



# CHATTANOOGA, TN

## WHERE NATURE MEETS OPPORTUNITY

Nestled between the Appalachian Mountains and the Tennessee River, Chattanooga has emerged as one of the Southeast's most promising real estate markets. Known for its revitalized downtown, tech-forward infrastructure, and outdoor lifestyle, the city attracts remote workers, entrepreneurs, and retirees seeking affordability and livability. With a growing population and rising rental demand, Chattanooga presents investors with a compelling combination of stable cash flow and long-term appreciation. Major employers, including Volkswagen, BlueCross BlueShield of Tennessee, Amazon, and Erlanger Health System, anchor the local economy. The city's gig-speed internet and startup ecosystem fuel innovation. Rental properties in Chattanooga boast occupancy rates between 90–95%, with investor interest surging in neighborhoods like North Shore, Southside, and St. Elmo. Out-of-state ownership continues to climb, signaling strong confidence in the market's future.

### Key Investment Highlights

**Exceptional Value Metrics:** Average turnkey rehab costs of ~\$50,000–\$80,000 with efficient rehab timelines (5–8 weeks) and tenant placement within 45–60 days deliver reliable cash-on-cash returns. Tenant stability averages 24–30 months, supported by proactive management and 97–98% rent collection by the 10th of each month.

**Economic Powerhouse:** Anchored by major employers such as Volkswagen, Amazon, BlueCross BlueShield of Tennessee, and Erlanger Health System, Chattanooga's economy blends manufacturing, healthcare, logistics, and a thriving tech/startup ecosystem fueled by gig-speed internet.

**Accelerating Rent & Occupancy Growth:** Global occupancy rates hover around 92–93%, with turnovers re-rented in less than 14 days and tenanting completed within 2 months post-rehab. Low eviction rates (1–2% annually) further reinforce portfolio stability.

**Investor-Friendly Environment:** Chattanooga offers a business-friendly climate with landlord-favorable regulations, affordable operating costs, and strong out-of-state investor demand (~80% of clients). This combination positions the Scenic City as a rising destination for long-term appreciation and consistent cash flow.

## PROPERTY EXAMPLE



### PROPERTY INFORMATION

700 Indian Ave Rossville, GA 30741

Single Family Home

Purchase Price	<b>\$215,000</b>
Number of Bedrooms	3
Number of Bathrooms	2
Car Storage	0
Rent Assumption for Calculations	\$1,595
Estimated Annual Property Taxes	\$2,457
Estimated Annual Homeowners Insurance	\$1,200
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$1,200
Lease Fee	\$0
Year Built	1941
Square Footage	1,139
Price Per Square Foot	\$189
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	\$100
Appreciation Rate	4%

### SUMMARY OF RETURNS BY PURCHASE METHOD

Conventional Financing - Estimated Monthly Gross Income	<b>\$213.65</b>
Conventional Financing - Estimated Cash on Cash Year 1	<b>5.96%</b>
Conventional Financing - Estimated Total ROI Year 1	<b>21.52%</b>



### PROPERTY INFORMATION

177 Magnolia Street, Rossville, GA 30741

Single Family Home

Purchase Price	<b>\$285,000</b>
Number of Bedrooms	3
Number of Bathrooms	2
Car Storage	0
Rent Assumption for Calculations	\$2,000
Estimated Annual Property Taxes	\$1,300
Estimated Annual Homeowners Insurance	\$1,200
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$0
Lease Fee	\$0
Year Built	2025
Square Footage	1,350
Price Per Square Foot	\$211
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	\$0
Appreciation Rate	4%

### SUMMARY OF RETURNS BY PURCHASE METHOD

Conventional Financing - Estimated Monthly Gross Income	<b>\$497.11</b>
Conventional Financing - Estimated Cash on Cash Year 1	<b>10.47%</b>
Conventional Financing - Estimated Total ROI Year 1	<b>25.31%</b>

## PROPERTY MANAGEMENT

**245 Properties** Managed  
 Out of state investors: **80%**  
**92-93%** Global Occupancy Rate

Rents Collected by the 10th **97-98%**  
 Avg. Tenant Turnover: **<14 Days**  
 Flat Property Management Fee: **\$100**  
 per door (**\$85** multifamily)