

Bonnybrook Drive

Investment Property - Buy & Hold

2629 Bonnybrook Dr SW, Atlanta, GA 30311
House · 3 Beds · 2 Baths · 1,050 Sq.Ft.

Perfect deal for investors - minimal rehab needed to get \$265/mo cash flow and 9% COC!

\$ 125,000 Purchase Price · \$ 145,000 ARV
\$ 35,000 Cash Needed · \$ 267/mo Cash Flow · 8% Cap Rate · 9.1% COC

Prepared by:



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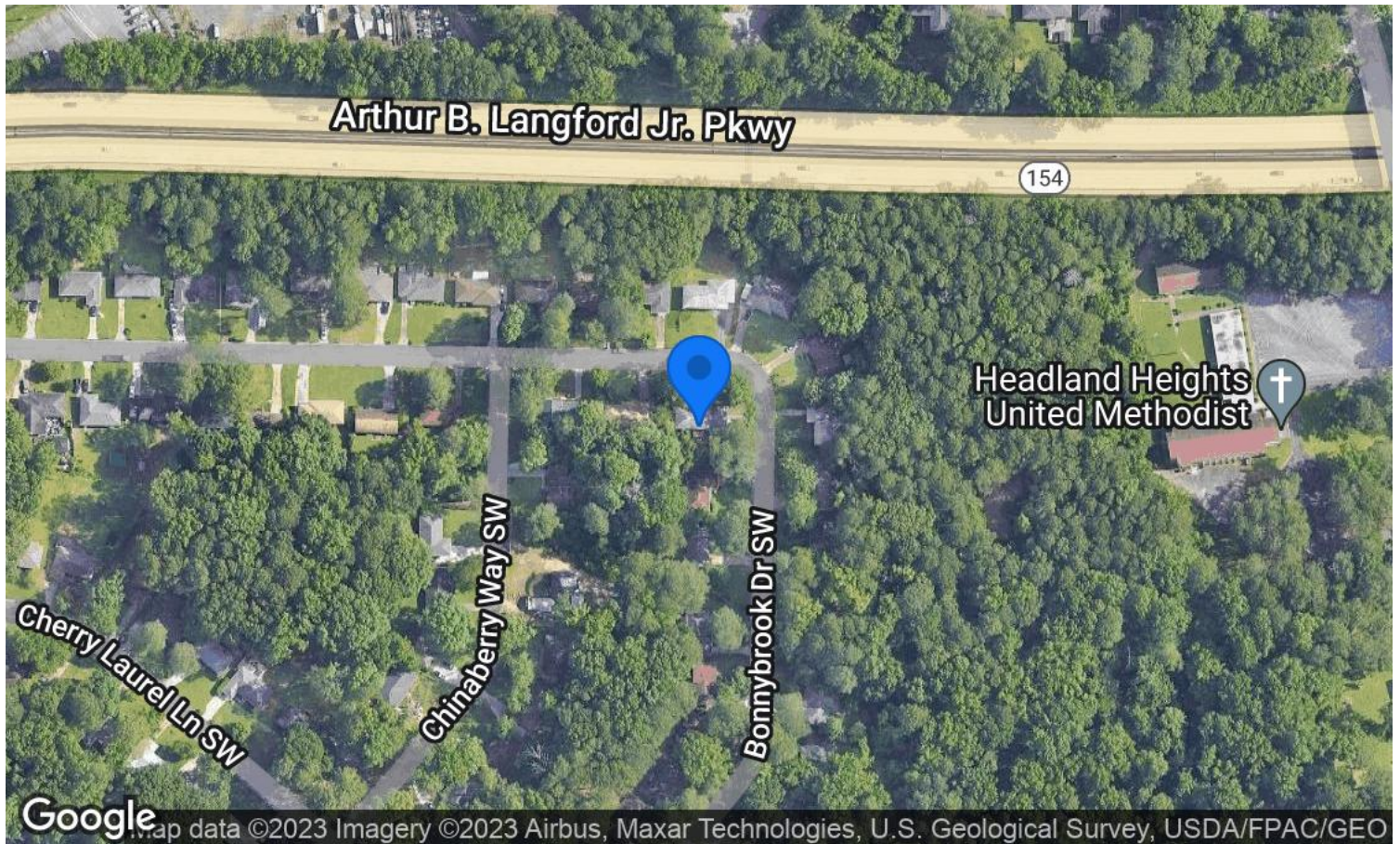
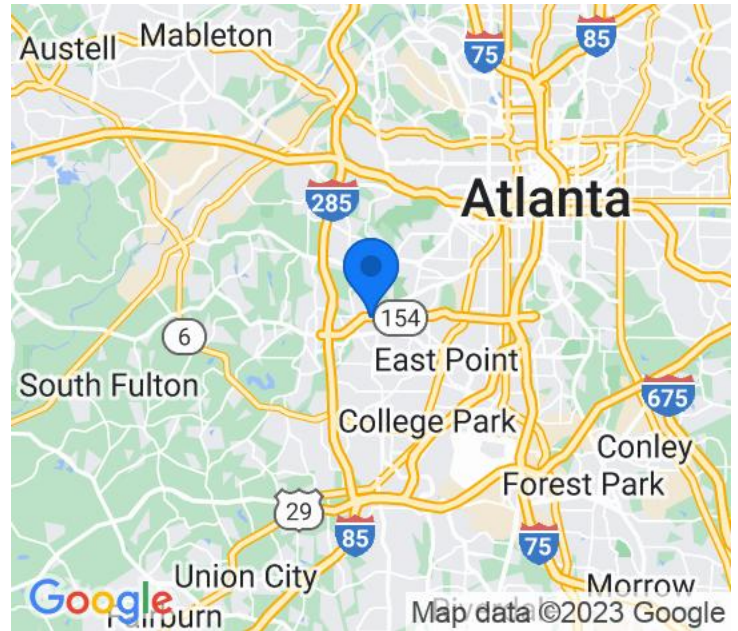
Property Description

