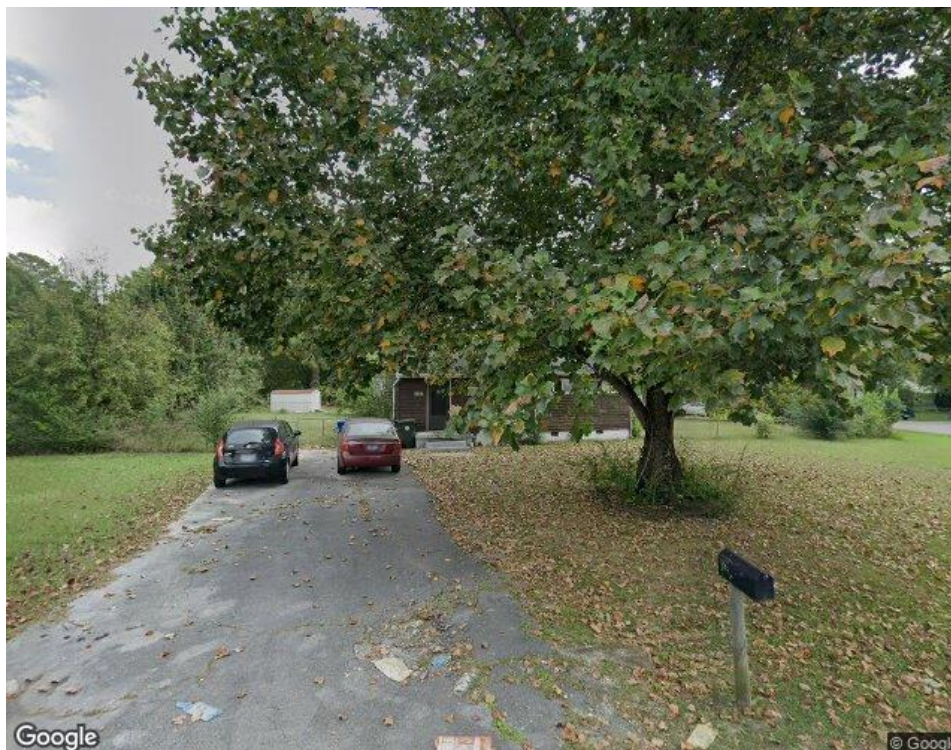


6107 Vance Cir

Investment Property - Buy & Hold

6107 Vance Cir, Chattanooga, TN 37421
House · 3 Beds · 2 Baths · 1,150 Sq.Ft.

\$ 224,000 Purchase Price · \$ 245,000 ARV
\$ 56,000 Cash Needed · \$ 269/mo Cash Flow · 7.1% Cap Rate · 5.8% COC



