

## 41 Cove Ln

### Investment Property - Buy & Hold

41 Cove Ln, Ringgold, GA 30736

House · 4 Beds · 2.5 Baths · 1,933 Sq.Ft.

**\$ 312,000 Purchase Price · \$ 322,740 ARV**

**\$ 312,000 Cash Needed · \$ 1,824/mo Cash Flow · 7% Cap Rate · 7% COC**



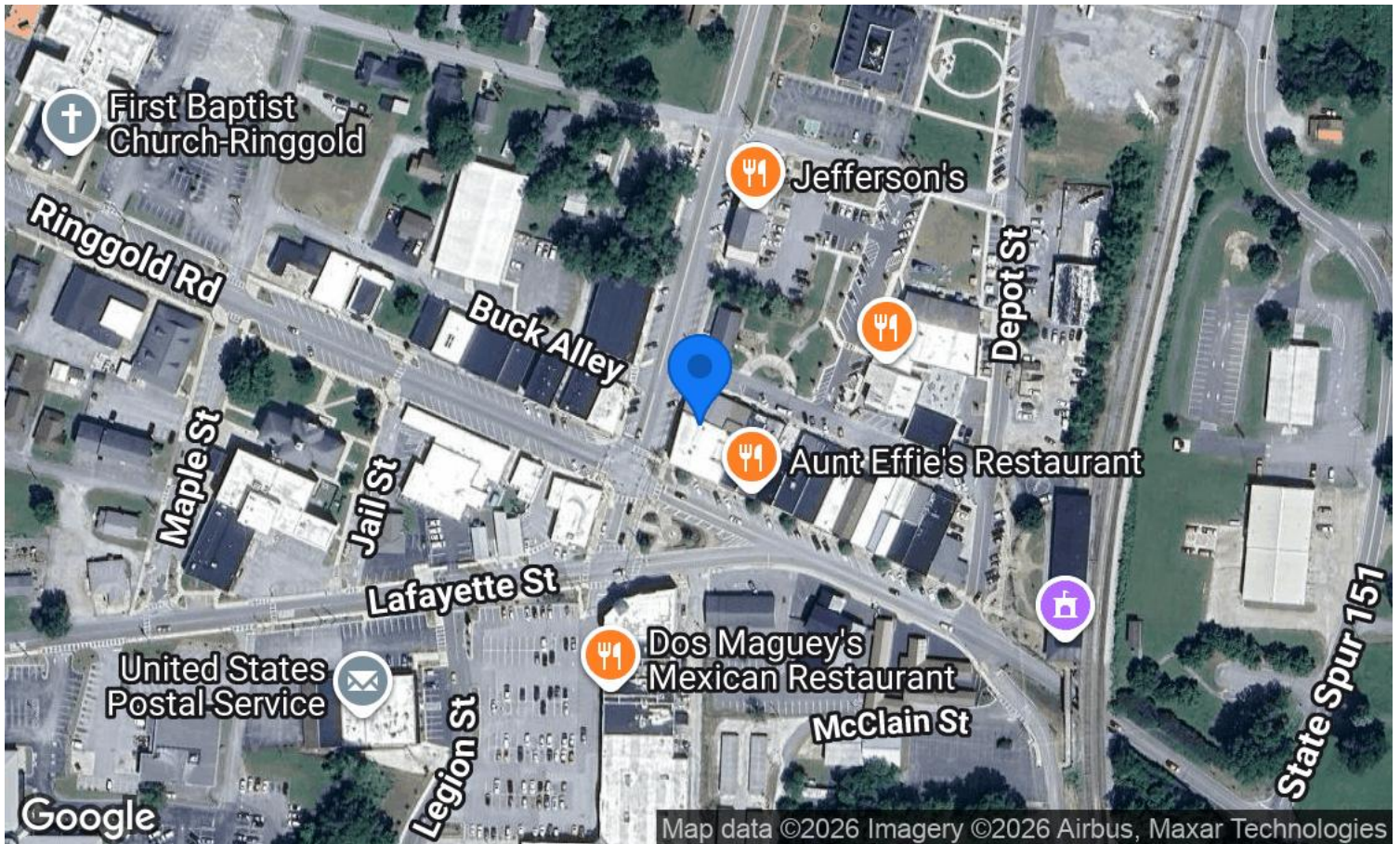
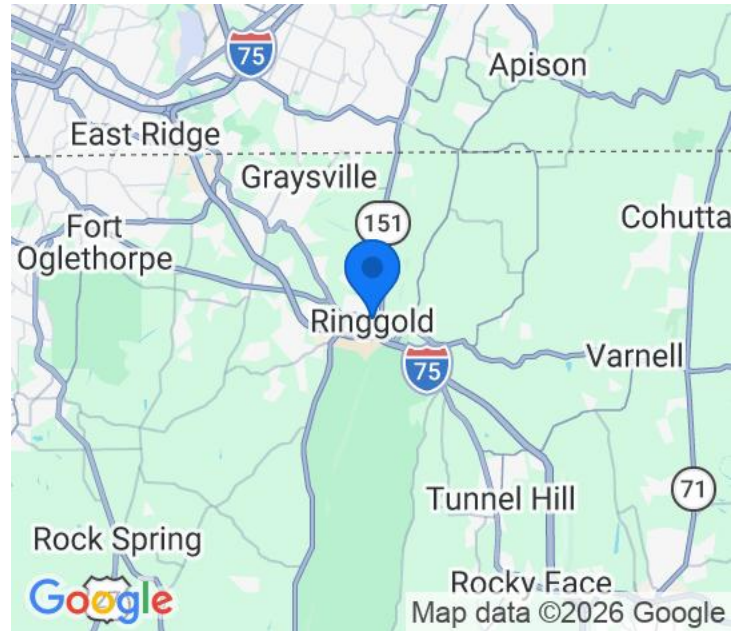
## Property Description

