

# Atlanta

discount investment opportunities  
with net yields approaching 15%





# Why Atlanta?

The capital city of the state of Georgia, Atlanta is the travel and business hub of the Southeast U.S.A. Home to the world's most trafficked airport and ranked as the United State's least costly city to do business, Atlanta boasts some of the strongest indicators for short-term cash flow and long-term capital growth.

Inhabited by over 5.5 million people, the greater Atlanta area has been the fastest growing metropolitan market in the U.S. for the past decade. Business and tax-friendliness, combined with an exceptional year-round climate, make this location one of the healthiest residential markets in America, commanding strong rents and low absorption rates for entry-level housing.

- Forbes Magazine ranked Atlanta as the #1 rental market
- CNNMoney.com says Atlanta is the 4th best city in America to invest in
- Forbes Magazine ranks Atlanta as the 4th most affordable U.S. market

## Economic Rankings:

- 3rd in job growth
- 3rd for most Fortune 500 companies' headquarters
- 2nd as America's best cities to relocate
- 1st in U.S. as least costly large city for business



# Investment Details

All of our income properties are offered as completely turn-key investments.

Homes come completely renovated, tenant-ready, with local property management in place. Our one year rental guarantee program allows for you to receive the first income check mailed within 30 days of closing. Strict tenant-screening standards ensure regular income for years to come.

1-year home warranties are included, to cover major systems and appliances.

International tax professionals are available to ensure your U.S. investment experience is easy and seamless. Our partner firm will educate you on the tax implications of your investment and handle your federal and state tax filings each year.

All properties meet rigid investment criteria to command optimal net yields and long-term capital growth:

- Situated in desirable, established neighborhoods
- Available to tenants leasing through government-backed rental programs
- Easy access to major thoroughfares, highways, and airports
- Local conveniences to include shopping and medical facilities
- Availability of public transportation
- Entry-level pricing (from only \$49,900k)
- Strong comparables: immediate equity of 15% or more

# The Properties

Three-bedroom, condos, townhomes and single family homes are available, priced from \$49,900 - \$77,300. These income properties are specifically suited for remote investors seeking attractive returns with limited ownership hassles. ***Enjoy healthy yields with guaranteed rental income for the first year\****

The figures below show the typical income and expenditures for a 3-bedroom property:

- Purchase price (including full refurbishment): \$49,900 - \$77,300
- Rental income per year: \$9,600 - \$12,000\*
- Annual deductions \$1,912 - \$4,500\*\* (property tax, insurance and management fees)
- Net Income: \$5,552 - \$9,233
- Net yield: 10.5% - 14.75%



## Buying Process

- Reservation form completed
- Property confirmed as available
- Purchase agreement sent
- Sign and return purchase agreement
- \$2,500 deposit sent to our attorney
- Full purchase payment at closing
- All paperwork, including warranty deed and title insurance forwarded

\* Seller agrees to cover any missed income from potential vacancies for the buyer's first year of ownership.

\*\* Income and expenses vary by property. Please request individual detail reports for property-specific data.

# Home Warranty



1-Year Home Warranty, covering appliances and major systems:

- Plumbing
- Electrical
- Water Heater
- Air Conditioning
- Furnace
- Oven/Range
- Dishwasher
- Refrigerator
- Garbage Disposal





# Property Management

We are dedicated to enhancing the value of your investments and we are devoted to providing the highest quality service to the real estate investor by placing quality tenants into their properties and maintaining these properties to the highest standard. The systems we have developed are ideal for the growing real estate investor. As we are a relatively small division, we can devote individual attention to each one of our client's properties, insuring that their needs and expectations are always met.

We offer:

- Tenant qualifying and screening
- Property inspections, maintenance and repairs
- Rent collections and rent schedule planning
- Bank deposits
- Bill paying
- Monthly accounting statements
- Marketing and advertising
- Inspections
- Access to professionals
- Access to online account available 24/7
- Tenant and Housing Association correspondence
- Managing Section 8 Account
- All services included in the 6% management fee.



## Summary

- Properties starting at \$49,900 with net yields approaching 15% annually
- Rents are GUARANTEED for the first year
- Home warranty covers major systems and appliances for the first year
- Take advantage of drastically discounted prices with the potential for high capital growth
- Properties are fully managed locally for “hands off” ownership

*Take Advantage of  
This Great Opportunity Now!*



# Contact Us

To reserve a unit or to discuss your options with a Portfolio Consultant, please contact us today:

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Global Real Estate & Alternative Investing