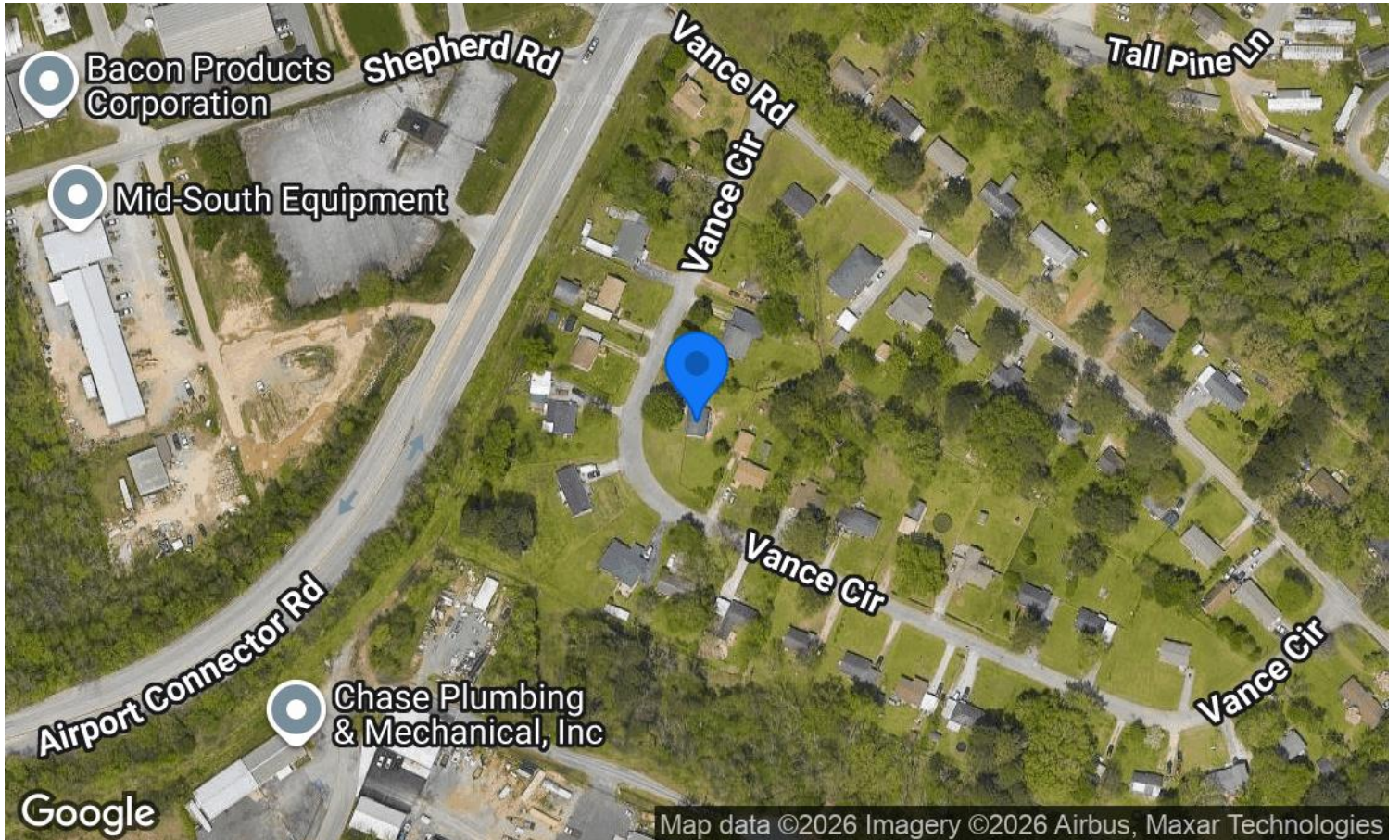
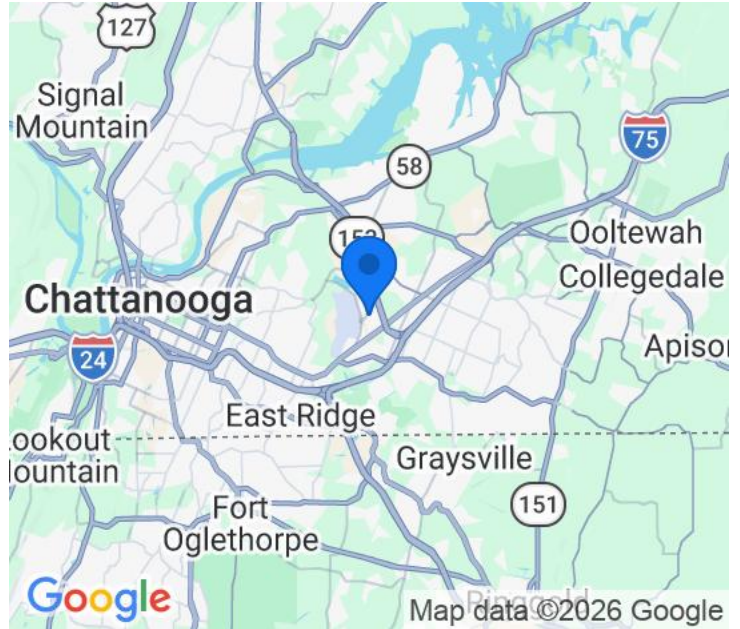
Property Description

ADDRESS

6107 Vance Cir
Chattanooga, TN 37421

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,150
Year Built:	1959
Lot Size:	14,810 sq.ft.
Zoning:	R-1
MLS Number:	1215707



