

EAST CHATTANOOGA RENTAL PORTFOLIO

26 Rental Homes • 30 Units • Chattanooga, Tennessee

OFFERING MEMORANDUM

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PROPERTY-LEVEL DETAILS

Property-level data presented herein — including square footage, bedroom/bathroom counts, lot size, year built, condition, and parcel identifiers — is drawn from a March 2022 third-party appraisal prepared by High Rock Valuation & Consulting and from public records of Hamilton County, Tennessee. Buyers are encouraged to independently verify all property-level data during due diligence.

SALE STRUCTURE

The 26 properties comprising this portfolio are offered for sale on a bulk-only basis. Individual property dispositions will not be considered.



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TRACE WALKER

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"The East Chattanooga Rental Portfolio offers a rare chance to acquire institutional-scale single-family inventory in one of the Southeast's fastest-growing markets — in a single transaction."

BROKERAGE

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01

EXECUTIVE SUMMARY

EAST CHATTANOOGA RENTAL PORTFOLIO | CHATTANOOGA, TENNESSEE

01. EXECUTIVE SUMMARY

A 26-property infill rental portfolio with deep value-add upside

Fletcher Bright Realty is pleased to present the exclusive offering of the East Chattanooga Rental Portfolio — a 26-property, 30-unit residential rental collection comprising 21 single-family homes and 4 duplexes located across established Chattanooga submarkets in Hamilton County, Tennessee.

The portfolio is offered at \$3,500,000 on a bulk-only basis — representing roughly \$134,615 per home, \$104 per building square foot, and ~\$41,667 per bedroom, against a Hamilton County median single-family sale price of \$340,000 (+3.0% YoY).

This is a true value-add repositioning play. The emphasis of this offering is the opportunity — not current or historical cash flow. The vast majority of these assets are pre-1950 vintage and have been operated as workforce / Section 8 rentals at rents materially below the current Chattanooga single-family rental range of \$1,633 – \$3,117 / month.

The combination of (1) a low per-bedroom basis, (2) a substantial mark-to-market rent gap on renovated stock, (3) consolidated geography in a population center growing +18% by 2035, and (4) the ability to acquire scale in a single transaction make this portfolio uniquely positioned for an investor with renovation capital and a 3–5 year repositioning horizon.

ASKING PRICE

\$3,500,000

PROPERTIES

26 / 30 units

PER BEDROOM

\$41,667

SALE STRUCTURE

**Bulk · 26
properties**
Offers reviewed as received

02. INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- 1 Scale in a Single Transaction**
 Acquire 26 properties / 30 units / 84 bedrooms in one closing. Achieving this level of scale on the open market would require 26 separate transactions over multiple years.
- 2 Substantial Mark-to-Market Rent Gap**
 Chattanooga single-family rents currently range \$1,633 – \$3,117 per month. The portfolio has historically operated as workforce / Section 8 rentals at rents materially below this range, providing immediate upside on stabilized renovated stock.
- 3 Low Per-Bedroom & Per-SF Basis**
 At \$41,667 per bedroom and \$104 per building square foot, the portfolio is priced well below the Hamilton County median single-family sale price of \$340,000.
- 4 Geographic Concentration**
 All 26 properties are located within the City of Chattanooga and Hamilton County, across established residential submarkets. Concentration drives renovation efficiency and property management economies.
- 5 Chattanooga Population & Economic Tailwinds**
 City population projected to grow from 181,671 (2025) to 214,382 by 2035 — a +18% decadal expansion. Volkswagen's Chattanooga assembly plant celebrated its 15-year anniversary in 2026 with continued workforce investment.
- 6 Land Value Underpinning**
 4.62 acres of land (201,455 SF) across 26 parcels — at \$3.5M the offering implies roughly \$783K per acre of urban Chattanooga land, before any value attributed to the existing improvements.
- 7 Renovation, Reposition, Refinance**
 Classic value-add execution: deploy \$25–50K per door of renovation capital, restore asset quality, push rents to market, and refinance to recoup investment. Hold or selectively dispose at stabilized retail.
- 8 Optionality on Disposition**
 On the back end, the new owner can hold for stabilized cash flow, refinance, sell as a stabilized portfolio to an institutional rental operator, or break up and sell individual homes at retail to owner-occupants.

