

702 Fricks Ln

Investment Property - Buy & Hold

702 Fricks Ln, Rossville, GA 30741
House · 3 Beds · 2 Baths · 1,633 Sq.Ft.

\$ 235,000 Purchase Price · \$ 265,000 ARV
\$ 58,750 Cash Needed · \$ 300/mo Cash Flow · 7.2% Cap Rate · 6.1% COC



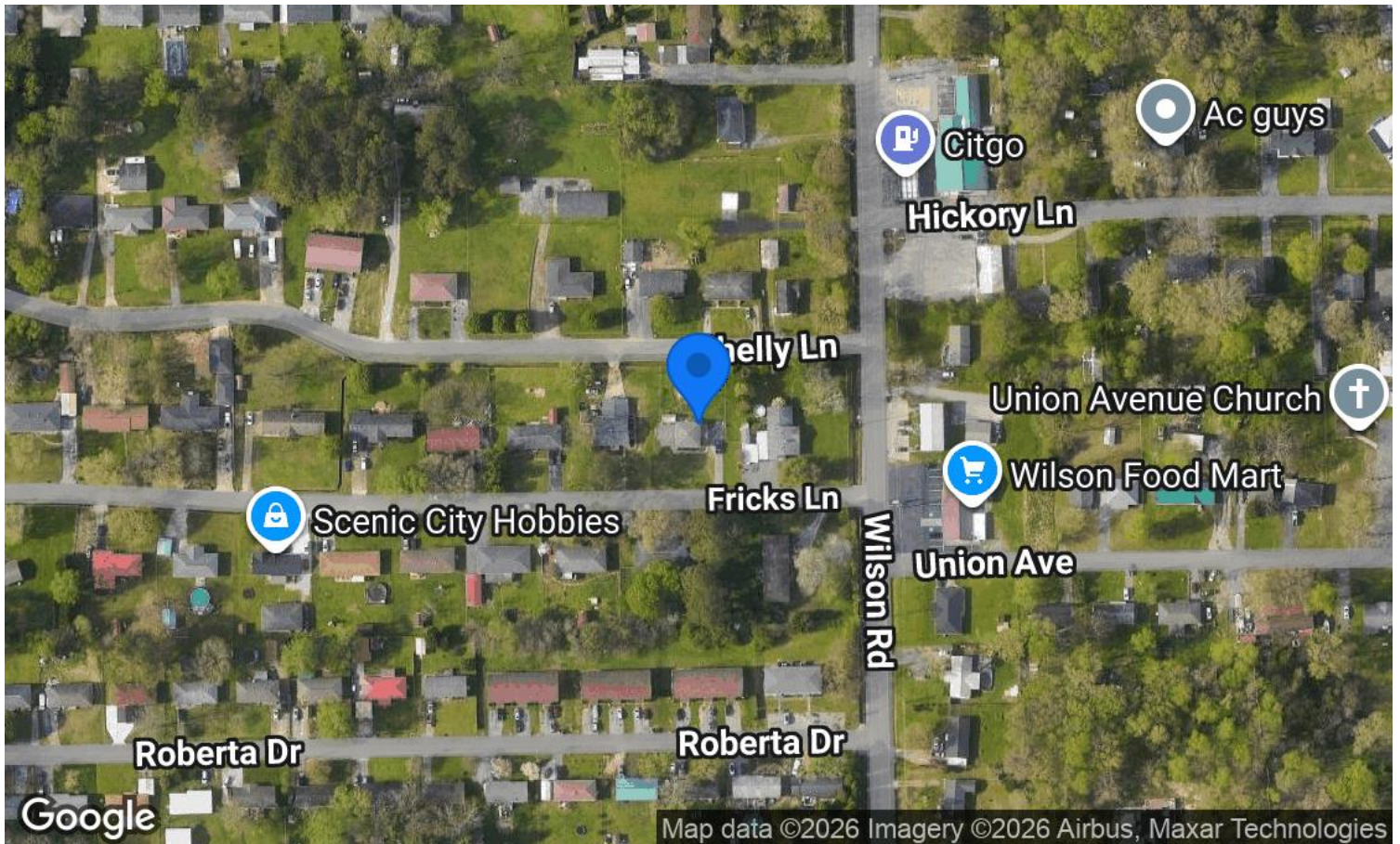
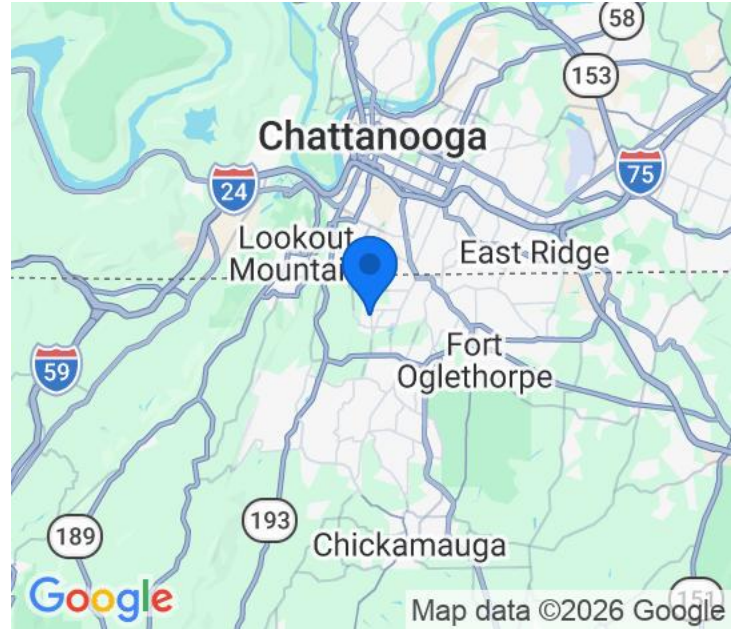
Property Description