### ADDRESS

41 Cove Ln  
Ringgold, GA 30736

### DESCRIPTION

Property Type:	House
Beds / Baths:	4 BR / 2.5 BA
Square Footage:	1,933
Parking:	Garage



## Purchase Analysis & Returns

### PURCHASE & REHAB

Purchase Price:		\$ 312,000
Purchase Costs:	+	\$ 0
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 312,000</b>

After Repair Value:	\$ 322,740
ARV Per Square Foot:	\$ 167
Price Per Square Foot:	\$ 161.4

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	7% / 6.8%
Cash on Cash Return:	7%
Return on Equity:	6.6%
Return on Investment:	7.2%
Internal Rate of Return:	7.2%
Rent to Value:	0.8%
Gross Rent Multiplier:	10.95
Equity Multiple:	1.07
Break Even Ratio:	18.2%

### PURCHASE COSTS

<b>Total (0% of Price):</b>	<b>\$ 0</b>
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### FINANCING (PURCHASE)

Cash Purchase

### 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:	\$ 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:		\$ 2,375	\$ 28,500
Vacancy (5%):	-	\$ 119	\$ 1,425
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 2,256</b>	<b>\$ 27,075</b>
Operating Expenses (19.1%):	-	\$ 432	\$ 5,180
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,824</b>	<b>\$ 21,895</b>
<b>Cash Flow:</b>	<b>=</b>	<b>\$ 1,824</b>	<b>\$ 21,895</b>

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

		Monthly	Yearly
<b>OPERATING EXPENSES</b>			
Property Taxes:		\$ 192	\$ 2,300
Insurance:		\$ 100	\$ 1,200
Property Management:		\$ 100	\$ 1,200
Maintenance:		\$ 0	\$ 0
Capital Expenditures:		\$ 0	\$ 0
HOA Fees:		\$ 40	\$ 480
Utilities:		\$ 0	\$ 0
Landscaping:		\$ 0	\$ 0
Accounting & Legal Fees:		\$ 0	\$ 0
<b>Total:</b>		<b>\$ 432</b>	<b>\$ 5,180</b>