03. VALUE-ADD THESIS

THE REPOSITIONING STORY

This portfolio is offered as a value-add repositioning — not a yield play. The emphasis of this offering is the opportunity ahead, not the cash flow behind. The following four-step thesis frames the path from acquisition through stabilization.

01

ACQUIRE

Acquire 26 income-producing assets in a single bulk transaction at \$41,667/bedroom — well below the cost of assembling comparable scale on the open market.

TIMING

Day 0

02

RENOVATE

Deploy renovation capital on a property-by-property basis. Most homes are pre-1950 vintage and benefit from systems upgrades (roof, HVAC, electrical, plumbing) and cosmetic refresh (kitchens, baths, flooring, paint, landscape).

TIMING

Months 1–24

03

REPOSITION

Re-tenant at market rents within the \$1,633–\$3,117/month Chattanooga single-family range. Selective unit-mix conversion and ADU optionality on larger parcels.

TIMING

Months 6–36

04

REFINANCE / DISPOSE

Recapitalize through refinance at stabilized values, hold for long-term cash flow, sell as a stabilized portfolio to an institutional SFR operator, or break up and sell individual homes at retail.

TIMING

Year 3–5

"The East Chattanooga Rental Portfolio offers a buyer the chance to acquire scale, basis, and a clear repositioning runway in a single Chattanooga transaction."

04

PORTFOLIO OVERVIEW

EAST CHATTANOOGA RENTAL PORTFOLIO | CHATTANOOGA, TENNESSEE

04. PORTFOLIO OVERVIEW

PORTFOLIO SNAPSHOT

OFFERING PRICE

\$3,500,000

BATHROOMS

38.5

\$ / BEDROOM

\$41,667

PROPERTIES

26

BUILDING SF

33,695

\$ / BUILDING SF

\$104

TOTAL UNITS

30

LAND (ACRES)

4.62

\$ / ACRE

\$757,576

BEDROOMS

84

\$ / PROPERTY

\$134,615

SUBMARKET

Chattanooga

SALE STRUCTURE & PROCESS

Offered for sale on a bulk-only basis (all 26 properties together). Offers reviewed as received.

04. PORTFOLIO OVERVIEW

PORTFOLIO COMPOSITION

BY PROPERTY TYPE

Property Type	Properties	Units	Bedrooms	Building SF
Single-Family Residence	22	22	76	27,902
Duplex (2 units)	4	8	8	5,793
TOTAL	26	30	84	33,695

UNIT-LEVEL BREAKDOWN

The portfolio comprises 22 single-family homes and 4 duplexes, for a total of 30 rentable units across 84 bedrooms and 38.5 bathrooms.

Total building area is 33,695 SF on 4.62 acres (201,455 SF) of land. Average home size is 1,123 SF / unit.