ADDRESS

702 Fricks Ln
Rossville, GA 30741

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,633
Year Built:	1972
Parking:	Garage
Lot Size:	13,068 sq.ft.
Zoning:	R2
MLS Number:	1296611



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 235,000
Amount Financed:	-	\$ 176,250
Down Payment:	=	\$ 58,750
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 58,750
After Repair Value:		\$ 265,000
ARV Per Square Foot:		\$ 162.3
Price Per Square Foot:		\$ 143.9

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7.2% / 6.4%
Cash on Cash Return:	6.1%
Return on Equity:	3.6%
Return on Investment:	46.2%
Internal Rate of Return:	46.2%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.59
Equity Multiple:	1.46
Break Even Ratio:	78.8%
Debt Coverage Ratio:	1.27
Debt Yield:	9.6%

PURCHASE COSTS

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

Loan Type:	Amortizing, 30 Year
Interest Rate:	6.5%
Financing Of:	Price (75%)
Loan Amount:	\$ 176,250
LTC / LTV:	75% / 66.5%
Loan Payment:	\$ 1,114 Per Month \$ 13,368 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:	\$ 4,973

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:		\$ 1,850	\$ 22,200
Vacancy (5%):	-	\$ 93	\$ 1,110
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 1,757	\$ 21,090
Operating Expenses (19.5%):	-	\$ 343	\$ 4,115
Net Operating Income:	=	\$ 1,414	\$ 16,975
Loan Payments:	-	\$ 1,114	\$ 13,368
Cash Flow:	=	\$ 300	\$ 3,607

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

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 113	\$ 1,361
Insurance:		\$ 100	\$ 1,200
Property Management:		\$ 0	\$ 0
Maintenance:		\$ 93	\$ 1,110
Capital Expenditures:		\$ 37	\$ 444
HOA Fees:		\$ 0	\$ 0
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
Total:		\$ 343	\$ 4,115

