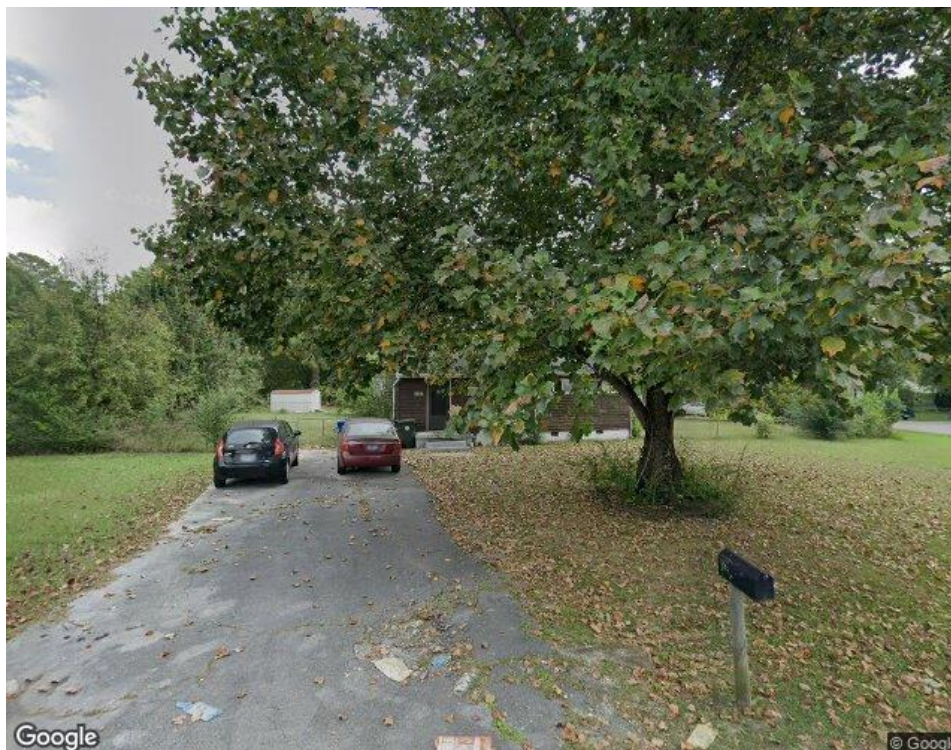


## 6107 Vance Cir

### Investment Property - Buy & Hold

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

**\$ 224,000 Purchase Price · \$ 250,000 ARV**  
**\$ 56,000 Cash Needed · \$ 321/mo Cash Flow · 7.4% Cap Rate · 6.9% COC**



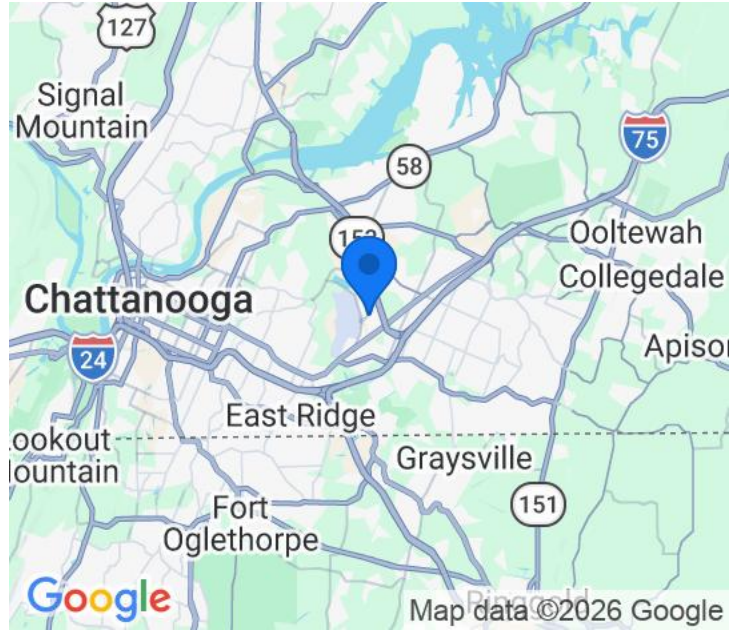
## Property Description

### 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
<b>Down Payment:</b>	<b>=</b>	<b>\$ 56,000</b>
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 56,000</b>
After Repair Value:		\$ 250,000
ARV Per Square Foot:		\$ 217.4
Price Per Square Foot:		\$ 194.8

