

321 Whitmire Cir

Investment Property - Buy & Hold

321 Whitmire Cir, Tunnel Hill, GA 30755
House · 3 Beds · 2 Baths · 1,450 Sq.Ft.

\$ 229,000 Purchase Price · \$ 275,000 ARV
\$ 57,250 Cash Needed · \$ 285/mo Cash Flow · 7% Cap Rate · 6% COC



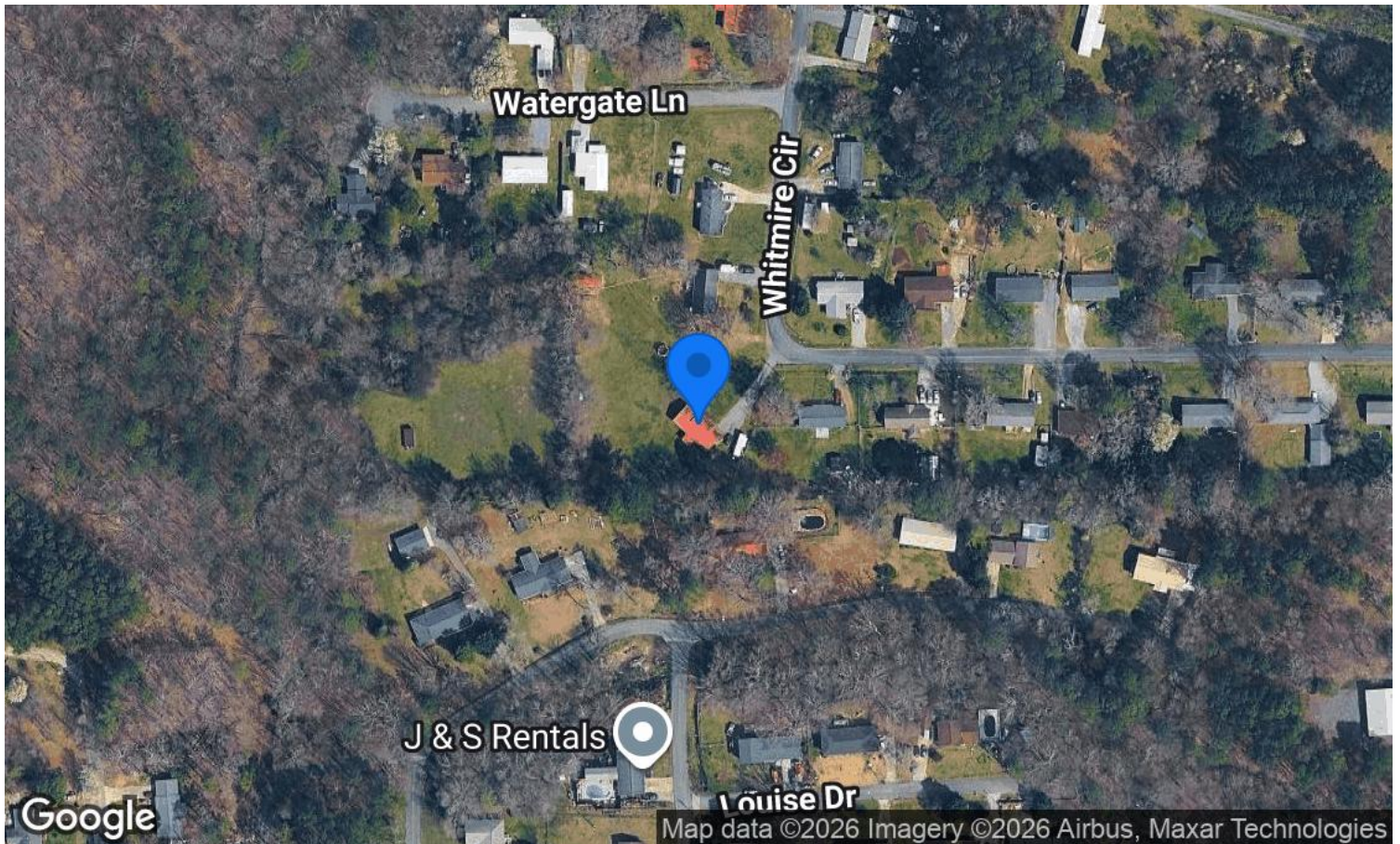
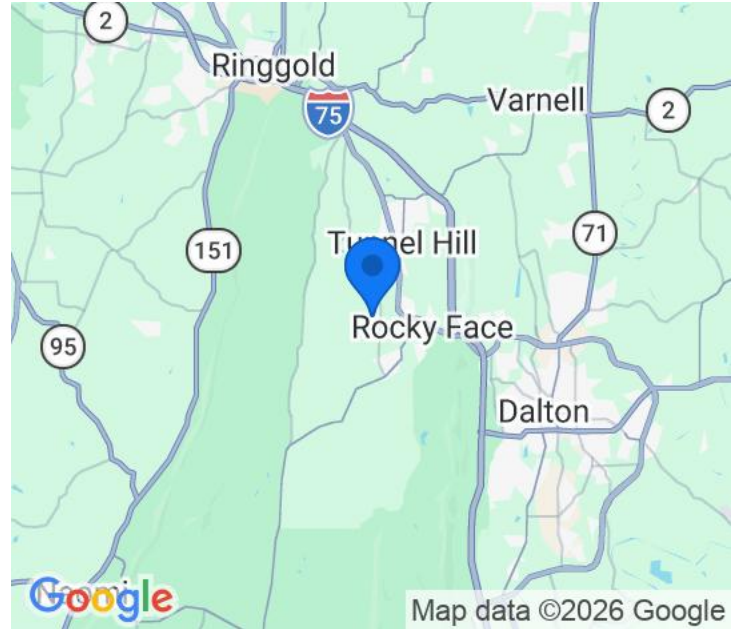
Property Description