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:	\$ 22,200	\$ 22,644	\$ 23,097	\$ 24,030	\$ 26,531	\$ 32,341	\$ 39,424		
Vacancy:	- \$ 1,110	- \$ 1,132	- \$ 1,155	- \$ 1,202	- \$ 1,327	- \$ 1,617	- \$ 1,971		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 21,090	= \$ 21,512	= \$ 21,942	= \$ 22,828	= \$ 25,204	= \$ 30,724	= \$ 37,453		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
OPERATING EXPENSES									
Property Taxes:	\$ 1,361	\$ 1,388	\$ 1,416	\$ 1,473	\$ 1,627	\$ 1,983	\$ 2,417		
Insurance:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Property Management:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Maintenance:	+ \$ 1,110	+ \$ 1,132	+ \$ 1,155	+ \$ 1,201	+ \$ 1,327	+ \$ 1,617	+ \$ 1,971		
Capital Expenditures:	+ \$ 444	+ \$ 453	+ \$ 462	+ \$ 481	+ \$ 531	+ \$ 647	+ \$ 788		
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:	= \$ 4,115	= \$ 4,197	= \$ 4,281	= \$ 4,454	= \$ 4,919	= \$ 5,995	= \$ 7,307		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 21,090	\$ 21,512	\$ 21,942	\$ 22,828	\$ 25,204	\$ 30,724	\$ 37,453		
Operating Expenses:	- \$ 4,115	- \$ 4,197	- \$ 4,281	- \$ 4,454	- \$ 4,919	- \$ 5,995	- \$ 7,307		
Expense Ratio:	19.5%	19.5%	19.5%	19.5%	19.5%	19.5%	19.5%		
Net Operating Income:	= \$ 16,975	= \$ 17,315	= \$ 17,661	= \$ 18,374	= \$ 20,285	= \$ 24,729	= \$ 30,146		
Loan Payments:	- \$ 13,368	- \$ 13,368	- \$ 13,368	- \$ 13,368	- \$ 13,368	- \$ 13,368	- \$ 13,368		
Cash Flow:	= \$ 3,607	= \$ 3,947	= \$ 4,293	= \$ 5,006	= \$ 6,917	= \$ 11,361	= \$ 16,778		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 4,115	\$ 4,197	\$ 4,281	\$ 4,454	\$ 4,919	\$ 5,995	\$ 7,307		
Loan Interest:	+ \$ 11,398	+ \$ 11,266	+ \$ 11,126	+ \$ 10,815	+ \$ 9,838	+ \$ 6,617	+ \$ 459		
Depreciation:	+ \$ 8,365	+ \$ 8,365	+ \$ 8,365	+ \$ 8,365	+ \$ 8,365	+ \$ 8,365	+ \$ 0		
Total Deductions:	= \$ 23,878	= \$ 23,828	= \$ 23,771	= \$ 23,634	= \$ 23,121	= \$ 20,977	= \$ 7,766		
EQUITY ACCUMULATION									

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Property Value:	\$ 272,950	\$ 281,139	\$ 289,573	\$ 307,208	\$ 356,138	\$ 478,619	\$ 643,225
Appreciation:	3%	3%	3%	3%	3%	3%	3%
Loan Balance:	- \$ 174,280	- \$ 172,178	- \$ 169,935	- \$ 164,989	- \$ 149,418	- \$ 98,110	- \$ 0
LTV Ratio:	63.9%	61.2%	58.7%	53.7%	42%	20.5%	-
Total Equity:	= \$ 98,670	= \$ 108,961	= \$ 119,638	= \$ 142,219	= \$ 206,720	= \$ 380,509	= \$ 643,225

SALE ANALYSIS

Equity:	\$ 98,670	\$ 108,961	\$ 119,638	\$ 142,219	\$ 206,720	\$ 380,509	\$ 643,225
Selling Costs (6%):	- \$ 16,377	- \$ 16,868	- \$ 17,374	- \$ 18,432	- \$ 21,368	- \$ 28,717	- \$ 38,594
Blue Proceeds:	= \$ 82,293	= \$ 92,093	= \$ 102,263	= \$ 123,786	= \$ 185,352	= \$ 351,792	= \$ 604,632
Cumulative Cash Flow:	+ \$ 3,607	+ \$ 7,554	+ \$ 11,847	+ \$ 21,500	+ \$ 52,191	+ \$ 145,086	+ \$ 287,605
Total Cash Invested:	- \$ 58,750	- \$ 58,750	- \$ 58,750	- \$ 58,750	- \$ 58,750	- \$ 58,750	- \$ 58,750
Total Profit:	= \$ 27,150	= \$ 40,897	= \$ 55,360	= \$ 86,536	= \$ 178,793	= \$ 438,128	= \$ 833,487

