

Spacious Loganville Home With 38% Cash on Cash Return



475 Ashley Way, Loganville, GA 30052

Est. Market Value	\$96,000
Purchase Price	\$76,900
Bedrooms	3
Bath	2
Sq. Footage	1,530
Year Built	1988
Parking	2 car garage
Basement	Slab
Rental Income	\$895
Mortgage	\$340

3 bedroom 2 bathrooms Loganville home with fenced in back yard. Home features a fireplace, formal dining room, garage, and breakfast nook.

VALUATION DATA

- PROPERTY CURRENTLY HAS A TAX ASSESSMENT OF \$94,900
- PROPERTY SOLD ON 10/3/2006 FOR \$145,500
- PROPERTY WAS FORECLOSED IN FEBRUARY 2010 FOR \$156,817

Comparable Sales

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4461 Fiddlers Bend	3/3	1,734	3/31/2011	77,000
277 Rockingham Dr.	4/3	1,796	4/15/2011	109,500
415 Aristocrat Dr.	4/3	1,790	7/19/2011	98,000
229 Rockingham Dr.	3/2	1,629	5/17/2011	97,000

Information herein believed to be accurate but not warranted

FINANCIAL SUMMARY

Basic Purchase Information

Estimated Property Value	\$	96,000
Purchase Price	\$	76,900
Down Payment (20%)	\$	15,380
Equity at Purchase	\$	34,480

Cash at Closing

Loan Amount	\$	61,520
Down Payment (20%)	\$	15,380
Closing Costs (4.0%)	\$	2,461
Total Cash Required at Closing *	\$	17,841

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

Mortgage Calculations

Loan Amount: \$61,520, Loan Term: 30yrs, Interest Rate: 5.25%

Mortgage Payment	\$	340
Mortgage Payment (Yearly)	\$	4,077

Financial Performance Summary

Cash on Cash Return (Year 1)		38.1%
Cap Rate (Year 1)		10.5%
Total Equity at Year 5	\$	47,223

Assumptions for Calculations (Annual)

Gross Scheduled Income (Monthly)	\$	895
Mortgage Interest Rate	(%)	5.25
Mortgage Down Payment	(%)	20
Mortgage Loan Term (Fixed)		30
Property Taxes	\$	1,081
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	\$10,740	\$10,955	\$11,174	\$11,397	\$11,625	\$12,835	\$15,646	\$19,073
Vacancy Allowance	\$0	\$657	\$670	\$684	\$698	\$770	\$939	\$1,144
Total Operating Income	\$10,740	\$10,955	\$11,174	\$11,397	\$11,625	\$12,835	\$15,646	\$19,073
<i>Property Taxes</i>	\$1,081	\$1,103	\$1,125	\$1,147	\$1,170	\$1,292	\$1,575	\$1,920
<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>	\$107	\$110	\$112	\$114	\$116	\$128	\$156	\$191
<i>Property Management</i>	\$859	\$876	\$894	\$912	\$930	\$1,027	\$1,252	\$1,526
minus Total Operating Expenses	\$2,648	\$2,689	\$2,730	\$2,773	\$2,816	\$3,047	\$3,583	\$4,236
Net Operating Income	\$8,092	\$8,266	\$8,444	\$8,624	\$8,809	\$9,788	\$12,063	\$14,836
minus Mortgage Expense	\$4,077	\$4,077	\$4,077	\$4,077	\$4,077	\$4,077	\$4,077	\$4,077
GROSS CASH FLOW	\$4,016	\$4,190	\$4,367	\$4,548	\$4,732	\$5,712	\$7,987	\$10,760
<i>Plus Principle Paydown</i>	\$867	\$914	\$963	\$1,015	\$1,070	\$1,390	\$2,347	\$3,963
<i>Plus Yearly Appreciation</i>	\$1,920	\$1,958	\$1,998	\$2,038	\$2,078	\$2,295	\$2,797	\$3,410
EFFECTIVE NET CASH FLOW	\$6,803	\$7,063	\$7,328	\$7,601	\$7,880	\$9,397	\$13,131	\$18,133
EQUITY ACCUMULATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Property Value</i>	\$96,000	\$97,920	\$99,878	\$101,876	\$103,913	\$114,729	\$139,854	\$170,481
<i>(Mortgage Balance)</i>	\$60,653	\$59,738	\$58,775	\$57,760	\$56,690	\$50,415	\$31,663	\$0
EQUITY (WEALTH)	\$35,347	\$38,182	\$41,103	\$44,116	\$47,223	\$64,314	\$108,191	\$170,481
TAX BENEFIT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
<i>Depreciation</i>	\$2,796	\$2,796	\$2,796	\$2,796	\$2,796	\$2,796	\$2,796	\$2,796
<i>Mortgage Interest</i>	\$3,209	\$3,162	\$3,113	\$3,062	\$3,007	\$2,687	\$1,730	\$114







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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Name / Address
475 Ashley Way Loganville, GA 30052

Scope of Work

Date	Estimate #
9/19/2011	1444

Payment Terms	Estimated Start Date	REP
Bank Draw	9/19/2011	DE

Item	Description
Handyman	Install 2 toilets and 3 sets of locks Install mini blinds Install 2 smoke detectors Install carbon monoxide detector Inspect and repair all electrical outlets and switches (GFCI's) Pressure wash house Install new outlet covers Inspect and repair all plumbing fixtures, etc. Check all doors and door knobs for proper operation Install new hot water heater Repair exterior trim Install new siding (Approx 100') Install soffit where damaged Repair fascia (approx 110') Repair fireplace box Repair deck as needed Install attic lid cover Install new lights 4 or 5 plus fan Install vinyl floors Misc Handyman repairs
Materials	Estimated cost of materials needed for the items above.
Paint- Walls Paint Materials	Interior walls, ceilings, trim and misc cabinets 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 where new boards and trim are installed 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.