GEOGRAPHIC DISTRIBUTION

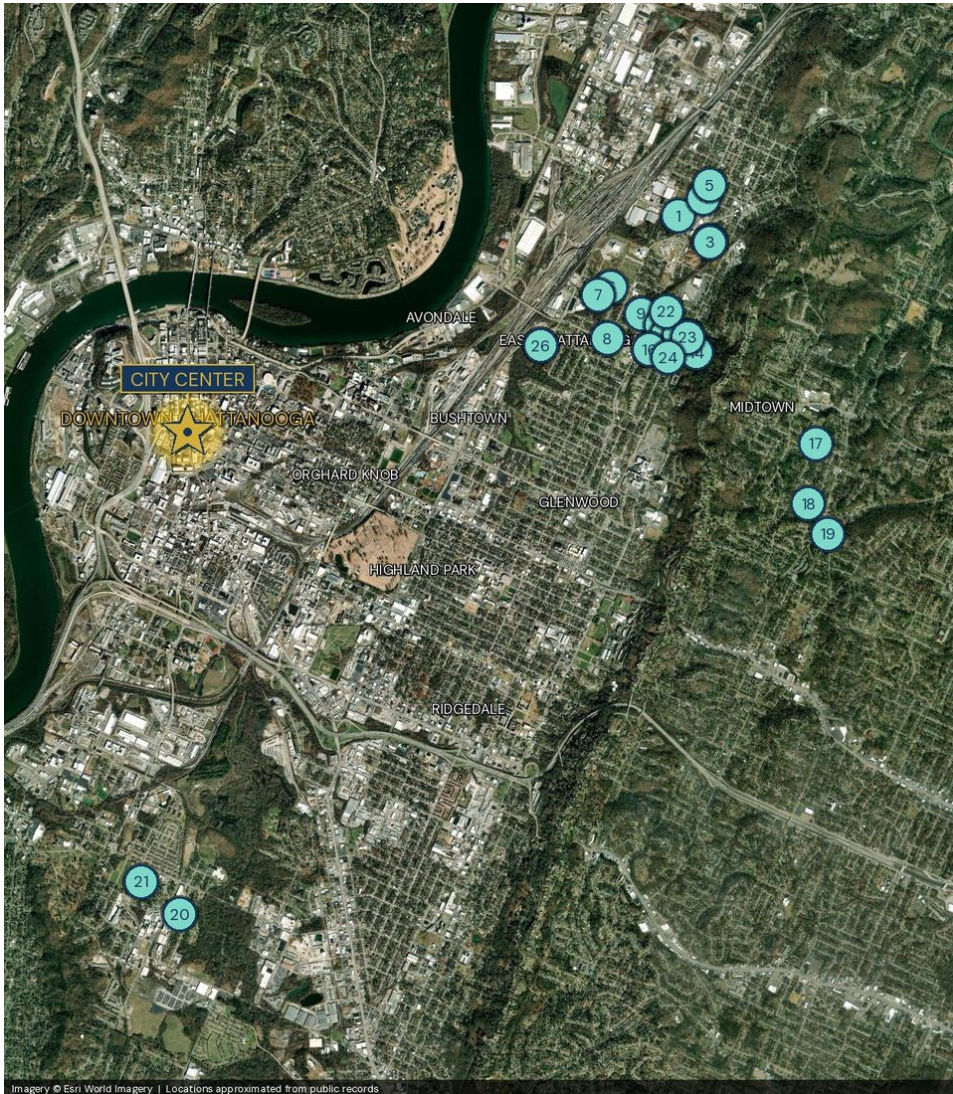
All 26 properties are located within the City of Chattanooga and Hamilton County, Tennessee, distributed across 19 street clusters in established workforce-rental neighborhoods.

Street / Cluster	# Properties
Ocoee St	3
Taylor St	3
Dodson Ave	2
N Chamberlain	2
Hendricks St	2
Crutchfield St	1
Davenport St	1
Davenport	1
Other Streets	11

Street-cluster groupings derived from property address line 1. See Property Schedule (pages 15–16) for full addresses and parcel IDs.

04. PORTFOLIO OVERVIEW

GEOGRAPHIC DISTRIBUTION



Strategic Location

All 26 properties are concentrated within the City of Chattanooga, minutes from the downtown core. Proximity to employment, transit, and retail underpins workforce-rental demand and supports long-term rent growth.

Submarkets Represented

- East Chattanooga • Highland Park
- Avondale • Ridgedale
- Glenwood • Orchard Knob
- Bushtown • Midtown

Proximity Highlights

Most properties sit within a 5–10 minute drive of downtown Chattanooga, with direct access to I-24, US-11, and Riverside Drive. The gold star marks the city center for reference.

*Pin numbers correspond to the Property Schedule (pages 15–16).
Locations approximated from public records. Imagery © Esri
World Imagery.*

04. PORTFOLIO OVERVIEW

CONSTRUCTION & VINTAGE

The portfolio is predominantly pre-1950 vintage — average year built is 1947 across the 26 assets, with effective ages averaging 25–40 years per the most recent appraisal. The vintage profile represents the renovation opportunity: most homes will benefit meaningfully from systems upgrades and cosmetic refresh.