ADDRESS

2629 Bonnybrook Dr SW
Atlanta, GA 30311

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2 BA
Square Footage:	1,050
Year Built:	1962
Parking:	Car Port
Lot Size:	10,890 sq.ft.
Zoning:	Single Family
MLS Number:	13454837



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 125,000
Amount Financed:	-	\$ 100,000
Down Payment:	=	\$ 25,000
Purchase Costs:	+	\$ 3,600
Rehab Costs:	+	\$ 6,400
Total Cash Needed:	=	\$ 35,000
After Repair Value:		\$ 145,000
ARV Per Square Foot:		\$ 138.1
Price Per Square Foot:		\$ 119

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		8% / 6.9%
Cash on Cash Return:		9.1%
Return on Equity:		6.6%
Return on Investment:		35.7%
Internal Rate of Return:		35.7%
Rent to Value:		1.2%
Gross Rent Multiplier:		6.72
Equity Multiple:		1.36
Break Even Ratio:		77.8%
Debt Coverage Ratio:		1.47
Debt Yield:		10%

PURCHASE COSTS

Home Inspection:		\$ 350
Appraisal:		\$ 750
Loan Points:	\$ 2,000 (Financed)	
Closing Costs:		\$ 2,500
Total:		\$ 5,600

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	5.25%
Financing Of:	Price (80%)
Loan Amount:	\$ 102,000
LTC / LTV:	80% / 69%
Loan Payment:	\$ 563 Per Month \$ 6,759 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	5%
Appreciation:	3% Per Year
Income Increase:	2% Per Year
Expense Increase:	2% Per Year
Selling Costs:	3% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 45,000

REHAB COSTS

New Carpet:	\$ 2,500
Interior Paint:	\$ 850
New Fixtures:	\$ 300
New Appliances:	\$ 2,500
Landscaping:	\$ 250
Cost Overrun (0%):	\$ 0
Total:	\$ 6,400
Total Per Square Foot:	\$ 6.1

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 1,550	\$ 18,600
Vacancy (5%):	- \$ 78	\$ 930
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 1,472	\$ 17,670
Operating Expenses (43.6%):	- \$ 642	\$ 7,704
Net Operating Income:	= \$ 830	\$ 9,966
Loan Payments:	- \$ 563	\$ 6,759
Cash Flow:	= \$ 267	\$ 3,207

