

Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Location **Georgia**
<https://www.genclassifieds.com/x-637278-z>

Seeking Principal Cash Buyer for the purchase of:

1547 Venetrian Dr SW
 Atlanta, GA 30311
 3 Beds - 2 Baths
 Reduced Price: Was: \$29,900 / Now: \$27,900 Cash only / No Owner Finance

PLEASE NOTE: Must be able to provide Proof of Funds in order to gain access into property as well as moving forward.

This is a siding ranch that was originally built in 1948. Home has 3 bedrooms and 2 bathrooms with 1,130' of estimated living space

House is currently rent mth to mth below market value. Plan on giving tenants notice to vacate, putting in new flooring, fresh paint, central HVAC system and fix any deferred maintenance. Total Rehab Expense: \$10k

Tax value of \$28,400 with 2014 property taxes of \$515. Property will make for a great rental with strong potential ROI's of 19%. House actually sold back in 2006 for \$102,000 so as you can see you are getting a great deal at today's price.



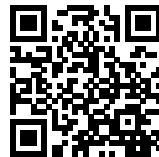
Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



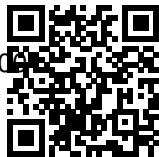
Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)



Cheap SW Atlanta Buy and Hold Deal (ATLANTA)

$\text{Total ROI} = \frac{\text{Net Annual Rental Income}}{\text{Purchase Price}} = \frac{\$672}{\$3,500} = 19.2\%$
 $\text{Prop. Mgmt} = \$56/\text{mth} \times 12 = \672
 $\text{Net Annual Rental Income} = \672