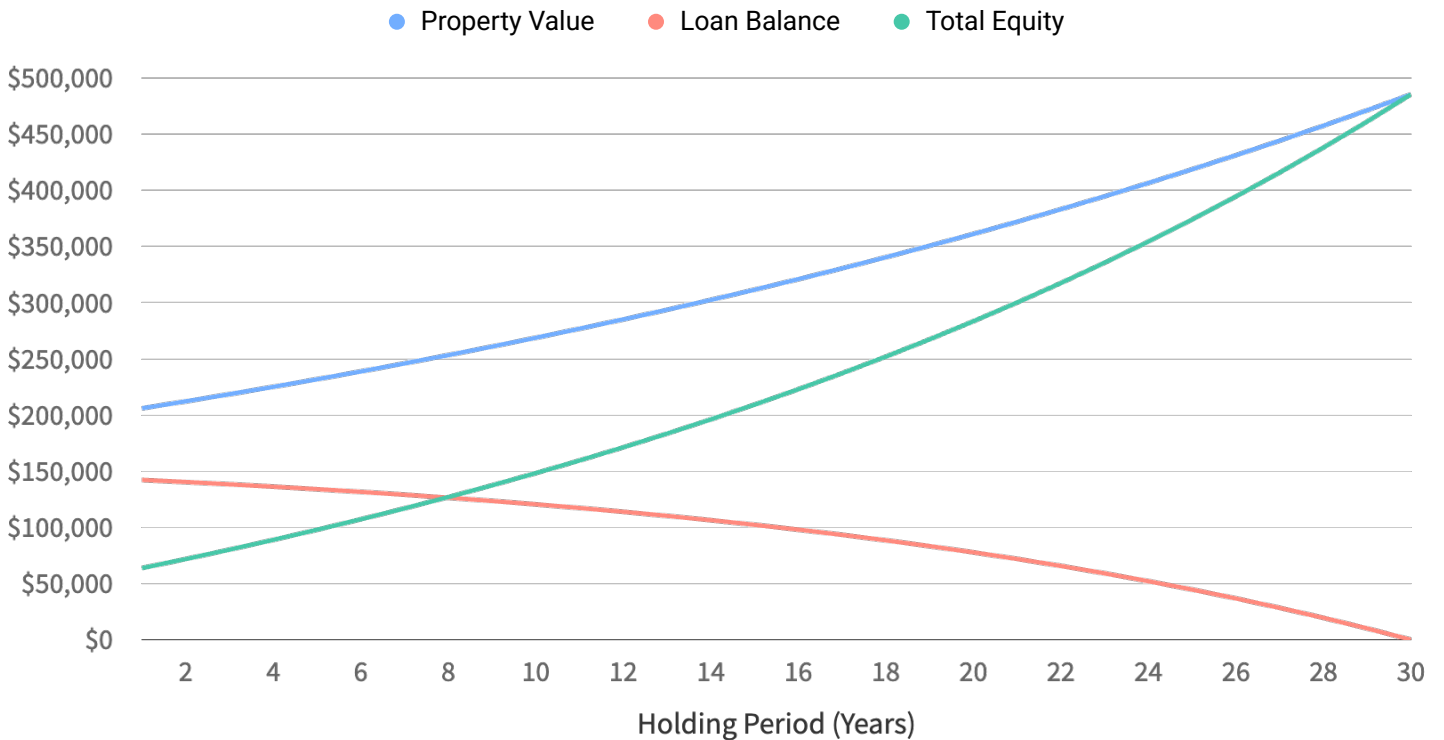
FINANCIAL RATIOS

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:	1.13	1.35	1.58	2.08	3.55	7.7	13.99
Break Even Ratio:	85%	83.8%	82.6%	80.4%	75.2%	66.2%	58.9%
Debt Coverage Ratio:	1.25	1.28	1.3	1.35	1.5	1.82	2.22
Debt Yield:	9.1%	9.4%	9.8%	10.5%	12.9%	24.3%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

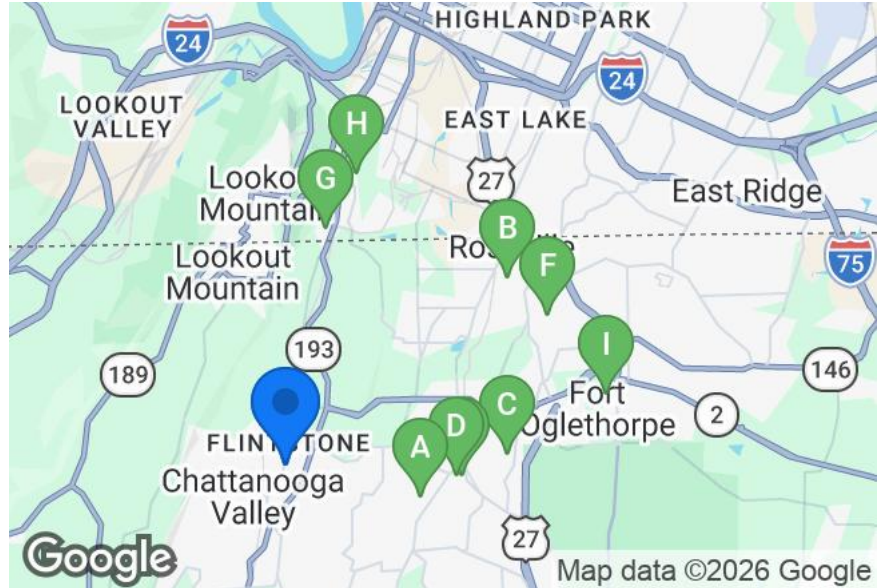
\$ 217,800 (\$ 185/sq.ft.)