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
EXPENSES		
Property Taxes:	\$ 229	\$ 2,750
Insurance:	\$ 63	\$ 750
Property Management:	\$ 118	\$ 1,414
Maintenance:	\$ 155	\$ 1,860
Capital Reserves:	\$ 78	\$ 930
Total:	\$ 642	\$ 7,704

Buy & Hold Projections

	APPRECIATION 3% Per Year		INCOME INCREASE 2% Per Year			EXPENSE INCREASES 2% Per Year		SELLING COSTS 3% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30		
INCOME									
Gross Rent:	\$ 18,600	\$ 18,972	\$ 19,351	\$ 20,133	\$ 22,229	\$ 27,097	\$ 33,031		
Vacancy:	- \$ 930	- \$ 949	- \$ 968	- \$ 1,007	- \$ 1,111	- \$ 1,355	- \$ 1,652		
Vacancy Rate:	5%	5%	5%	5%	5%	5%	5%		
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0		
Operating Income:	= \$ 17,670	= \$ 18,023	= \$ 18,383	= \$ 19,126	= \$ 21,118	= \$ 25,742	= \$ 31,379		
Income Increase:	2%	2%	2%	2%	2%	2%	2%		
EXPENSES									
Property Taxes:	\$ 2,750	\$ 2,805	\$ 2,861	\$ 2,977	\$ 3,287	\$ 4,006	\$ 4,884		
Insurance:	+ \$ 750	+ \$ 765	+ \$ 780	+ \$ 812	+ \$ 896	+ \$ 1,093	+ \$ 1,332		
Property Management:	+ \$ 1,414	+ \$ 1,442	+ \$ 1,471	+ \$ 1,530	+ \$ 1,689	+ \$ 2,059	+ \$ 2,510		
Maintenance:	+ \$ 1,860	+ \$ 1,897	+ \$ 1,935	+ \$ 2,013	+ \$ 2,223	+ \$ 2,710	+ \$ 3,303		
Capital Reserves:	+ \$ 930	+ \$ 949	+ \$ 968	+ \$ 1,007	+ \$ 1,111	+ \$ 1,355	+ \$ 1,652		
Operating Expenses:	= \$ 7,704	= \$ 7,858	= \$ 8,015	= \$ 8,339	= \$ 9,206	= \$ 11,223	= \$ 13,681		
Expense Increase:	2%	2%	2%	2%	2%	2%	2%		
CASH FLOW									
Operating Income:	\$ 17,670	\$ 18,023	\$ 18,383	\$ 19,126	\$ 21,118	\$ 25,742	\$ 31,379		
Operating Expenses:	- \$ 7,704	- \$ 7,858	- \$ 8,015	- \$ 8,339	- \$ 9,206	- \$ 11,223	- \$ 13,681		
Expense Ratio:	43.6%	43.6%	43.6%	43.6%	43.6%	43.6%	43.6%		
Net Operating Income:	= \$ 9,966	= \$ 10,165	= \$ 10,368	= \$ 10,787	= \$ 11,912	= \$ 14,519	= \$ 17,698		
Loan Payments:	- \$ 6,759	- \$ 6,759	- \$ 6,759	- \$ 6,759	- \$ 6,759	- \$ 6,759	- \$ 6,759		
Cash Flow:	= \$ 3,207	= \$ 3,406	= \$ 3,609	= \$ 4,028	= \$ 5,153	= \$ 7,760	= \$ 10,939		
TAX BENEFITS & DEDUCTIONS									
Operating Expenses:	\$ 7,704	\$ 7,858	\$ 8,015	\$ 8,339	\$ 9,206	\$ 11,223	\$ 13,681		
Loan Interest:	+ \$ 5,321	+ \$ 5,243	+ \$ 5,162	+ \$ 4,985	+ \$ 4,454	+ \$ 2,868	+ \$ 188		
Depreciation:	+ \$ 3,273	+ \$ 3,273	+ \$ 3,273	+ \$ 3,273	+ \$ 3,273	+ \$ 3,273	+ \$ 0		
Total Deductions:	= \$ 16,297	= \$ 16,374	= \$ 16,450	= \$ 16,597	= \$ 16,933	= \$ 17,363	= \$ 13,869		
EQUITY ACCUMULATION									
Property Value:	\$ 149,350	\$ 153,831	\$ 158,445	\$ 168,095	\$ 194,868	\$ 261,886	\$ 351,953		
Appreciation:	3%	3%	3%	3%	3%	3%	3%		
Loan Balance:	- \$ 100,562	- \$ 99,046	- \$ 97,449	- \$ 93,992	- \$ 83,587	- \$ 52,497	- \$ 0		
LTV Ratio:	67.3%	64.4%	61.5%	55.9%	42.9%	20%	-		