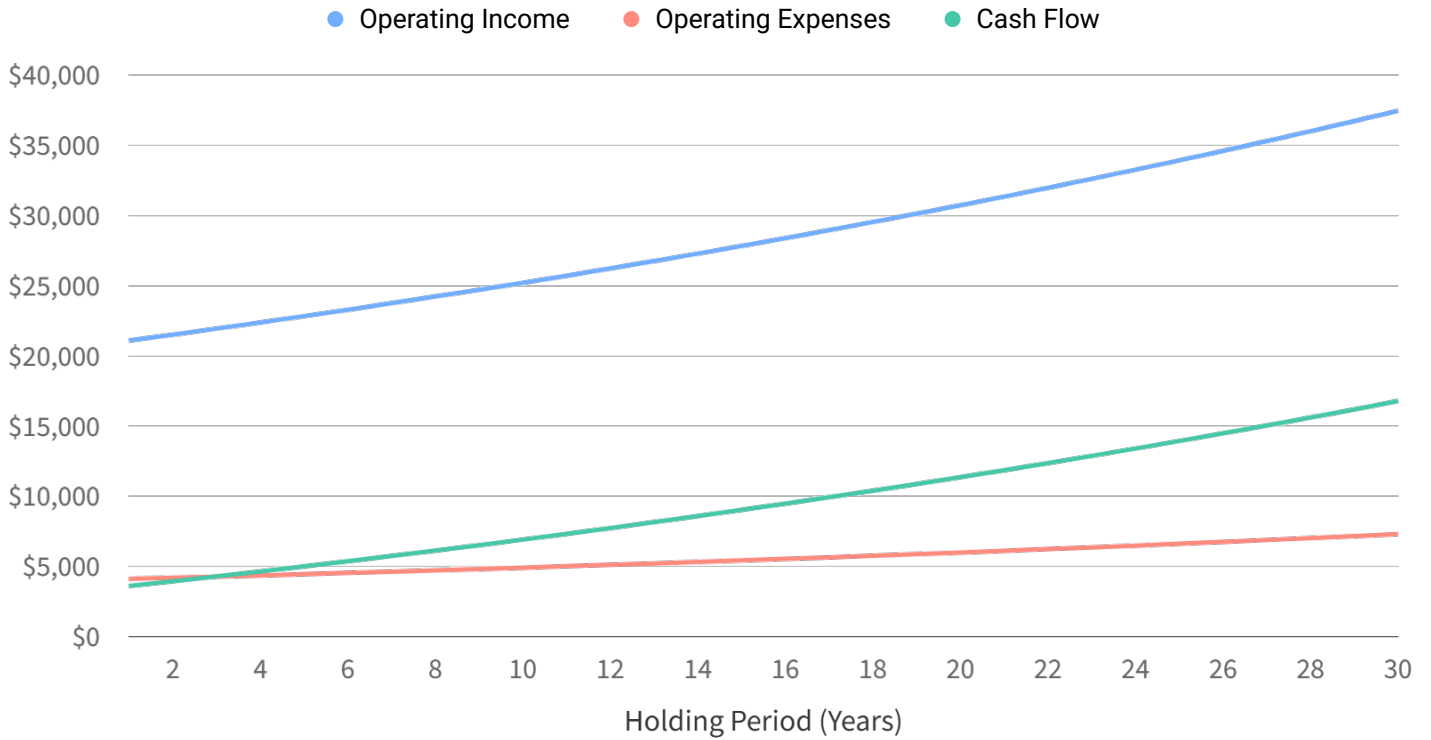
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.2%	7.4%	7.5%	7.8%	8.6%	10.5%	12.8%
Cap Rate (Market Value):	6.2%	6.2%	6.1%	6%	5.7%	5.2%	4.7%
Cash on Cash Return:	6.1%	6.7%	7.3%	8.5%	11.8%	19.3%	28.6%
Return on Equity:	3.7%	3.6%	3.6%	3.5%	3.3%	3%	2.6%
Return on Investment:	46.2%	69.6%	94.2%	147.3%	304.3%	745.7%	1,418.7%
Internal Rate of Return:	46.2%	31%	25.9%	21.5%	17.5%	14.7%	13.4%

