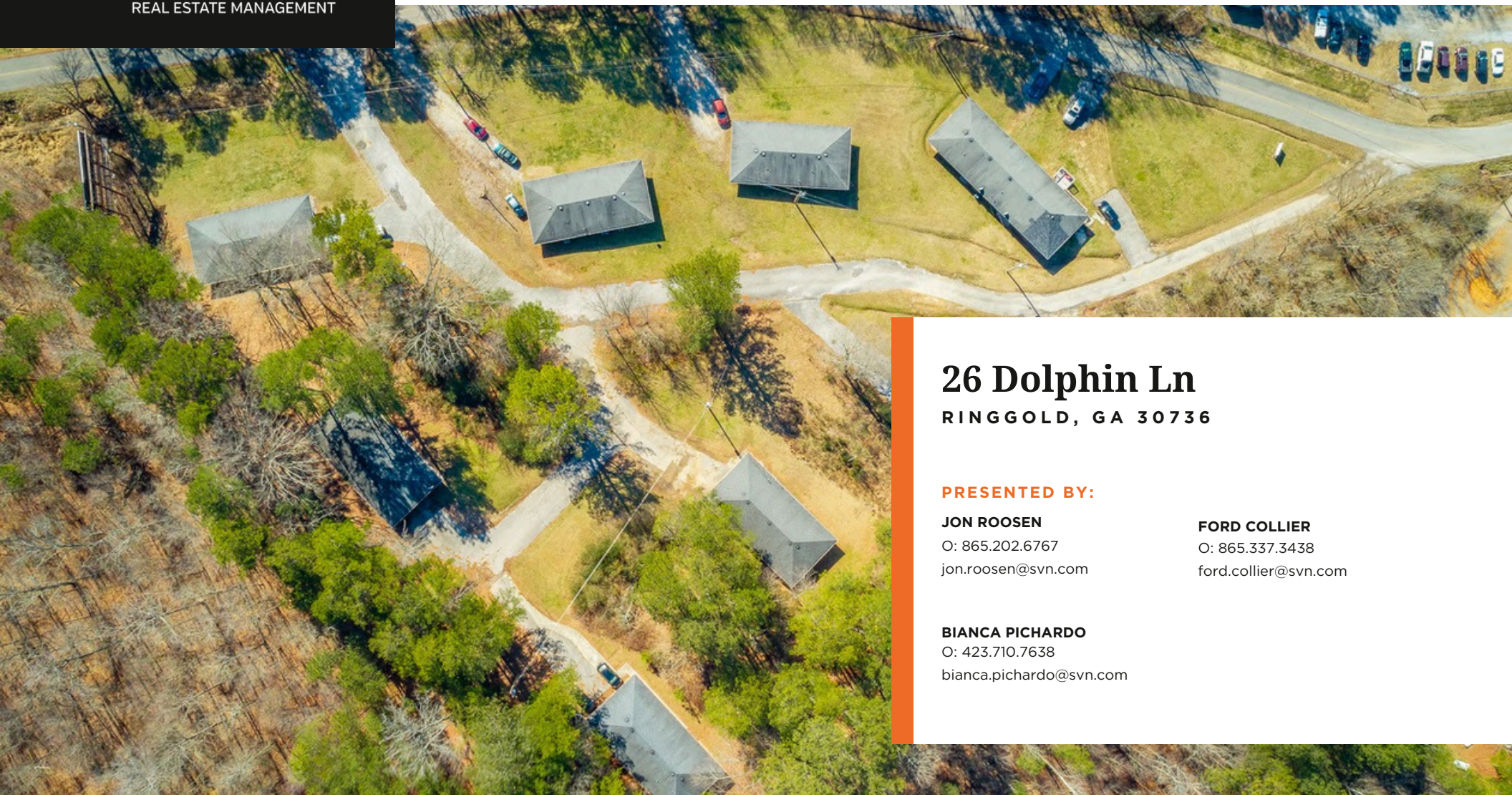




Offering Memorandum



26 Dolphin Ln

RINGGOLD, GA 30736

PRESENTED BY:

