

USA Property Investments

US197: Broad River Road, College Park (Atlanta), Georgia 30349



Sale Price = 67,900 USD

- 3 Bed, 2.5 Bath Investment Property
- Modern freehold property in sought after area
- Large House size = 1,444 sq.ft
- Built in 2008 / Off-road Parking
- Price per sq.ft = \$47 (current build cost = \$80/sq.ft!)
- 12 month rental & home warranty guarantee
- **Rental return = 900 USD/month**
- **12% NET RETURN!!**

Investment Summary: 3 bedroom, 2.5 bathroom, town house in the popular Atlanta suburb of College Park, Georgia. Good direct access to downtown Atlanta (12 miles) and located close to Hartsfield-Jackson International Airport, the 3rd largest Airport in America. With a NET yield of **12.16%**, it's an ideal property investment. Plus it is offered with full property management, a 12 month rental guarantee AND a 12 month home warranty program in place to cover major systems and appliances in the first year.

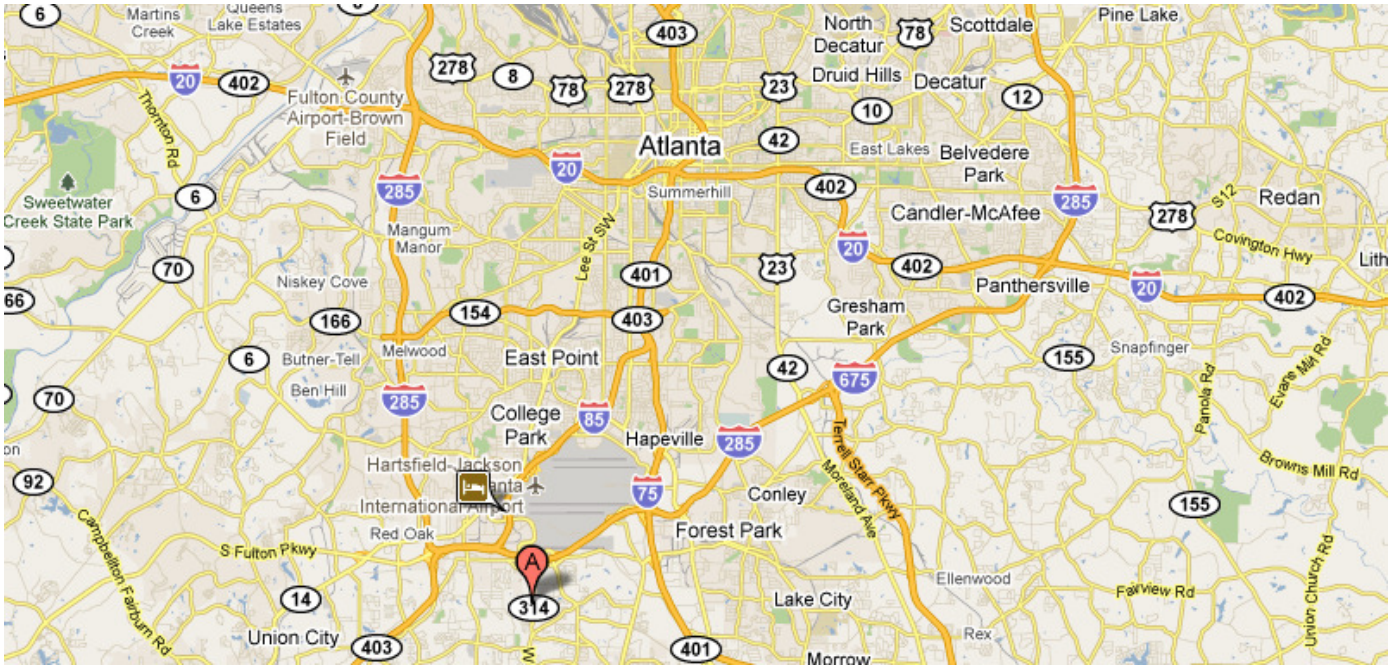
If you are looking for a 'hands off' property investment, in a good area and with a great return, then this offer should be a serious consideration. The house is fully equipped with brand **new appliances** and has been renovated ready for re-sale. The location of the community will be attractive to tenants, and future buyers... good schools, shops, and restaurants are close-by.

Atlanta is the fastest growing metropolitan centre in America and is an ideal place to buy a property investment. Over 76,000 people were added each year to its population over the 10 years to 2008, bringing the population of the greater Atlanta area to nearly 6 million. Although the recession has made it difficult as many people sell up and move, they're still coming here! There are jobs as the city hosts 75% of the Fortune 1000 companies in the USA, with names like Coca Cola, CNN, Delta Airlines and a heavy duty financial sector. It

has the 3rd largest Airport in America. Last but not least, the warm weather is attracting migrants from the cold North.



US197 Broad River - Purchase Costs	USD
Price (inc renovation & occupancy fees)	67,900.00
ITIN (Tax Number) & Accountant Tax Return	300.00
Closing Fees (approx 2%)	1,358.00
Total Purchase Costs	69,558.00
On-going Income vs. Expense	USD
Rental Return (per year)	10,800.00
On-going Buildings Insurance & HOA (\$468)	968.00
Rental Management Fee (6%)	648.00
Property Tax (per year)	1,395.00
Annual Cash Profit	8,084.00
Return Net (Annual Cash profit / Price)	11.91%



Buying process

1. Reserve with **\$2500 Reservation Fee** (payable via a credit card or a bank transfer to Escrow Account).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **65,400 USD** plus Closing Costs (approx 2%) to Escrow Account 2 weeks later.
4. Title Deeds will be signed and transferred into your name and registered in the US.

Disclaimer: All information provided by the Fresh Invest Ltd is provided in good faith and based on real research and experience of property being sold. Comments in description are our opinion only and do not constitute formal investment advice. We do not accept responsibility for any future liability for property sold. Property sold as seen, or renovated to 'code'. **Total costs do not include income tax or building insurance as this is client / property specific.

Freephone: 0800 043 69 56

E-Mail: info@freshinvest.co.uk