



Cartersville

Georgia
Investment Analysis

Prepared 8/10/23



Why Cartersville?

- Quality New Construction
- Strong Demand
- Less than an hour from Chattanooga TN, while still being just over an hour from Atlanta GA
- Ease of Renting
- Quality Property Management
- Major Employers
- Potential for Appreciation



Copyright 5 per ling's BestPlaces

Great Location



OFF OF I75 BETWEEN
ATLANTA AND
CHATTANOOGA



UNDER AN HOUR
(38 MILES) TO
HARTSFIELD
JACKSON AIRPORT



ABOUT 45 MINUTES
TO THE CITY



TONS TO DO



MAJOR EMPLOYERS



POPULATION 24000
IN 2020

CARTERSVILLE

Attractions



Booth Western Art Museum



Tellus Science Museum



Etowah Indian Mounds State Historic Site



Old Car City USA



World's First Coca-Cola Outdoor Wall Advertisement



Rose Lawn Museum



Historic Cartersville



Bartow History Museum



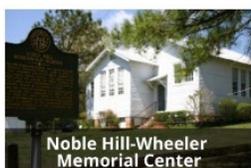
Pettit Creek Farms



Euharlee Covered Bridge and History Museum



Theaters & Cinema



Noble Hill-Wheeler Memorial Center



Historic Adairsville



Historic Kingston



Savoy Automobile Museum



Art in Bartow



Photo Ops & Film Locations



Wineries & Tasting Rooms



TELLUS SCIENCE MUSEUM



BOOTH WESTERN ART MUSEUM



LAKEPOINT SPORTS



ALLATOONA LAKE



BARNSLEY RESORT



CLARENCE BROWN CONFERENCE CENTER



GEORGE WASHINGTON CARVER PARK



CHEF-OWNED RESTAURANTS

Points Of Interest:

<https://visitcartersvillega.org/attractions/>

CARTERSVILLE



[.us](http://www.shaw.com)

BARTOW COUNTY SCHOOL SYSTEM
 65 Gilreath Road, NW, Cartersville, GA 30122
 www.bartow.k12.ga.us • 770-606-5800

NOW HIRING

APPLY: www.bartow.k12.ga.us

- TRANSPORTATION (BUS DRIVERS)
- PARAPROFESSIONALS
- CUSTODIANS

APPLY TODAY!

Apply in person ANY Tuesday, 8:30 a.m.

- SUBSTITUTES
 - Classroom
 - Nurses
 - Custodians

BE A PART OF THE GREAT THINGS HAPPENING IN THE BARTOW COUNTY SCHOOL SYSTEM



Major Employers Over 30
 employing more than 250
 employees each:

https://locationofchoice.com/index.php/regional_data/major_employers

CARTERSVILLE

Sample Investment Property



151 Verona
Drive



4 bedroom 3
Bath Ranch



Brand New
Construction

18,000 sq ft lot

\$367,000 Sale
Price

Closed June
2022

HOA is \$44 a
month

Property Taxes
estimated to be
\$300 a month

Rented in 10
Days for \$2300



Purchase Price:	\$ 360,000.00	Annual Increase in Home Value:	4.00%	Annual Increase in Rents:	2.5%
% Down:	100.00%	Annual Taxes (Estimate):	0.85%	New Tenant Leasing Costs %:	75.0%
Interest Rate:	7.50%	Insurance (Estimate):	0.30%	Management Fee:	8.0%
Closing Costs %:	0.00%	Down Payment:	\$ 360,000.00	Vacancy (estimate):	3.0%
Improvements /rehab:	\$ 1,500.00	Closing Costs+Rehab:	\$ 5,000.00	Repairs (estimate):	3.0%
HOA Dues Annually:	\$ 480.00	Initial Investment:	\$ 366,500.00	Years tenants stay (estimate)	3
Monthly Rent Year 1:	\$ 2,100.00	Loan Amount:	\$ -		