## 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		
<b>RENTAL INCOME</b>									
Gross Rent:	\$ 28,500	\$ 29,070	\$ 29,651	\$ 30,849	\$ 34,060	\$ 41,519	\$ 50,612		
Vacancy:	- \$ 1,425	- \$ 1,454	- \$ 1,483	- \$ 1,542	- \$ 1,703	- \$ 2,076	- \$ 2,531		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
<b>Operating Income:</b>	<b>= \$ 27,075</b>	<b>= \$ 27,616</b>	<b>= \$ 28,168</b>	<b>= \$ 29,307</b>	<b>= \$ 32,357</b>	<b>= \$ 39,443</b>	<b>= \$ 48,081</b>		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
<b>OPERATING EXPENSES</b>									
Property Taxes:	\$ 2,300	\$ 2,346	\$ 2,393	\$ 2,490	\$ 2,749	\$ 3,351	\$ 4,084		
Insurance:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Property Management:	+ \$ 1,200	+ \$ 1,224	+ \$ 1,248	+ \$ 1,299	+ \$ 1,434	+ \$ 1,748	+ \$ 2,131		
Maintenance:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Capital Expenditures:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
HOA Fees:	+ \$ 480	+ \$ 490	+ \$ 499	+ \$ 520	+ \$ 574	+ \$ 699	+ \$ 852		
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>= \$ 5,180</b>	<b>= \$ 5,284</b>	<b>= \$ 5,388</b>	<b>= \$ 5,608</b>	<b>= \$ 6,191</b>	<b>= \$ 7,546</b>	<b>= \$ 9,198</b>		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
<b>CASH FLOW</b>									
Operating Income:	\$ 27,075	\$ 27,616	\$ 28,168	\$ 29,307	\$ 32,357	\$ 39,443	\$ 48,081		
Operating Expenses:	- \$ 5,180	- \$ 5,284	- \$ 5,388	- \$ 5,608	- \$ 6,191	- \$ 7,546	- \$ 9,198		
Expense Ratio:	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%	19.1%		
<b>Net Operating Income:</b>	<b>= \$ 21,895</b>	<b>= \$ 22,332</b>	<b>= \$ 22,780</b>	<b>= \$ 23,699</b>	<b>= \$ 26,166</b>	<b>= \$ 31,897</b>	<b>= \$ 38,883</b>		
<b>Cash Flow:</b>	<b>= \$ 21,895</b>	<b>= \$ 22,332</b>	<b>= \$ 22,780</b>	<b>= \$ 23,699</b>	<b>= \$ 26,166</b>	<b>= \$ 31,897</b>	<b>= \$ 38,883</b>		
<b>TAX BENEFITS &amp; DEDUCTIONS</b>									
Operating Expenses:	\$ 5,180	\$ 5,284	\$ 5,388	\$ 5,608	\$ 6,191	\$ 7,546	\$ 9,198		
Depreciation:	+ \$ 11,345	+ \$ 11,345	+ \$ 11,345	+ \$ 11,345	+ \$ 11,345	+ \$ 11,345	+ \$ 0		
<b>Total Deductions:</b>	<b>= \$ 16,525</b>	<b>= \$ 16,629</b>	<b>= \$ 16,733</b>	<b>= \$ 16,953</b>	<b>= \$ 17,536</b>	<b>= \$ 18,891</b>	<b>= \$ 9,198</b>		
<b>EQUITY ACCUMULATION</b>									
Property Value:	\$ 332,422	\$ 342,395	\$ 352,667	\$ 374,144	\$ 433,736	\$ 582,904	\$ 783,375		
Appreciation:	3%	3%	3%	3%	3%	3%	3%		

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Total Equity:</b>	<b>= \$ 332,422</b>	<b>= \$ 342,395</b>	<b>= \$ 352,667</b>	<b>= \$ 374,144</b>	<b>= \$ 433,736</b>	<b>= \$ 582,904</b>	<b>= \$ 783,375</b>

**SALE ANALYSIS**

Equity:	\$ 332,422	\$ 342,395	\$ 352,667	\$ 374,144	\$ 433,736	\$ 582,904	\$ 783,375
Selling Costs (6%):	- \$ 19,945	- \$ 20,544	- \$ 21,160	- \$ 22,449	- \$ 26,024	- \$ 34,974	- \$ 47,003
<b>Sale Proceeds:</b>	<b>= \$ 312,477</b>	<b>= \$ 321,851</b>	<b>= \$ 331,507</b>	<b>= \$ 351,695</b>	<b>= \$ 407,712</b>	<b>= \$ 547,930</b>	<b>= \$ 736,373</b>
Cumulative Cash Flow:	+ \$ 21,895	+ \$ 44,227	+ \$ 67,007	+ \$ 113,942	+ \$ 239,745	+ \$ 531,994	+ \$ 888,242
Total Cash Invested:	- \$ 312,000	- \$ 312,000	- \$ 312,000	- \$ 312,000	- \$ 312,000	- \$ 312,000	- \$ 312,000
<b>Total Profit:</b>	<b>= \$ 22,372</b>	<b>= \$ 54,078</b>	<b>= \$ 86,514</b>	<b>= \$ 153,637</b>	<b>= \$ 335,457</b>	<b>= \$ 767,924</b>	<b>= \$ 1,312,615</b>