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Total Equity:	= \$ 48,788	= \$ 54,785	= \$ 60,996	= \$ 74,103	= \$ 111,281	= \$ 209,389	= \$ 351,953

SALE ANALYSIS

Equity:	\$ 48,788	\$ 54,785	\$ 60,996	\$ 74,103	\$ 111,281	\$ 209,389	\$ 351,953
Selling Costs (3%):	- \$ 4,481	- \$ 4,615	- \$ 4,753	- \$ 5,043	- \$ 5,846	- \$ 7,857	- \$ 10,559
Sale Proceeds:	= \$ 44,308	= \$ 50,170	= \$ 56,243	= \$ 69,060	= \$ 105,435	= \$ 201,533	= \$ 341,394
Cumulative Cash Flow:	+ \$ 3,207	+ \$ 6,613	+ \$ 10,222	+ \$ 18,067	+ \$ 41,536	+ \$ 106,973	+ \$ 201,540
Total Cash Invested:	- \$ 35,000	- \$ 35,000	- \$ 35,000	- \$ 35,000	- \$ 35,000	- \$ 35,000	- \$ 35,000
Total Profit:	= \$ 12,515	= \$ 21,783	= \$ 31,465	= \$ 52,127	= \$ 111,971	= \$ 273,506	= \$ 507,934