ADDRESS

321 Whitmire Cir
Tunnel Hill, GA 30755

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,450
Year Built:	1975
Lot Size:	44,431 sq.ft.
Zoning:	Single Family Residential
MLS Number:	2969874



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 229,000
Amount Financed:	-	\$ 171,750
Down Payment:	=	\$ 57,250
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 57,250
After Repair Value:		\$ 275,000
ARV Per Square Foot:		\$ 189.7
Price Per Square Foot:		\$ 157.9

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7% / 5.9%
Cash on Cash Return:		6%
Return on Equity:		3%
Return on Investment:		74.6%
Internal Rate of Return:		74.6%
Rent to Value:		0.8%
Gross Rent Multiplier:		10.46
Equity Multiple:		1.75
Break Even Ratio:		79.4%
Debt Coverage Ratio:		1.27
Debt Yield:		9.4%

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:	\$ 171,750
LTC / LTV:	75% / 62.5%
Loan Payment:	\$ 1,057 Per Month \$ 12,690 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:	\$ 6,528

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:	\$ 1,825	\$ 21,900
Vacancy (5%):	- \$ 91	\$ 1,095
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 1,734	\$ 20,805
Operating Expenses (22.6%):	- \$ 391	\$ 4,695
Net Operating Income:	= \$ 1,343	\$ 16,110
Loan Payments:	- \$ 1,057	\$ 12,690
Cash Flow:	= \$ 286	\$ 3,420

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

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 117	\$ 1,400
Insurance:	\$ 83	\$ 1,000
Property Management:	\$ 100	\$ 1,200
Maintenance:	\$ 55	\$ 657
Capital Expenditures:	\$ 37	\$ 438
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 391	\$ 4,695