JON ROOSEN

O: 865.202.6767

jon.roosen@svn.com

FORD COLLIER

O: 865.337.3438

ford.collier@svn.com

BIANCA PICHARDO

O: 423.710.7638

bianca.pichardo@svn.com

DISCLAIMER

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

Disclaimer 2

PROPERTY INFORMATION

Property Summary 5

Property Highlights 6

Interior Photos 7

Interior Photos 8

LOCATION INFORMATION

Location Description 10

Aerial Map 11

Demographics Map & Report 12

Market Overview 13

Employment 14

University of Tennessee Chattanooga 15

Basball Stadium 16

PROPERTY ANALYSIS

Income & Expenses 18

SALE COMPARABLES

Sale Comps Summary 20

Sale Comps Map Sale 21

Comps Sale Comps 22

23

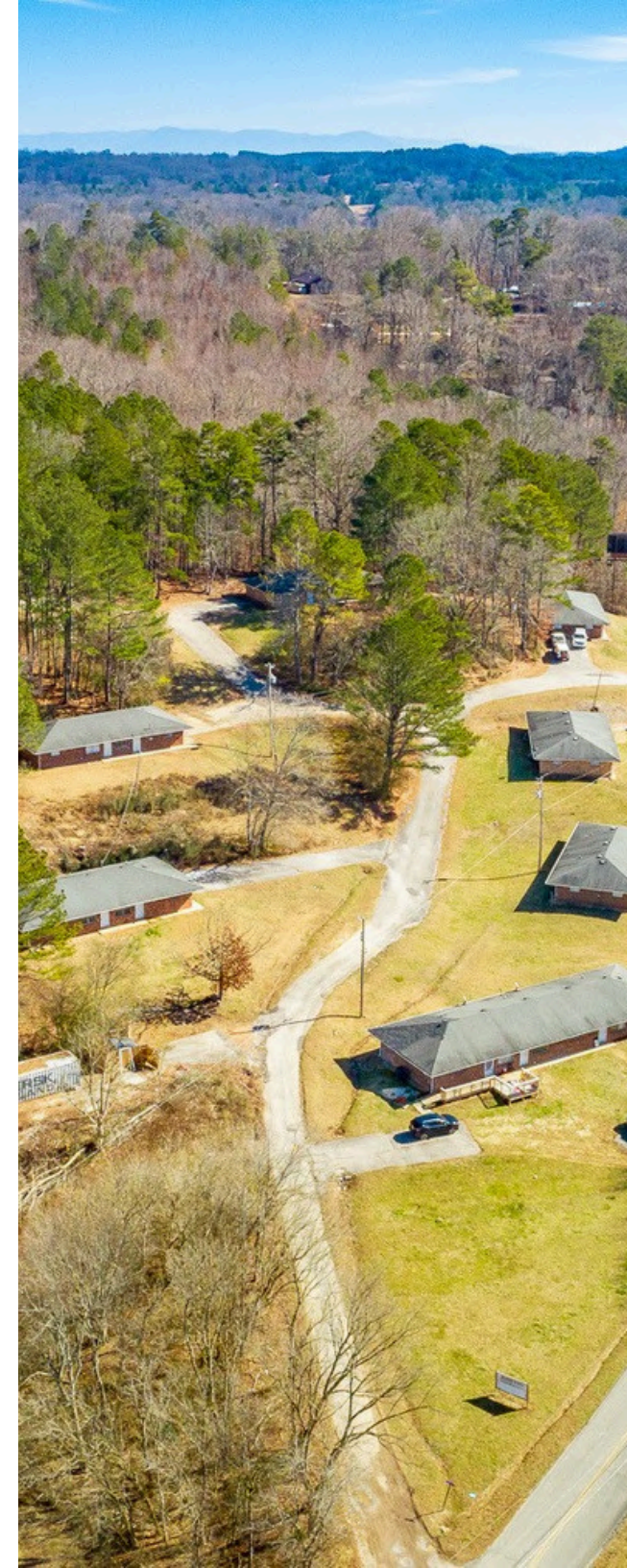
LEASE COMPARABLES

Rent Comps 25

Rent Comps 26

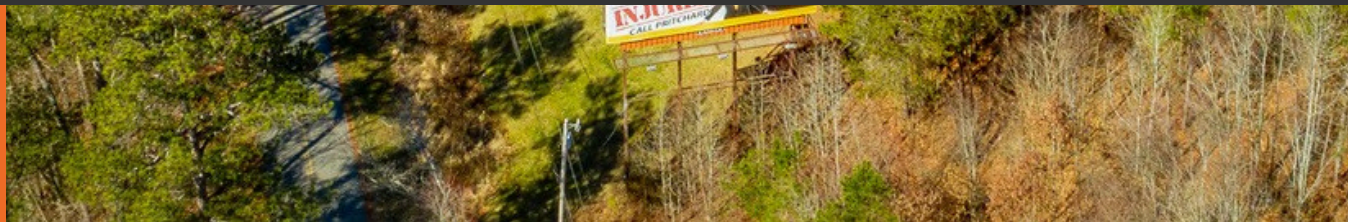
THE TEAM

Meet The Team 28





Property Information



PROPERTY SUMMARY

26 DOLPHIN LN

RINGGOLD, GA 30736

OFFERING SUMMARY

SALE PRICE:	\$1,929,000
BUILDING SIZE:	15,300 SF
LOT SIZE:	4.55 Acres
PRICE / SF:	\$126.08
UNITS:	17
CAP RATE:	7.21%



PROPERTY SUMMARY

SVN | Second Story is pleased to introduce this prime investment opportunity at 26 Dolphin Ln, located in the growing Ringgold, GA area. This property consists of 7 duplexes and 1 triplex, totaling 17 units, with 13 of the units already updated. This property offers an attractive unit mix of spacious 2-bedroom units, with each unit thoughtfully designed to provide both functionality and comfort, featuring LVP flooring, fresh paint, and updated trim. With its convenient access to amenities and transportation, this property is primed to attract tenants looking for convenience and connectivity. The property provides ample parking, close proximity to Downtown Chattanooga/Hamilton Place, and remaining upside for the new owner.