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7.4% / 6.6%
Cash on Cash Return:		6.9%
Return on Equity:		4.3%
Return on Investment:		38.3%
Internal Rate of Return:		38.3%
Rent to Value:		0.8%
Gross Rent Multiplier:		10.23
Equity Multiple:		1.38
Break Even Ratio:		77.4%
Debt Coverage Ratio:		1.3
Debt Yield:		9.9%

### PURCHASE COSTS

<b>Total (0% of Price):</b>	<b>\$ 0</b>
-----------------------------	-------------

### FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 168,000
LTC / LTV:	75% / 67.2%
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
<b>Total:</b>	<b>\$ 0</b>
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

		Monthly	Yearly
<b>CASH FLOW</b>			
Gross Rent:		\$ 1,825	\$ 21,900
Vacancy (5%):	-	\$ 91	\$ 1,095
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 1,734</b>	<b>\$ 20,805</b>
Operating Expenses (20.2%):	-	\$ 351	\$ 4,208
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,383</b>	<b>\$ 16,597</b>
Loan Payments:	-	\$ 1,062	\$ 12,742
<b>Cash Flow:</b>	<b>=</b>	<b>\$ 321</b>	<b>\$ 3,855</b>

		Monthly	Yearly
<b>OTHER INCOME</b>			
<b>Total:</b>		<b>\$ 0</b>	<b>\$ 0</b>

		Monthly	Yearly
<b>OPERATING EXPENSES</b>			
Property Taxes:		\$ 48	\$ 575
Insurance:		\$ 75	\$ 900
Property Management:		\$ 100	\$ 1,200
Maintenance:		\$ 91	\$ 1,095
Capital Expenditures:		\$ 37	\$ 438
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
<b>Total:</b>		<b>\$ 351</b>	<b>\$ 4,208</b>

