

Dargan Place Apartments

Atlanta, GA



\$828,000 - 18 Units

Troy L. Ellis
Senior Associate
3390 Peachtree Road, N.E.
Suite #1200
Atlanta, GA 30326
404-812-4043 (tel)
678-623-5757 (fax)
troy.ellis@naibg.com



R. Todd Ellis
Vice President
3390 Peachtree Road, N.E.
Suite #1200
Atlanta, GA 30326
404-812-4009 (tel)
404-816-3939 (fax)
tellis@naibg.com

Exclusive Listing

Financial Summary

SUMMARY

Price		\$828,000
Down Payment	20%	\$165,600
Number of Units		18
Price/Unit		\$46,000
Rentable Square Feet		12,792
Price/Square Foot		\$64.73
Current CAP Rate		8.62%
Pro Forma CAP Rate		9.95%
Current GRM		6.91
Pro Forma GRM		6.13
Current Net Cash Flow After Debt Service	11.6%	\$19,159
Pro Forma Net Cash Flow After Debt Service	18.3%	\$30,223
Year Built		1962
Lot Size (Acres)		0.62

LOCATION

Located at 443 Dargan Place in Atlanta, GA.

FINANCING SUMMARY

Proposed fully amortizing loan with an 80% Loan-to-Value (LTV), 6.87% Fixed Interest Rate for 10-Years, 30-Year Amortization and a 30-Year Term.

As loan information is time sensitive and subject to market fluctuations, we recommend that you verify quoted terms by contacting our local NAI Brannen Goddard representative to discuss possible financing scenarios.



ANNUALIZED OPERATING DATA

INCOME		<u>CURRENT</u>	<u>PRO FORMA</u>
All Units at Current Market Rent		\$135,180	\$135,180
Less: Loss to Lease	11.3%	(\$15,300)	2.0% (\$2,704)
Gross Potential Rent		\$119,880	\$132,476
Other Income		\$2,400	\$2,400
Gross Potential Income		\$122,280	\$134,876
Less: Vacancy	11.0%	(\$13,200)	8.0% (\$10,598)
Effective Gross Income		\$109,080	\$124,278
Less: Operating Expenses	30.9%	(\$37,730)	31.0% (\$41,864)
Net Operating Income		\$71,350	\$82,414
Debt Service		(\$52,191)	(\$52,191)
Pre Tax Cash Flow	11.6%	\$19,159	18.3% \$30,223
Plus Principal Reduction	4.2%	\$6,899	4.2% \$6,899
Total Return Before Taxes	15.7%	\$26,058	22.4% \$37,122

ANNUALIZED EXPENSES

EXPENSES	<u>CURRENT</u>	<u>PRO FORMA</u>
Real Estate Taxes	\$5,616	\$9,500
Insurance	\$5,054	\$5,054
Miscellaneous	\$500	\$500
Trash Disposal	\$1,500	\$1,500
Admin / Prof. / Legal	\$2,000	\$1,200
Maintenance & Repairs	\$12,000	\$13,050
Pest Control	\$1,440	\$1,440
Utilities	\$2,420	\$2,420
Water/Sewer	\$7,200	\$7,200
Total Expenses	\$37,730	\$41,864
Per Unit	\$2,096	\$2,326
Per Net Sq.Ft.	\$2.95	\$3.27

SCHEDULED RENTAL INCOME

# Units	Bdr/Baths	SF/Unit	Avg. Current	Monthly Income	Pro Forma	Monthly Income
1	2bdr/1bth	711	\$640	\$640	\$640	\$640
17	2bdr/1bth	711	\$550	\$9,350	\$625	\$10,625
18	Monthly Totals			\$9,990		\$11,265
	Annualized			\$119,880		\$135,180

Investment Overview



Investment Highlights

- **Turn-Key Opportunity**
- **No Deferred Maintenance**
- **Neighborhood Experiencing Gentrification**
- **Upside in Rents**
- **Easy to Manage**
- **Served by Marta**
- **Located Minutes from All Major Highways**

Dargan Place Apartments is an 18-unit apartment complex located in the historic West End neighborhood of downtown Atlanta, Georgia.

The property is located near the intersection of Dargan Place and Lucile Avenue. Dargan Place Apartments is located a half-block from a Marta bus line, surrounded by lush greenery, and one block from a shaded park. Due to an excellent location and appealing aesthetics, the West End neighborhood is experiencing significant gentrification and poised for significant long-term growth.

The property consists of one U-shaped two-story building with brick construction and pitched, shingle roofs. All 18-units are two-bedroom one-bath garden style apartments consisting of approximately 711 square feet. Each unit is individually metered for electricity, and cooled by new HVAC units. The landlord is responsible for cold water.

The entire property underwent a complete interior and exterior renovation in 2001-2002. A partial list of renovation improvements includes new HVAC, upgraded wiring, copper plumbing, new water heaters, new pitched shingle roof, paved parking lot, exterior painting, and a complete interior renovation.

Dargan Place Apartments is an ideal asset for an investor seeking a true “turn-key” opportunity. This investment opportunity offers an investor an excellent return on investment (ROI) with minimal effort.

Property Improvements

Property Improvements

- New Pitched Shingle Roof
- New Central Heat and Air
- New Thermo-pane Windows
- New Gutters and Downspouts
- Replaced Plumbing Lines with Copper
- Re-Paved Parking Lot
- Painted Exterior
- Insulated Attic
- Upgraded Security Lighting
- New steel entry doors
- Landscaping
- Converted to all-electric, including service to building, wiring, and panels



Unit Improvements

- Mini Blinds
- Refinished all Bath Surrounds
- New Water Heaters
- Cabinetry and Fixtures in Kitchens and Baths
- Tile in Kitchens, Baths, and Entries