With strong tenant demand and continued growth in the region, this is an excellent opportunity for investors seeking a well-maintained asset that attracts reliable, long-term tenants looking for a quality and affordable place to live.

PROPERTY HIGHLIGHTS

- 23 Minutes from Downtown Chattanooga & UTC
- 2 Minutes from I-24 Providing Transportation Ease & Convenience
- Strong Occupancy Unit Mix of 2BR Units
- 6 Minutes to Downtown Ringgold
- Proximity To Grocers & Restaurants
- Washer & Dryer Connections



STRONG OCCUPANCY



GREAT LOCATION



**ATTRACTIVE
UNIT MIX**

INTERIOR PHOTOS

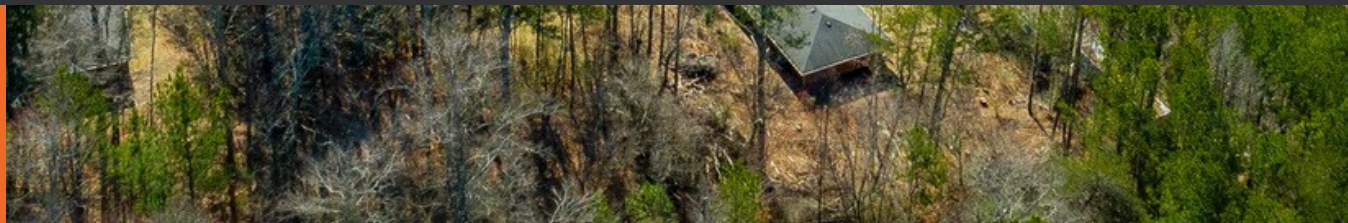


INTERIOR PHOTOS





Location Information



LOCATION DESCRIPTION

Nestled in the heart of Ringgold, GA, 26 Dolphin Ln offers a unique blend of suburban tranquility and easy access to nearby urban amenities. Located just 15 miles southeast of Chattanooga, serving as the county seat for Catoosa County, Ringgold is a picturesque mountain town brimming with history. The town is home to one of the few antebellum railroad depots in Georgia, which played a crucial role during the Civil War. Today, the depot houses the Ringgold Opry, a popular venue for bluegrass performances. Ringgold is more than just a place to live—it's a community. Throughout the year, the town comes alive with events like the Ringgold Haunted Depot, Down Home Christmas, and the 1890s Day Jamboree. Local shops, cafes, galleries, offices, and restaurants line the historic downtown area in Ringgold, serving as a popular gathering place for the community. This investment's prime location to major transportation routes, dining, and shopping options provides tenants with a lifestyle that combines convenience and leisure.