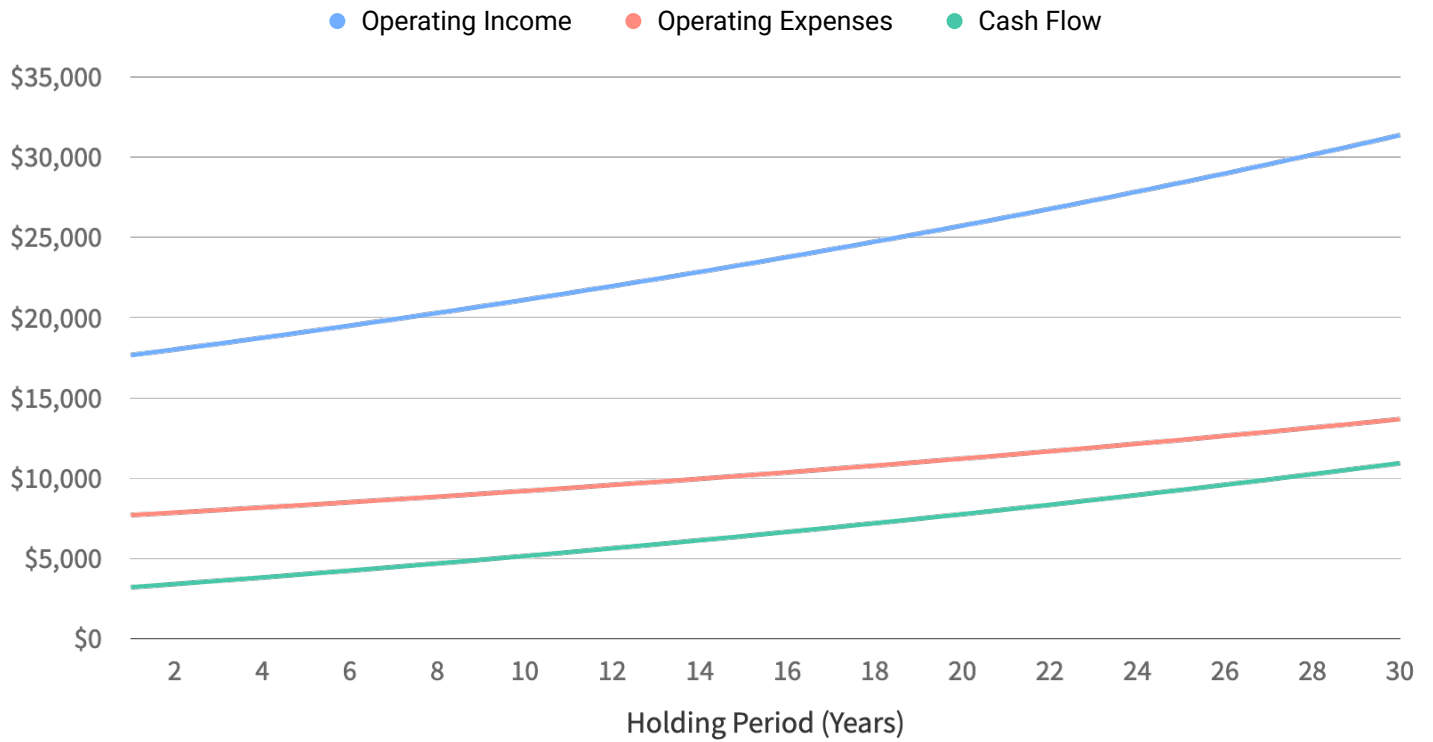
INVESTMENT RETURNS

Cap Rate (Purchase Price):	8%	8.1%	8.3%	8.6%	9.5%	11.6%	14.2%
Cap Rate (Market Value):	6.7%	6.6%	6.5%	6.4%	6.1%	5.5%	5%
Cash on Cash Return:	9.2%	9.7%	10.3%	11.5%	14.7%	22.2%	31.3%
Return on Equity:	6.6%	6.2%	5.9%	5.4%	4.6%	3.7%	3.1%
Return on Investment:	35.8%	62.2%	89.9%	148.9%	319.9%	781.4%	1,451.2%
Internal Rate of Return:	35.8%	28.4%	25.5%	22.5%	19.1%	16.3%	15.1%

