

1185 Arlington Ave SW, Atlanta, GA 30310

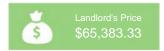
3 bedrooms, 1 1/2 bathrooms, 975 Sq. Ft., Built 1949 **Property Description**

Newly renovated house in Oakland City 3BR 1 1/2 BA. Great addition to your rental portfolio, with soaring values in hot up and coming area.









Total Cash Needed By Investor:



\$60,383.33

Financial Summary for Investor

Landlord's Purchase Price:	\$65,383.33	Purchase Closing Costs:	\$750.00
Monthly Income:	\$850.00	Estimated Repairs:	\$6,000.00
Monthly Expenses:	\$309.00	Total Project Cost:	\$72,133.33
Monthly Cash Flow:	\$541.00	After Repair Value:	\$65,000.00
Pro Forma Cap Rate:	9.99%		
NOI:	\$6,492.00	Down Payment:	\$65,383.33 \$0.00 \$0.00
Total Cash Needed:	\$72,133.33	Loan Amount:	
Cash on Cash ROI:	9.00% 9.93%	Amortized Over:	
Purchase Cap Rate:		Loan Interest Rate:	0.000%
		Monthly P&I:	\$0.00

Other Financial Information

Income-Expense Ratio (2% Rule):	1.18%	Gross Rent Multiplier	6.37%
Total Initial Equity:	-\$7,133.33	Debt Coverage Ratio:	Inf%

Analysis Over Time

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$10,200.00	\$10,404.00	\$10,612.08	\$10,824.32	\$12,189.94	\$14,859.47	\$18,113.62
Total Annual Expenses	\$3,708.00	\$3,782.16	\$3,857.80	\$3,934.96	\$4,431.40	\$5,401.86	\$6,584.83
Operating Expenses	\$3,708.00	\$3,782.16	\$3,857.80	\$3,934.96	\$4,431.40	\$5,401.86	\$6,584.83
Mortgage Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Cashflow	\$6,492.00	\$6,621.84	\$6,754.28	\$6,889.36	\$7,758.54	\$9,457.62	\$11,528.78
Cash on Cash ROI	9.00%	9.18%	9.36%	9.55%	10.76%	13.11%	15.98%
Property Value	\$66,300.00	\$67,626.00	\$68,978.52	\$70,358.09	\$79,234.64	\$96,586.58	\$117,738.50
Equity	\$66,300.00	\$67,626.00	\$68,978.52	\$70,358.09	\$79,234.64	\$96,586.58	\$117,738.50
Loan Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Profit if Sold	-\$3,319	\$4,549	\$12,575	\$20,761	\$73,433	\$176,397	\$301,909
Annualized Total Return	-5%	3%	6%	7%	7%	6%	6%