

Atlanta, Georgia Portfolio

Save big with this unique opportunity to invest in multiple Doorvest homes.

Doorvest - Advancing financial security for all.

Portfolio Overview

\$575,000

Recommended for Appreciation-Focused Investors



57 Macon PI SE Atlanta GA 30354

View Home Profile



2025 North Ave NW Atlanta GA 30318

View Home Profile

This portfolio consists of two strong properties in the Atlanta, Georgia MSA (Metropolitan Statistical Area). 57 Macon PI SE consists of 4 beds, 2 baths, and 1028 sqft and 2025 North Ave NW consists of 3 beds, 2 baths, and 1196 sqft. Both homes have undergone extensive renovations and are ready to purchase as a bundle.

Recent Market Highlights

- Zillow forecasts that the Atlanta, Georgia market will be one of the top performers in home valuation changes in 2023, heavily beating out large metropolitan areas on the east and west coasts! [Read More >](#)
- Atlanta Realtors published a December '22 market brief on January 25th, highlighting that "average and median sales prices continue to outpace 2021's figures, with positive gains." The median sales price in December '22 saw an increase of 3.5% YoY and average sales price increase of 4.4% YoY. The association forecasts that balanced conditions will present buyers with opportunities during the historically busy spring season. [Read More >](#)
- NAR (National Association of Realtors) positions Atlanta, Georgia as the #1 market to watch in 2023 as the only city out of 179 to beat out comparative national averages in all 10 economic indicators: "1) better housing affordability; 2) greater numbers of renters who can afford to buy a median-priced home; 3) stronger job growth; 4) faster growth of information industry jobs; 5) higher shares of the information industry in the respective local GDPs; 6) migration gains; 7) shares of workers teleworking; 8) faster population growth; 9) faster growth of active housing inventory; and 10) smaller housing shortages." [Read More >](#)

Renovation Highlights	57 Macon PI SE		2025 North Ave NW
	\$43,500	Renovation Cost	\$37,000
General Maintenance		Roof	General Maintenance
No Deficiencies		Foundation	No Deficiencies
Brand New		Water Heater	Brand New
Brand New		HVAC	Serviced Existing
Brand New		Appliances	Brand New
Brand New		Flooring	Brand New

Quick Financials	57 Macon PI SE		2025 North Ave NW
	4.12%	Cash on Cash Return	0.12%
	\$1,975	Year 1 Rent	\$1,850
	\$8,222	Appreciation	\$8,880
	7.10%	Cap Rate	6.02%

Combined	Cash on Cash	Year 1 Rent	Cashflow	Appreciation	Cap Rate
	2.04%	\$3,825/mo	\$262/mo	\$17,102	6.48%

Bundled Savings	Purchased in Bundle		Purchased Separately
	\$1,500	Property Reservation Fee	\$3,000 <b>(+\$1,500)</b>
	\$279,000	Purchase Price 57 Macon PI SE	\$282,272 <b>(+\$3,272)</b>
	\$296,000	Purchase Price 2025 North Ave NW	\$299,000 <b>(+\$3,000)</b>
	\$576,500	Total	\$584,272
	<b>\$7,772</b>	Immediate Savings	<b>\$0</b>

Detailed Financials

57 Macon PI SE Atlanta GA 30354

Financials

Includes Promotion Savings

Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$3,050	\$10,073	\$45,224	\$237,395
Appreciation	\$8,222	\$43,649	\$94,250	\$220,915
Equity Accumulation	\$2,088	\$12,062	\$29,162	\$87,766
Total	\$13,360	\$65,784	\$168,636	\$546,076

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow	\$3,050	\$3,339	\$9,704	\$28,397
Closing Costs	\$5,481	\$0	\$0	\$0
Cash Outlay	\$73,994	\$0	\$0	\$0
Cap Rate	7.10 %	7.39 %	9.73 %	16.57 %
Annual COC	4.12 %	4.51 %	13.12 %	38.38 %
Gross Yield	8.65 %	10.51 %	13.42 %	21.85 %
NOI Margin	82.11 %	74.79 %	77.08 %	80.61 %

Doorvest Projected Values

Cash Flow

Equity Buildup

Home Appreciation

Total Value

Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$1,975	\$2,401	\$3,064	\$4,991
Vacancy	\$0	-\$120	-\$153	-\$250
Credit Loss	\$0	-\$23	-\$29	-\$47
Total	\$1,975	\$2,258	\$2,882	\$4,694

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00%	\$1,367	\$1,367	\$1,367	\$1,367
Property Tax @ 1.00%	\$194	\$210	\$232	\$283
Insurance	\$100	\$102	\$105	\$110
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$198	\$240	\$306	\$499
Promotion Savings	-\$138	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$18
Repairs & Maintenance	\$0	\$43	\$45	\$50
Total	\$1,721	\$1,937	\$2,028	\$2,277

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$1,975	\$2,258	\$2,882	\$4,694
Total Monthly Expenses	\$1,721	\$1,937	\$2,028	\$2,277
Total	\$254	\$278	\$809	\$2,366

Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx\$228.38

2025 North Ave NW Atlanta GA 30318

Financials

Includes Promotion Savings

Estimated Profits

	Year 1	Year 5	Year 10	Year 20
Cash Flow	\$94	-\$4,630	\$13,987	\$164,694
Appreciation	\$8,880	\$47,145	\$101,799	\$238,609
Equity Accumulation	\$2,255	\$13,028	\$31,496	\$94,793
Total	\$11,229	\$55,543	\$147,282	\$498,096

Estimated Summary

	Year 1	Year 5	Year 10	Year 20
Annual Cash Flow	\$94	\$291	\$6,211	\$23,625
Closing Costs	\$5,920	\$0	\$0	\$0
Cash Outlay	\$79,920	\$0	\$0	\$0
Cap Rate	6.02 %	6.26 %	8.27 %	14.17 %
Annual COC	0.12 %	0.36 %	7.77 %	29.56 %
Gross Yield	7.50 %	9.12 %	11.63 %	18.95 %
NOI Margin	80.26 %	73.01 %	75.57 %	79.51 %

Doorvest Projected Values

Cash Flow

Equity Buildup

Home Appreciation

Total Value

Estimated Monthly Income

	Year 1	Year 5	Year 10	Year 20
Monthly Income	\$1,850	\$2,249	\$2,870	\$4,675
Vacancy	\$0	-\$112	-\$143	-\$234
Credit Loss	\$0	-\$21	-\$27	-\$44
Total	\$1,850	\$2,115	\$2,699	\$4,397

Estimated Monthly Expenses

	Year 1	Year 5	Year 10	Year 20
Mortgage @ 7.00%	\$1,477	\$1,477	\$1,477	\$1,477
Property Tax @ 1.00%	\$210	\$227	\$251	\$305
Insurance	\$100	\$102	\$105	\$110
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$185	\$225	\$287	\$467
Promotion Savings	-\$129	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$18
Repairs & Maintenance	\$0	\$43	\$45	\$50
Total	\$1,842	\$2,048	\$2,136	\$2,378

Estimated Monthly Cash Flow

	Year 1	Year 5	Year 10	Year 20
Total Monthly Income	\$1,850	\$2,115	\$2,699	\$4,397
Total Monthly Expenses	\$1,842	\$2,048	\$2,136	\$2,378
Total	\$8	\$24	\$518	\$1,969

Recommended Monthly Reserve

We recommend you save the below amount for future Capital Expenditures. Reserves are not included in cash flow, cash on cash, nor CAP rate numbers.

CapEx\$246.67

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