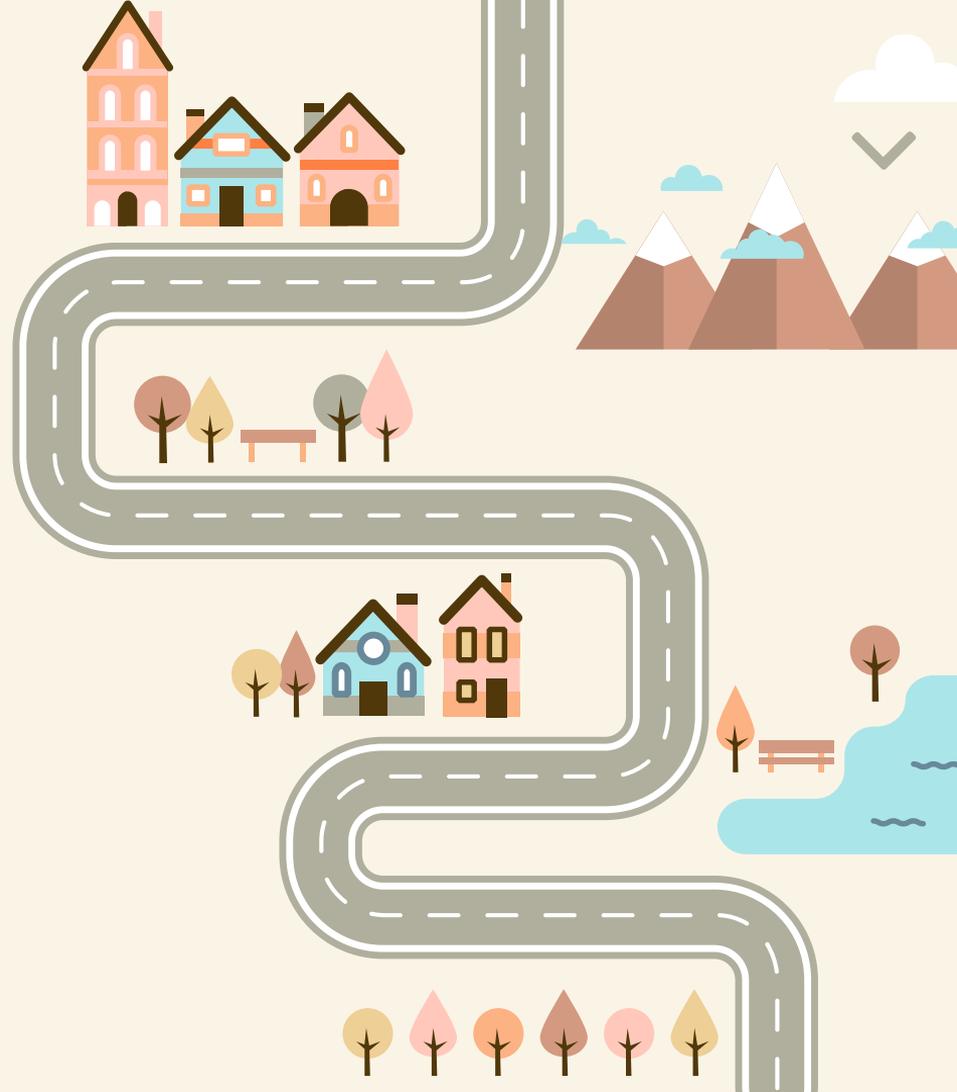


Calhoun, Georgia

An Investment Analysis

Prepared 8/10/23



Why Calhoun?

1

Location

Nestled between Chattanooga TN and Atlanta GA, Calhoun is just an hour away from TWO major southeast business hubs.

2

Major Employers

Calhoun is the textile capital of the US, supporting several large manufacturers. The local hospital/medical field is quickly developing too!

3

Quality Construction Potential for Appreciation

Millions of \$ being poured into new construction in the area. These major companies see potential for growth, and you could get in on it!

