



## South Woodbridge Trail , Stone Mountain



Purchase Price: £43,995.00  
Net Returns: 12 - 13% PA  
Local Rental Comparison  
\$1,000.00 - \$1,100.00  
Sq Footage: 1,980 Sq Ft  
Location: Atlanta

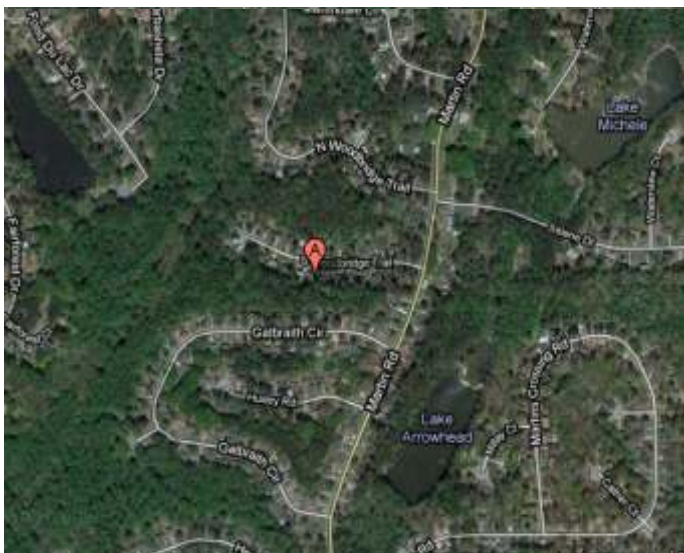
### Property Details

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

\$2,300.00 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.

**South Woodbridge**  
Purchase price includes  
Refurbishment  
Tenant Placement



## Cash Flow Analysis

**Total Property Purchase Price: £43,995.00**

**Breakdown of purchase price:**

Property Purchase Price: £41,052.00	Closing Costs	\$1,500.00
	Property Tax	\$2,300.00
	Buildings Insurance	\$850.00
	<b>Total Cost</b>	<b>\$4,650.00 or £2,943.00</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>	
South Woodbridge Trail	\$1,000.00	Monthly	
Annual Rental Income	\$12,000.00		
<b>Expenses</b>	<b>Rate</b>	<b>Frequency</b>	<b>Notes</b>
Insurance	\$850.00	Yearly	
Property Tax	\$2,300.00	Yearly	These are separated into Winter and Summer.
Management Fee	\$50.00	Monthly	
<b>Yield</b>	<b>Rate</b>	<b>Frequency</b>	
Gross	17%	Yearly	
Net	12%	Yearly	