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 224,000
Amount Financed:	-	\$ 168,000
Down Payment:	=	\$ 56,000
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 56,000
After Repair Value:		\$ 245,000
ARV Per Square Foot:		\$ 213
Price Per Square Foot:		\$ 194.8

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7.1% / 6.5%
Cash on Cash Return:		5.8%
Return on Equity:		3.9%
Return on Investment:		28.6%
Internal Rate of Return:		28.6%
Rent to Value:		0.8%
Gross Rent Multiplier:		10.4
Equity Multiple:		1.29
Break Even Ratio:		80%
Debt Coverage Ratio:		1.25
Debt Yield:		9.5%

PURCHASE COSTS

Total (0% of Price):	\$ 0
-----------------------------	-------------

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 168,000
LTC / LTV:	75% / 68.6%
Loan Payment:	\$ 1,062 Per Month \$ 12,742 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
Appreciation:	2% 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:		\$ 1,795	\$ 21,540
Vacancy (5%):	-	\$ 90	\$ 1,077
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 1,705	\$ 20,463
Operating Expenses (21.9%):	-	\$ 374	\$ 4,485
Net Operating Income:	=	\$ 1,331	\$ 15,978
Loan Payments:	-	\$ 1,062	\$ 12,742
Cash Flow:	=	\$ 269	\$ 3,236

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

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 101	\$ 1,208
Insurance:		\$ 83	\$ 1,000
Property Management:		\$ 100	\$ 1,200
Maintenance:		\$ 54	\$ 646
Capital Expenditures:		\$ 36	\$ 431
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 374	\$ 4,485

Buy & Hold Projections

APPRECIATION 2% 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:	\$ 21,540	\$ 21,971	\$ 22,410	\$ 23,316	\$ 25,742	\$ 31,380	\$ 38,252
Vacancy:	- \$ 1,077	- \$ 1,099	- \$ 1,121	- \$ 1,166	- \$ 1,287	- \$ 1,569	- \$ 1,913
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 20,463	= \$ 20,872	= \$ 21,289	= \$ 22,150	= \$ 24,455	= \$ 29,811	= \$ 36,339
Income Increase:	2%	2%	2%	2%	2%	2%	2%
OPERATING EXPENSES							
Property Taxes:	\$ 1,208	\$ 1,232	\$ 1,257	\$ 1,308	\$ 1,444	\$ 1,760	\$ 2,145
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:	+ \$ 646	+ \$ 659	+ \$ 672	+ \$ 699	+ \$ 772	+ \$ 941	+ \$ 1,148
Capital Expenditures:	+ \$ 431	+ \$ 439	+ \$ 448	+ \$ 466	+ \$ 515	+ \$ 628	+ \$ 765
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:	= \$ 4,485	= \$ 4,574	= \$ 4,665	= \$ 4,854	= \$ 5,360	= \$ 6,534	= \$ 7,965
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
CASH FLOW							
Operating Income:	\$ 20,463	\$ 20,872	\$ 21,289	\$ 22,150	\$ 24,455	\$ 29,811	\$ 36,339
Operating Expenses:	- \$ 4,485	- \$ 4,574	- \$ 4,665	- \$ 4,854	- \$ 5,360	- \$ 6,534	- \$ 7,965
Expense Ratio:	21.9%	21.9%	21.9%	21.9%	21.9%	21.9%	21.9%
Net Operating Income:	= \$ 15,978	= \$ 16,298	= \$ 16,624	= \$ 17,296	= \$ 19,095	= \$ 23,277	= \$ 28,374
Loan Payments:	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742
Cash Flow:	= \$ 3,236	= \$ 3,556	= \$ 3,882	= \$ 4,554	= \$ 6,353	= \$ 10,535	= \$ 15,632
TAX BENEFITS & DEDUCTIONS							
Operating Expenses:	\$ 4,485	\$ 4,574	\$ 4,665	\$ 4,854	\$ 5,360	\$ 6,534	\$ 7,965
Loan Interest:	+ \$ 10,865	+ \$ 10,739	+ \$ 10,605	+ \$ 10,309	+ \$ 9,377	+ \$ 6,307	+ \$ 438
Depreciation:	+ \$ 8,145	+ \$ 8,145	+ \$ 8,145	+ \$ 8,145	+ \$ 8,145	+ \$ 8,145	+ \$ 0
Total Deductions:	= \$ 23,495	= \$ 23,458	= \$ 23,415	= \$ 23,308	= \$ 22,883	= \$ 20,987	= \$ 8,403
EQUITY ACCUMULATION							