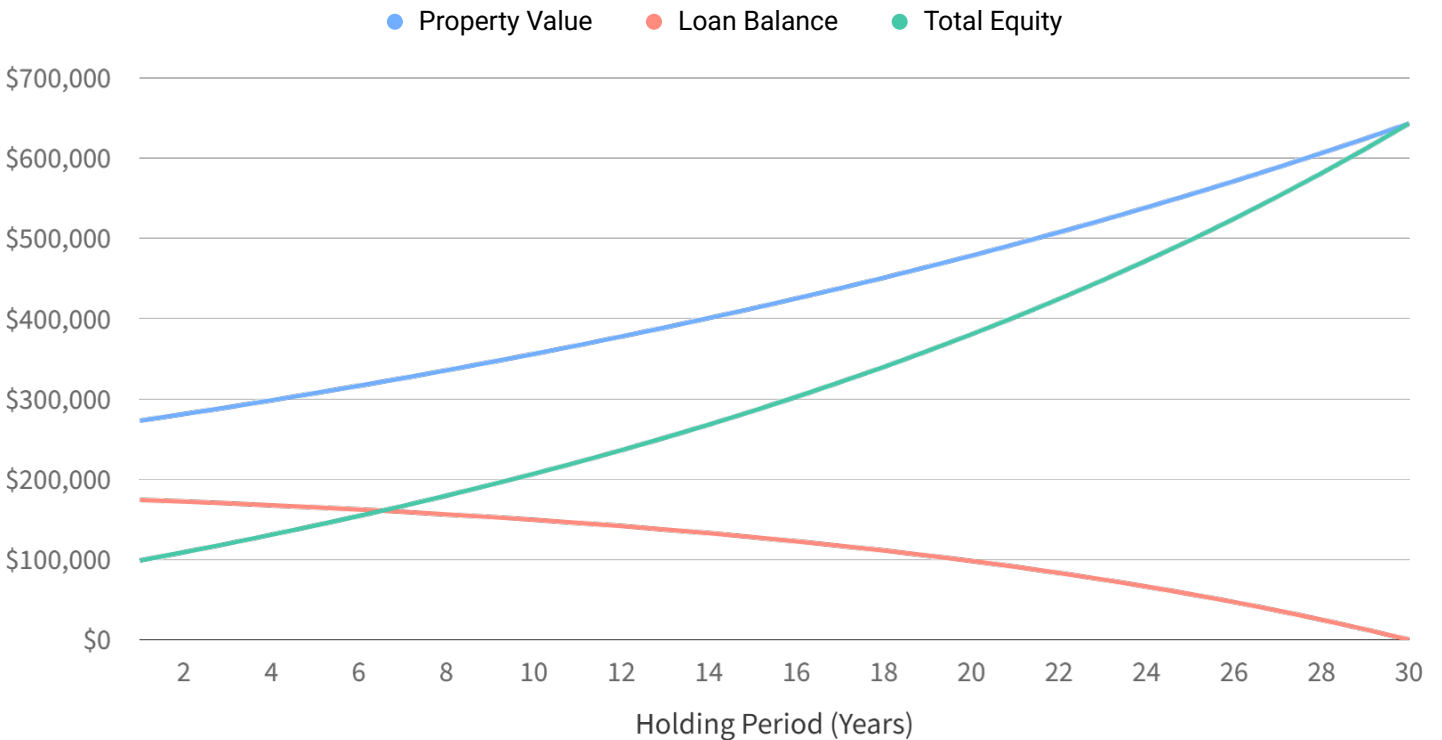
FINANCIAL RATIOS

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.5%
Gross Rent Multiplier:	12.3	12.42	12.54	12.78	13.42	14.8	16.32
Equity Multiple:	1.46	1.7	1.94	2.47	4.04	8.46	15.19
Break Even Ratio:	78.8%	77.6%	76.4%	74.2%	68.9%	59.9%	52.4%
Debt Coverage Ratio:	1.27	1.3	1.32	1.37	1.52	1.85	2.26
Debt Yield:	9.7%	10.1%	10.4%	11.1%	13.6%	25.2%	-