VINTAGE BY DECADE

Decade Built	# Properties
1920s	3
1930s	6
1940s	8
1950s	2
1960s	4
1970s	1
1980s	1
2020s	1

CONDITION (APPRAISAL)

Condition	# Properties
Average	23
Good	3

EXTERIOR CONSTRUCTION

Exterior	# Properties
Vinyl Siding	17
Brick	5
Metal Siding	2
Wood Siding/Log	1
Brick/Block	1

05

PROPERTY SCHEDULE

EAST CHATTANOOGA RENTAL PORTFOLIO | CHATTANOOGA, TENNESSEE

05. PROPERTY SCHEDULE

PROPERTY SCHEDULE

#	Address	Type	Units	Beds	Baths	SF	Lot (AC)	Year	Parcel
1	2400 Crutchfield Street	Single-Family	1	3	1	984	0.15	1930	137H B 013
2	2217 Davenport Street	Single-Family	1	4	2	1,236	0.17	1930	136E F 017
3	2201 Davenport Street	Single-Family	1	3	1	1,414	0.17	1940	136E F 023
4	2503 Dodson Avenue	Single-Family	1	4	2	1,428	0.17	1940	136D H 012
5	2603 Dodson Avenue	Single-Family	1	4	2	1,104	0.15	1981	136D G 016
6	1829 Olive Street	Single-Family	1	3	1	948	0.18	1940	136K C 014
7	1775 Ocoee Street	Single-Family	1	4	2	1,572	0.20	1968	136K B 012
8	1403 Roanoke Avenue	Single-Family	1	3	1	1,106	0.20	1922	136K H 009
9	1707 Stanfiel Street	Single-Family	1	4	2	1,531	0.16	1930	136L G 034
10	2301 Ocoee Street	Single-Family	1	3	1	1,372	0.15	1948	136L N 012
11	1610 Arlington Avenue	Single-Family	1	3	2	1,110	0.08	1940	136M J 028
12	1704 North Chamberlain Road	Single-Family	1	3	1	1,026	0.15	1935	136M R 002
13	2412 Ocoee Street	Single-Family	1	3	2	1,208	0.14	1940	136M K 003

Continued on next page. Property-level data from High Rock Valuation & Consulting Appraisal (March 2022) and Hamilton County public records. All figures approximate; Buyer to verify during due diligence.

05. PROPERTY SCHEDULE (CONTINUED)

PROPERTY SCHEDULE

#	Address	Type	Units	Beds	Baths	SF	Lot (AC)	Year	Parcel
14	1607 Diamond Street	Single-Family	1	3	1	980	0.11	1920	136M Q 024
15	1503 Taylor Street	Single-Family	1	5	2	1,623	0.16	1964	136M H 012
16	1505 Taylor Street	Single-Family	1	5	2.5	1,667	0.15	1964	136M H 013
17	3212 Through Street	Single-Family	1	3	2	1,024	0.18	1948	147A L 003
18	601 Ledford Street	Single-Family	1	3	1	1,176	0.34	1930	147H K 022
19	835 Germantown Road	Single-Family	1	3	1	1,224	0.18	1935	147I K 016
20	4116 Dorris Street	Single-Family	1	3	2	1,698	0.26	2021	167D A 034
21	4013 Highland Avenue	Single-Family	1	3	1	1,181	0.16	1920	167C L 014
22	1806 Taylor Street	Single-Family	1	4	2	1,290	0.22	1954	136L N 018
23	1700 North Chamberlain Road	Multi-Family	2	2	1	1,539	0.15	1973	136M R 001
24	1510 Wheeler Avenue	Multi-Family	2	2	1	1,398	0.24	1940	136M K 018
25	1196 Hendricks Street	Multi-Family	2	2	1	1,428	0.20	1964	136N B 024
26	1198 Hendricks Street	Multi-Family	2	2	1	1,428	0.20	1959	136N B 025
TOTAL · 26 PROPERTIES			30	84	38.5	33,695	4.62		

06

PROPERTY DETAIL

EAST CHATTANOOGA RENTAL PORTFOLIO | CHATTANOOGA, TENNESSEE

06. PROPERTY DETAIL CARDS

PROPERTIES 1–3



01 2400 Crutchfield St
Chattanooga, TN

TYPE	SFR
BEDS / BATHS	3 / 1
BUILDING SF	984
LOT SIZE	0.15 AC
YEAR BUILT	1930
PARCEL	137H B 013
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



02 2217 Davenport St
Chattanooga, TN

TYPE	SFR
BEDS / BATHS	4 / 2
BUILDING SF	1,236
LOT SIZE	0.17 AC
YEAR BUILT	1930
PARCEL	136E F 017
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Good