Economically, Ringgold has a local economy centered around retail shops, small businesses, and service-oriented establishments. However, its close proximity to Chattanooga, TN amplifies its economic opportunities. Residents of Ringgold have the convenience of commuting to Chattanooga for cultural experiences, education and work, which attracts businesses, residents, and investors alike and ensures it will remain a desirable location for years to come. Over the past 5 years, the city has secured over \$4 million in funding to implement multiple projects outlined in the 2017 RSVP created by UGA's Carl Vinson Institute. The funds allocated include paved walking trails, pickle ball courts with additional parking, overall beautification to downtown with green space and "Depot Square"- which includes a commercial building renovation with retail spaces. As an investor, the desirability of this location and the continued development it offers make it a compelling choice for multifamily investment.



AERIAL MAP

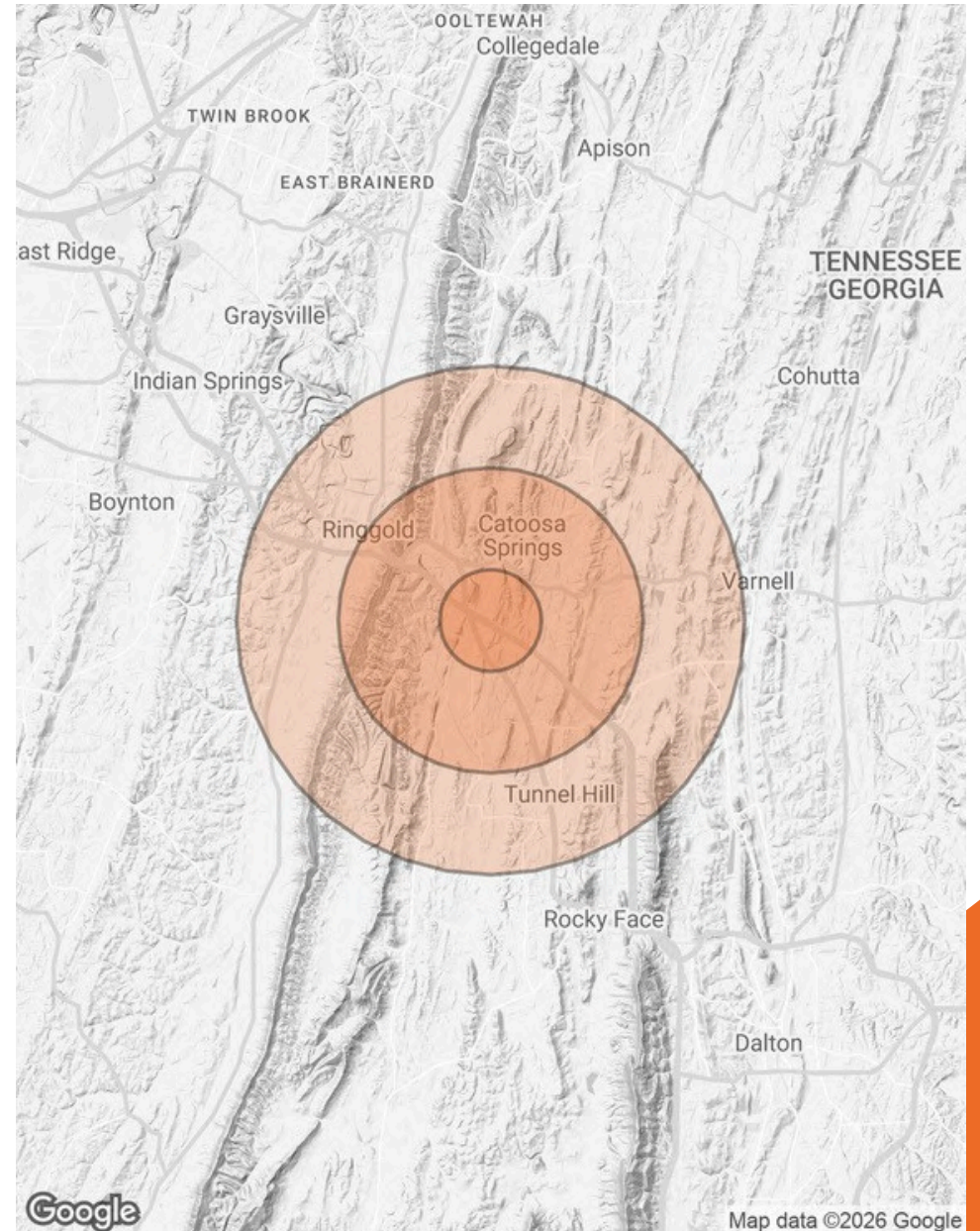


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	422	5,826	20,324
AVERAGE AGE	41	42	41
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	160	2,198	7,874
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$78,043	\$85,447	\$92,713
AVERAGE HOUSE VALUE	\$228,563	\$270,659	\$284,940

Demographics data derived from AlphaMap



MARKET OVERVIEW

CHATTANOOGA-MSA ECONOMY



Chattanooga's economy thrives as a dynamic blend of industry, innovation, and tourism. The city's business landscape is marked by a diverse array of sectors, including manufacturing, healthcare, and technology. Renowned for its skilled workforce and business-friendly environment, Chattanooga has attracted companies such as Volkswagen and Amazon, contributing to job growth and economic stability. With a burgeoning arts and culture scene, the city attracts those eager to explore attractions like the Tennessee Aquarium, the Chattanooga Choo Choo, and the vibrant downtown area. The scenic beauty of the surrounding mountains and the Tennessee River adds to the city's allure, making it a popular destination for outdoor enthusiasts. As a result, tourism plays a crucial role in the economy, fostering a thriving hospitality and service industry. Overall, Chattanooga's economy is a tapestry of innovation, resilience, and community engagement, positioning the city as a vibrant and prosperous hub in the Southeastern United States.



