

Loganville Home With 40% Cash on Cash Return



Est. Market Value	\$103,500
Purchase Price	\$82,900
Bedrooms	4
Bath	2.5
Sq. Footage	1,631
Year Built	2001
Parking	2 car garage
Basement	Slab
Rental Income	\$1,050
Mortgage	\$475

- Two story home with a 2 car garage, breakfast nook, family room, separate dining room and fireplace.
- South Gwinnett High school district.

VALUATION DATA

- PROPERTY CURRENTLY HAS A TAX ASSESSMENT OF \$106,600
- PROPERTY WAS FORECLOSED 05/03/2010 FOR \$122,948

Comparable Sales

4492 Beaverton Cir, Loganville, GA 30052-7558



Projected Values Calculated by:

Assessed value	Sq Footage
\$100,204.00	\$114,043.92

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Assessed Value	\$106,600.00	\$198,100.00	\$94,800.00	\$98,850.00	\$122,650.00
Assessed Value Ratio	1.28	1.07	0.83	0.94	0.94
Sq Footage	1,499	1,629	1,497	1,554	1,558
Sale Price	\$136,000.00	\$212,000.00	\$80,000.00	\$92,300.00	\$119,150.00
Price/Sq Footage	\$90.73	\$133.67	\$52.60	\$59.03	\$76.08

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	Assessed Value Ratio
1. 229 Rockingham Dr	Loganville GA 30052	06/16/2011	05/17/2011	\$97,000	\$59.55	1,629	3	2	1997	.903149	\$101,600	0.95
2. 1772 Old Loganville Rd	Loganville GA 30052	04/15/2011	04/08/2011	\$212,000	\$133.67	1,586	3	2	1985	1.230987	\$198,100	1.07
3. 3523 Summit Creek Ln	Loganville GA 30052	01/24/2011	01/21/2011	\$87,600	\$58.52	1,497	3	2	2000	1.439075	\$94,800	0.92
4. 1726 Summit Creek Way	Loganville GA 30052	05/11/2011	04/29/2011	\$80,000	\$52.60	1,521	3	2	2000	1.451588	\$96,100	0.83

FINANCIAL SUMMARY

Basic Purchase Information

Estimated Property Value	\$	103,500
Purchase Price	\$	82,900
Down Payment (20%)	\$	16,580
Equity at Purchase	\$	37,180

Cash at Closing

Loan Amount	\$	66,320
Down Payment (20%)	\$	16,580
Closing Costs (4.0%)	\$	2,653
Total Cash Required at Closing *	\$	19,233

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

Mortgage Calculations

Loan Amount: \$66,320, Loan Term: 30yrs, Interest Rate: 5.25%

Mortgage Payment	\$	366
Mortgage Payment (Yearly)	\$	4,395

Financial Performance Summary

Cash on Cash Return (Year 1)		40.7%
Cap Rate (Year 1)		11.1%
Total Equity at Year 5	\$	50,918

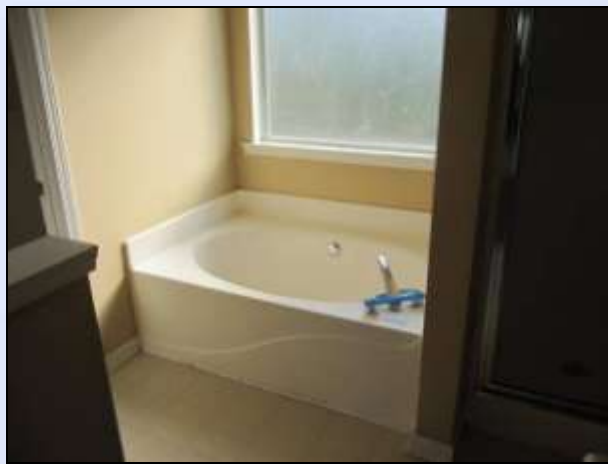
Assumptions for Calculations (Annual)