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:	\$ 21,900	\$ 22,338	\$ 22,785	\$ 23,705	\$ 26,173	\$ 31,904	\$ 38,891		
Vacancy:	- \$ 1,095	- \$ 1,117	- \$ 1,139	- \$ 1,185	- \$ 1,309	- \$ 1,595	- \$ 1,945		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 20,805	= \$ 21,221	= \$ 21,646	= \$ 22,520	= \$ 24,864	= \$ 30,309	= \$ 36,946		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 1,400	\$ 1,428	\$ 1,457	\$ 1,515	\$ 1,673	\$ 2,040	\$ 2,486		
Insurance:	+ \$ 1,000	+ \$ 1,020	+ \$ 1,040	+ \$ 1,082	+ \$ 1,195	+ \$ 1,457	+ \$ 1,776		
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Maintenance:	+ \$ 657	+ \$ 670	+ \$ 684	+ \$ 711	+ \$ 785	+ \$ 957	+ \$ 1,167		
Capital Expenditures:	+ \$ 438	+ \$ 447	+ \$ 456	+ \$ 474	+ \$ 523	+ \$ 638	+ \$ 778		
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:	= \$ 4,695	= \$ 4,789	= \$ 4,885	= \$ 5,081	= \$ 5,610	= \$ 6,840	= \$ 8,338		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 20,805	\$ 21,221	\$ 21,646	\$ 22,520	\$ 24,864	\$ 30,309	\$ 36,946		
Operating Expenses:	- \$ 4,695	- \$ 4,789	- \$ 4,885	- \$ 5,081	- \$ 5,610	- \$ 6,840	- \$ 8,338		
Expense Ratio:	22.6%	22.6%	22.6%	22.6%	22.6%	22.6%	22.6%		
Net Operating Income:	= \$ 16,110	= \$ 16,432	= \$ 16,761	= \$ 17,439	= \$ 19,254	= \$ 23,469	= \$ 28,608		
Loan Payments:	- \$ 12,690	- \$ 12,690	- \$ 12,690	- \$ 12,690	- \$ 12,690	- \$ 12,690	- \$ 12,690		
Cash Flow:	= \$ 3,420	= \$ 3,742	= \$ 4,071	= \$ 4,749	= \$ 6,564	= \$ 10,779	= \$ 15,918		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 4,695	\$ 4,789	\$ 4,885	\$ 5,081	\$ 5,610	\$ 6,840	\$ 8,338		
Loan Interest:	+ \$ 10,677	+ \$ 10,548	+ \$ 10,410	+ \$ 10,107	+ \$ 9,163	+ \$ 6,111	+ \$ 419		
Depreciation:	+ \$ 8,090	+ \$ 8,090	+ \$ 8,090	+ \$ 8,090	+ \$ 8,090	+ \$ 8,090	+ \$ 0		
Total Deductions:	= \$ 23,462	= \$ 23,427	= \$ 23,385	= \$ 23,278	= \$ 22,863	= \$ 21,041	= \$ 8,757		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 283,250	\$ 291,748	\$ 300,500	\$ 318,800	\$ 369,577	\$ 496,681	\$ 667,497
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 169,737	- \$ 167,595	- \$ 165,316	- \$ 160,307	- \$ 144,678	- \$ 94,184	- \$ 0
LTV Ratio:	59.9%	57.4%	55%	50.3%	39.1%	19%	-
Total Equity:	= \$ 113,513	= \$ 124,153	= \$ 135,184	= \$ 158,493	= \$ 224,899	= \$ 402,497	= \$ 667,497

SALE ANALYSIS

Equity:	\$ 113,513	\$ 124,153	\$ 135,184	\$ 158,493	\$ 224,899	\$ 402,497	\$ 667,497
Selling Costs (6%):	- \$ 16,995	- \$ 17,505	- \$ 18,030	- \$ 19,128	- \$ 22,175	- \$ 29,801	- \$ 40,050
Blue Proceeds:	= \$ 96,518	= \$ 106,648	= \$ 117,154	= \$ 139,365	= \$ 202,724	= \$ 372,697	= \$ 627,447
Cumulative Cash Flow:	+ \$ 3,420	+ \$ 7,162	+ \$ 11,233	+ \$ 20,388	+ \$ 49,501	+ \$ 137,632	+ \$ 272,852
Total Cash Invested:	- \$ 57,250	- \$ 57,250	- \$ 57,250	- \$ 57,250	- \$ 57,250	- \$ 57,250	- \$ 57,250
Total Profit:	= \$ 42,688	= \$ 56,560	= \$ 71,137	= \$ 102,503	= \$ 194,975	= \$ 453,079	= \$ 843,049

