

Atlanta, Georgia Portfolio

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

Doorvest - Advancing financial security for all.

Portfolio Overview

\$511,500

Recommended for all investors



6255 Creekford Ln Lithonia GA 30058

View Individual Home Profile



6818 Charles Dr Morrow GA 30260

View Individual Home Profile

This portfolio consists of two strong properties in the Atlanta, Georgia MSA (Metropolitan Statistical Area). 6255 Creekford Ln consists of 4 beds, 2.5 baths, and 1248 sqft and 6818 Charles Dr consists of 3 beds, 2 baths, and 1460 sqft. **Collectively, this portfolio has had over \$63,000 in extensive renovations completed and these homes are ready to purchase with immediate savings as a bundle!**

Renovation Highlights

6255 Creekford Ln

6818 Charles Dr

\$10,000

Renovation Cost

\$53,200

General Maintenance

Roof

General Maintenance

No Deficiencies

Foundation

No Deficiencies

Existing

Water Heater

Existing

Serviced

HVAC

New

New

Appliances

New

New

Flooring

New

Quick Financials

6255 Creekford Ln

6818 Charles Dr

8.06%

Cash on Cash Return

6.29%

\$1,875

Rent

\$1,770

\$7,260

Appreciation

\$8,085

8.16%

Cap Rate

7.69%

Year 1 Combined

CoC

Rent

Cash Flow

Appreciation

Cap Rate

7.13%

\$3,645/mo

\$820/mo

\$15,345

6.50%

Bundled Savings

Purchased in Bundle

Purchased Separately

\$1,500

Property Reservation Fee

\$3,000
(+\$1,500)

\$242,000

Purchase Price

\$246,797
(+\$4,797)

\$269,500

Purchase Price

\$276,033
(+\$6,533)

\$513,000

Total

\$525,830

\$11,330

Immediate Savings

\$0

Detailed Financials

6255 Creekford Ln Lithonia GA 30058

Home Financial Perks



DV Boost

\$300/mo in Cashflow

Add an extra \$300 per month to your monthly cash flow for the first year and \$150 per month in the second year!



Reduced Service Fee

Save \$1,575 in Year 1

This home's property management costs have been reduced from 10% down to 3.0% for year 1.



Year 1 Rent

\$1,875

Rent Range: \$1,675 — \$1,875

Doorvest will aim to get a lease signed in the above rental range. Doorvest guarantees your rent in the case of vacancy and non-payment for the first 3 months.

In the case that your home is leased for less than the guaranteed amount of \$1,875, Doorvest will cover the difference for 12 months as long as your rent is received.

Profits

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4
Cash Flow	\$5,268	\$5,982	\$5,795	\$6,555
Appreciation	\$7,260	\$14,738	\$22,440	\$30,373
Equity Accumulation	\$1,844	\$3,821	\$5,940	\$8,213
Total	\$14,372	\$24,541	\$34,176	\$45,141

Summary Financials

	Year 1	Year 2	Year 3	Year 4
Annual Cash Flow	\$5,268	\$714	-\$187	\$760
Closing Costs	\$4,840	\$0	\$0	\$0
Cash Outlay	\$65,340	\$0	\$0	\$0
Cap Rate	8.16 %	6.49 %	6.12 %	6.51 %
Annual COC	8.06 %	1.09 %	-0.29 %	1.16 %
Gross Yield	9.30 %	9.76 %	10.25 %	10.76 %
NOI Margin	75.70 %	65.38 %	63.47 %	64.34 %

Monthly Income

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4
Monthly Income	\$1,875	\$1,969	\$2,067	\$2,171
DV Boost Income	\$300	\$150	\$0	\$0
Vacancy	\$0	-\$98	-\$103	-\$109
Credit Loss	\$0	-\$19	-\$20	-\$21
Total	\$2,175	\$2,002	\$1,944	\$2,041