03 2201 Davenport
Chattanooga, TN

TYPE	SFR
BEDS / BATHS	3 / 1
BUILDING SF	1,414
LOT SIZE	0.17 AC
YEAR BUILT	1940
PARCEL	136E F 023
ZONING	Residential
EXTERIOR	Wood Siding/Log
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 4–6



04

2503 Dodson Ave
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	4 / 2
BUILDING SF	1,428
LOT SIZE	0.17 AC
YEAR BUILT	1940
PARCEL	136D H 012
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



05

2603 Dodson Ave
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	4 / 2
BUILDING SF	1,104
LOT SIZE	0.15 AC
YEAR BUILT	1981
PARCEL	136D G 016
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



06

1829 Olive St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	948
LOT SIZE	0.18 AC
YEAR BUILT	1940
PARCEL	136K C 014
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Good

06. PROPERTY DETAIL CARDS

PROPERTIES 7–9



07

1775 Ocoee St
Chattanooga, TN

TYPE	SFR
BEDS / BATHS	4 / 2
BUILDING SF	1,572
LOT SIZE	0.20 AC
YEAR BUILT	1968
PARCEL	136K B 012
ZONING	Residential
EXTERIOR	Metal Siding
CONDITION	Good



08

1403 Roanoke Ave
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,106
LOT SIZE	0.20 AC
YEAR BUILT	1922
PARCEL	136K H 009
ZONING	Residential
EXTERIOR	Metal Siding
CONDITION	Average



09

1707 Stanfiel St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	4 / 2
BUILDING SF	1,531
LOT SIZE	0.16 AC
YEAR BUILT	1930
PARCEL	136L G 034
ZONING	Residential
EXTERIOR	Brick/Block
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 10–12



10

2301 Ocoee St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,372
LOT SIZE	0.15 AC
YEAR BUILT	1948
PARCEL	136L N 012
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



11

1610 Arlington Ave
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 2
BUILDING SF	1,110
LOT SIZE	0.08 AC
YEAR BUILT	1940
PARCEL	136M J 028
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



12

1704 N Chamberlain Rd
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,026
LOT SIZE	0.15 AC
YEAR BUILT	1935
PARCEL	136M R 002
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 13–15



13

2412 Ocoee St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 2
BUILDING SF	1,208
LOT SIZE	0.14 AC
YEAR BUILT	1940
PARCEL	136M K 003
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



14

1607 Diamond St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	980
LOT SIZE	0.11 AC
YEAR BUILT	1920
PARCEL	136M Q 024
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



15

1503 Taylor St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	5 / 2
BUILDING SF	1,623
LOT SIZE	0.16 AC
YEAR BUILT	1964
PARCEL	136M H 012
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 16–18



16

1505 Taylor St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	5 / 2.5
BUILDING SF	1,667
LOT SIZE	0.15 AC
YEAR BUILT	1964
PARCEL	136M H 013
ZONING	Residential
EXTERIOR	Brick
CONDITION	Average



17

3212 Through St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 2
BUILDING SF	1,024
LOT SIZE	0.18 AC
YEAR BUILT	1948
PARCEL	147A L 003
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



18

601 Ledford St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,176
LOT SIZE	0.34 AC
YEAR BUILT	1930
PARCEL	147H K 022
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 19–21



19

835 Germantown Rd
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,224
LOT SIZE	0.18 AC
YEAR BUILT	1935
PARCEL	147I K 016
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



20

4116 Dorris St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 2
BUILDING SF	1,698
LOT SIZE	0.26 AC
YEAR BUILT	2021
PARCEL	167D A 034
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



21

4013 Highland Ave
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	3 / 1
BUILDING SF	1,181
LOT SIZE	0.16 AC
YEAR BUILT	1920
PARCEL	167C L 014
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 22–24



22

1806 Taylor St
Chattanooga, TN

TYPE	Single-Unit
BEDS / BATHS	4 / 2
BUILDING SF	1,290
LOT SIZE	0.22 AC
YEAR BUILT	1954
PARCEL	136L N 018
ZONING	Residential
EXTERIOR	Vinyl Siding
CONDITION	Average



23

1700 N Chamberlain Rd
Chattanooga, TN

TYPE	Residential
BEDS / BATHS	2 / 1
BUILDING SF	1,539
LOT SIZE	0.15 AC
YEAR BUILT	1973
PARCEL	136M R 001
ZONING	Residential
EXTERIOR	Brick
CONDITION	Average