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 249,900	\$ 254,898	\$ 259,996	\$ 270,500	\$ 298,654	\$ 364,057	\$ 443,784
Appreciation:	2%	2%	2%	2%	2%	2%	2%
Loan Balance:	- \$ 166,122	- \$ 164,119	- \$ 161,981	- \$ 157,266	- \$ 142,424	- \$ 93,518	- \$ 0
LTV Ratio:	66.5%	64.4%	62.3%	58.1%	47.7%	25.7%	-
Total Equity:	= \$ 83,778	= \$ 90,779	= \$ 98,015	= \$ 113,234	= \$ 156,230	= \$ 270,539	= \$ 443,784

SALE ANALYSIS

Equity:	\$ 83,778	\$ 90,779	\$ 98,015	\$ 113,234	\$ 156,230	\$ 270,539	\$ 443,784
Selling Costs (6%):	- \$ 14,994	- \$ 15,294	- \$ 15,600	- \$ 16,230	- \$ 17,919	- \$ 21,843	- \$ 26,627
Blue Proceeds:	= \$ 68,784	= \$ 75,485	= \$ 82,415	= \$ 97,004	= \$ 138,311	= \$ 248,696	= \$ 417,157
Cumulative Cash Flow:	+ \$ 3,236	+ \$ 6,792	+ \$ 10,674	+ \$ 19,442	+ \$ 47,538	+ \$ 133,388	+ \$ 265,944
Total Cash Invested:	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000
Total Profit:	= \$ 16,020	= \$ 26,277	= \$ 37,089	= \$ 60,446	= \$ 129,849	= \$ 326,084	= \$ 627,101

