



**Good Faith Description of Property**

The following information is provided as a good faith estimate by The Real Market Experts of Atlanta, independently owned and operated by Georgia Investor Solutions, Inc. based upon it's understanding of the market conditions existing in the Tyrone, GA greater metropolitan area. These estimates are based on past performance averages and other information available from third parties that is assumed to be accurate at the time of this publication. This entire sheet is for informational purposes only and is not intended to be an offer or the basis for any legal contract whatsoever. Information is deemed reliable but not guaranteed. Buyer to verify all information.

**Purchase Price \$186,148**

**Address** 7678 Overlook Bend Lot 284  
**City** FAIRBURN, GA 30213  
**Property Type** Single Family Home  
**Age** New Construction  
**Square Feet** 2432  
**Garage/Carport** 2 Car Attached  
**Comments** **HUGE HOME! PERFECT LOCATION! GREAT TENANT VALUE!!**

**Metro Market** Southwest Atlanta / So. Fulton County  
**Sub Market** Fairburn / Cedar Grove Village Subdivision

**Reservation Fee And Earnest Money** A \$350 non-refundable reservation to purchase fee, along with the required earnest money deposit stated in the "Purchase Info" section **below**, is due upon purchase of the property via the Investor Concierge.

The estimates displayed below are based on the following loan parameters:

**Min. Credit Score** 720  
**Doc Reqt.** Stated Income  
**Reserve Reqt.** \$6,668  
**Debt to income ratio** 40

**Unit Features**

Unit	Beds	Baths	Features
1	4	2.5	<a href="#">View</a>

**Unit Build Status** New Construction Completed  
**Tenant Status** vacant ([Disclosure](#))

If you do not meet these loan parameters you may still purchase the property, however, the estimates below may change.

**General Project Overview**

Don't Miss Out On A Great Home At Below Market Value Pricing. The Cedar Grove Village Community is a charming Swim/Tennis/Clubhouse community conveniently located 9 miles from I-285 making it an easy commute to the downtown Atlanta business district, Atlanta attractions, and the Hartsfield/Jackson International airport.

Nouveau Riche Community Mortgage is the preferred lender for this property. A pre-approval letter must be faxed to The Real Market Experts of Atlanta within 2 business days of clicking on this property. Click on the link <http://www.nrcmortgage.com/> and fill out the LONG LOAN APPLICATION. RME/ATL recommends doing this prior to reserving this property. If the pre-approval letter is not received when requested; the property will be re-posted and your non-refundable reservation to purchase fee will be lost. Full Document Interest Only and P&I loans also available. Please contact your NRCM loan representative for more details.

**CASH FLOW INCENTIVE\*** Sign a 5 year property management agreement with the preferred Property Management Company and the following expenses will be included:

- Two years of Property Management fees (up to \$3000 value - estimated \$125 per month for 2 years)
- One year of estimated Property Taxes (up to a \$2,663 value)
- One year of estimated Private Mortgage Insurance (up to a \$1927 value)
- One year of estimated Property Insurance (up to a \$522 value)
- 2 pre-settlement Walk-throughs (up to a \$400 value)

**BONUS:** Seller will pay the HOA initiation fee of \$300 and one year of

HOA dues estimated at \$330. Property includes 2" Faux Wood Blinds, and Garage Door Opener!

<b>Second year cash flow will decrease when pre-paid items expire. This may or may not be offset by increased rent and tax advantages</b>.

\*\* Preferred Property Management Company is an affiliated company of the selling broker.

<b>\*\*\* A copy of the lease management agreement and lease will be provided for your review. The lease management agreement and \$500 reserve fund must be received by property management prior to closing in order to continue with the tenant process.</b>

Rates and terms are subject to change and may not be available at time of making loan application or rate lock. Property features and contract terms are non-negotiable.

**Estimated Market Value** **\$ 201,209**

**Purchase Info**

Price	\$	186,148
Loan up to 90% purchase price (LTV)	\$	(167,533)
Primary loan up to 90% purchase price (LTV)	\$	(167,533)
Investor Down Payment	<b>\$</b>	<b>18,614</b>
Approximate Rehab	\$	0
Est. Closing Costs	\$	8,602
2% Seller Contribution	\$	(2,829)
Est. Investor Total Cash to Close	<b>\$</b>	<b>24,386</b>
Earnest Money	\$	1,000
Amount Due at Closing	\$	23,386

**Estimated Cash Flow**

	Yearly	Monthly
Est. Taxes	\$ (0)	\$ (0)
Est. Insurance	\$ (0)	\$ (0)
Est. Property Management ( )	\$ (0)	\$ (0)
5.5% First Debt Service (P & I)	\$ (11,415)	\$ (951)
0% Second Debt Service	\$ (0)	\$ (0)
Est. Total Expenses	\$ (11,415)	\$ (951)
Est. Rent	\$ 16,200	\$ 1,350

**Estimated Equity** **\$ 33,675**

Est. Annual Pre-Tax Cash Flow	\$ 4,785	Est. Pre-Tax Monthly Cash Flow	\$ 399
Est. Pre-Tax Cash on Cash Return	20%		

Note: After-Tax analysis numbers will be higher based on each individuals specific tax bracket.

\*\*\*The above numbers do not factor in the \$350 non-refundable reservation to purchase fee

\*\*\*The above numbers do not include any maintenance or vacancy factors.

**Illustrations of Potential Appreciation**

	4% Appreciation Per Year	5% Appreciation Per Year	6% Appreciation Per Year
Year 1	\$ 209,257	\$ 211,269	\$ 213,282
Year 2	\$ 217,628	\$ 221,833	\$ 226,078
Year 3	\$ 226,333	\$ 232,925	\$ 239,643
Year 4	\$ 235,386	\$ 244,571	\$ 254,022
Year 5	\$ 244,802	\$ 256,799	\$ 269,263

Year 6	\$ 254,594	\$ 269,639	\$ 285,419
Year 7	\$ 264,777	\$ 283,121	\$ 302,544
Year 8	\$ 275,368	\$ 297,277	\$ 320,697
Year 9	\$ 286,383	\$ 312,141	\$ 339,938
Year 10	\$ 297,838	\$ 327,748	\$ 360,335

\*\*\*Appreciation schedules are displayed for illustration purposes only and are not intended to imply a specific result will be achieved. Appreciation is affected by market conditions, interest rates, vacancies, environmental factors, etc.

**Notice and Disclosure**

The information displayed above is based on estimates. The estimates shown herein are based on past performance averages and information available from third parties that is assumed to be accurate at the time of this publication. Due to the nature of investment property, the variables may change. Some of the variables may include interest rates, expenses, rental rates, tenant quality and availability, and market tolerance. It is up to each individual investor to do their own due diligence on all subject matter relating to real estate investing and the above mentioned property. Information is deemed reliable but not guaranteed. Buyer to verify all information.

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