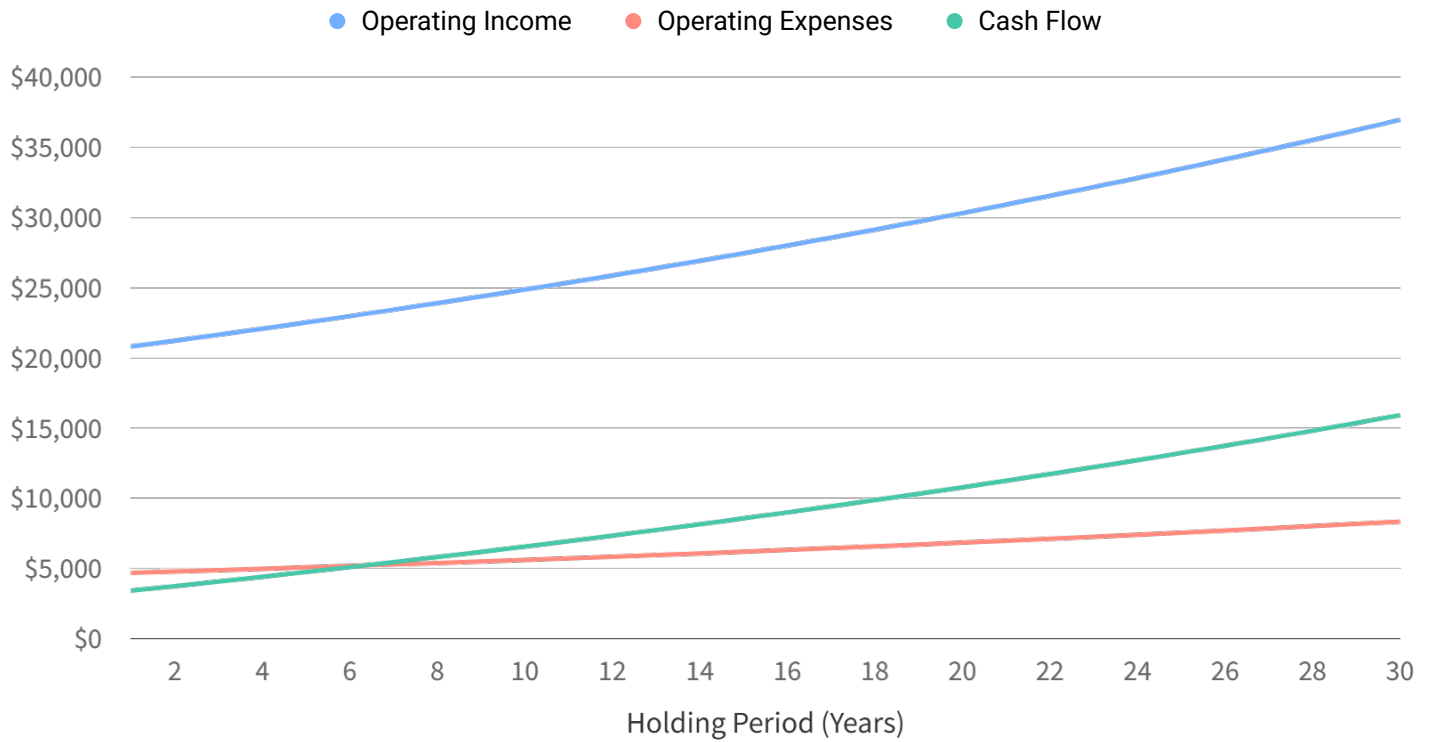
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7%	7.2%	7.3%	7.6%	8.4%	10.2%	12.5%
Cap Rate (Market Value):	5.7%	5.6%	5.6%	5.5%	5.2%	4.7%	4.3%
Cash on Cash Return:	6%	6.5%	7.1%	8.3%	11.5%	18.8%	27.8%
Return on Equity:	3%	3%	3%	3%	2.9%	2.7%	2.4%
Return on Investment:	74.6%	98.8%	124.3%	179%	340.6%	791.4%	1,472.6%
Internal Rate of Return:	74.6%	41.9%	32.2%	24.5%	18.4%	14.8%	13.4%