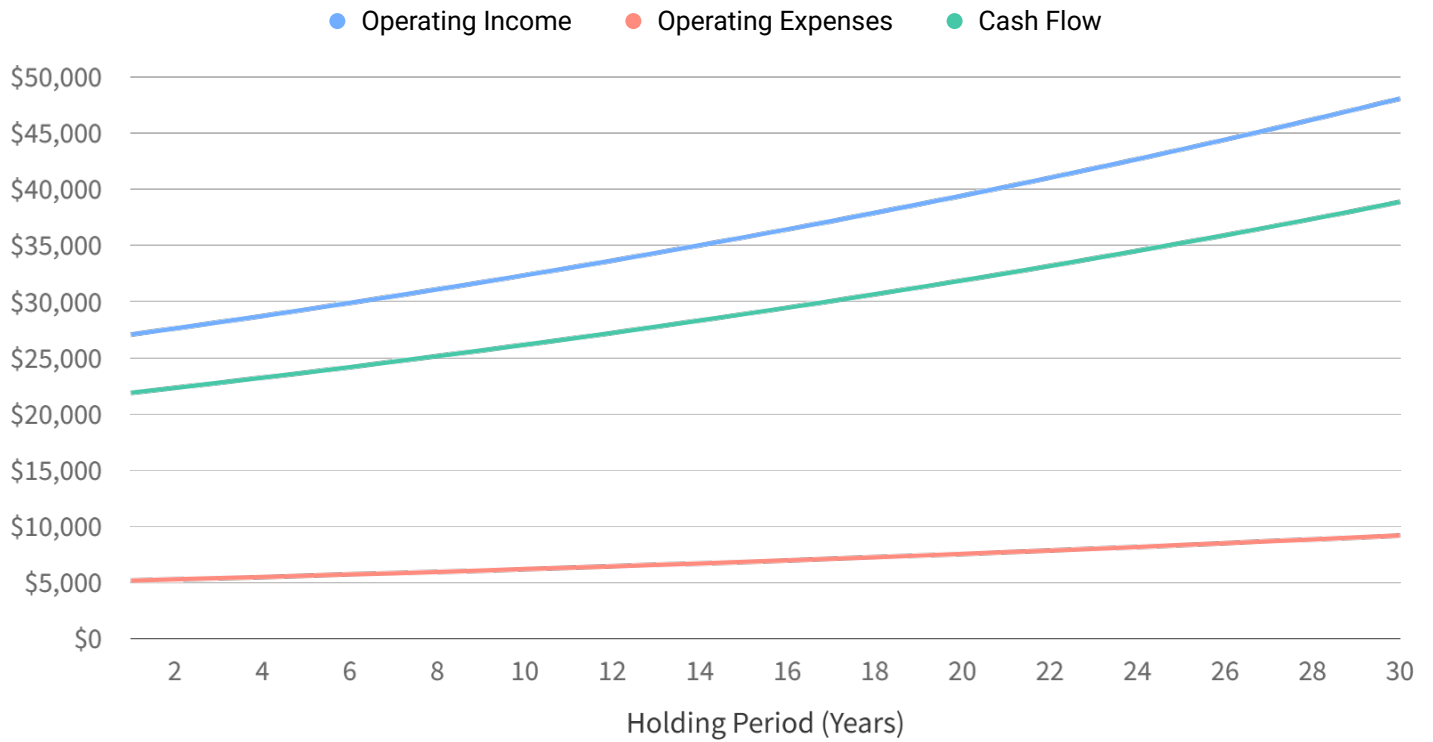
**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	7%	7.2%	7.3%	7.6%	8.4%	10.2%	12.5%
Cap Rate (Market Value):	6.6%	6.5%	6.5%	6.3%	6%	5.5%	5%
Cash on Cash Return:	7%	7.2%	7.3%	7.6%	8.4%	10.2%	12.5%
Return on Equity:	6.6%	6.5%	6.5%	6.3%	6%	5.5%	5%
Return on Investment:	7.2%	17.3%	27.7%	49.2%	107.5%	246.1%	420.7%
Internal Rate of Return:	7.2%	8.6%	9.1%	9.4%	9.5%	9.5%	9.3%