24

1510 Wheeler Ave
Chattanooga, TN

TYPE	Residential
BEDS / BATHS	2 / 1
BUILDING SF	1,398
LOT SIZE	0.24 AC
YEAR BUILT	1940
PARCEL	136M K 018
ZONING	Residential
EXTERIOR	Brick
CONDITION	Average

06. PROPERTY DETAIL CARDS

PROPERTIES 25–26



25

1196 Hendricks St
Chattanooga, TN

TYPE	Residential
BEDS / BATHS	2 / 1
BUILDING SF	1,428
LOT SIZE	0.20 AC
YEAR BUILT	1964
PARCEL	136N B 024
ZONING	Residential
EXTERIOR	Brick
CONDITION	Average



26

1198 Hendricks St
Chattanooga, TN

TYPE	Residential
BEDS / BATHS	2 / 1
BUILDING SF	1,428
LOT SIZE	0.20 AC
YEAR BUILT	1959
PARCEL	136N B 025
ZONING	Residential
EXTERIOR	Brick
CONDITION	Average



07

CHATTANOOGA MARKET

EAST CHATTANOOGA RENTAL PORTFOLIO | CHATTANOOGA, TENNESSEE

07. CHATTANOOGA MARKET

CHATTANOOGA — A GROWTH STORY

Chattanooga, Tennessee anchors the Tennessee Valley region and has spent the last decade transitioning from a manufacturing town to one of the South's most-watched mid-sized markets. The metro's growth story is supported by a concentrated industrial base (Volkswagen, McKee Foods, BlueCross BlueShield of Tennessee), a high quality of life, and the lowest cost-of-living among major Tennessee metros.

CITY POPULATION (2025)

181,671

Forecast to reach 214,382 by 2035 — a +18% decadal expansion.

SOURCE: Aterio TN forecast

HAMILTON COUNTY MEDIAN SALE

\$340,000

Year-over-year median sale price growth of +3.0% in 2026.

SOURCE: Joe Leffew Market Update

CHATTANOOGA SFR RENT RANGE

\$1,633—\$3,117

Monthly single-family rents observed in Chattanooga Q1 2026.

SOURCE: Chattanooga Property Management

CHATTANOOGA METRO MEDIAN LISTING

~\$400K

Up from ~\$215K in 2017 — nearly doubled in under a decade.

SOURCE: Realtor.com

07. CHATTANOOGA MARKET

ECONOMIC DRIVERS & DEMAND TAILWINDS



VOLKSWAGEN CHATTANOOGA ASSEMBLY — the region's flagship automotive employer.

Volkswagen Chattanooga

VW's Chattanooga assembly plant celebrated its 15-year anniversary in 2026 with ongoing workforce investment. The plant produces the Atlas, Atlas Cross Sport, and the all-electric ID.4 — anchoring a regional automotive supply-chain ecosystem.

SOURCE: Autos Drive America

Workforce & Healthcare

BlueCross BlueShield of Tennessee, Erlanger Health, and Tennessee Valley Authority (TVA) collectively employ tens of thousands across the metro — anchoring a stable renter base that underpins workforce-housing demand.

Affordable Housing Pilot

The City of Chattanooga has launched an affordable-housing tax-break pilot in response to rising prices — signaling municipal alignment with sustained residential investment and renovation activity.

SOURCE: Realtor.com

Cost-of-Living Advantage

Chattanooga remains meaningfully more affordable than Nashville, Atlanta, and Knoxville on housing — driving continued in-migration from higher-cost Southeast metros and supporting durable rental absorption.

07. CHATTANOOGA MARKET

WHY THIS PORTFOLIO, WHY NOW

Scale is rarely available in Chattanooga SFR. Outside of new-construction build-to-rent programs, no individual seller has historically offered 26 stabilized rental homes in a single transaction in this market. Assembling comparable scale through individual MLS acquisitions would take an investor 3–5 years and require paying retail at each closing.

The mark-to-market opportunity is real. Chattanooga single-family rents have grown faster than nearly every Southeast peer market since 2020. The portfolio's pre-renovation rent positioning provides direct exposure to this rent recovery on a per-door basis — with the investor controlling the timing and depth of capex.

