

Purchase Price: £45,995.00
Net Returns: 12-13%% PA
Local Rental Comparison
\$1,000.00 - \$1,050.00 PCM
Sq Footage: 2,320 Sq Ft
Location: Atlanta



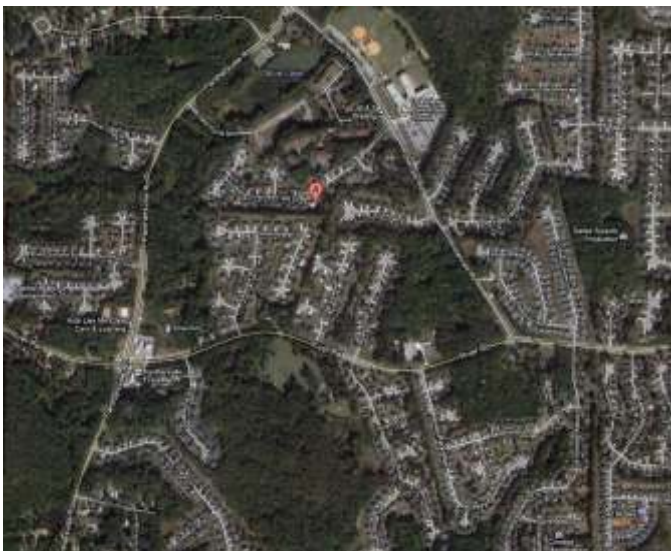
Property Details

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

\$1,600.00 PA Non Homestead

Area Information



This property is located in Decatur, Atlanta.

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 1 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 worlds busiest airport.

Oakvale Falls

**Purchase price includes
Refurbishment
Tenant Placement**



Cash Flow Analysis

Total Property Purchase Price: £45,995.00

Breakdown of purchase price:

Property Purchase Price: £44,317.00	Closing Costs	\$1,500.00
	Buildings Insurance	\$1,050.00
	Total Cost	\$2,550.00 or £1,678.00

**We will include 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	
Oakvale Falls	\$1,000.00	Monthly	
Annual Rental Income	\$12,000.00		
Expenses	Rate	Frequency	Notes
Insurance	\$1,050.00	Yearly	
Property Tax	\$1,600.00	Yearly	
Management Fee	\$50.00	Monthly	
Yield	Rate	Frequency	
Gross	17 %	Yearly	
Net	12%	Yearly	

Prior to Refurbishment