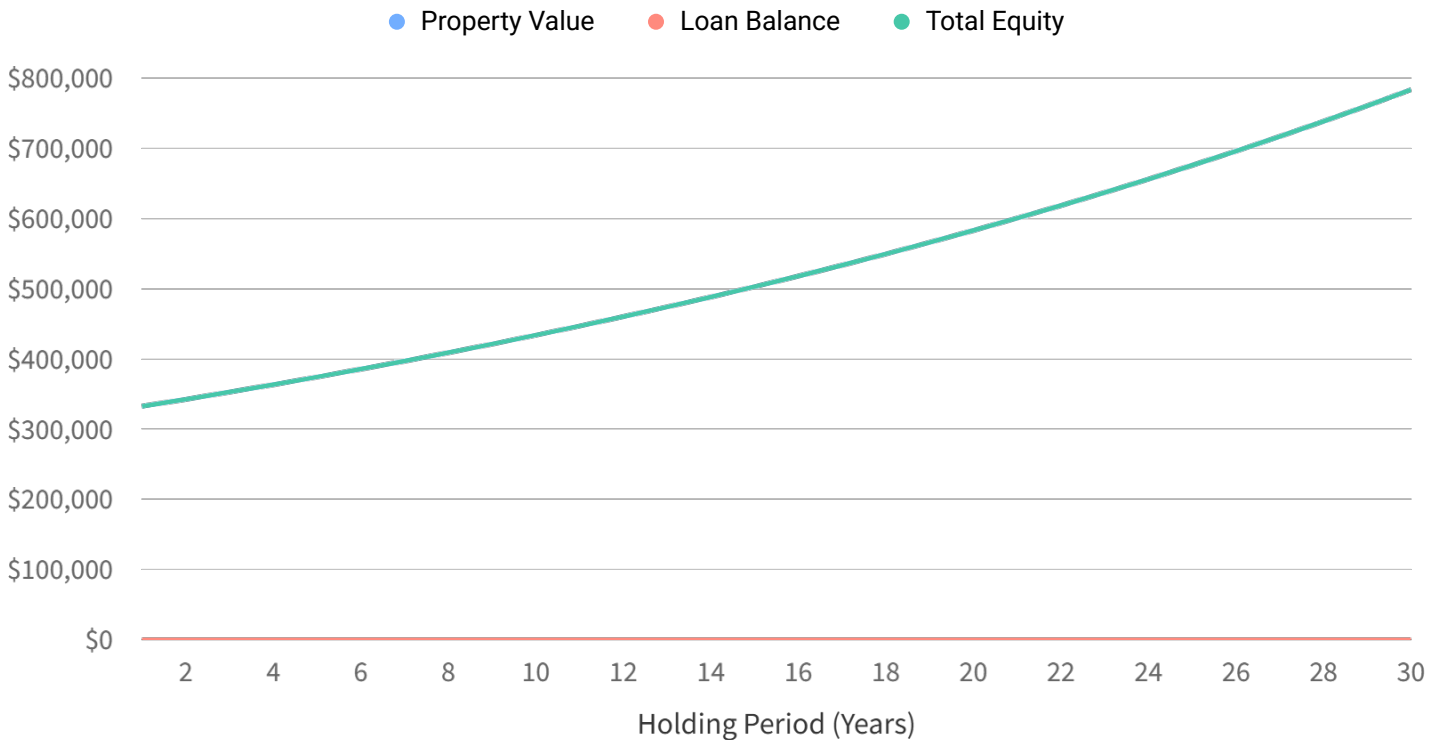
**FINANCIAL RATIOS**

Rent to Value:	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.5%
Gross Rent Multiplier:	11.66	11.78	11.89	12.13	12.73	14.04	15.48
Equity Multiple:	1.07	1.17	1.28	1.49	2.08	3.46	5.21
Break Even Ratio:	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%

