



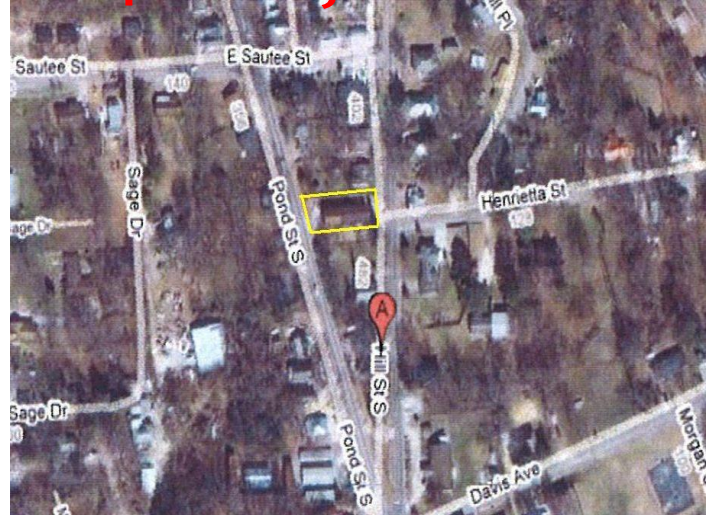
Prudential

Georgia Realty

INCOME PRODUCING
6 UNIT APARTMENT COMPLEX

12% CAP RATE
TOCCOA, GEORGIA –

REDUCED TO \$145,000!!!



Excellent Income Producing/Investment Opportunity in Northeast Georgia!!

Located in Toccoa, Georgia with double road frontage, this 2005 remodeled 6 Unit Apartment Complex offers immediate cash flow and minimal management. NEW roof, floors, kitchen cabinets, windows, carpet/floor coverings, exterior doors, plumbing, some interior doors, Hardy-Board siding, newly replaced appliances, and 3 of the 6 HVAC units are new. Owner has 3 other units available to replace the remaining 3 units. At below market rents (\$350/unit), this property is poised to appreciate. Total square footage of the complex is 5,184 with each 2 Bedroom / 1 ½ Bath unit consisting of 864 sq ft. each

Cash Flow	
Yearly Rental Income (6 units@ \$350)	\$ 25,200
Vacancy (7%)	\$ 1,764
Modified Gross Income	\$ 23,436
Insurance	\$ 1,615
Taxes (County/City)	\$ 1,232
Maintenance/Repairs	\$ 3,174
Total Expenses	\$ 6,021
Net Operating Income	\$ 17,414
Cap Rate	12%
Cash on Cash Return	24%

Purchase Analysis	
Purchase Price	\$ 145,000
Down Pmt 20%	\$ 29,000
Financed	\$ 116,000
Term	20
Interest Rate	6.00%
Monthly Payment	\$ 864
Yearly Payment	\$10,378
Estimated NOI	\$17,414
<less Yearly Payment>	\$10,378
ROI First Year	\$ 7,036

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Apartment Complex



Kitchen



Full Bathroom



Bedroom



Bedroom

Directions from Atlanta – Travel I-85 North to I-985. Follow I-985 through Gainesville. Note that once through Gainesville, I-985 becomes Hwy 365. After you enter Habersham County, drive approximately 22 miles until the Hwy 365/17/123 interchange. Veer right onto Hwy 17/123 towards Toccoa. Travel 9 miles to Mize Rd – turn left. Stay on Mize Rd for 2.3 miles and turn right on South Pond St. Travel on South Pond for 3/4 of a mile and turn right on South Hill Street...property will be 1/8 mile on left - 531 South Hill Street; Toccoa, Georgia 30577.