Chattanooga has experienced notable job and population growth in recent years, underscoring its appeal as a thriving urban center. The city's strategic focus on economic development, coupled with a business-friendly environment, has attracted a diverse range of industries, contributing to a steady increase in job opportunities. The presence of major employers like Volkswagen, Amazon, and a burgeoning tech sector has been instrumental in fueling this employment surge, providing a catalyst for sustained economic vitality. As the job market flourishes, the city has seen a concurrent influx of residents, drawn by the promise of career prospects, a high quality of life, and a relatively lower cost of living compared to many urban counterparts. This population growth has spurred demand in various sectors, including housing, services, and infrastructure, creating a positive feedback loop for the local economy. Since the 2010 census, Chattanooga's population growth has outpaced Knoxville, making it one of the fastest growing cities in Tennessee.





Umbrella Alley in Downtown Chattanooga

EMPLOYMENT

CHATTANOOGA MAJOR EMPLOYERS	EMPLOYEES
Erlanger Health System	7,800
BlueCross BlueShield of Tennessee	6,600
Hamilton County Schools	6,000
Volkswagen	5,200
CHI Memorial	4,700
Tennessee Valley Authority	3,900
McKee Foods Corp.	3,500
Amazon.com Services	3,300
Unum	2,700

Chattanooga's economy is diverse and robust, with several key sectors driving growth and providing employment opportunities. The city has a long history in manufacturing, and today, it continues to be a significant contributor to the local economy. Notable manufacturing employers include Volkswagen, which has a major assembly plant in Chattanooga, and numerous suppliers and manufacturers in the automotive and advanced manufacturing industries. Apart from manufacturing, the education and healthcare sector is a major player in Chattanooga's economy. Hamilton County School District as well as UTC contribute significantly to the local economy, serving as both an employer and a source of skilled talent for various industries. Erlanger Health System, one of the largest public health systems in the United States, is headquartered in the city, providing a substantial number of healthcare-related jobs.

UNIVERSITY OF TENNESSEE CHATTANOOGA

Chattanooga is home to several universities, most notably the University of Tennessee Chattanooga which was founded in 1907. UTC is home to 11,834 students and is only a four-minute drive downtown. In the fall of 2024, UTC received a 3.5 million gift from Journey Health Foundation to establish a Research Center for Health and Economic Analytics within the Gary W. Rollins College of Business, to serve as a role model as it will combat healthcare disparities within the region. UTC's work in entrepreneurship and innovation directly impacts Chattanooga's economy and workforce. A study in 2019 found that UTC has an annual economic impact of \$350 million to Chattanooga's economy. With its reputation for academic excellence, UTC continues to play a vital role in driving economic growth in the region.

