

Cobb County Home With 41% Cash on Cash Return



4880 Wyatt Drive, Powder Springs, GA 30127

Est. Market Value	\$125,000
Purchase Price	\$90,900
Bedrooms	3
Bath	2
Sq. Footage	2,306
Year Built	1993
Parking	2 car garage
Basement	Full
Rental Income	\$1,095
Mortgage	\$402

Charming 3 bedroom 2 bath home on wooded lot. Features an open floor plan with a two car garage, breakfast area with breakfast bar, separate dining room, and a living room with a fireplace.

VALUATION DATA

Comparable Sales

Projected Values Calculated by:

Assessed value	Sq Footage
\$138,212.50	\$156,877.18

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Assessed Value	\$110,570.00	\$349,110.00	\$47,600.00	\$130,800.00	\$157,465.71
Assessed Value Ratio	0.38	3.05	0.80	0.98	1.25
Sq Footage	2,306	2,626	2,001	2,478	2,365
Sale Price	\$42,500.00	\$319,000.00	\$115,000.00	\$126,500.00	\$162,114.29
Price/Sq Footage	\$18.43	\$128.73	\$47.02	\$57.47	\$68.03

Summary

Address	City State Zip	Recording Date	Settle Date	Sale Price	Price Per Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Year Built	Dist (miles)	Total Assessment
1.5080 Brownwood Dr	Powder Springs GA 30127	01/14/2011	12/30/2010	\$119,300	\$53.55	2,228	3	2	1993	.154146	\$106,760
2.5111 Brown Crossing Way	Powder Springs GA 30127	08/31/2011	08/26/2011	\$120,000	\$47.02	2,552	3	3	2003	.798119	\$149,340
3.5632 Walden Farm Dr	Powder Springs GA 30127	05/02/2011	04/14/2011	\$190,000	\$75.70	2,510	4	3	2002	1.020198	\$189,630
4.4232 Sorrells Blvd	Powder Springs GA 30127	08/03/2011	07/29/2011	\$126,500	\$58.51	2,162	3	3	1999	1.193496	\$129,020
5.3951 Hiram Lithia Springs Rd	Powder Springs GA 30127	08/03/2011	07/29/2011	\$319,000	\$128.73	2,478	2	2	2004	1.78292	\$349,110
6.7320 Weatherford Dr	Powder Springs GA 30127	04/14/2011	04/08/2011	\$145,000	\$55.22	2,626	4	3	2004	1.846993	\$47,600
7.5517 Wind River Ln	Powder Springs GA 30127	05/16/2011	05/10/2011	\$115,000	\$57.47	2,001	3	3	2003	1.924326	\$130,800

FINANCIAL SUMMARY

Basic Purchase Information

Estimated Property Value	\$	125,000
Purchase Price	\$	90,900
Down Payment (20%)	\$	18,180
Equity at Purchase	\$	52,280

Cash at Closing

Loan Amount	\$	72,720
Down Payment (20%)	\$	18,180
Closing Costs (4.0%)	\$	2,909
Total Cash Required at Closing *	\$	21,089

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

Mortgage Calculations

Loan Amount: \$72,720, Loan Term: 30yrs, Interest Rate: 5.25%

Mortgage Payment	\$	402
Mortgage Payment (Yearly)	\$	4,819

Financial Performance Summary

Cash on Cash Return (Year 1)		41.7%
Cap Rate (Year 1)		11.1%
Total Equity at Year 5	\$	68,293

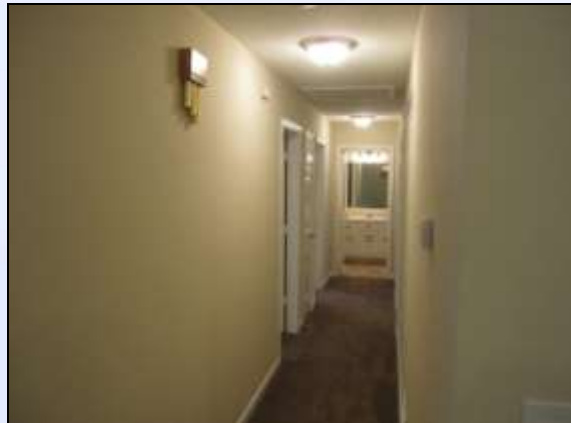
Assumptions for Calculations (Annual)