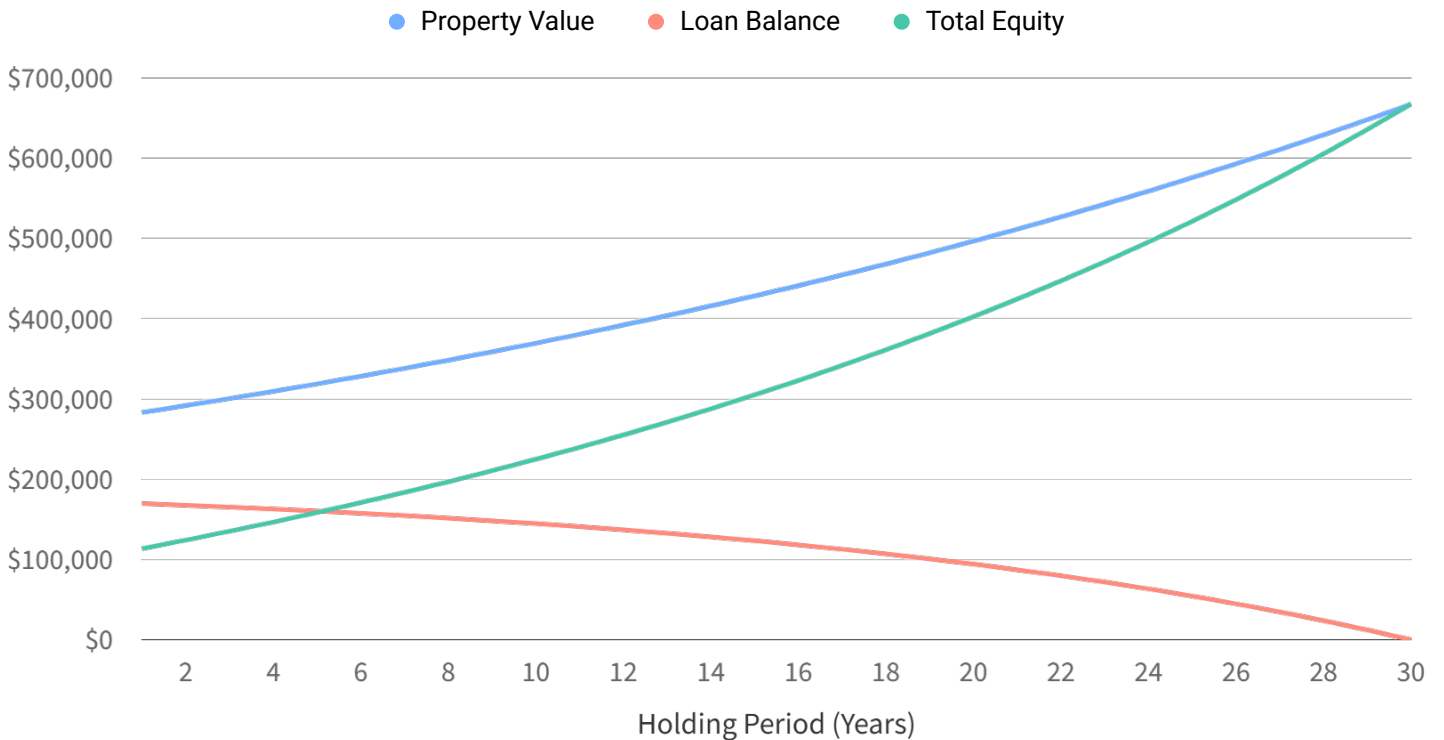
FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%
Gross Rent Multiplier:	12.93	13.06	13.19	13.45	14.12	15.57	17.16
Equity Multiple:	1.75	1.99	2.24	2.79	4.41	8.91	15.73
Break Even Ratio:	79.4%	78.2%	77.1%	75%	69.9%	61.2%	54.1%
Debt Coverage Ratio:	1.27	1.29	1.32	1.37	1.52	1.85	2.25
Debt Yield:	9.5%	9.8%	10.1%	10.9%	13.3%	24.9%	-

Cash Flow Over Time



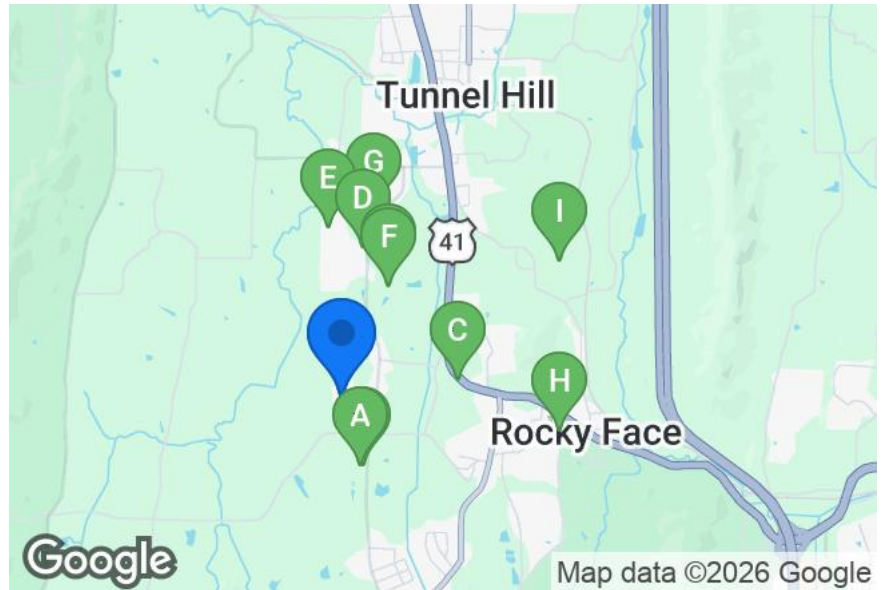
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 248,100 (\$ 172/sq.ft.)
 \$ 175,000 - \$ 295,900
 \$ 120/sq.ft. - \$ 206/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 249,400