ACADEMICS

5 Colleges
150+ Undergraduate programs of study
100+ Graduate programs of study

11,843

Students

\$350M+

Annual Economic Impact



NEW LOOKOUTS BASEBALL STADIUM

IHardball Capital Group, owner of Class AA baseball's Chattanooga Lookouts, has revealed plans for a massive multi-use development in the South Broad District of Chattanooga. This \$80 million dollar project will include the new stadium, along with retail and office space and 200,000 square feet of new residences. This development will bring numerous new jobs to the area and continue to boost the local economy.

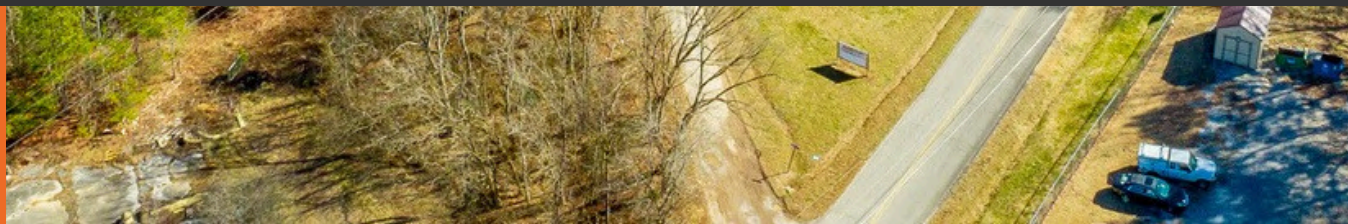
OTHER HIGHLIGHTS

- **New investment:** The stadium is expected to spur \$1 billion in new investment.
- **Economic impact:** An independent analysis estimates the stadium will have a \$2.3 billion economic impact on the area.





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY	T-12	Pro Forma
RENTAL INCOME	\$188,353	\$244,800
OTHER INCOME	\$3,300	\$3,500
VACANCY	\$0	(\$12,240)
GROSS INCOME	\$191,653	\$236,060
EXPENSES SUMMARY	T-12	Pro Forma
TRASH	\$5,104	\$3,634
CONTRACT SERVICES	\$330	\$5,950
INSURANCE	\$9,888	\$11,900
PROFESSIONAL FEES	\$2,020	\$2,500
MANAGEMENT (INCLUDES PEST AND LAWN)	\$20,477	\$23,606
REPAIRS AND MAINTENANCE	\$6,780	\$12,750
TAXES	\$7,939	\$8,839
Total Expenses	\$52,538	\$67,179
NET OPERATING INCOME	\$139,115	\$168,881