4

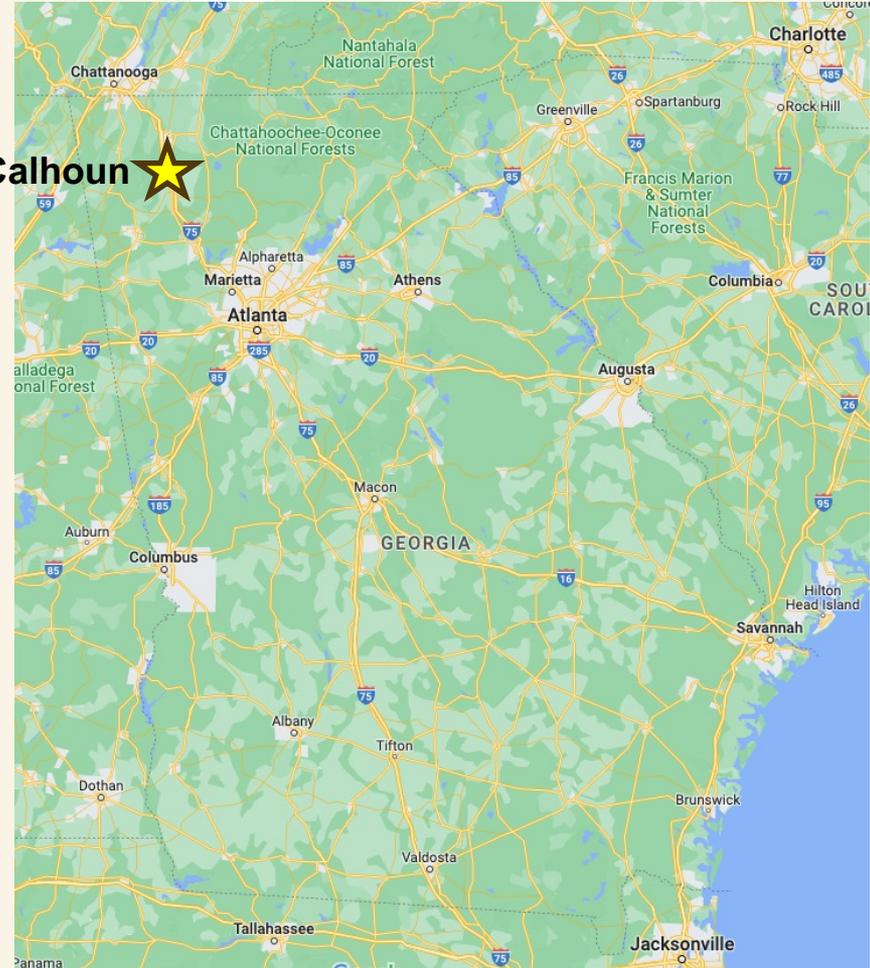
With high demand properties starting in the 200s, Calhoun offers a unique opportunity for investment that just can't be found in other areas.



Location

- Right off I-75 between Chattanooga and Atlanta.
- Great schools perfect for families
- Fun activities in the area
 - Calhoun Rock Garden
 - Fields Ferry Golf Club – Public!
 - New Echota State Historical Site
 - Copper Creek Farm
- Population 17k in 2020, 18k in 2022

Calhoun 



Calhoun Rock Garden

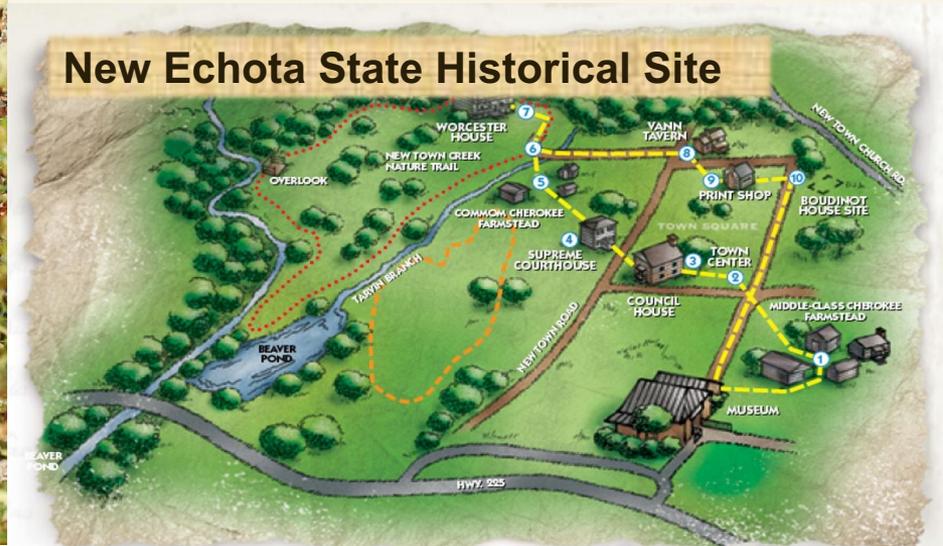
Points of Interest



Fields Ferry Golf Club



New Echota State Historical Site



Major Employers



INDUSTRIES, INC.

Large flooring company
with 42k employees
headquartered in Calhoun.
Over \$11B in annual
revenue.

