



Autumn Crest Ct, Stone Mountain



Purchase Price: £39,995.00
 Net Returns: 13-15% PA
 Local Rental Comparison
 \$950.00 - \$1,050.00
 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

\$1,400.00 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 forth 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 worlds busiest airport.

The property's area has a total population of 55,791, with the median age being 30.1. Average Annual household income is \$52,491. There is a total of 747 businesses employing 10,510 people



Autumn Crest
Purchase price includes
Refurbishment
Tenant Placement

Cash Flow Analysis

Total Property Purchase Price: £39,995.00

Breakdown of purchase price:

| | | |
|-------------------------------------|---------------------|--------------------------------|
| Property Purchase Price: £37,527.00 | Closing Costs | \$1,500.00 |
| | Property Tax | \$1,400.00 |
| | Buildings Insurance | \$850.00 |
| | Total Cost | \$3,750.00 or £2,343.00 |

**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.*

| Rental Income | Rate | Frequency | |
|----------------------|-------------|------------------|--|
| Autumn Crest | \$950.00 | Monthly | |
| Annual Rental Income | \$11,400.00 | | |
| Expenses | Rate | Frequency | Notes |
| Insurance | \$850.00 | Yearly | |
| Property Tax | \$1,400.00 | Yearly | These are separated into Winter and Summer. |
| Management Fee | \$66.50 | Monthly | Calculated at 7% of your monthly Rental and paid monthly |
| Yield | Rate | Frequency | |
| Gross | 18% | Yearly | |
| Net | 13% | Yearly | |