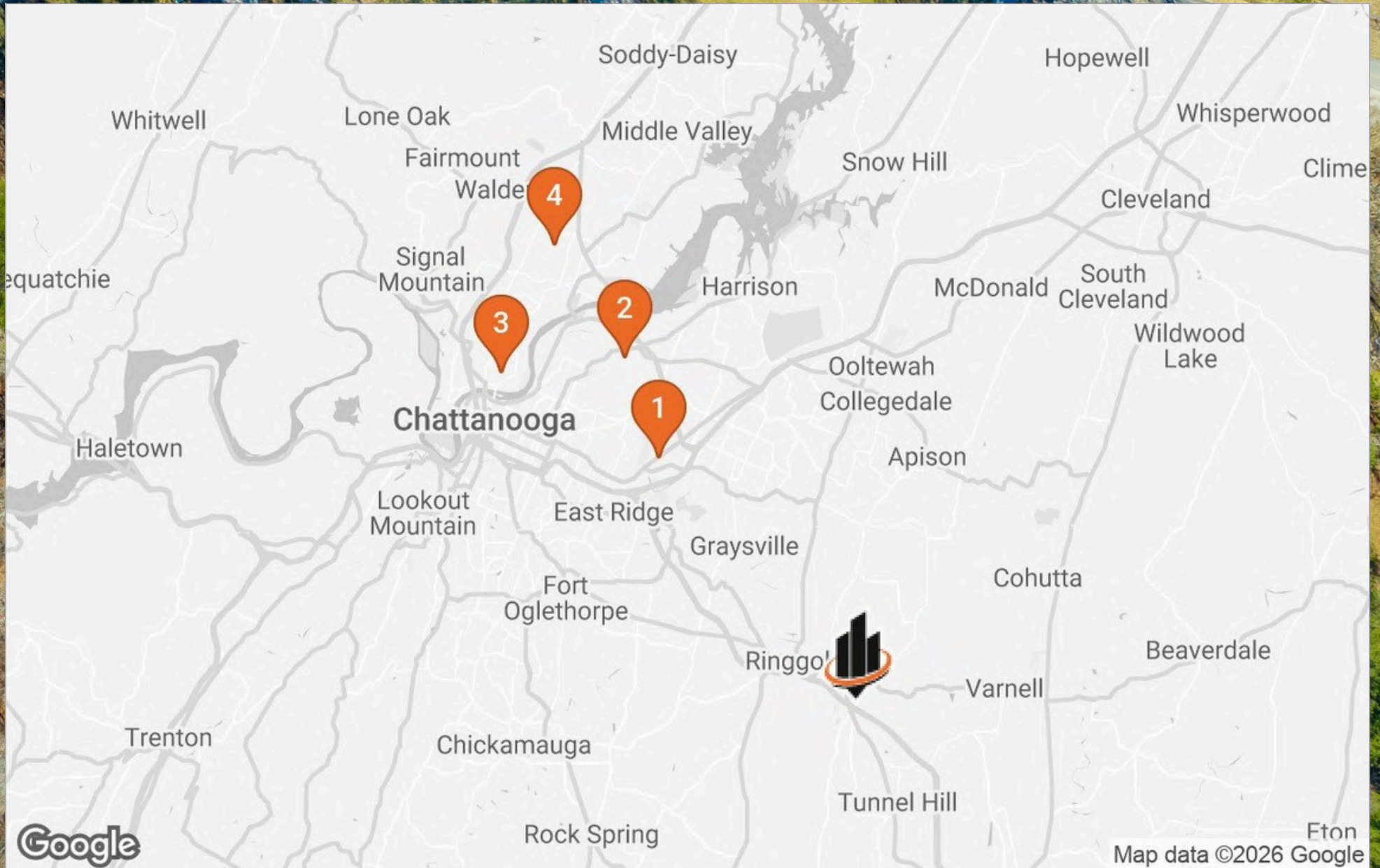
Sale Comparables



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	26 Dolphin Ln Ringgold, GA	\$1,995,000	15,300 SF	17	6.97	\$117,352
1	4 Whirlaway Dr Chattanooga, TN	\$790,000	4,562 SF	6	-	\$131,667
2	3850 Youngstown Rd Chattanooga, TN	\$912,500	5,313 SF	6	-	\$152,083
3	600 Tremont St Chattanooga, TN	\$966,100	4,037 SF	5	-	\$193,220
4	4963 Brighton Ln Hixson, TN	\$621,400	5,184 SF	4	-	\$155,350
AVERAGES		\$822,500	4,774 SF	5		\$158,080

SALE COMPS MAP & SUMMARY



SALE COMPS



★ **26 DOLPHIN LN**
Ringgold, GA 30736

PRICE:	\$1,950,000	BLDG SIZE:	15,300 SF
LOT SIZE:	4.55 Acres	NO. UNITS:	17
CAP RATE:	6.97%	YEAR BUILT:	1970s
PRICE/UNIT:	\$117,352		