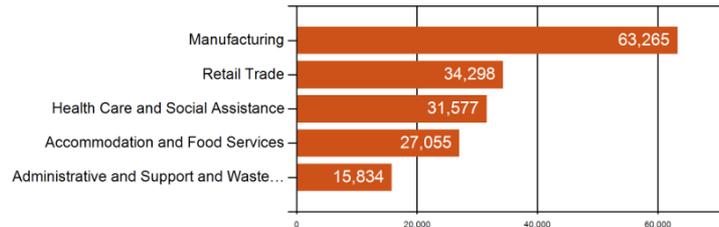


Floor mat company
headquartered in Calhoun that
employs ~1000 residents.



Major health provider in
Calhoun with 32k employees
across NW Georgia.

Top Industries by Employment



*1226 Industries (1179 Private)
providing 24119 Jobs in Gordon County &
increasing! Full Report at
www.tinyurl.com/JobsGordon*

Example Property



- 122 Mill Pond Ln
- 3 bed 2.5 bath 2000 sq ft on 0.06 acres
- Sold for \$259,900 on 8/01
- On market by 8/11 @ \$1995 a month rent
- 4 applications by 8/16, accepted



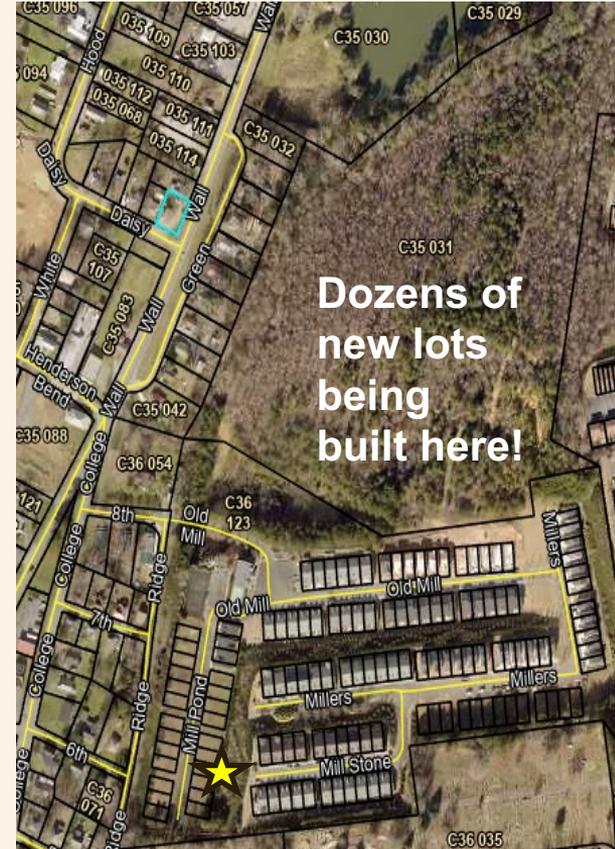
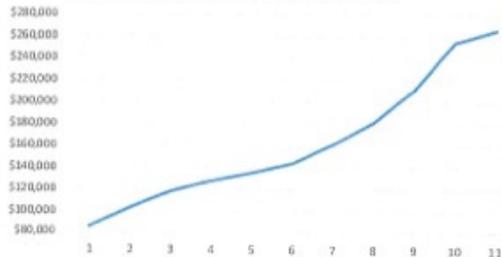
Potential