### Cash Flow Over Time



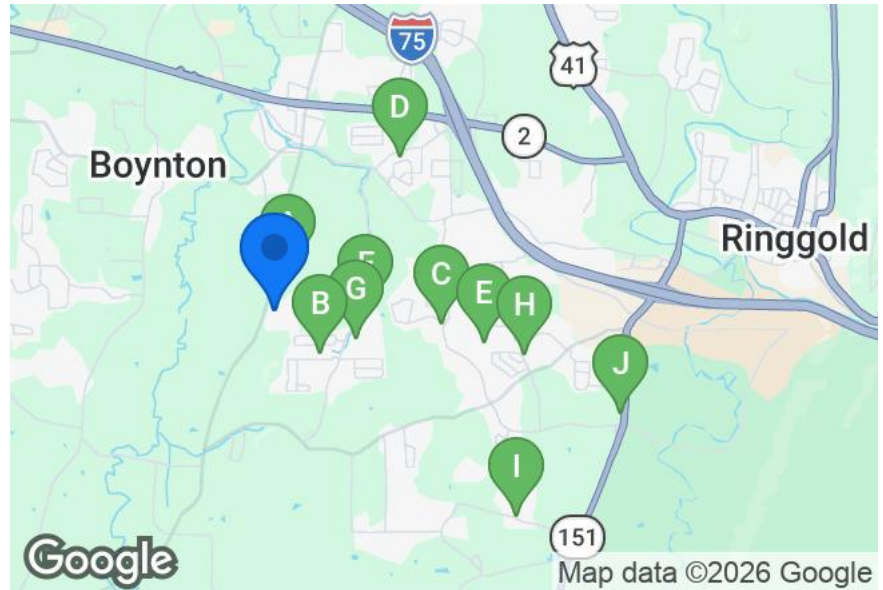
### Equity Over Time



## Recent Comparable Sales

Average Sale Price  
**\$ 355,000 (\$ 178/sq.ft.)**  
 \$ 293,000 - \$ 439,999  
 \$ 151/sq.ft. - \$ 208/sq.ft.

Estimated Property ARV Based on  
 Average Price/Sq.Ft.  
**\$ 344,500**



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<b>●</b> 41 Cove Ln Ringgold, GA 30736	0 mi	100%	House	4	2.5	1,933	-	-
<b>A</b> 322 Southwood Cir Ringgold, GA 30736	0.29 mi	98.2%	House Built 1993	4	2.5	2,119	\$ 439,999 \$ 207.64/sq.ft.	02/02/2026 120 Days Ago
<b>B</b> 43 Josh Dr Ringgold, GA 30736	0.46 mi	97.4%	House Built 1993	4	2.5	1,696	\$ 295,000 \$ 173.94/sq.ft.	01/19/2026 134 Days Ago
<b>C</b> 17 Hill St Ringgold, GA 30736	1.22 mi	97.1%	House Built 1980	4	2.5	2,028	\$ 325,000 \$ 160.26/sq.ft.	06/02/2026 Today
<b>D</b> 457 Hickory Cir Ringgold, GA 30736	1.45 mi	96.6%	House Built 1974	4	2.5	2,041	\$ 309,000 \$ 151.40/sq.ft.	06/02/2026 Today
<b>E</b> 66 Kristy Ln Ringgold, GA 30736	1.55 mi	96.0%	House Built 1993	4	2.5	2,100	\$ 369,900 \$ 176.14/sq.ft.	02/20/2026 102 Days Ago
<b>F</b> 1113 Baggett Rd Ringgold, GA 30736	0.67 mi	95.3%	House Built 2019	4	2	1,845	\$ 379,900 \$ 205.91/sq.ft.	06/02/2026 Today
<b>G</b> 93 Fieldstone Dr Ringgold, GA 30736	0.63 mi	95.1%	House Built 2005	4	3	2,067	\$ 395,900 \$ 191.53/sq.ft.	06/02/2026 Today
<b>H</b> 112 Peachtree Cir Ringgold, GA 30736	1.85 mi	94.9%	House Built 2006	4	2.5	2,197	\$ 399,900 \$ 182.02/sq.ft.	05/11/2026 22 Days Ago
<b>I</b> 478 Dedmon Rd Ringgold, GA 30736	2.31 mi	94.5%	House Built 2000	4	2.5	1,759	\$ 293,000 \$ 166.57/sq.ft.	06/02/2026 Today
<b>J</b> 135 Red Tail Dr Ringgold, GA 30736	2.63 mi	94.3%	House Built 2026	4	2.5	2,053	\$ 342,895 \$ 167.02/sq.ft.	06/02/2026 Today