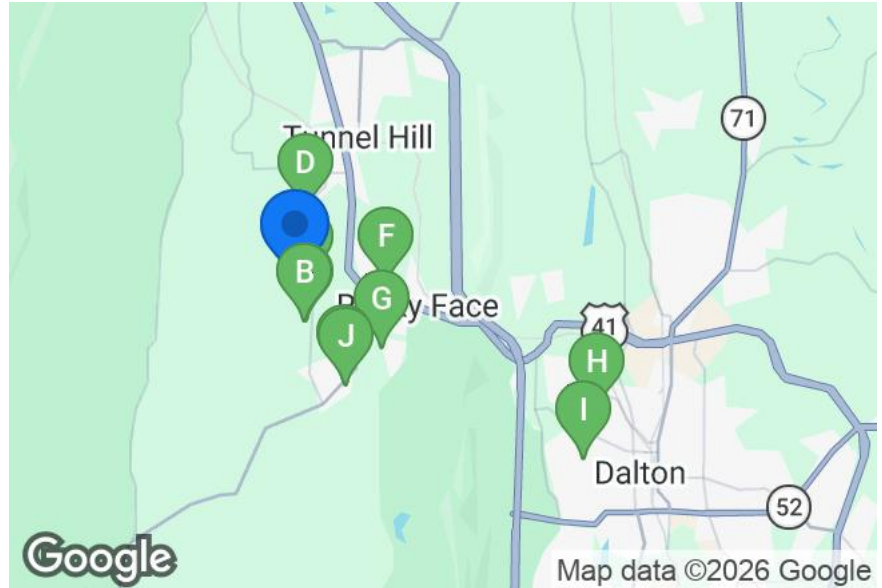


Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 321 Whitmire Cir Tunnel Hill, GA 30755	0 mi	100%	House Built 1975	3	2	1,450	-	-
A 1458 Mount Vernon Rd Rocky Face, GA 30740	0.53 mi	98.5%	House Built 2025	3	2	1,400	\$ 269,900 \$ 192.79/sq.ft.	03/08/2026 93 Days Ago
B 1456 Mount Vernon Rd Rocky Face, GA 30740	0.54 mi	98.5%	House Built 2026	3	2	1,400	\$ 269,900 \$ 192.79/sq.ft.	03/25/2026 76 Days Ago
C 130 Jocelyn Way Rocky Face, GA 30740	0.84 mi	98.4%	House Built 2011	3	2	1,456	\$ 175,000 \$ 120.19/sq.ft.	05/07/2026 33 Days Ago
D 600 Pine Oaks Dr Tunnel Hill, GA 30755	1.08 mi	97.5%	House Built 1984	3	2	1,400	\$ 224,900 \$ 160.64/sq.ft.	04/02/2026 68 Days Ago
E 295 Cody Way Tunnel Hill, GA 30755	1.22 mi	97.0%	House Built 1990	3	2	1,523	\$ 225,000 \$ 147.73/sq.ft.	05/11/2026 29 Days Ago
F 1109 McClure Dr Tunnel Hill, GA 30755	0.86 mi	96.9%	House Built 1977	3	2	1,296	\$ 239,900 \$ 185.11/sq.ft.	05/25/2026 15 Days Ago
G 1012 Mount Vernon Rd Tunnel Hill, GA 30755	1.35 mi	96.8%	House Built 1970	3	2	1,375	\$ 255,000 \$ 185.45/sq.ft.	06/09/2026 Today
H 400 Sam Love Rd Rocky Face, GA 30740	1.61 mi	96.7%	House Built 1931	3	2	1,480	\$ 230,000 \$ 155.41/sq.ft.	06/09/2026 Today
I 827 Bridges Rd Tunnel Hill, GA 30755	1.86 mi	96.4%	House Built 2025	3	2	1,434	\$ 295,900 \$ 206.35/sq.ft.	02/18/2026 111 Days Ago
J 1105 McClure Dr Tunnel Hill, GA 30755	0.89 mi	96.2%	House Built 1997	3	2	1,702	\$ 295,000 \$ 173.33/sq.ft.	12/14/2025 177 Days Ago

