

## Spacious Powder Springs Home With 35% Cash on Cash Return



4956 Shipp Road, Powder Springs, GA 30127

Est. Market Value	\$110,000
Purchase Price	\$91,900
Bedrooms	3
Bath	2
Sq. Footage	1,900
Year Built	1991
Parking	2 car garage
Basement	Partial
Rental Income	\$995

Three bedroom home with finished basement and 2 car garage. Fire place in the family room.  
Located in a swim and tennis community.

## VALUATION DATA

- HOME FORECLOSED IN 2010 FOR \$144,104
- SOLD IN 2002 FOR \$134,600

### Comparable Sales

<b>Comparable Sales Within Proximity</b>	<b>BD/BA</b>	<b>Sq.Ft.</b>	<b>Last Sold</b>	<b>Sales Price</b>
5040 Mickleton Way	3/2	1,396	10/29/2010	125,000
1040 Paddocks Way	3/2	1,502	12/6/2010	86,000
4313 Jones Court	3/2	1,444	11/17/2010	97,000
4036 Woodridge Court	3/2	1,308	12/10/2010	99,900

**Information herein believed to be accurate but not warranted**

# FINANCIAL SUMMARY

## Basic Purchase Information

Estimated Property Value	\$	110000
Purchase Price	\$	91900
Down Payment (20%)	\$	18,380
Equity at Purchase	\$	36,480

## Cash at Closing

Loan Amount	\$	73,520
Down Payment (20%)	\$	18,380
Closing Costs (4.0%)	\$	2,941
Total Cash Required at Closing *	\$	21,321

\* This total does not include potential escrow reserves for taxes & insurance

## Mortgage Calculations

Loan Amount: \$73,520, Loan Term: 30yrs, Interest Rate: 5.25%

Mortgage Payment	\$	406
Mortgage Payment (Yearly)	\$	4,872

## Financial Performance Summary

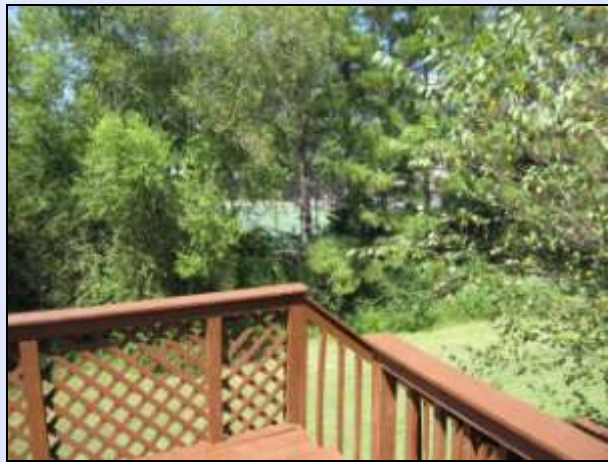
Cash on Cash Return (Year 1)		33.7%
Cap Rate (Year 1)		9.6%
Total Equity at Year 5	\$	51,319

## Assumptions for Calculations (Annual)

Gross Scheduled Income (Monthly)	\$	995
Mortgage Interest Rate	(%)	5.25
Mortgage Down Payment	(%)	20
Mortgage Loan Term (Fixed)		30
Property Taxes	\$	1148
Insurance	\$	600
Homeowners Association (Yearly)	\$	300
Property Management Fee	(%)	8.0
Maintenance Reserve	(%)	1.0
Appreciation Rate	(%)	2.0
Vacancy Allowance	(%)	6.0
Rental Income Increase	(%)	2.0
Property Tax Increase	(%)	2.0
Closing Costs (Purchase)	(%)	4.0
Closing Costs (Sale)	(%)	8.0









## The Purchase Process

- Step 1: Call us at (770) 924-5450 and let us know you would like to get prequalified. We will put you in touch with one of our local lenders.
- Step 2: Complete a purchase agreement to lock up the property and fax it back to us at (866) 341-0187.
- Step 3: Either overnight or wire the earnest money to our attorney. We will provide you with their name address and/or wiring instructions.
- Step 4: Work closely with lender for 3-5 weeks to complete financing. Be sure to return all signed disclosures and provide any requested documentation promptly.
- Step 5: Close on investment property! Upon closing, we will work with you to transition the property to one of our property managers and make sure you collect any pro-rated rents.

***NOTE: Properties are sold on a first-come, first-served basis.***

## Call us today!

Please call or email us with any questions, or to request a purchase agreement.

 Phone: 770-924-5450

 Fax: (866) 341-0187

 Email: [ken@gainvesting.com](mailto:ken@gainvesting.com)

OR

 Email: [bruce@gainvesting.com](mailto:bruce@gainvesting.com)

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## ProServe Home Solutions, LLC



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Name / Address
4956 Shipp Road Powder Springs, GA 30127

### Scope of Work

Date	Estimate #
7/7/2011	1346

Payment Terms	Estimated Start Date	REP
Bank Draw	7/7/2011	DE

Item	Description
Handyman	Install 2 toilets and 3 sets of locks Install blinds on front of house Install 2 smoke detectors and 1 carbon monoxide Inspect and repair all plumbing fixtures, lines, etc Inspect all electrical outlets / panels... repair as required Install GFCI as necessary Install new switch and outlet covers Replace defective door knob Repair all ceiling leak stains Repair all damaged drywall Repair all window frames and sills Replace 1/2 moon window Replace approx. 1200 linear feet (100 12' boards) & trim Install 100 ft of fascia Deck stair repair and re-attach railing...outside of deck Replace 25 10' boards (1x6) Repair deck supports Stain front porch and repair Re-glaze windows where needed Install utility room doors Misc drywall Install new shower heads Install 4-5 new lights Sand and re-stain / varnish entry floor New subfloor in bathroom Misc unseen damage
Materials	Estimated cost of materials needed for the items above.
Paint - Exterior Walls Paint Materials	Paint all exterior siding and trim (this includes all gutters, fascia, soffit, and window trim.) This is an estimated amount of paint for the area specified above. This price will increase or decrease depending on the amount of paint that is actually used.
Paint- Walls Paint Materials	Interior This is an estimated amount of paint for the area specified above. This price will increase or decrease depending on the amount of paint that is actually used.