## Recent Comparable Rental Listings

Average Listed Rent

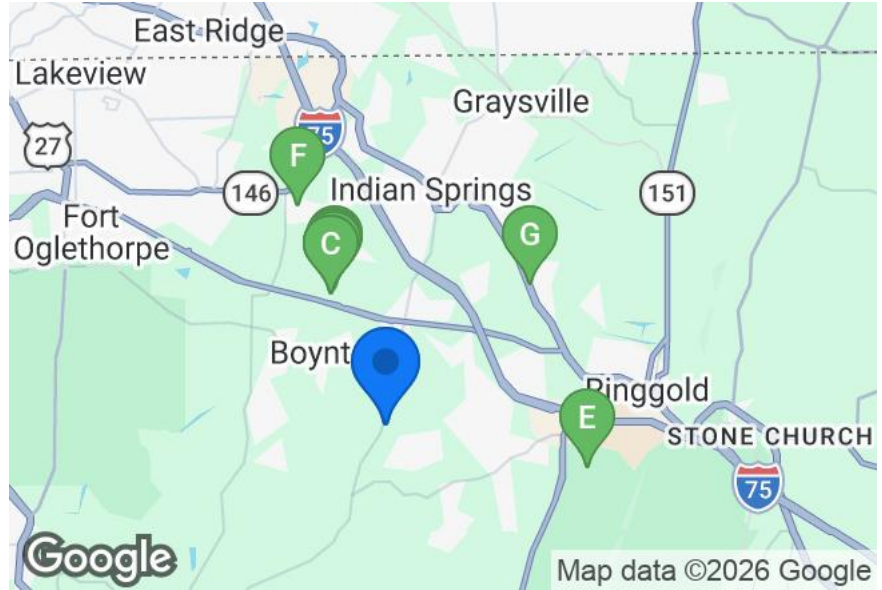
**\$ 2,570 (\$ 1.17/sq.ft.)**

\$ 2,200 - \$ 2,750

\$ 1.06/sq.ft. - \$ 1.31/sq.ft.

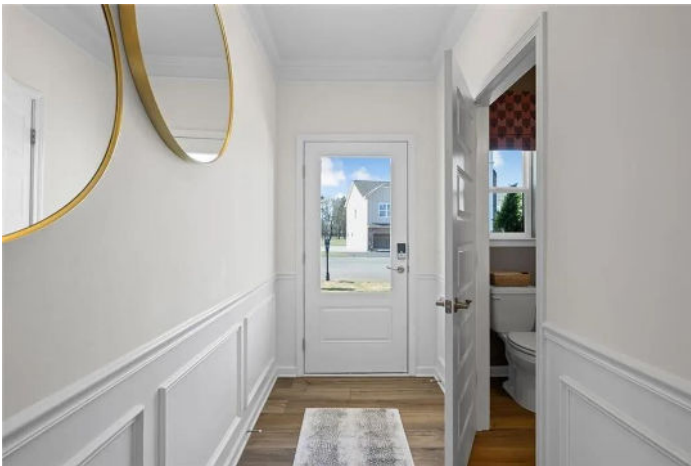
Estimated Property Rent Based on  
Average Rent/Sq.Ft.

