

Raintree Place, Lithonia

Belgrave
BG Group

Purchase Price: £43,995.00

Net Returns: 13-14% PA

Local Rental Comparison

\$950.00 - \$1,000.00

Sq Footage: 1,656 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

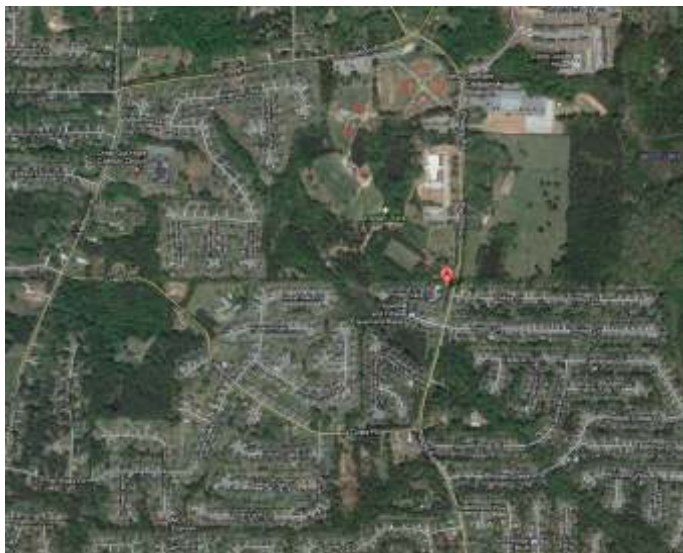
DR: TBA

Property Tax

\$1,700.00 PA

Non Homestead

Area Information



This property is located in Stone Mountain, 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.

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Raintree Place
Purchase price includes
Refurbishment
Tenant Placement



Cash Flow Analysis

Total Property Purchase Price: £43,995.00

Breakdown of purchase price:

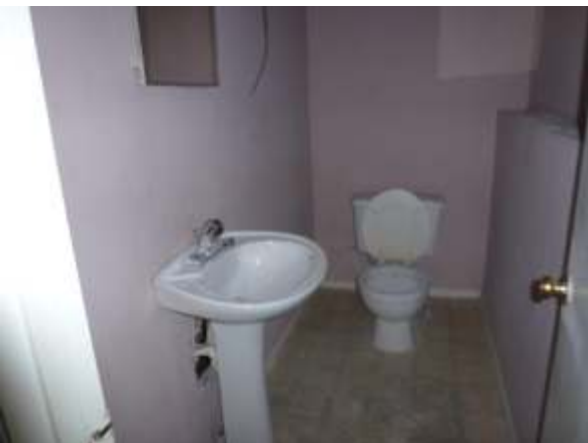
Property Purchase Price: £42,470.00	Closing Costs	\$1,500.00
	Buildings Insurance	\$850.00
	Total Cost	\$2,350.00 or £1,525.00

**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	
Raintree Place	\$950.00	Monthly	
Annual Rental Income	\$12,000.00		

Expenses	Rate	Frequency	Notes
Insurance	\$850.00	Yearly	
Property Tax	\$1,700.00	Yearly	
Management Fee	\$50.00	Monthly	

Yield	Rate	Frequency	
Gross	18 %	Yearly	
Net	13%	Yearly	



Comparative Market Analysis

Comparable Sales for:

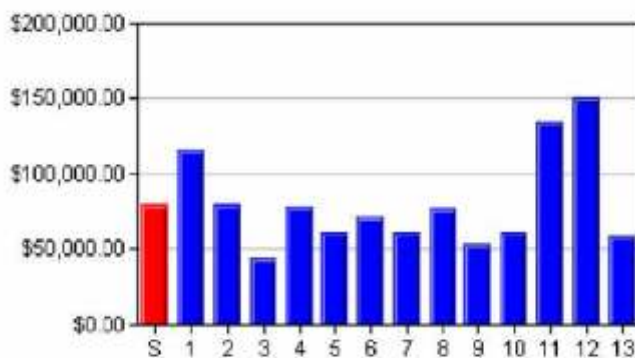
2083 Raintree Pl
DeKalb County, GA - Parcel#
16 091 02 093

Average Cost per Square Foot **\$59.63 /sq ft**

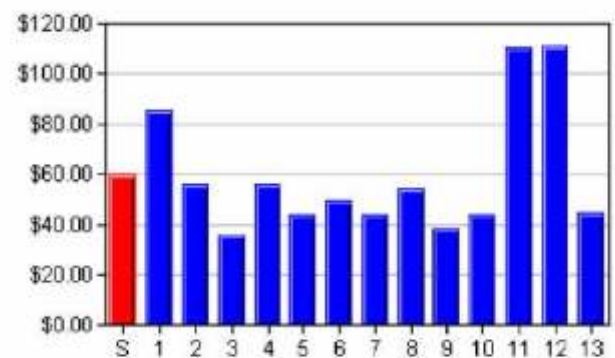
(13 Comparables)

Estimated Market Price Base On

Average Cost per Sq. Foot \$79,547
House Price Index \$18,593
Average Sales Price/Tax \$76,120
Appraisal Ratio



Sales Prices of Comps
(Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps
(Average Cost per Sq. Ft. for Subject)

🏠 For Sale 🏡 Sold 🏠 Pending 🏠 Contingent

Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/R/BA	Stories	Condition	Square ft.	Acres	Size Garage	Basement	Basement Sq. ft.	Year Built	Last Sale Date	Last Sale Price	Price/Sq. ft.
S	2083 Raintree Pl		0	/3/2	1	Average	1334	<1	No			1986			
1	5717 Cedar Croft Ln	Oaks Of Wellborn	0.71 mi	/3/2	1	Average	1355	0.14	No			1998	08/02/2011	\$115,970	\$85.59
2	1999 Wellborn Rd		0.33 mi	/4/2	1	Average	1422	<1	No			1975	07/05/2011	\$80,079	\$56.31
3	6048 Old Wellborn Trce	Wellborn-Phase F	0.54 mi	/3/2.5	1	Average	1388	0.15	No			1988	04/05/2011	\$78,020	\$56.21
4	6372 Phillips Creek Dr	Phillips Creek	0.72 mi	/3/2.5	1	Average	1440	0.15	No			1989	02/28/2011	\$78,000	\$54.17
5	5905 Old Wellborn Trce	Wellborn Phase T	0.57 mi	/3/3	1	Average	1225	0.13	No			1986	12/07/2010	\$135,256	\$110.41
6	5848 Wellborn Oaks Ct	Oaks Of Wellborn	0.72 mi	/3/2	1	Average	1355	0.15	No			1998	11/02/2010	\$150,761	\$111.26