Return on Investment and Equity Shee

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
\$ 361,500.00	\$ 0.00	\$ 256.06	\$ 90.38	\$ 40.00	\$ 386.44	\$ 4,637.25	\$ 15,542.91	4.24%	\$ 14,460.00	\$ 30,002.91	8.19%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM	\$ 20,180.16	Year 1 Day 1 Equity	\$ 366,500.00	Year 1 Cash Return on Equity		4.24%
\$ 2,100.00	\$ 24,444.00	\$ 1,575.00	\$ 1,955.52	\$ 733.32							

Year 2							Year 2	Year 2	Year 2	Year 2	Year 2
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
\$ 375,960.00	\$ 0.00	\$ 266.31	\$ 93.99	\$ 40.00	\$ 400.30	\$ 4,803.54	\$ 16,957.37	4.63%	\$ 15,038.40	\$ 31,995.77	8.73%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM	\$ 21,760.91	Year 2 Day 1 Equity	\$ 380,960.00	Year 2 Cash Return on Equity		4.45%
\$ 2,152.50	\$ 25,055.10	\$ 538.13	\$ 2,004.41	\$ 751.65							

Year 3							Year 3	Year 3	Year 3	Year 3	Year 3
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
\$ 390,998.40	\$ 0.00	\$ 276.96	\$ 97.75	\$ 40.00	\$ 414.71	\$ 4,976.48	\$ 17,328.46	4.73%	\$ 15,639.94	\$ 32,968.39	9.00%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM	\$ 22,304.94	Year 3 Day 1 Equity	\$ 395,998.40	Year 3 Cash Return on Equity		4.38%
\$ 2,206.31	\$ 25,681.48	\$ 551.58	\$ 2,054.52	\$ 770.44							

Year 4							Year 4	Year 4	Year 4	Year 4	Year 4
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
\$ 406,638.34	\$ 0.00	\$ 288.04	\$ 101.66	\$ 40.00	\$ 429.70	\$ 5,156.34	\$ 17,706.22	4.83%	\$ 16,265.53	\$ 33,971.75	9.27%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM	\$ 22,862.56	Year 4 Day 1 Equity	\$ 411,638.34	Year 4 Cash Return on Equity		4.30%
\$ 2,261.47	\$ 26,323.51	\$ 565.37	\$ 2,105.88	\$ 789.71							

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
\$ 422,903.87	\$ 0.00	\$ 299.56	\$ 105.73	\$ 40.00	\$ 445.28	\$ 5,343.39	\$ 18,090.73	4.94%	\$ 16,916.15	\$ 35,006.88	9.55%
Monthly Rent Rate	Annual Rents Collected	New Tenant Leasing Fee	Management Fees	Annual Repairs	Annual Draw from NWAPM	\$ 23,434.12	Year 5 Day 1 Equity	\$ 427,903.87	Year 5 Cash Return on Equity		4.23%
\$ 2,318.01	\$ 26,981.60	\$ 579.50	\$ 2,158.53	\$ 809.45							

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 \$366,500	\$492,459 134.37%
\$439,820	\$28,588	\$4,398	\$0	\$406,834	\$85,626		