Gross Scheduled Income (Monthly)	\$	1,050
Mortgage Interest Rate	(%)	5.25
Mortgage Down Payment	(%)	20
Mortgage Loan Term (Fixed)		30
Property Taxes	\$	1,640
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	\$12,600	\$12,852	\$13,109	\$13,371	\$13,639	\$15,058	\$18,356	\$22,376
Vacancy Allowance	\$0	\$771	\$787	\$802	\$818	\$903	\$1,101	\$1,343
Total Operating Income	\$12,600	\$12,852	\$13,109	\$13,371	\$13,639	\$15,058	\$18,356	\$22,376
<i>Property Taxes</i>	\$1,640	\$1,673	\$1,706	\$1,740	\$1,775	\$1,960	\$2,389	\$2,912
<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>	\$126	\$129	\$131	\$134	\$136	\$151	\$184	\$224
<i>Property Management</i>	\$1,008	\$1,028	\$1,049	\$1,070	\$1,091	\$1,205	\$1,468	\$1,790
minus Total Operating Expenses	\$3,374	\$3,429	\$3,486	\$3,544	\$3,603	\$3,915	\$4,641	\$5,526
Net Operating Income	\$9,226	\$9,423	\$9,623	\$9,827	\$10,036	\$11,143	\$13,715	\$16,849
minus Mortgage Expense	\$4,395	\$4,395	\$4,395	\$4,395	\$4,395	\$4,395	\$4,395	\$4,395
GROSS CASH FLOW	\$4,831	\$5,028	\$5,228	\$5,433	\$5,641	\$6,748	\$9,320	\$12,455
<i>Plus Principle Paydown</i>	\$935	\$985	\$1,038	\$1,094	\$1,153	\$1,498	\$2,530	\$4,272
<i>Plus Yearly Appreciation</i>	\$2,070	\$2,111	\$2,154	\$2,197	\$2,241	\$2,474	\$3,016	\$3,676
EFFECTIVE NET CASH FLOW	\$7,836	\$8,125	\$8,420	\$8,724	\$9,035	\$10,720	\$14,866	\$20,403
EQUITY ACCUMULATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Property Value</i>	\$103,500	\$105,570	\$107,681	\$109,835	\$112,032	\$123,692	\$150,780	\$183,800
<i>(Mortgage Balance)</i>	\$65,385	\$64,399	\$63,361	\$62,267	\$61,114	\$54,348	\$34,133	\$0
EQUITY (WEALTH)	\$38,115	\$41,171	\$44,320	\$47,568	\$50,918	\$69,344	\$116,647	\$183,800
TAX BENEFIT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Depreciation</i>	\$3,015	\$3,015	\$3,015	\$3,015	\$3,015	\$3,015	\$3,015	\$3,015
<i>Mortgage Interest</i>	\$3,460	\$3,409	\$3,356	\$3,300	\$3,242	\$2,896	\$1,865	\$122







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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(P) 770.924.5451
(F) 866.840.1977

Name / Address
4492 Beaverton Circle Loganville, GA 30052

Scope of Work

Date	Estimate #
9/1/2011	1424

Payment Terms	Estimated Start Date	REP
Bank Draw	9/1/2011	DE

Item	Description
Handyman	Install 2 new toilets and 3 sets of locks Check all plumbing and electrical systems... GFCI Pressure wash house Repair vinyl siding Install 2 shutters/paint Minor roof repair Repair cracked tile in 1/room Install new light bulbs Install window screens Repair door thresholds Install vinyl in kitchen Towel racks in baths 4 new porch posts Install outlet covers Install blinds Misc handyman
Materials	Misc handyman Estimated cost of materials needed for the items above.
Paint- Walls Paint Materials	Interior touch up (Bed 1 & 2 touch up... MB 2 walls... baths touch up... touch up down stairs) 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 - Exterior Walls Paint Materials	Touch up exterior 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 - Chemical Clean	Clean all carpets in house
Carpet - Labor & Materials	Replace carpet (70sq yards) This includes rip out of old and removal from house, a 7/16" pad installed, and a 28 ounce builder's grade carpet installed.
Appliance(s)	- Replace and install refrigerator, stove top oven, and dishwasher. This includes labor and materials.
HVAC - Service Unit	