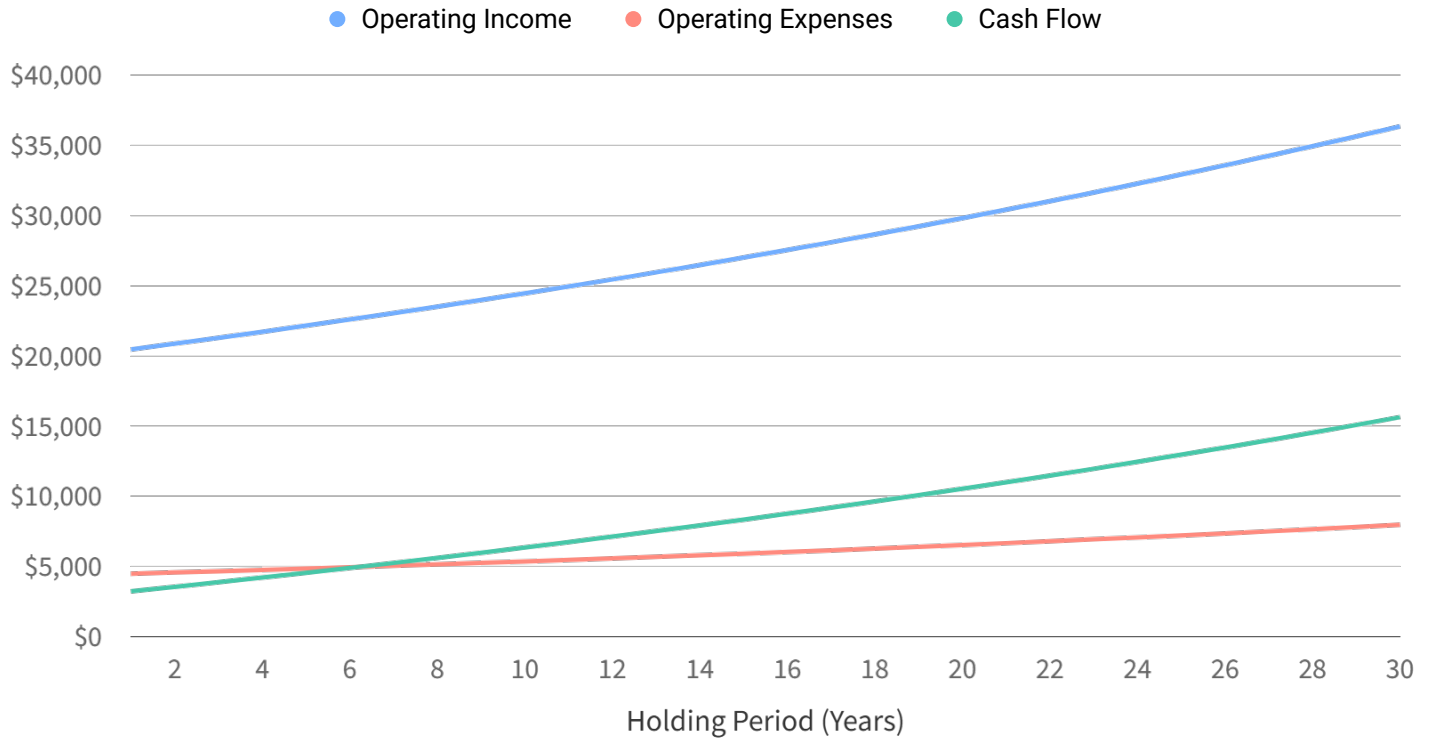
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.1%	7.3%	7.4%	7.7%	8.5%	10.4%	12.7%
Cap Rate (Market Value):	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%
Cash on Cash Return:	5.8%	6.4%	6.9%	8.1%	11.3%	18.8%	27.9%
Return on Equity:	3.9%	3.9%	4%	4%	4.1%	3.9%	3.5%
Return on Investment:	28.6%	46.9%	66.2%	107.9%	231.9%	582.3%	1,119.8%
Internal Rate of Return:	28.6%	21.7%	19.3%	17.2%	15%	13.4%	12.7%

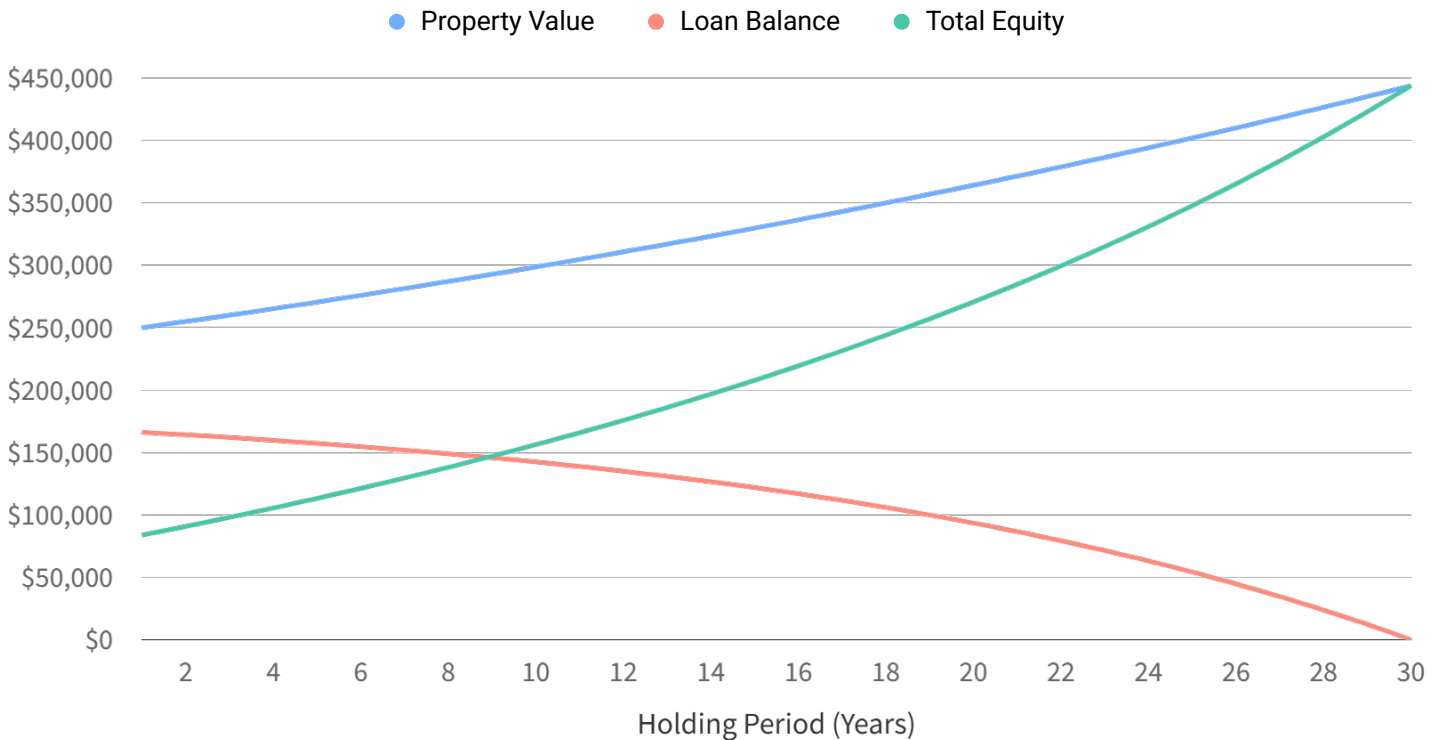
FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Gross Rent Multiplier:	11.6	11.6	11.6	11.6	11.6	11.6	11.6
Equity Multiple:	1.29	1.47	1.66	2.08	3.32	6.82	12.2
Break Even Ratio:	80%	78.8%	77.7%	75.5%	70.3%	61.4%	54.1%
Debt Coverage Ratio:	1.25	1.28	1.3	1.36	1.5	1.83	2.23
Debt Yield:	9.6%	9.9%	10.3%	11%	13.4%	24.9%	-

