



# Mahonia Place, Lithonia

Belgrave  
BG Group

**Mahonia Place**  
**Purchase price includes**  
**Refurbishment**  
**Tenant Placement**



## Cash Flow Analysis

**Total Property Purchase Price: £41,995.00**

**Breakdown of purchase price:**

Property Purchase Price: £39,402.00	Closing Costs	\$1,500.00
	Property Tax	\$1,800.00
	Buildings Insurance	\$850.00
	<b>Total Cost</b>	<b>\$4,150.00 or £2,593.00</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>	
Mahonia Place	\$950.00	Monthly	
Annual Rental Income	\$11,400.00		

  

<b>Expenses</b>	<b>Rate</b>	<b>Frequency</b>	<b>Notes</b>
Insurance	\$850.00	Yearly	
Property Tax	\$1,800.00	Yearly	These are separated into Winter and Summer.
Management Fee	\$66.50	Monthly	Calculated at 7% of your monthly Rental and paid monthly

  

<b>Yield</b>	<b>Rate</b>	<b>Frequency</b>	
Gross	18%	Yearly	
Net	12%	Yearly	