1. 4 WHIRLAWAY DR
Chattanooga, TN37421

PRICE:	\$790,000	BLDG SIZE:	4,562 SF
LOT SIZE	0.39 Acres	NO. UNITS:	6
YEAR BUILT:	1978	PRICE/UNIT:	\$131,667



2. 3850 YOUNGSTOWN RD
Chattanooga, TN37406

PRICE:	\$912,500	BLDG SIZE:	5,313 SF
LOT SIZE	0.90 Acres	NO. UNITS:	6
YEAR BUILT:	1968	PRICE/UNIT:	\$152,083

SALE COMPS

3



3. 600 TREMONT ST
Chattanooga, TN 37405

PRICE:	\$966,100	BLDG SIZE:	4,037 SF
LOT SIZE	0.15 Acres	NO. UNITS:	5
YEAR BUILT:	1935	PRICE/UNIT:	\$193,220

4

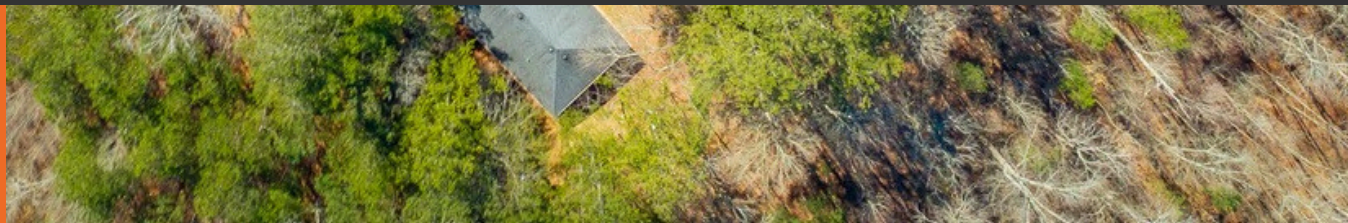


4. 4963 BRIGHTON LN
Hixson, TN 37343

PRICE:	\$621,400	BLDG SIZE:	5,184 SF
LOT SIZE	0.65 Acres	NO. UNITS:	4
YEAR BUILT:	1968	PRICE/UNIT:	\$155,350



Lease Comparables



RENT COMPS

1



1. 335 CHAPMAN RD
Ringgold, GA 30736

UNIT TYPE:	2BD/1BA	RENT:	\$1,299
SQFT:	1,060	\$/SQFT:	\$1.23

2



2. 46 SAINT VICTORS LN
Ringgold, GA 30736

UNIT TYPE:	2BD/1.5BA	RENT:	\$1,290
SQFT:	995	\$/SQFT:	\$1.30

3



3. 414 SMITHERMAN RD
Ringgold, GA 30736

UNIT TYPE:	2BD/1BA	RENT:	\$1,200
SQFT:	990	\$/SQFT:	\$1.21

RENT COMPS

4



4.16 INDIGO LN
Ringgold, GA 30736

UNIT TYPE:	2BD/1BA	RENT:	\$1,250
SQFT:	875	\$/SQFT:	\$1.43

5

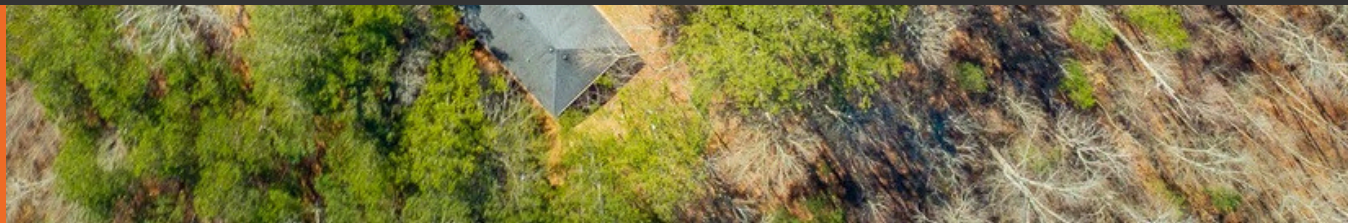


5.11 ALICE LN
Ringgold, GA 30736

UNIT TYPE:	2BD/1.5BA	RENT:	\$1,150
SQFT:	1,000	\$/SQFT:	\$1.15



The Team



MEET THE TEAM



Jon Roosen

O: 865.202.6767
jon.roosen@svn.com



Ford Collier

O: 865.337.3438
ford.collier@svn.com
TN #373873



Bianca Pichardo

O: 423.682.8241
bianca.pichardo@svn.com



Collective Strength, Accelerated Growth

800 MARKET ST STE 208
CHATTANOOGA, TN 37402



[HTTPS:SECONDSTORY.PROPERTIES](https://secondstory.properties)