




1191 Arlington Ave., Atlanta, GA 30310

3 bedrooms, 2 bathrooms

Property Description


Recently renovated 3/2 home on quiet street off of beltline. Up and coming area close to public transportation. This home is being sold along with 1185 Arlington Ave.



 Purchase Price
\$71,050.00

 Landlord's ROI
9.00%

 Landlord's Price
\$71,050.00

 Estimated Repairs
\$1,000.00

Financial Summary for Investor

Landlord's Purchase Price:	\$71,050.00	Purchase Closing Costs:	\$750.00
Monthly Income:	\$950.00	Estimated Repairs:	\$1,000.00
Monthly Expenses:	\$404.00	Total Project Cost:	\$72,800.00
Monthly Cash Flow:	\$546.00	After Repair Value:	\$85,000.00
Pro Forma Cap Rate:	7.71%	Down Payment:	\$71,050.00
NOI:	\$6,552.00	Loan Amount:	\$0.00
Total Cash Needed:	\$72,800.00	Amortized Over:	\$0.00
Cash on Cash ROI:	9.00%	Loan Interest Rate:	0.000%
Purchase Cap Rate:	9.22%	Monthly P&I:	\$0.00
		Total Cash Needed By Investor:	\$66,050.00

Other Financial Information

Income-Expense Ratio (2% Rule):	1.30%	Gross Rent Multiplier	7.46%
Total Initial Equity:	\$12,200.00	Debt Coverage Ratio:	Inf%

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Analysis Over Time

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$11,400.00	\$11,628.00	\$11,860.56	\$12,097.77	\$13,624.06	\$16,607.65	\$20,244.63
Total Annual Expenses	\$4,848.00	\$4,944.96	\$5,043.86	\$5,144.74	\$5,793.81	\$7,062.62	\$8,609.30
Operating Expenses	\$4,848.00	\$4,944.96	\$5,043.86	\$5,144.74	\$5,793.81	\$7,062.62	\$8,609.30
Mortgage Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Cashflow	\$6,552.00	\$6,683.04	\$6,816.70	\$6,953.03	\$7,830.25	\$9,545.03	\$11,635.33
Cash on Cash ROI	9.00%	9.18%	9.36%	9.55%	10.76%	13.11%	15.98%
Property Value	\$86,700.00	\$88,434.00	\$90,202.68	\$92,006.73	\$103,614.53	\$126,305.53	\$153,965.73
Equity	\$86,700.00	\$88,434.00	\$90,202.68	\$92,006.73	\$103,614.53	\$126,305.53	\$153,965.73
Loan Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Profit if Sold	\$15,250	\$23,563	\$32,042	\$40,691	\$96,340	\$205,124	\$337,730
Annualized Total Return	21%	15%	13%	12%	9%	7%	6%

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.