Cash Flow Over Time



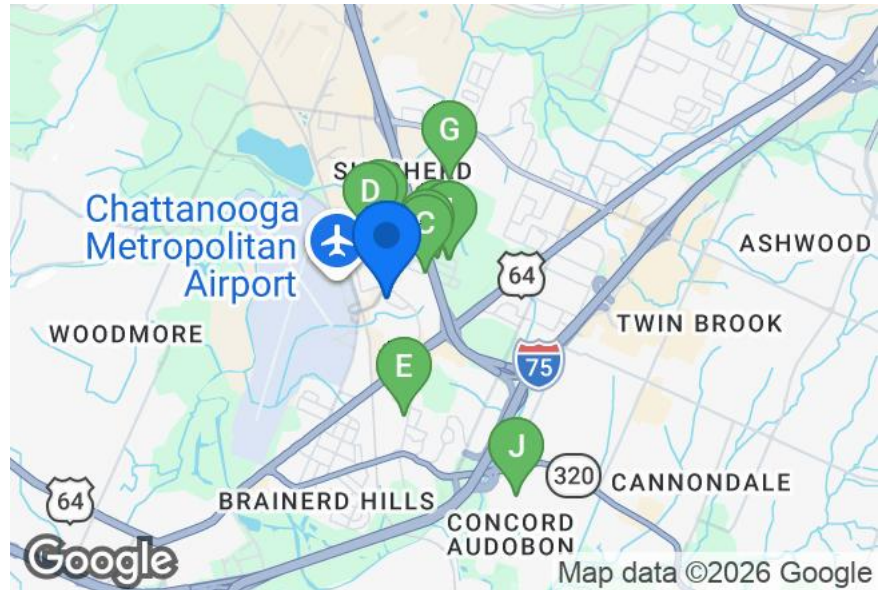
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 249,400 (\$ 210/sq.ft.)
 \$ 174,900 - \$ 289,900
 \$ 146/sq.ft. - \$ 255/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 241,800