## 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
<b>RENTAL INCOME</b>							
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
<b>Operating Income:</b>	<b>= \$ 20,805</b>	<b>= \$ 21,221</b>	<b>= \$ 21,646</b>	<b>= \$ 22,520</b>	<b>= \$ 24,864</b>	<b>= \$ 30,309</b>	<b>= \$ 36,946</b>
Income Increase:	2%	2%	2%	2%	2%	2%	2%
<b>OPERATING EXPENSES</b>							
Property Taxes:	\$ 575	\$ 587	\$ 598	\$ 622	\$ 687	\$ 838	\$ 1,021
Insurance:	+ \$ 900	+ \$ 918	+ \$ 936	+ \$ 974	+ \$ 1,076	+ \$ 1,311	+ \$ 1,598
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131
Maintenance:	+ \$ 1,095	+ \$ 1,117	+ \$ 1,139	+ \$ 1,185	+ \$ 1,309	+ \$ 1,595	+ \$ 1,945
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
<b>Operating Expenses:</b>	<b>= \$ 4,208</b>	<b>= \$ 4,293</b>	<b>= \$ 4,377</b>	<b>= \$ 4,554</b>	<b>= \$ 5,029</b>	<b>= \$ 6,130</b>	<b>= \$ 7,473</b>
Expense Increase:	2%	2%	2%	2%	2%	2%	2%
<b>CASH FLOW</b>							
Operating Income:	\$ 20,805	\$ 21,221	\$ 21,646	\$ 22,520	\$ 24,864	\$ 30,309	\$ 36,946
Operating Expenses:	- \$ 4,208	- \$ 4,293	- \$ 4,377	- \$ 4,554	- \$ 5,029	- \$ 6,130	- \$ 7,473
Expense Ratio:	20.2%	20.2%	20.2%	20.2%	20.2%	20.2%	20.2%
<b>Net Operating Income:</b>	<b>= \$ 16,597</b>	<b>= \$ 16,928</b>	<b>= \$ 17,269</b>	<b>= \$ 17,966</b>	<b>= \$ 19,835</b>	<b>= \$ 24,179</b>	<b>= \$ 29,473</b>
Loan Payments:	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742	- \$ 12,742
<b>Cash Flow:</b>	<b>= \$ 3,855</b>	<b>= \$ 4,186</b>	<b>= \$ 4,527</b>	<b>= \$ 5,224</b>	<b>= \$ 7,093</b>	<b>= \$ 11,437</b>	<b>= \$ 16,731</b>
<b>TAX BENEFITS &amp; DEDUCTIONS</b>							
Operating Expenses:	\$ 4,208	\$ 4,293	\$ 4,377	\$ 4,554	\$ 5,029	\$ 6,130	\$ 7,473
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
<b>Total Deductions:</b>	<b>= \$ 23,218</b>	<b>= \$ 23,177</b>	<b>= \$ 23,127</b>	<b>= \$ 23,008</b>	<b>= \$ 22,552</b>	<b>= \$ 20,583</b>	<b>= \$ 7,911</b>
<b>EQUITY ACCUMULATION</b>							

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 255,000	\$ 260,100	\$ 265,302	\$ 276,020	\$ 304,749	\$ 371,487	\$ 452,840
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:	65.1%	63.1%	61.1%	57%	46.7%	25.2%	-
<b>Total Equity:</b>	<b>= \$ 88,878</b>	<b>= \$ 95,981</b>	<b>= \$ 103,321</b>	<b>= \$ 118,754</b>	<b>= \$ 162,325</b>	<b>= \$ 277,969</b>	<b>= \$ 452,840</b>

### SALE ANALYSIS

Equity:	\$ 88,878	\$ 95,981	\$ 103,321	\$ 118,754	\$ 162,325	\$ 277,969	\$ 452,840
Selling Costs (6%):	- \$ 15,300	- \$ 15,606	- \$ 15,918	- \$ 16,561	- \$ 18,285	- \$ 22,289	- \$ 27,170
<b>Blue Proceeds:</b>	<b>= \$ 73,578</b>	<b>= \$ 80,375</b>	<b>= \$ 87,403</b>	<b>= \$ 102,192</b>	<b>= \$ 144,040</b>	<b>= \$ 255,680</b>	<b>= \$ 425,670</b>
Cumulative Cash Flow:	+ \$ 3,855	+ \$ 8,041	+ \$ 12,568	+ \$ 22,663	+ \$ 54,313	+ \$ 148,426	+ \$ 291,052
Total Cash Invested:	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000	- \$ 56,000
<b>Total Profit:</b>	<b>= \$ 21,433</b>	<b>= \$ 32,416</b>	<b>= \$ 43,971</b>	<b>= \$ 68,855</b>	<b>= \$ 142,353</b>	<b>= \$ 348,106</b>	<b>= \$ 660,722</b>