Cash Flow Over Time



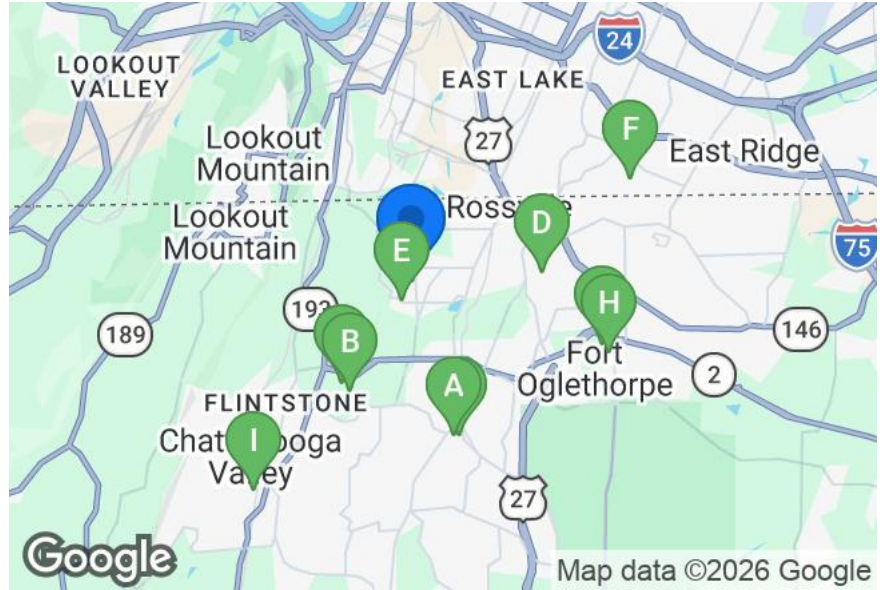
Equity Over Time



Recent Comparable Sales

Average Sale Price
\$ 248,800 (\$ 159/sq.ft.)
 \$ 110,000 - \$ 315,000
 \$ 64/sq.ft. - \$ 220/sq.ft.

Estimated Property ARV Based on
 Average Price/Sq.Ft.
\$ 259,600



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 702 Fricks Ln Rossville, GA 30741	0 mi	100%	House Built 1972	3	2	1,633	-	-
A 25 Hickory Cir Rossville, GA 30741	2.32 mi	75.9%	House Built 1966	Studio	2	1,506	\$ 195,837 \$ 130/sq.ft.	04/10/2026 41 Days Ago
B 262 Fox Run Cir S Flintstone, GA 30725	1.83 mi	73.9%	House Built 1988	Studio	2	1,724	\$ 110,000 \$ 64/sq.ft.	01/29/2026 112 Days Ago
C 130 Sycamore Dr Rossville, GA 30741	2.33 mi	73.0%	House Built 1964	Studio	2	1,433	\$ 315,000 \$ 220/sq.ft.	02/26/2026 84 Days Ago
D 430 Montclair Dr Rossville, GA 30741	1.91 mi	72.8%	House Built 1981	Studio	1	1,848	\$ 257,500 \$ 139/sq.ft.	03/26/2026 56 Days Ago
E 732 Salem Rd Rossville, GA 30741	0.31 mi	71.7%	House Built 1998	Studio	3	1,846	\$ 289,900 \$ 157/sq.ft.	12/15/2025 157 Days Ago
F 4011 Sherlin Dr Chattanooga, TN 37412	3.53 mi	70.3%	House Built 1959	Studio	1	1,554	\$ 240,000 \$ 154/sq.ft.	03/31/2026 51 Days Ago
G 1925 Barrett Dr Fort Oglethorpe, GA 30742	2.92 mi	70.1%	House Built 1963	Studio	1	1,576	\$ 304,000 \$ 193/sq.ft.	02/20/2026 90 Days Ago
H 1955 Old Lafayette Rd Fort Oglethorpe, GA 30742	3.06 mi	70.1%	House Built 1962	Studio	2	1,650	\$ 247,500 \$ 150/sq.ft.	12/30/2025 142 Days Ago
I 26 Eagle Cliff Dr Flintstone, GA 30725	3.81 mi	70.0%	House Built 1962	Studio	2	1,541	\$ 287,445 \$ 187/sq.ft.	02/18/2026 92 Days Ago
J 137 Fox Run Cir N Flintstone, GA 30725	1.78 mi	69.8%	House Built 1987	Studio	2	1,232	\$ 241,000 \$ 196/sq.ft.	01/06/2026 135 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

