



Price:	£42,995.00
Net Return	12-14% per annum
Mailing Address	Simone Way, Stone Mountain, Atlanta
Property Type	Single Family
School District:	Atlanta
Sq Footage:	TBC
Lot Size:	Less than 0.5 Acre
Local Rental Comparison	\$1,000 - \$1,100

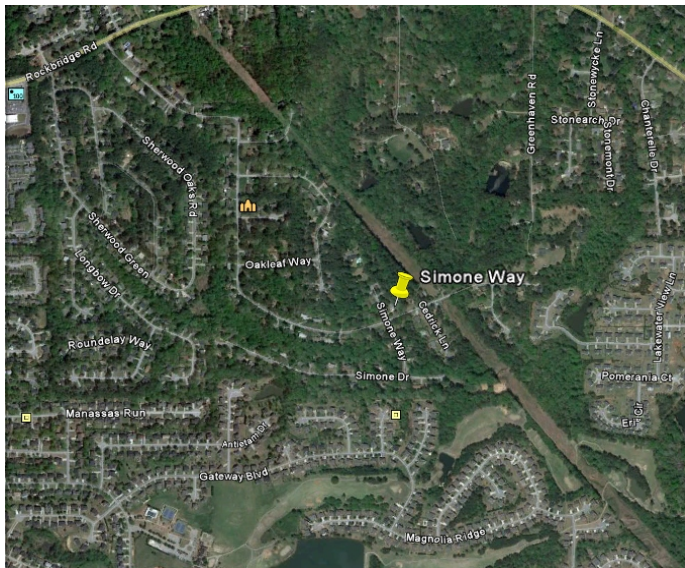
ROOM INFORMATION

Bedrooms: 4	MBR: TBC	BR5:	DR: TBC	FLA:
Full Bath(s): 2	BR2: TBC	GR:	KT: TBC	LDY:
Lav(s): 1	BR3: TBC	LR: TBC	BFT:	
	BR4: TBC	FR:	LB:	

PROPERTY INFORMATION

Taxes:	\$2,100	Spec Assmt:	
		Homestead:	N
		Garage:	N/A

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 32,622, with the median age being 36.6. Average Annual household income is \$81,129. There is a total of 714 businesses employing 9,938 people.

Simone Way

Purchase price includes
Refurbishment and Tenant
Placement



Property Cash Flow Analysis

Total Property Purchase Price: £42,995.00

Breakdown of purchase price:

Property Purchase Price: £40,214.00	Closing Costs	\$1,500.00
	Property Tax	\$2,100.00
	Buildings Insurance	\$850.00
	Total Cost	\$4,450 or £2,871

**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	
Simone Way	\$1,000.00	Monthly	
Annual Rental Income	\$12,000.00		
Expenses	Rate	Frequency	Notes
Insurance	\$850.00	Yearly	
Property Tax	\$2,100.00	Yearly	These are separated into Winter and Summer.
Managment Fee	\$70.00	Monthly	This is paid on a monthly basis and Equates to 7% of your monthly rental.
Yield	Rate	Frequency	Notes
Gross	18%	Yearly	
Net	12%	Yearly	

Prior to Refurbishment