**\$ 2,250**

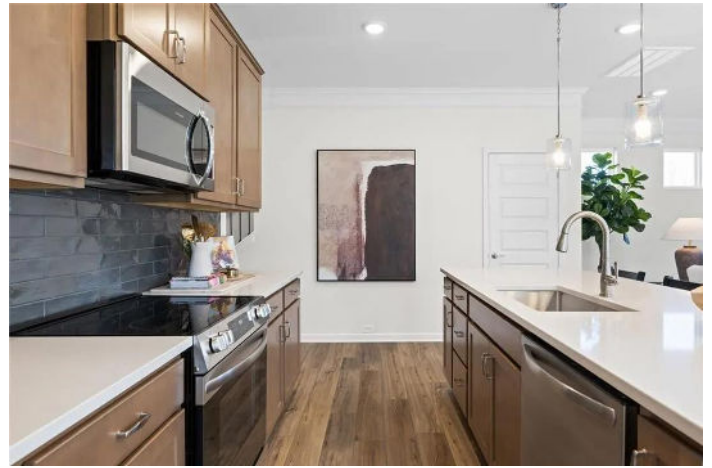


Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
<span style="color: blue;">●</span> 41 Cove Ln Ringgold, GA 30736	0 mi	100%	House	4	2.5	1,933	-	-
<span style="color: green;">A</span> 180 Willow Grove Ct Ringgold, GA 30736	2.12 mi	96.1%	House	4	2.5	1,986	\$ 2,600 \$ 1.31/sq.ft.	05/06/2026 27 Days Ago
<span style="color: green;">B</span> 228 Willow Grove Ct Ringgold, GA 30736	2.15 mi	96.1%	House	4	2.5	1,986	\$ 2,600 \$ 1.31/sq.ft.	05/19/2026 14 Days Ago
<span style="color: green;">C</span> 528 Willow Grove Ct Unit 57 Ringgold, GA 30736	2.07 mi	92.3%	House Built 2024	4	2.5	2,388	\$ 2,750 \$ 1.15/sq.ft.	02/25/2026 97 Days Ago
<span style="color: green;">D</span> 528 Willow Grove Ct Ringgold, GA 30736	2.07 mi	92.3%	House Built 2024	4	2.5	2,388	\$ 2,750 \$ 1.15/sq.ft.	02/25/2026 97 Days Ago
<span style="color: green;">E</span> 326 Red Tail Dr Ringgold, GA 30736	2.99 mi	92.3%	House Built 2026	4	2.5	2,231	\$ 2,650 \$ 1.19/sq.ft.	05/29/2026 4 Days Ago
<span style="color: green;">F</span> 20 Linda Ln Ringgold, GA 30736	3.45 mi	91.7%	House Built 1967	4	3	1,985	\$ 2,250 \$ 1.13/sq.ft.	02/24/2026 98 Days Ago
<span style="color: green;">G</span> 5283 Highway 41 Ringgold, GA 30736	2.92 mi	91.4%	House	4	3	2,080	\$ 2,200 \$ 1.06/sq.ft.	01/05/2026 148 Days Ago
<span style="color: green;">H</span> 263 Willow Grove Ct Ringgold, GA 30736	2.18 mi	90.4%	House	4	3	2,308	\$ 2,500 \$ 1.08/sq.ft.	11/05/2025 209 Days Ago
<span style="color: green;">I</span> 216 Willow Grove Ct Ringgold, GA 30736	2.14 mi	88.1%	House	4	3.5	2,308	\$ 2,600 \$ 1.13/sq.ft.	01/09/2026 144 Days Ago
<span style="color: green;">J</span> 538 Willow Grove Ct Unit 56 Ringgold, GA 30736	2.07 mi	87.5%	House Built 2025	4	3.5	2,388	\$ 2,750 \$ 1.15/sq.ft.	04/15/2026 48 Days Ago

## Property Photos







## Additional Information

Move-in ready in July! The Braselton II by Smith Douglas Homes is a new construction home in the desirable Hillcrest Park community, offering modern comfort and everyday convenience. Located just 15 minutes from Chattanooga Airport and 5 minutes from shopping, this home combines a prime location with stylish, functional living. It features 4 spacious bedrooms and 2.5 bathrooms, with a bright, open layout filled with natural light. The main level includes luxury vinyl plank flooring and a welcoming island kitchen with granite countertops, pendant lighting, stainless steel appliances, and open iron railing stairs for a modern touch. Upstairs, the oversized primary suite offers a large, tiled shower and walk-in closet, along with 3 additional bedrooms. A covered patio provides the perfect space for relaxing or entertaining. This home delivers the ideal blend of style, space, and location. Seller incentives with use of preferred lender. Photos representative of plan not of actual home.

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### DATA SOURCES

Comparable sales data is collected from county records and other public sources.

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