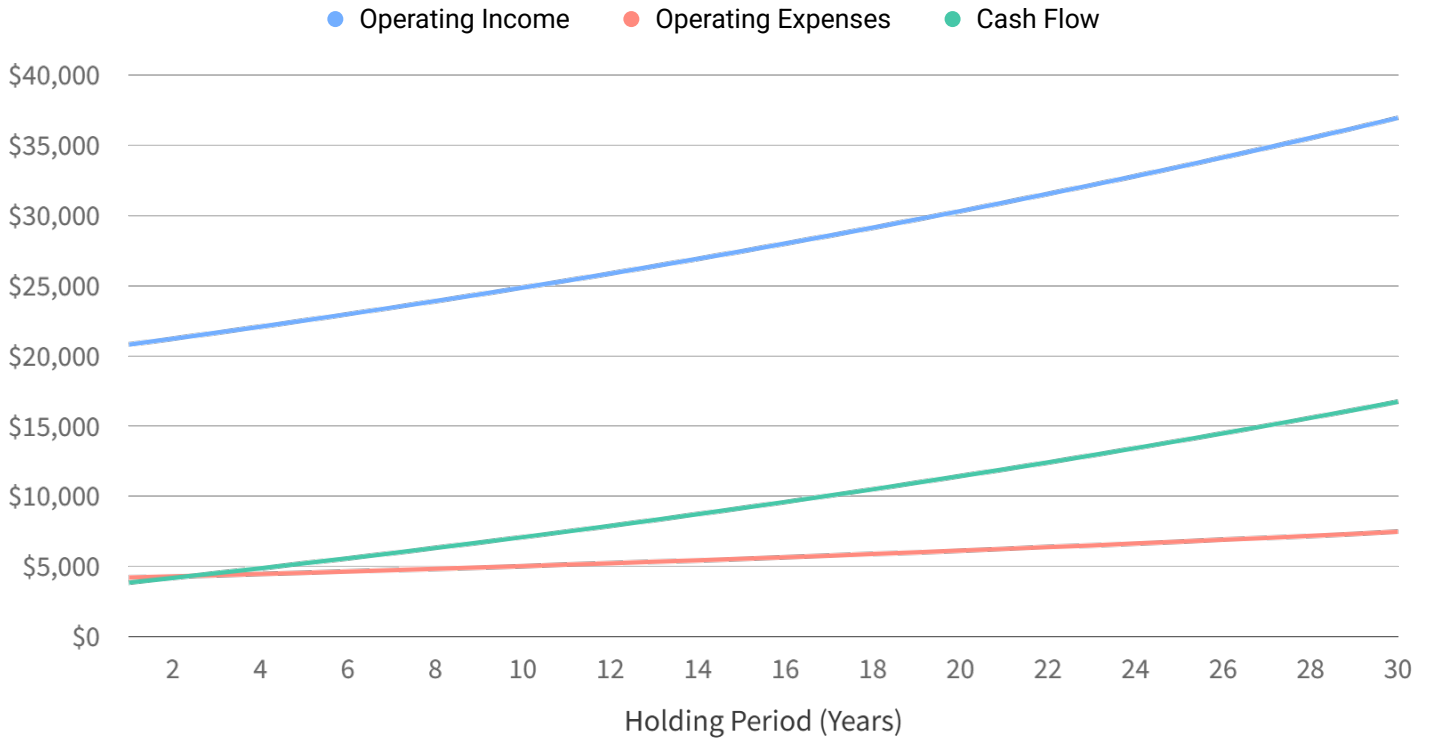
### INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.4%	7.6%	7.7%	8%	8.9%	10.8%	13.2%
Cap Rate (Market Value):	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Cash on Cash Return:	6.9%	7.5%	8.1%	9.3%	12.7%	20.4%	29.9%
Return on Equity:	4.3%	4.4%	4.4%	4.4%	4.4%	4.1%	3.7%
Return on Investment:	38.3%	57.9%	78.5%	123%	254.2%	621.6%	1,179.9%
Internal Rate of Return:	38.3%	26.4%	22.5%	19.2%	16.2%	14.3%	13.5%