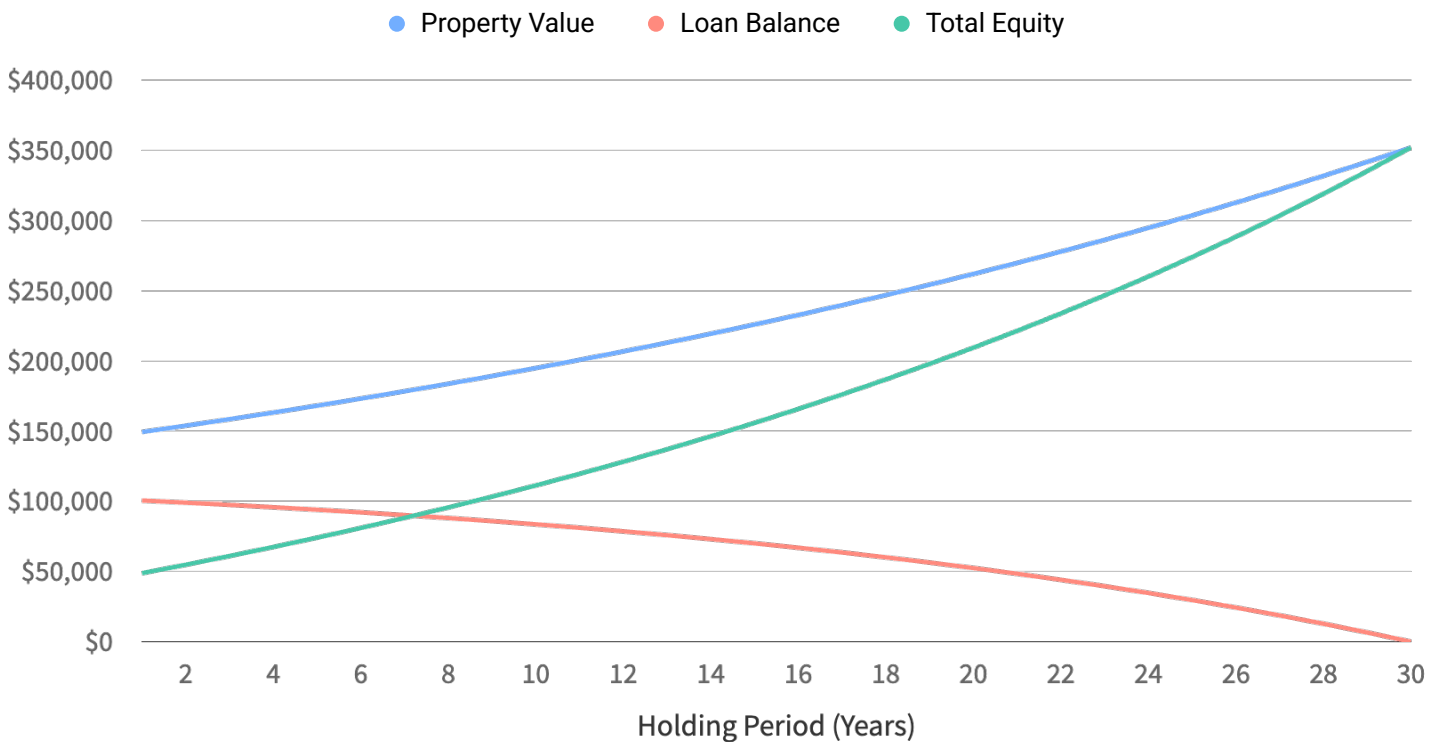
FINANCIAL RATIOS

Rent to Value:	1%	1%	1%	1%	1%	0.9%	0.8%
Gross Rent Multiplier:	8.03	8.11	8.19	8.35	8.77	9.66	10.66
Equity Multiple:	1.36	1.62	1.9	2.49	4.2	8.81	15.51
Break Even Ratio:	77.8%	77%	76.3%	75%	71.8%	66.4%	61.9%
Debt Coverage Ratio:	1.47	1.5	1.53	1.6	1.76	2.15	2.62
Debt Yield:	9.9%	10.3%	10.6%	11.5%	14.3%	27.7%	-

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

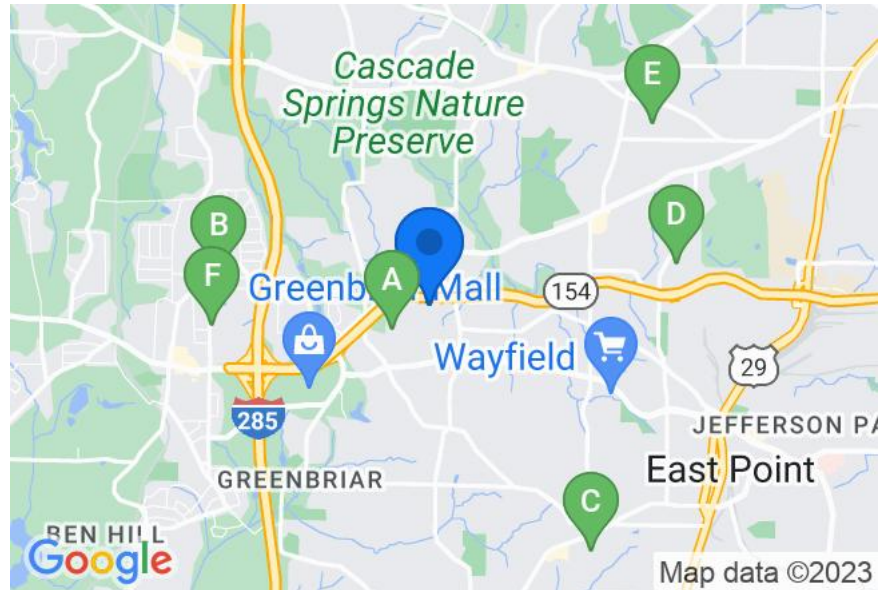
\$ 194,600 (\$ 160/sq.ft.)








\$ 150,000 - \$ 240,000

\$ 119/sq.ft. - \$ 229/sq.ft.

Estimated Property ARV Based on
Average Price/Sq.Ft.

