

## Forest Path, Stone Mountain

Belgrave  
BG Group

Purchase Price: £44,950.00

Net Returns: 12-14% PA

Local Rental Comparison

\$1,000.00 - \$1,100.00

Sq Footage: TBA

Location: Atlanta



### Property Details

Single Family Property: 4 Bedrooms 2 Bathrooms 1 Lav

MBR: TBA

LR: TBA

KT: TBA

BR2: TBA

FR: TBA

BFT: TBA

BR3: TBA

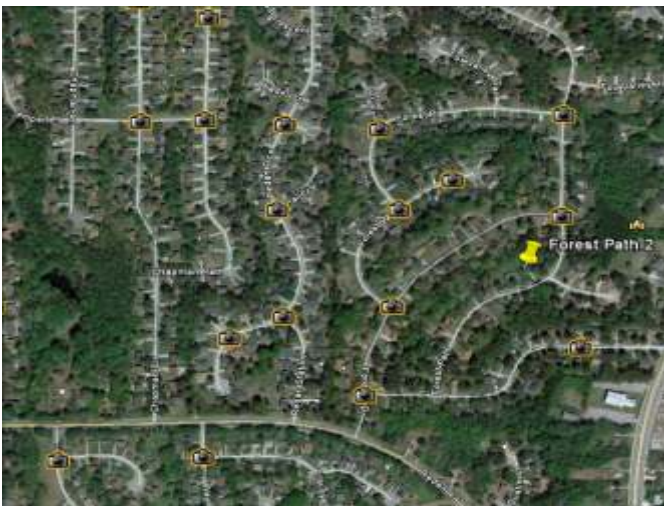
DR: TBA

### Property Tax

\$1,550.00 PA

Non Homestead

### Area Information



Atlanta is considered as one of the State's top hubs for Business and transport. Population rose by more than 1.13 million between 2000 and 2008, making it one of the fastest growing areas within the United States. Atlanta is one of 8 U.S. Cities classified as a "Beta World city" and ranks fourth in number of fortune 500 companies headquartered within city boundaries, with Coca Cola and Delta airlines worldwide headquarters situated within the city. Atlanta is the second largest financial city in the U.S. Behind New York, but boasts the world's busiest airport.

The property's area has a total population of 29,211, with the median age being 31.2. Average Annual household income is \$59,747. There is a total of 172 businesses employing 1,378 people.



**Forest Path**  
**Purchase price includes**  
**Refurbishment**  
**Tenant Placement**

## Cash Flow Analysis

**Total Property Purchase Price: £44,950.00**

**Breakdown of purchase price:**

Property Purchase Price: £42,482.00	Closing Costs	\$1,500.00
	Property Tax	\$1,550.00
	Buildings Insurance	\$850.00
	<b>Total Cost</b>	<b>\$3,900 or £2,468</b>

*\*We will include the first years winter and summer taxes, building insurance and all legal fee's, from then on it is the responsibility of the owner to pay for these.*

<b>Rental Income</b>	<b>Rate</b>	<b>Frequency</b>	
Forest Path	\$1,000.00	Monthly	
Annual Rental Income	\$12,000.00		
<b>Expenses</b>	<b>Rate</b>	<b>Frequency</b>	<b>Notes</b>
Insurance	\$850.00	Yearly	
Property Tax	\$1,550.00	Yearly	These are separated into Winter and Summer.
Management Fee Rental and paid monthly	\$70.00	Monthly	Calculated at 7% of your monthly
<b>Yield</b>	<b>Rate</b>	<b>Frequency</b>	
Gross	16%	Yearly	
Net	12%	Yearly	