Monthly Expenses

Reduced Service Fee Applied

	Year 1	Year 2	Year 3	Year 4
Mortgage @ 7.00%	\$1,208	\$1,208	\$1,208	\$1,208
Property Tax @ 1.88%	\$322	\$329	\$335	\$342
Est. Insurance	\$150	\$151	\$152	\$152
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$188	\$197	\$207	\$217
Reduced Service Fee	-\$131	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$17
Repairs & Maintenance	\$0	\$42	\$42	\$43
Total	\$1,736	\$1,900	\$1,918	\$1,936

Monthly Cash Flow By Year

	Year 1	Year 2	Year 3	Year 4
Total Monthly Income	\$2,175	\$2,002	\$1,944	\$2,041
Total Monthly Expenses	\$1,736	\$1,900	\$1,918	\$1,936
Total	\$439	\$59	-\$16	\$63

6818 Charles Dr Morrow GA 30260

Home Financial Perks



DV Boost

\$300/mo in Cashflow

Add an extra \$300 per month to your monthly cash flow for the first year and \$150 per month in the second year!



Reduced Service Fee

Save \$1,486.80 in Year 1

This home's property management costs have been reduced from 10% down to 3.0% for year 1.



Year 1 Rent

\$1,770

Rent Range: \$1,570 — \$1,770

Doorvest will aim to get a lease signed in the above rental range. Doorvest guarantees your rent in the case of vacancy and non-payment for the first 3 months.

In the case that your home is leased for less than the guaranteed amount of \$1,770, Doorvest will cover the difference for 12 months as long as your rent is received.

Profits

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4
Cash Flow	\$4,575	\$4,740	\$3,984	\$4,153
Appreciation	\$8,085	\$16,413	\$24,990	\$33,825
Equity Accumulation	\$2,053	\$4,255	\$6,616	\$9,147
Total	\$14,713	\$25,408	\$35,590	\$47,124

Summary Financials

	Year 1	Year 2	Year 3	Year 4
Annual Cash Flow	\$4,575	\$165	-\$756	\$168
Closing Costs	\$5,390	\$0	\$0	\$0
Cash Outlay	\$72,765	\$0	\$0	\$0
Cap Rate	7.69 %	6.23 %	5.89 %	6.24 %
Annual COC	6.29 %	0.23 %	-1.04 %	0.23 %
Gross Yield	7.88 %	8.28 %	8.69 %	9.12 %
NOI Margin	83.38 %	73.77 %	72.13 %	72.71 %

Monthly Income

DV Boost Applied

	Year 1	Year 2	Year 3	Year 4
Monthly Income	\$1,770	\$1,859	\$1,951	\$2,049
DV Boost Income	\$300	\$150	\$0	\$0
Vacancy	\$0	-\$93	-\$98	-\$102
Credit Loss	\$0	-\$18	-\$19	-\$19
Total	\$2,070	\$1,898	\$1,835	\$1,927

Monthly Expenses

Reduced Service Fee Applied

	Year 1	Year 2	Year 3	Year 4
Mortgage @ 7.00%	\$1,345	\$1,345	\$1,345	\$1,345
Property Tax @ 1.00%	\$191	\$195	\$199	\$203
Est. Insurance	\$100	\$100	\$101	\$102
HOA	\$0	\$0	\$0	\$0
Servicing Fee @ 10%	\$177	\$186	\$195	\$205
Reduced Service Fee	-\$124	\$0	\$0	\$0
Turnover	\$0	\$17	\$17	\$17
Repairs & Maintenance	\$0	\$42	\$42	\$43
Total	\$1,689	\$1,842	\$1,856	\$1,871

Monthly Cash Flow By Year

	Year 1	Year 2	Year 3	Year 4
Total Monthly Income	\$2,070	\$1,898	\$1,835	\$1,927
Total Monthly Expenses	\$1,689	\$1,842	\$1,856	\$1,871
Total	\$381	\$14	-\$63	\$14

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