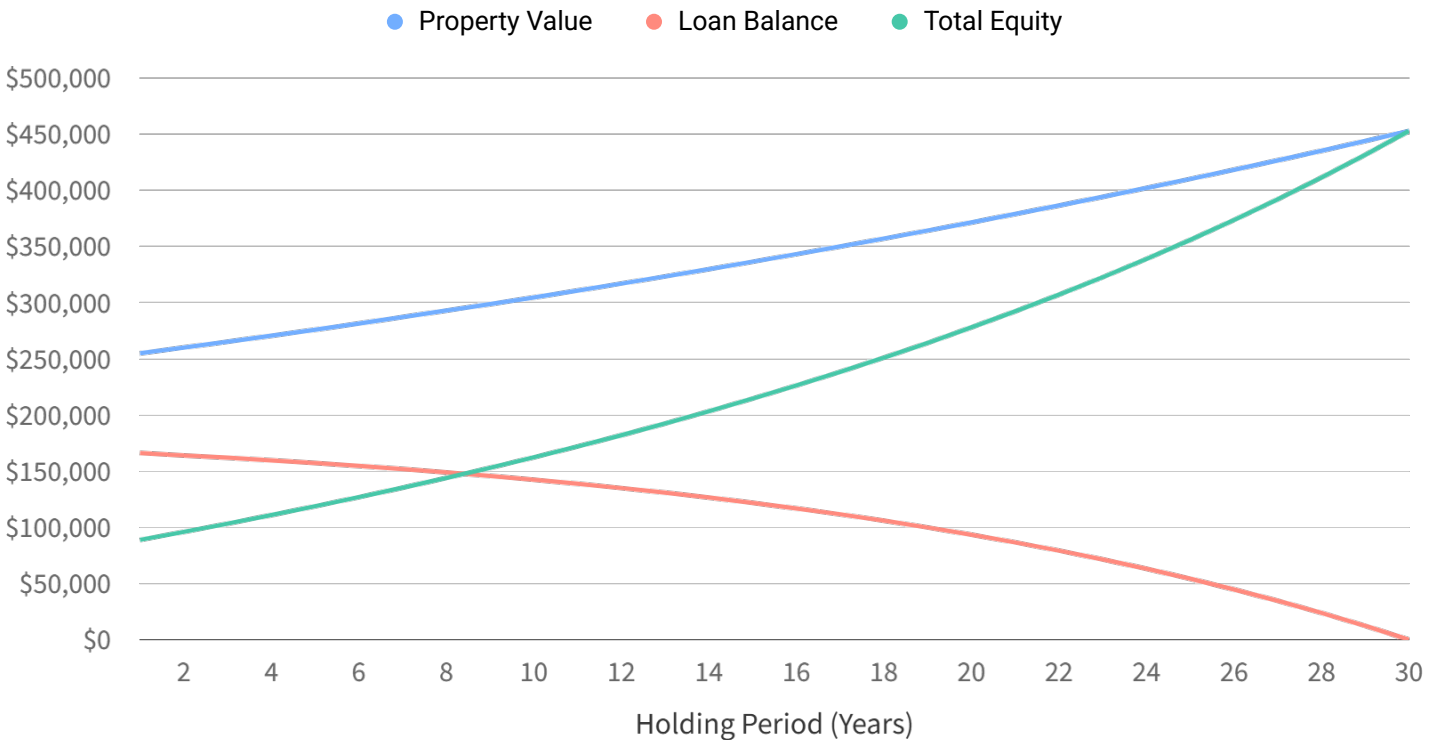
### FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Gross Rent Multiplier:	11.64	11.64	11.64	11.64	11.64	11.64	11.64
Equity Multiple:	1.38	1.58	1.79	2.23	3.54	7.22	12.8
Break Even Ratio:	77.4%	76.3%	75.1%	73%	67.9%	59.2%	52%
Debt Coverage Ratio:	1.3	1.33	1.36	1.41	1.56	1.9	2.31
Debt Yield:	10%	10.3%	10.7%	11.4%	13.9%	25.9%	-