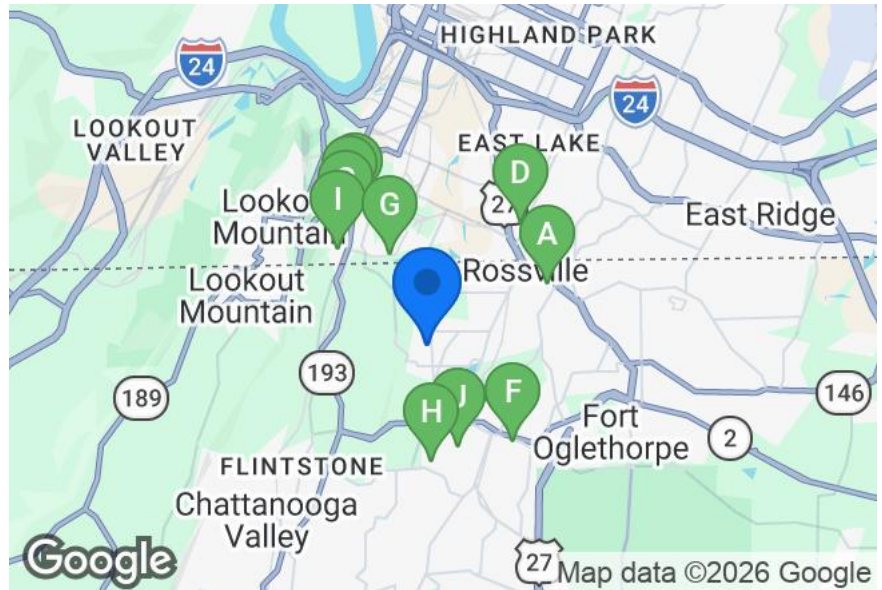
\$ 2,120 (\$ 1.31/sq.ft.)

\$ 1,695 - \$ 2,675

\$ 0.98/sq.ft. - \$ 1.84/sq.ft.

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

\$ 2,140



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 702 Fricks Ln Rossville, GA 30741	0 mi	100%	House Built 1972	3	2	1,633	-	-
A 139 S Mission Ridge Dr Rossville, GA 30741	1.97 mi	96.5%	House Built 2007	3	2	1,664	\$ 1,695 \$ 1.02/sq.ft.	08/26/2025 268 Days Ago
B 4901 Saint Elmo Ave Chattanooga, TN 37409	2.22 mi	96.4%	House Built 1920	3	2	1,650	\$ 2,095 \$ 1.27/sq.ft.	04/13/2026 38 Days Ago
C 1610 W 52nd St Chattanooga, TN 37409	2.07 mi	96.2%	House Built 2017	3	2	1,676	\$ 2,050 \$ 1.22/sq.ft.	04/23/2026 28 Days Ago
D 4305 10th Ave Chattanooga, TN 37407	2.25 mi	96.2%	House	3	2	1,657	\$ 1,700 \$ 1.03/sq.ft.	05/03/2026 18 Days Ago
E 1504 W 48th St Chattanooga, TN 37409	2.22 mi	95.8%	House Built 1946	3	2	1,582	\$ 2,450 \$ 1.55/sq.ft.	03/03/2026 79 Days Ago
F 3 Reece St Rossville, GA 30741	1.88 mi	95.1%	House Built 1957	3	2	1,784	\$ 1,750 \$ 0.98/sq.ft.	10/16/2025 217 Days Ago
G 5414 Dorsey St Chattanooga, TN 37410	1.44 mi	94.7%	House Built 2026	3	2	1,423	\$ 2,400 \$ 1.69/sq.ft.	05/21/2026 Today
H 114 Saddlebred Way Rossville, GA 30741	1.7 mi	94.6%	House	3	2.5	1,600	\$ 2,295 \$ 1.43/sq.ft.	05/21/2026 Today
I 1709 W 56th St Chattanooga, TN 37409	1.91 mi	94.4%	House	3	2	1,450	\$ 2,675 \$ 1.84/sq.ft.	12/04/2025 168 Days Ago
J 5028 Dellwood Dr Rossville, GA 30741	1.53 mi	94.1%	House	3	2	1,919	\$ 2,100 \$ 1.09/sq.ft.	11/15/2025 187 Days Ago

Property Photos







Additional Information

This beautiful well-built house in North Georgia has been updated and is going to make someone a good home for years to come. The house has beautiful hardwood flooring throughout and freshly painted walls and ceilings. The bathrooms have new vanities, sinks, mirrors as well as new tub and shower units. The bedrooms in this home are much larger than most bedrooms that they put in some of the newer homes. A nice two-car garage for keeping your cars out of the weather. The yard is beautiful and level. This home also comes with a nice storage building and an above ground swimming pool with a nice pool deck. At this price, this house won't last very long. Give us an offer today!

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