The Nitty Gritty Numbers

Feel Free to Ask for you professional analysis

Date		Purchase	Current	Est Taxes,		Monthly	Time	Current	\$ Equity
Purchased	Address	Price	Rent	HOA, &	Mgt	Net	Owned	Value (est)	Growth
				Insurance	Fee				
5/20/15	102 Nathan	\$235,000	\$2,800	\$400	\$280	\$2,120	7.8	\$596,000	\$361,000
5/20/15	36 Howard	\$130,260	\$2,000	\$300	\$200	\$1,500	7.8	\$325,000	\$194,740
9/13/15	155 Pebble	\$130,260	\$2,300	\$400	\$230	\$1,670	7.4	\$525,000	\$394,740
12/17/15	613 Stonehurst	\$196,505	\$2,125	\$350	\$213	\$1,563	7.2	\$425,000	\$228,495
12/29/15	609 Stonehurst	\$202,000	\$2,200	\$350	\$220	\$1,630	7.2	\$430,000	\$228,000
2/25/16	224 Providence*	\$218,337	\$2,100	\$320	\$210	\$1,570	7.0	\$445,000	\$226,663
6/8/16	614 Royal Crest	\$215,800	\$2,200	\$370	\$220	\$1,610	6.7	\$431,000	\$215,200
12/12/16	17 Wesley Drew	\$154,208	\$2,000	\$300	\$200	\$1,500	6.2	\$332,000	\$177,792
12/27/16	13 Wesley Drew	\$150,200	\$2,000	\$300	\$200	\$1,500	6.2	\$330,000	\$179,800
4/28/17	135 Manning	\$330,200	\$2,600	\$400	\$260	\$1,940	5.8	\$650,000	\$319,800
9/22/17	120 Burnett	\$313,050	\$2,500	\$400	\$250	\$1,850	5.4	\$580,000	\$266,950
7/18/18	87 Possum Creek	\$218,000	\$2,100	\$340	\$210	\$1,550	4.6	\$388,000	\$170,000
11/18/19	32 Clydesdale	\$225,125	\$1,800	\$300	\$180	\$1,320	3.3	\$325,000	\$99,875
12/13/19	129 Couper	\$208,600	\$1,775	\$300	\$178	\$1,298	3.2	\$360,000	\$151,400
11/9/20	507 West Main	\$247,500	\$2,100	\$300	\$210	\$1,590	2.3	\$360,000	\$112,500
3/25/21	208 Catania Way	\$276,900	\$1,950	\$300	\$195	\$1,455	1.9	\$355,000	\$78,100
4/12/21	411 Nola Court	\$264,900	\$1,900	\$400	\$190	\$1,310	1.9	\$375,000	\$110,100
4/28/21	108 Squarewood	\$189,900	\$1,725	\$300	\$173	\$1,253	1.8	\$300,000	\$110,100
4/30/21	100 Squarewood	\$189,900	\$1,725	\$300	\$173	\$1,253	1.8	\$300,000	\$110,100
4/30/21	304 Pescara	\$274,900	\$1,800	\$300	\$180	\$1,320	1.8	\$345,000	\$70,100
5/7/21	160 Innisbrook	\$260,900	\$1,950	\$300	\$195	\$1,455	1.8	\$305,000	\$44,100
5/13/21	228 Grand Central	\$208,900	\$1,725	\$350	\$173	\$1,203	1.8	\$310,000	\$101,100
5/13/21	236 Grand Central	\$212,900	\$1,725	\$350	\$173	\$1,203	1.8	\$310,000	\$97,100
5/21/21	226 Grand Central	\$211,900	\$1,725	\$350	\$173	\$1,203	1.8	\$310,000	\$98,100
5/26/21	408 Nola	\$269,900	\$2,000	\$400	\$200	\$1,400	1.7	\$340,000	\$70,100
5/27/21	174 Innis Brook	\$263,900	\$1,950	\$400	\$195	\$1,355	1.7	\$305,000	\$41,100
5/28/21	410 Nola	\$269,900	\$2,000	\$400	\$200	\$1,400	1.7	\$340,000	\$70,100
9/23/21	508 Artena	\$319,900	\$2,000	\$400	\$200	\$1,400	1.4	\$375,000	\$55,100
11/8/21	603 Revenna	\$320,900	\$2,000	\$400	\$200	\$1,400	1.3	\$375,000	\$54,100
2/23/22	229 San Marino	\$330,900	\$1,900	\$375	\$190	\$1,335	1.0	\$380,000	\$49,100
3/28/22	145 Verona	\$353,900	\$2,100	\$400	\$210	\$1,490	0.9	\$390,000	\$36,100
5/1/22	151 Verona	\$367,900	\$2,300	\$400	\$230	\$1,670	0.8	\$398,000	\$30,100
11/7/22	121 Andria	\$360,900	\$2,100	\$400	\$210	\$1,490	0.3	\$370,000	\$9,100
11/8/22	159 Siena	\$384,000	\$2,100	\$400	\$210	\$1,490	0.3	\$395,000	\$11,000
		\$8,508,245				\$50,293		\$13,080,000	\$4,571,755

How Our Investors Have Fared in the past 8 Years! Appreciation is 50%+