

Refurbished Remodeled

\$75,000 USD

-  **3 Bedroom**
-  **2.5 Bathroom**
-  **2 Car Space**

Points of interest

- ~ Remodelled interior
- ~ Parks & Schools close
- ~ Employment options
- ~ 30 mins to Atlanta city
- ~ Fantastic cashflow
- ~ Built in 2005



CASH FLOW

ROI Gross	16.80%
ROI Net	11.33%
Yearly Net Income	\$8,496.96

RENTAL INCOME

Rental Income	\$ 1,050.00
Property Taxes	\$ 141.92
Property Insurance	\$ 45.00
Property Management	\$ 105.00
Maintenance	\$ 50.00
Net Monthly Cashflow	\$ 708.08

APPROVED FINANCE TERMS

Rate:	8.25%
Term:	30 Years
LTV:	50.00%
Loan Structure:	P & I
Approx lender fees:	\$ 2 points
Monthly Repayments:	\$ 281.72

ONCE OFF FEES

Closing Costs	\$ 1,600.00
Buyers Fee	\$2,970.00
Loans USA Fee*	\$2,200.00

7130 Ravenwood La, Lithonia GA 30038

Property Features

30 minutes drive from downtown Atlanta, this three bedroom family home is currently being remodelled inside so we can't show you it just yet! What you can see is some fantastic returns giving you great cashflow! Any prospective tenants will love the refurbished house, the proximity to schools, shops and employment in this quintessential American home.

Finance is fixed interest for 3 years then automatic rollover onto 1 year extensions, amortized over 30 years.



Please contact us for further information on this great investment opportunity.

1300 722 058

* The Loans USA fee is only payable if a Loan is taken. Initial Loan USA fee is \$2,200, subsequent fee is \$1,100. Disclaimer: This information is of a general nature and we will not be held liable for any errors or omissions. No allowance for a vacancy factor or maintenance has been included as it is an unknown quantity.