### Cash Flow Over Time



### Equity Over Time



## Recent Comparable Sales

Average Sale Price

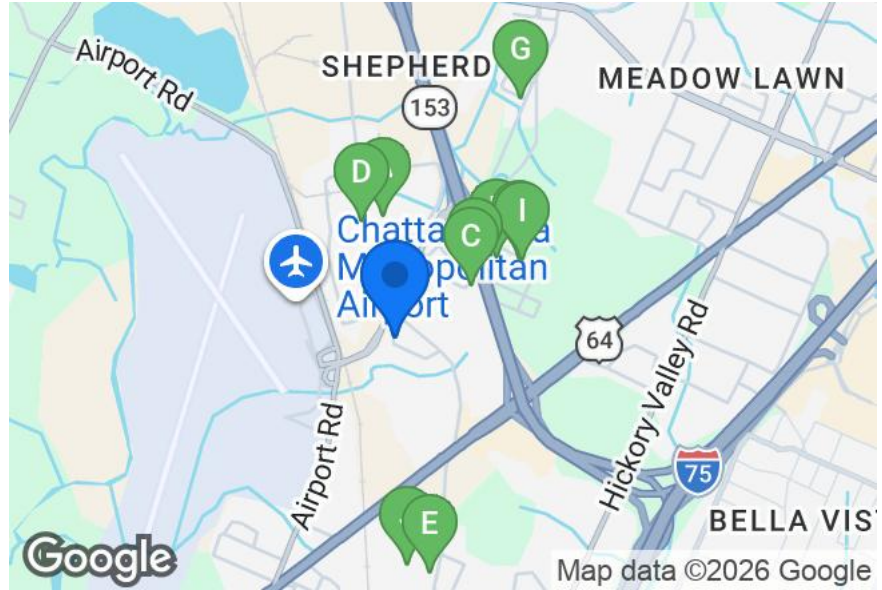
**\$ 256,900 (\$ 215/sq.ft.)**

\$ 199,900 - \$ 289,900

\$ 167/sq.ft. - \$ 255/sq.ft.

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

**\$ 247,100**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<b>●</b> 6107 Vance Cir Chattanooga, TN 37421	0 mi	100%	House Built 1959	3	2	1,150	-	-
<b>A</b> 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 152 Days Ago
<b>B</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 152 Days Ago
<b>C</b> 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 108 Days Ago
<b>D</b> 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 12 Days Ago
<b>E</b> 1317 Vance Rd Chattanooga, TN 37421	0.87 mi	97.8%	House Built 1946	3	2	1,200	\$ 199,900 \$ 166.58/sq.ft.	05/14/2026 Today
<b>F</b> 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 133 Days Ago
<b>G</b> 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 65 Days Ago
<b>H</b> 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 94 Days Ago
<b>I</b> 6310 Talladega Ave Chattanooga, TN 37421	0.54 mi	97.0%	House Built 2026	3	2	1,344	\$ 289,900 \$ 215.70/sq.ft.	02/10/2026 94 Days Ago
<b>J</b> 1341 Florida St Chattanooga, TN 37421	0.83 mi	96.8%	House Built 1953	3	2	1,300	\$ 249,500 \$ 191.92/sq.ft.	11/30/2025 165 Days Ago