Calhoun Georgia Median Sales Price Trend

Month/Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Jan	\$102,000	\$100,750	\$99,000	\$104,875	\$116,297	\$132,500	\$148,445	\$168,000	\$171,000	\$239,419	\$220,000
Feb	\$70,000	\$114,500	\$115,622	\$129,000	\$143,000	\$138,260	\$159,000	\$160,000	\$199,900	\$232,690	\$275,000
Mar	\$73,500	\$89,950	\$109,725	\$109,950	\$124,900	\$139,900	\$145,000	\$155,765	\$192,000	\$241,250	\$262,500
Apr	\$73,000	\$99,900	\$96,500	\$123,000	\$123,000	\$149,945	\$152,900	\$174,900	\$188,990	\$262,500	\$276,900
May	\$80,000	\$107,450	\$115,500	\$122,000	\$138,000	\$141,000	\$159,900	\$177,950	\$209,900	\$242,250	\$265,000
Jun	\$74,000	\$120,000	\$123,500	\$126,875	\$143,500	\$148,495	\$163,900	\$173,245	\$243,520	\$259,675	\$284,900
Jul	\$109,250	\$112,250	\$122,950	\$143,450	\$160,500	\$144,900	\$160,000	\$194,900	\$237,450	\$249,900	\$278,785
Aug	\$70,950	\$88,950	\$140,900	\$134,800	\$138,000	\$145,000	\$162,490	\$179,900	\$225,000	\$275,000	
Sep	\$90,000	\$101,450	\$106,500	\$133,700	\$129,950	\$149,000	\$155,250	\$183,000	\$228,000	\$264,000	
Oct	\$113,450	\$88,750	\$120,250	\$128,900	\$141,900	\$155,000	\$176,500	\$215,950	\$202,000	\$264,000	
Nov	\$90,950	\$92,900	\$138,950	\$135,000	\$141,000	\$139,750	\$166,500	\$201,450	\$206,500	\$260,000	
Dec	\$74,700	\$118,000	\$114,500	\$135,950	\$124,850	\$138,990	\$180,000	\$188,000	\$229,000	\$277,500	
Average	\$85,150	\$102,904	\$116,991	\$127,292	\$135,408	\$143,562	\$160,824	\$181,088	\$211,105	\$255,349	\$266,155
% Change		20.85%	13.69%	8.80%	6.38%	6.02%	12.02%	12.60%	16.58%	20.96%	4.23%

Calhoun Median Sales Price 2013 to 2023



Dozens of new lots being built here!

Potential Returns

5 year Return Projected to be 48.15 %



Purchase Price:	\$ 280,000.00	Annual increase in Home Value:	5.50%	Annual Increase in Rents:	2.5%
% Down:	100.00%	Annual Taxes (Estimate):	0.85%	New Tenant Leasing Costs %:	75.0%
Interest Rate:	8.00%	Insurance (Estimate):	0.30%	Management Fee:	8.0%
Closing Costs %:	1.00%	Down Payment:	\$ 280,000.00	Vacancy (estimate):	3.0%
Improvements /rehab:	\$ 2,250.00	Closing Costs+Rehab:	\$ 5,000.00	Repairs (estimate):	3.0%
HOA Dues Annually:	\$ 1,620.00	Initial Investment:	\$ 287,250.00	Years tenants stay (estimate)	3
Monthly Rent Year 1:	\$ 2,100.00	Loan Amount:	\$ -		

Return on Investment and Equity Sheet

Year 1							Year 1	Year 1	Year 1	Year 1	Year 1
Home Value	Monthly Mortgage	Monthly Taxes	Monthly Insurance	HOA Monthly	Monthly PITI+HOA	Annual Payments	Annual Net Cash Return	Cash ROI	Increase in Equity	Total Value	Total Return on Initial Investment
\$ 282,250.00	\$ 0.00	\$ 199.93	\$ 70.56	\$ 135.00	\$ 405.49	\$ 4,865.88	\$ 15,314.29	5.33%	\$ 15,523.75	\$ 30,838.04	10.74%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM		Year 1 Day 1 Equity		Year 1 Cash Return on Equity		
\$ 2,100.00	\$ 24,444.00	\$ 1,575.00	\$ 1,955.52	\$ 733.32		\$ 20,180.16	\$ 287,250.00		5.33%		

Year 5							Year 5	Year 5	Year 5	Year 5	Year 5
Home Value	Monthly Mortgage	Monthly Taxes	Monthly Insurance	HOA Monthly	Monthly PITI+HOA	Annual Payments	Annual Net Cash Return	Cash ROI	Increase in Equity	Total Value	Total Return on Initial Investment
\$ 349,658.26	\$ 0.00	\$ 247.67	\$ 87.41	\$ 135.00	\$ 470.09	\$ 5,641.07	\$ 17,793.05	6.19%	\$ 19,231.20	\$ 37,024.26	12.89%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM		Year 5 Day 1 Equity		Year 5 Cash Return on Equity		
\$ 2,318.01	\$ 26,981.60	\$ 579.50	\$ 2,158.53	\$ 809.45		\$ 23,434.12	\$ 354,658.26		5.02%		

After 5 years if you sell the home - estimated ROI

Sales Price	6.5% Marketing Costs	Estimated Closing Costs Paid 1%	Loan Balance	Cash at Closing	Cash Returns over 5 years	5 year Return on \$287,250	\$425,550
\$368,889	\$23,978	\$3,689	\$0	\$341,223	\$84,327	Net increase in \$\$\$	\$138,300

Projected Appreciation

Zillow

From 7/23 to 7/24

Calhoun	8.1%
Cartersville	5.8%
Dallas	5.1%



Thanks!

Have any questions? Don't
hesitate to contact me!

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