Recent Comparable Rental Listings

Average Listed Rent
\$ 1,610 (\$ 1.19/sq.ft.)
 \$ 1,400 - \$ 1,800
 \$ 1/sq.ft. - \$ 1.31/sq.ft.

Estimated Property Rent Based on
 Average Rent/Sq.Ft.
\$ 1,720



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 321 Whitmire Cir Tunnel Hill, GA 30755	0 mi	100%	House Built 1975	3	2	1,450	-	-
A 1456 Mount Vernon Rd Rocky Face, GA 30740	0.54 mi	98.4%	House Built 2026	3	2	1,400	\$ 1,800 \$ 1.29/sq.ft.	04/22/2026 48 Days Ago
B 1458 Mt Vernon Rd Rocky Face, GA 30740	0.53 mi	98.3%	House Built 2026	3	2	1,400	\$ 1,800 \$ 1.29/sq.ft.	02/09/2026 120 Days Ago
C 189 Whitmire Cir Tunnel Hill, GA 30755	0.15 mi	98.1%	House	3	2	1,350	\$ 1,400 \$ 1.04/sq.ft.	01/24/2026 136 Days Ago
D 600 Pine Oaks Dr Tunnel Hill, GA 30755	1.08 mi	97.5%	House Built 1984	3	2	1,400	\$ 1,800 \$ 1.29/sq.ft.	06/09/2026 Today
E 506 Deck Dr Rocky Face, GA 30740	1.59 mi	94.9%	House	3	2	1,290	\$ 1,695 \$ 1.31/sq.ft.	03/17/2026 84 Days Ago
F 2790 Chattanooga Rd Dalton, GA 30740	1.32 mi	94.7%	House	3	2	1,248	\$ 1,500 \$ 1.20/sq.ft.	06/07/2026 2 Days Ago
G 524 Mill Creek Rd Rocky Face, GA 30740	1.55 mi	93.5%	House Built 2022	3	2	1,200	\$ 1,450 \$ 1.21/sq.ft.	02/11/2026 118 Days Ago
H 906 Sierra Pl Apt 25 Dalton, GA 30720	4.77 mi	91.9%	House Built 1987	3	2	1,500	\$ 1,500 \$ 1/sq.ft.	06/09/2026 Today
I 1203 Vernon Ave Dalton, GA 30720	4.92 mi	91.6%	House Built 1959	3	2	1,500	\$ 1,600 \$ 1.07/sq.ft.	10/22/2025 230 Days Ago
J 512 Deck Dr Rocky Face, GA 30740	1.64 mi	91.5%	House	3	2	-	\$ 1,595	02/20/2026 109 Days Ago

Property Photos



Additional Information

Charming Fixer-Upper with Huge Potential on Over 1 Acre in Tunnel Hill! Located on a spacious corner lot, this 3-bedroom, 1.5-bath home is a perfect opportunity for those looking to invest in a fixer-upper with plenty of room to grow! Situated on over an acre of land, this home offers a large front and backyard, ideal for outdoor living and hobbies. Enjoy peaceful mornings or evenings on the covered back deck, and take advantage of the convenient storage building at the rear of the property. The home features a split-bedroom layout all on one level, providing a functional and easy-to-maintain floorplan. With a little TLC, this could be your dream home or a fantastic investment opportunity. Located just 2 miles from the Tunnel Hill Golf Course and only a short 15-minute drive to shopping, dining, and entertainment in Dalton and Ringgold. Don't miss out on this great chance to own a property with so much potential-schedule your showing today!

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DATA SOURCES

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