Basis matters more than going-in yield. At ~\$135K per home and ~\$104/building SF, this offering trades well below the Hamilton County median single-family sale price of \$340,000 and well below the cost of new construction in Chattanooga. The downside is bounded by the underlying land and structure value; the upside is unlocked through execution.

The exit is flexible. On the back end, the next owner can refinance to recoup invested capital and hold for long-term cash flow, sell the stabilized portfolio to an institutional SFR aggregator, or break up and sell individual renovated homes at retail to owner-occupants — selectively realizing maximum value per door.

THE INVITATION

"Acquire scale, basis, and a clear repositioning runway in one of the Southeast's fastest-growing mid-sized cities — in a single transaction."

07. CHATTANOOGA MARKET

CHATTANOOGA AT A GLANCE

From Lookout Mountain to the Tennessee River, Chattanooga's landmark assets underpin the lifestyle, tourism, and employment base driving sustained in-migration.



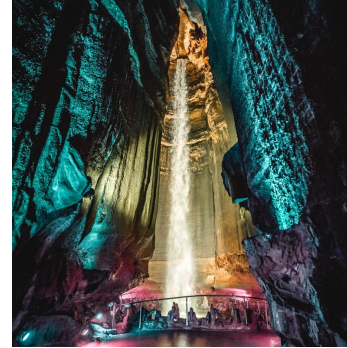
Tennessee Aquarium

Anchor of the downtown riverfront and a top-rated U.S. aquarium — a year-round tourism and family draw on the Tennessee River.



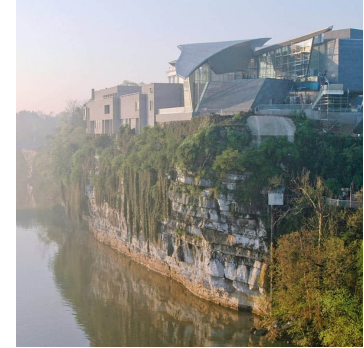
Lookout Mountain

Iconic overlook with views into seven states. Home to Rock City and Point Park, just minutes from downtown.



Ruby Falls

The deepest commercial cave waterfall in the United States and one of Tennessee's most-visited natural attractions.



Hunter Museum of American Art

Bluff-top art museum overlooking the river — centerpiece of the Bluff View Art District and the city's cultural identity.

07. CHATTANOOGA MARKET

DEVELOPMENT & INVESTMENT MOMENTUM



NEW CHATTANOOGA LOOKOUTS BALLPARK — rendering of the downtown MiLB stadium currently under construction in the South Broad District. *Image courtesy Sports Business Journal.*

South Broad Redevelopment

The new Chattanooga Lookouts ballpark anchors a multi-year redevelopment of the South Broad District — transforming a former industrial corridor into a mixed-use district with residential, retail, restaurant, and entertainment uses planned around the ballpark. The new venue is projected to drive year-round foot traffic and accelerate housing demand across adjacent neighborhoods.

Riverfront & Downtown Investment

Chattanooga continues to invest in its Tennessee River corridor — the Tennessee Aquarium, Hunter Museum, Walnut Street Bridge, and Bluff View Art District anchor a downtown tourism economy drawing more than three million visitors annually. Continued private and public capital flowing into downtown and adjacent neighborhoods underpins the long-term thesis for East Chattanooga residential demand.

MEET THE BROKER

LOCAL EXPERTISE. INSTITUTIONAL DISCIPLINE.



Trace Walker

Affiliate Broker · Fletcher Bright Realty

A Chattanooga native and Affiliate Broker with Fletcher Bright Realty since 2016, Trace has brokered over **\$500 million** in commercial real estate transactions across the country. He has led sales and leasing volume at the firm since 2017 and was named **CoStar Power Broker of the Year** in 2022 and 2024.

Trace earned a B.S. in Economics from the University of Tennessee at Chattanooga, where he played NCAA football. He lives in Chattanooga with his wife Clare and their three children.

TRANSACTION VOLUME

\$500M+

Brokered since 2016

TRANSACTION FOOTPRINT

National

Multi-state coverage

COSTAR POWER BROKER

2x

Chattanooga · 2022 & 2024

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