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 6107 Vance Cir Chattanooga, TN 37421	0 mi	100%	House Built 1959	3	2	1,150	-	-
A 5819 Talladega Dr Chattanooga, TN 37421	0.44 mi	99.0%	House Built 2024	3	2	1,144	\$ 279,900 \$ 244.67/sq.ft.	12/14/2025 177 Days Ago
B 6204 Atlanta Ave Chattanooga, TN 37421	0.37 mi	99.0%	House Built 2009	3	2	1,176	\$ 235,000 \$ 199.83/sq.ft.	12/14/2025 177 Days Ago
C 6205 Fisk Ave Chattanooga, TN 37421	0.34 mi	98.9%	House Built 2005	3	2	1,189	\$ 219,900 \$ 184.95/sq.ft.	01/27/2026 133 Days Ago
D 5805 Talladega Dr Chattanooga, TN 37421	0.44 mi	98.3%	House Built 2026	3	2	1,080	\$ 275,000 \$ 254.63/sq.ft.	05/03/2026 37 Days Ago
E 1317 Vance Rd Chattanooga, TN 37421	0.87 mi	97.8%	House Built 1946	3	2	1,200	\$ 199,900 \$ 166.58/sq.ft.	06/09/2026 Today
F 6213 Walden Ave Chattanooga, TN 37421	0.47 mi	97.4%	House Built 1995	3	2	1,008	\$ 240,000 \$ 238.10/sq.ft.	01/01/2026 159 Days Ago
G 2179 W Shepherd Rd Chattanooga, TN 37421	0.98 mi	97.3%	House Built 2026	3	2	1,227	\$ 289,900 \$ 236.27/sq.ft.	03/10/2026 91 Days Ago
H 6308 Talladega Ave Chattanooga, TN 37421	0.53 mi	97.0%	House Built 2026	3	2	1,344	\$ 289,900 \$ 215.70/sq.ft.	02/10/2026 119 Days Ago
I 6310 Talladega Ave Chattanooga, TN 37421	0.54 mi	96.9%	House Built 2026	3	2	1,344	\$ 289,900 \$ 215.70/sq.ft.	02/10/2026 119 Days Ago
J 1315 N Concord Rd Chattanooga, TN 37421	1.72 mi	96.2%	House Built 1961	3	2	1,200	\$ 174,900 \$ 145.75/sq.ft.	02/23/2026 106 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

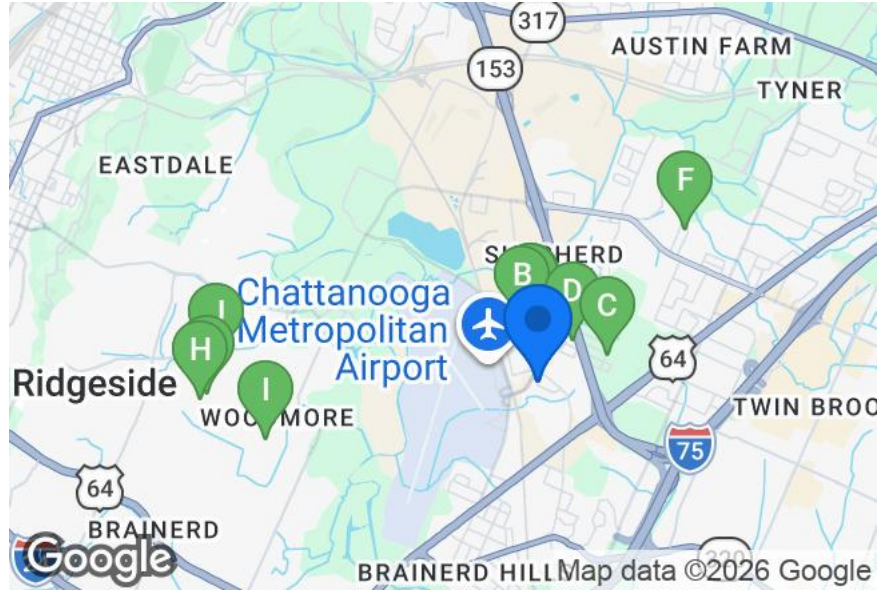
\$ 1,710 (\$ 1.39/sq.ft.)