\$ 168,000



Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
 2629 Bonnybrook Dr SW Atlanta, GA 30311	0 mi	House Built 1962	3	2	1,050	-	-
 2234 Maxwell Dr Sw Atlanta, GA 30311	0.33 mi	House Built 1962	3	2	1,050	\$ 240,000 \$ 229/sq.ft.	07/13/2023
 3531 Creighton Rd Sw Atlanta, GA 30331	1.58 mi	House Built 1959	3	2	1,332	\$ 171,100 \$ 128/sq.ft.	06/09/2023
 3109 Cloverhurst Cir East Point, GA 30344	2.17 mi	House Built 1953	3	2	1,155	\$ 150,000 \$ 130/sq.ft.	06/16/2023
 1745 Carter Cir East Point, GA 30344	1.85 mi	House Built 1952	3	1	1,156	\$ 210,500 \$ 182/sq.ft.	04/19/2023
 1875 Bayberry Dr Sw Atlanta, GA 30311	2.13 mi	House Built 1955	3	1	1,228	\$ 211,000 \$ 172/sq.ft.	06/09/2023
 2238 Barge Rd Sw Atlanta, GA 30331	1.62 mi	House Built 1958	3	2	1,556	\$ 185,000 \$ 119/sq.ft.	04/27/2023

Recent Comparable Rental Listings

Average Listed Rent

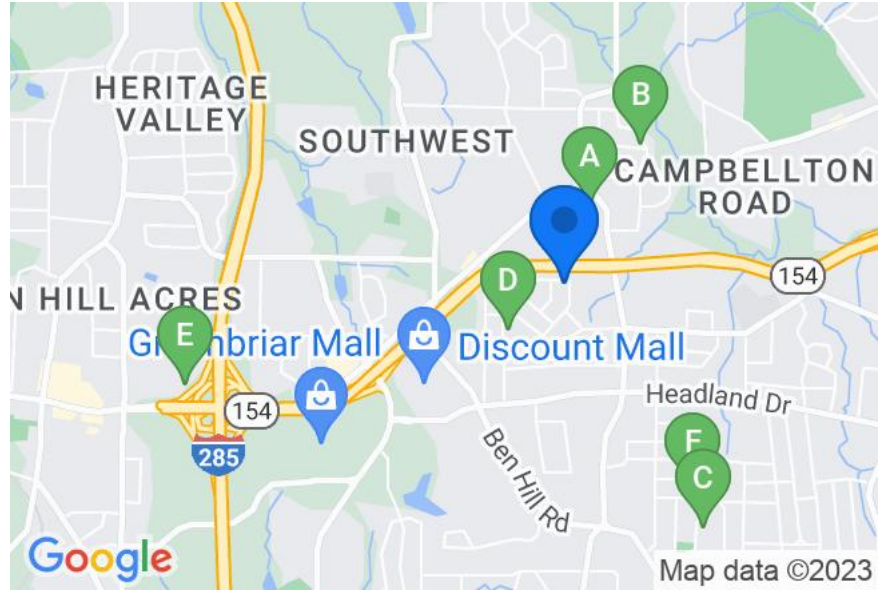
\$ 1,640 (\$ 1.52/sq.ft.)

\$ 1,500 - \$ 1,800

\$ 1.25/sq.ft. - \$ 1.66/sq.ft.

Estimated Property Rent Based on
Average Rent/Sq.Ft.

\$ 1,600



Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
● 2629 Bonnybrook Dr SW Atlanta, GA 30311	0 mi	House Built 1962	3	2	1,050	-	-
A 1977 Dodson Dr Sw Atlanta, GA 30311	0.3 mi	House Built 1955	3	2	1,008	\$ 1,575 \$ 1.56/sq.ft.	05/05/2023
B 1940 Windsor Dr Sw Atlanta, GA 30311	0.59 mi	House	3	2	1,000	\$ 1,500 \$ 1.50/sq.ft.	06/06/2023
C 2630 Harmony Way Atlanta, GA 30344	1.04 mi	House Built 1955	3	2	1,085	\$ 1,800 \$ 1.66/sq.ft.	04/14/2023
D 2232 Bonnybrook Way Sw Atlanta, GA 30311	0.27 mi	House Built 1959	3	1.5	1,092	\$ 1,650 \$ 1.51/sq.ft.	09/11/2023
E 3476 Meadowlane Pl Sw Atlanta, GA 30331	1.45 mi	House Built 1990	3	2	1,240	\$ 1,545 \$ 1.25/sq.ft.	06/06/2023
F 2485 Old Colony Rd East Point, GA 30344	0.91 mi	House	3	1	1,059	\$ 1,750 \$ 1.65/sq.ft.	07/09/2023

Property Photos



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