Gross Scheduled Income (Monthly)	\$	1,095
Mortgage Interest Rate	(%)	5.25
Mortgage Down Payment	(%)	20
Mortgage Loan Term (Fixed)		30
Property Taxes	\$	1,272
Insurance	\$	600
Homeowners Association (Yearly)	\$	0
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

Cash Flow and Equity Accumulation

CASH-FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
Gross Scheduled Income	\$13,140	\$13,403	\$13,671	\$13,944	\$14,223	\$15,704	\$19,142	\$23,335
Vacancy Allowance	\$0	\$804	\$820	\$837	\$853	\$942	\$1,149	\$1,400
Total Operating Income	\$13,140	\$13,403	\$13,671	\$13,944	\$14,223	\$15,704	\$19,142	\$23,335
<i>Property Taxes</i>	\$1,272	\$1,297	\$1,323	\$1,350	\$1,377	\$1,520	\$1,853	\$2,259
<i>Insurance</i>	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
<i>Homeowners Association</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Maintenance Reserve</i>	\$131	\$134	\$137	\$139	\$142	\$157	\$191	\$233
<i>Property Management</i>	\$1,051	\$1,072	\$1,094	\$1,116	\$1,138	\$1,256	\$1,531	\$1,867
minus Total Operating Expenses	\$3,055	\$3,104	\$3,154	\$3,205	\$3,257	\$3,533	\$4,176	\$4,959
Net Operating Income	\$10,085	\$10,299	\$10,517	\$10,739	\$10,966	\$12,170	\$14,967	\$18,376
minus Mortgage Expense	\$4,819	\$4,819	\$4,819	\$4,819	\$4,819	\$4,819	\$4,819	\$4,819
GROSS CASH FLOW	\$5,267	\$5,480	\$5,698	\$5,921	\$6,147	\$7,351	\$10,148	\$13,557
<i>Plus Principle Paydown</i>	\$1,025	\$1,081	\$1,139	\$1,200	\$1,264	\$1,643	\$2,774	\$4,684
<i>Plus Yearly Appreciation</i>	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706	\$2,988	\$3,642	\$4,440
EFFECTIVE NET CASH FLOW	\$8,792	\$9,111	\$9,438	\$9,774	\$10,118	\$11,982	\$16,564	\$22,681
EQUITY ACCUMULATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Property Value</i>	\$125,000	\$127,500	\$130,050	\$132,651	\$135,304	\$149,387	\$182,101	\$221,981
<i>(Mortgage Balance)</i>	\$71,695	\$70,614	\$69,475	\$68,276	\$67,011	\$59,593	\$37,427	\$0
EQUITY (WEALTH)	\$53,305	\$56,886	\$60,575	\$64,375	\$68,293	\$89,794	\$144,674	\$221,981
TAX BENEFIT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Depreciation</i>	\$3,305	\$3,305	\$3,305	\$3,305	\$3,305	\$3,305	\$3,305	\$3,305
<i>Mortgage Interest</i>	\$3,793	\$3,738	\$3,680	\$3,619	\$3,554	\$3,176	\$2,044	\$134







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

OR

 Email: bruce@gainvesting.com

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ProServe Home Solutions, LLC



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Name / Address
4880 Wyatt Drive Powder Springs, GA 30127

Scope of Work

Date	Estimate #
8/23/2011	1407

Payment Terms	Estimated Start Date	REP
Bank Draw	8/23/2011	DE

Item	Description
Handyman	Install new locks (3) and toilets (2) Install blinds on front of house Install 2 smoke detectors and 1 carbon monoxide Inspect all electrical outlets...install GFCT's...inspect panel Install new outlet covers Repair approx 125' siding and trim Repair soffit and fascia Repair porch Repair front door frame Install closet racks Repair fireplace box (200') plus base area Install vinyl Inspect and repair roof for leaks Install new rear door Stain front and rear deck Misc drywall Check and repair any defective door knobs Install new lights as needed (approx 8-9) Misc Handyman
Materials	Estimated cost of materials needed for the items above.
Paint- Walls Paint Materials	Interior ceilings, walls, and 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 - Cabinetry Paint Materials	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 - Trim Paint Materials	Exterior 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.
Carpet - Labor & Materials	Replace carpet This includes rip out of old and removal from house, a 7/16" pad installed, and a 28 ounce builder's grade carpet installed.