\$ 1,495 - \$ 2,300

\$ 1.17/sq.ft. - \$ 1.72/sq.ft.

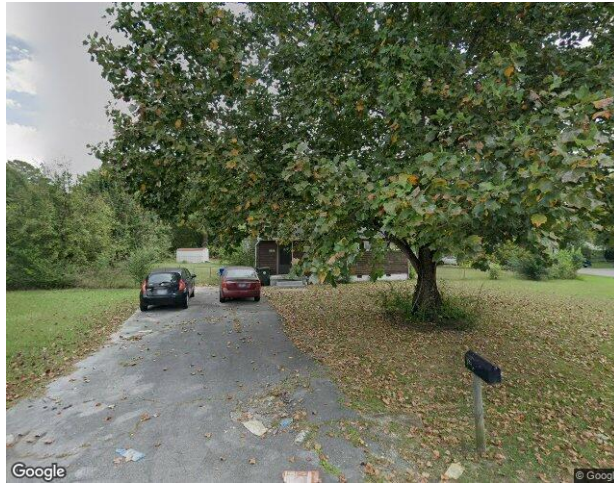
Estimated Property Rent Based on Average Rent/Sq.Ft.

\$ 1,600



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 6107 Vance Cir Chattanooga, TN 37421	0 mi	100%	House Built 1959	3	2	1,150	-	-
A 5819 Talladega Dr Chattanooga, TN 37421	0.44 mi	99.3%	House Built 2024	3	2	1,150	\$ 1,800 \$ 1.57/sq.ft.	01/07/2026 153 Days Ago
B 5805 Talladega Dr Chattanooga, TN 37421	0.44 mi	97.9%	House Built 2026	3	2	1,080	\$ 1,800 \$ 1.67/sq.ft.	05/11/2026 29 Days Ago
C 1852 Wilberforce St Chattanooga, TN 37421	0.54 mi	96.7%	House	3	2	1,279	\$ 1,795 \$ 1.40/sq.ft.	12/08/2025 183 Days Ago
D 6110 Walden Ave Chattanooga, TN 37421	0.39 mi	96.6%	House	3	2	1,300	\$ 1,600 \$ 1.23/sq.ft.	01/09/2026 151 Days Ago
E 5815 Talladega Dr Chattanooga, TN 37421	0.44 mi	96.0%	House Built 2006	3	2	1,335	\$ 2,300 \$ 1.72/sq.ft.	04/15/2026 55 Days Ago
F 2337 Mark Ln Chattanooga, TN 37421	1.54 mi	95.6%	House Built 1964	3	2	1,252	\$ 1,795 \$ 1.43/sq.ft.	10/13/2025 239 Days Ago
G 738 Sylvan Ave Chattanooga, TN 37411	2.42 mi	95.3%	House	3	2	1,200	\$ 1,495 \$ 1.25/sq.ft.	05/21/2026 19 Days Ago
H 724 Sylvan Ave Chattanooga, TN 37411	2.47 mi	95.2%	House	3	2	1,200	\$ 1,495 \$ 1.25/sq.ft.	12/19/2025 172 Days Ago
I 745 E Henderson Dr Chattanooga, TN 37411	2.02 mi	94.6%	House Built 1945	3	2	1,275	\$ 1,495 \$ 1.17/sq.ft.	06/09/2026 Today
J 907 Sylvan Dr Chattanooga, TN 37411	2.35 mi	94.6%	House	3	2	1,248	\$ 1,495 \$ 1.20/sq.ft.	05/28/2026 12 Days Ago

Property Photos



Additional Information

Nice big corner lot that is centrally located to everything Chattanooga has to offer and close to Highway 153 and Highway 75 and Hamilton Place. This home offers hardwood floors and has a huge fenced in yard, great for pets and family cookouts. The home has newer vinyl windows for energy saving and storm/screened doors for both the front and back. The 3rd bedroom can be used as an office or setting area or eating area. The huge fenced in back yard has nice fruit trees and a shed to store the lawn equipment. The kitchen has a refrigerator that stays and a space for a dishwasher(see pic). This is a great opportunity for an owner occupant or an income producing property because of the location. Stop paying rent and start saving money by buying this home today.

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