\$ 65,000 - \$ 397,500

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

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

\$ 193,700



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 30 Talley Ln Rossville, GA 30741	2.02 mi	79.0%	House Built 1969	Studio	1	1,332	\$ 232,900 \$ 175/sq.ft.	04/03/2026 62 Days Ago
B 707 Bronson St Rossville, GA 30741	4.22 mi	78.7%	House Built 1957	3	1	1,008	\$ 175,000 \$ 174/sq.ft.	02/17/2026 107 Days Ago
C 11 Circle Dr Rossville, GA 30741	3.22 mi	74.5%	House Built 1947	Studio	1	840	\$ 65,000 \$ 77/sq.ft.	02/17/2026 107 Days Ago
D 25 Hickory Cir Rossville, GA 30741	2.49 mi	73.9%	House Built 1966	Studio	2	1,506	\$ 195,837 \$ 130/sq.ft.	04/10/2026 55 Days Ago
E 130 Sycamore Dr Rossville, GA 30741	2.56 mi	72.3%	House Built 1964	Studio	2	1,433	\$ 315,000 \$ 220/sq.ft.	02/26/2026 98 Days Ago
F 406 Hollywood Dr Rossville, GA 30741	4.38 mi	71.7%	House Built 1952	Studio	1	816	\$ 139,000 \$ 170/sq.ft.	02/23/2026 101 Days Ago
G 5601 Alabama Ave Chattanooga, TN 37409	3.49 mi	71.1%	House Built 1946	Studio	1	1,372	\$ 397,500 \$ 290/sq.ft.	01/16/2026 139 Days Ago
H 4508 Balcomb St Chattanooga, TN 37409	4.36 mi	68.9%	House Built 1960	Studio	1	864	\$ 259,900 \$ 301/sq.ft.	12/19/2025 167 Days Ago
I 124 Coffman Dr Fort Oglethorpe, GA 30742	4.77 mi	68.6%	House Built 1960	Studio	2	1,380	\$ 180,000 \$ 130/sq.ft.	03/23/2026 73 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

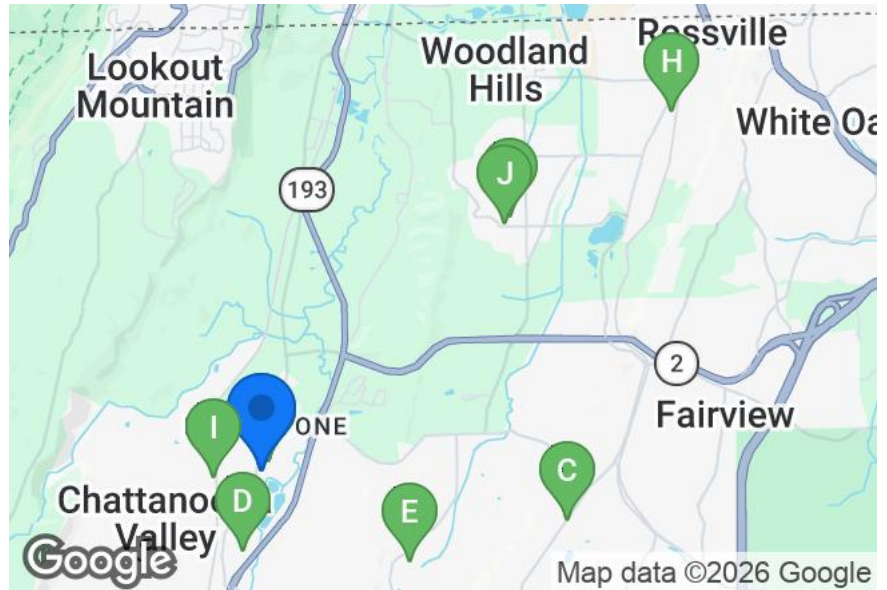
\$ 1,090 (\$ 1.13/sq.ft.)

\$ 849 - \$ 1,295

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

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

\$ 1,180



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 99 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 240 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 194 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 142 Days Ago
E 27 Cherry Ln Rossville, GA 30741	1.26 mi	95.6%	House	2	1	936	\$ 1,199 \$ 1.28/sq.ft.	06/04/2026 Today
F 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 257 Days Ago
G 181 East Ave Apt 1 Flintstone, GA 30725	0.08 mi	93.9%	House	2	1	-	\$ 925	01/19/2026 136 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 216 Days Ago
I 523 Mountain View Cir Flintstone, GA 30725	0.36 mi	93.6%	House	2	2	1,000	\$ 1,200 \$ 1.20/sq.ft.	04/07/2026 58 Days Ago
J 718 Salem Rd Rossville, GA 30741	2.53 mi	93.2%	House Built 1985	2	1	915	\$ 1,095 \$ 1.20/sq.ft.	05/05/2026 30 Days Ago

Property Photos







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