## Recent Comparable Rental Listings

Average Listed Rent

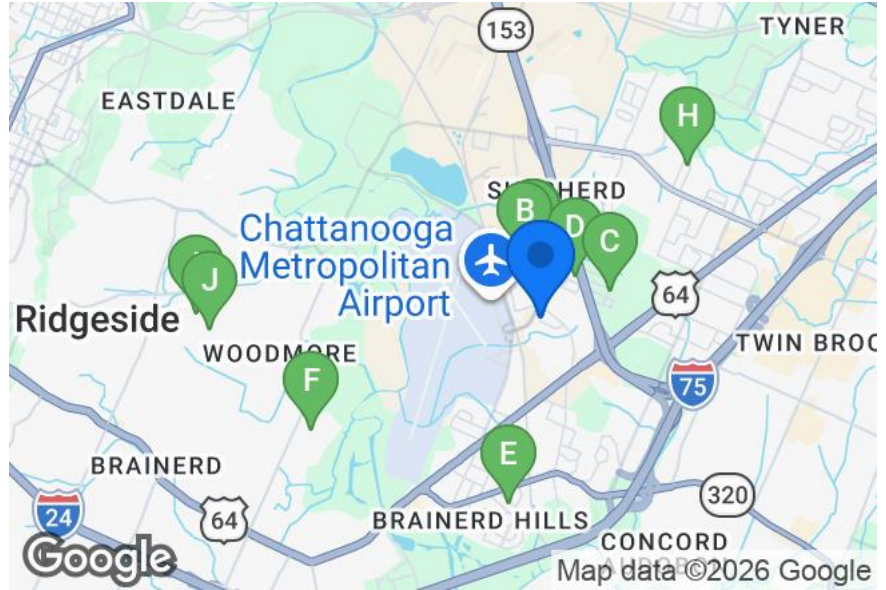
**\$ 1,840 (\$ 1.54/sq.ft.)**

\$ 1,495 - \$ 2,300

\$ 1.23/sq.ft. - \$ 1.78/sq.ft.

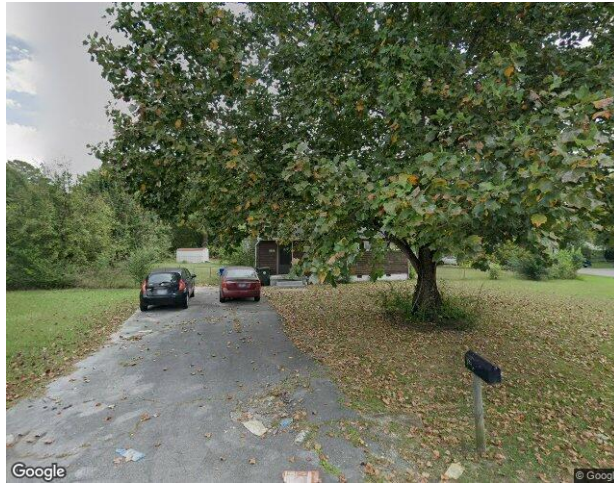
Estimated Property Rent Based on  
Average Rent/Sq.Ft.

**\$ 1,770**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<span style="color: blue;">●</span> 6107 Vance Cir Chattanooga, TN 37421	0 mi	100%	House Built 1959	3	2	1,150	-	-
<span style="color: green;">A</span> 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 128 Days Ago
<span style="color: green;">B</span> 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 4 Days Ago
<span style="color: green;">C</span> 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 158 Days Ago
<span style="color: green;">D</span> 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 126 Days Ago
<span style="color: green;">E</span> 318 Williams Dr Chattanooga, TN 37421	1.37 mi	96.5%	House	3	2	1,216	\$ 2,050 \$ 1.69/sq.ft.	09/08/2025 249 Days Ago
<span style="color: green;">F</span> 4922 Marylin Ln Chattanooga, TN 37411	1.86 mi	96.1%	House	3	2	1,100	\$ 1,800 \$ 1.64/sq.ft.	08/30/2025 258 Days Ago
<span style="color: green;">G</span> 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 30 Days Ago
<span style="color: green;">H</span> 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 214 Days Ago
<span style="color: green;">I</span> 812 Aubrey Ave Chattanooga, TN 37411	2.5 mi	95.5%	House Built 2025	3	2	1,120	\$ 1,990 \$ 1.78/sq.ft.	02/16/2026 88 Days Ago
<span style="color: green;">J</span> 738 Sylvan Ave Chattanooga, TN 37411	2.42 mi	95.3%	House	3	2	1,200	\$ 1,495 \$ 1.25/sq.ft.	05/15/2026 Today

## 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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