## Property Investments at Simon Miller

Property Investments at Simon Miller - Investing In Property Is Our Business.

Looking for secure investments with excellent returns? - Then we have the deal for you! We specialise in sourcing high yielding property investments from the UK to the USA. From the Caribbean to Australia. From Germany to Spain.

Whether you are looking for capital growth, income or both, we have investments giving net returns In excess of 10 - 15% p.a

We recognize that all of our clients have individual needs and aspirations and that property investment is just a small part of their overall wealth planning. We work in partnership with highly experienced Wealth Management and Tax Mitigation specialists to provide a professional and bespoke service for all our clients.

Before adding any investment opportunity to our portfolio we conduct rigorous due diligence to ensure that our clients are afforded the maximum protection on their investments. We recommend only investments that we believe to be both right for a client and where we personally would be happy to invest ourselves.

Our choice of partners is also very important. Our relationships with other professionals only develop when we are totally satisfied with their ability to match our high standards of care and due diligence.

## Contact Information


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You can also follow us on Twitter and Facebook

**www.sm-propertyinvestments.co.uk**

Or call into one of our offices to make an appointment to see one of our property investment advisors

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- **3 Bedroom, 2 Bathroom House**
- **Recently Updated & Pre-Tenanted**
- **Rental Return: £7,451.95* ($11,400) pa**
- **Net Return 13.5%**
- **£42,358.47* ($64,800)**
- **Own this Property and Start Receiving Rent in Just 21 Days****

## 5467 NORTHCUT DRIVE, CLAYTON, ATLANTA GEORGIA, 30349

Clayton County is located almost at the geographic centre of Atlanta's Metro South counties and is marked by its variety of people, places, and activities. An explosion of retail, hospitality and service development has seen business boom in an area perfectly situated between the commercial and residential centres in Clayton County and Henry County. Clayton is one of Atlanta's central transportation hubs being served by rail and road networks. Although less than 20 minutes from downtown Atlanta, Clayton County provides many wooded parks, lakes and recreational facilities.

## Income and Expenses Breakdown

| 5467 Northcut Drive - Property Purchase Costs | $ | £* |
|---|---|---|
| Total Purchase Price (Inc Renovation & Occupancy) | 64,000.00 | 41,835.53 |
| Closing Costs (Legal Completion) | Approx $800.00 | 522.94 |
| **Total Property Purchase Costs** | **64,800.00** | **42,358.47** |
| Simon Miller Property Sourcing/Admin Fee | | 1,500.00 |
| **Total Purchase Costs (inc fees)** | | **43,858.47** |

| First Year Additional Set Up Costs | $ | £* |
|---|---|---|
| Set up ITIN Number & First Year Accounts*** | | Approx £320 inc VAT |
| 1st Year Buildings Insurance | 450.00 | 294.16 |
| **Total 1st Year Costs** | **65,250.00** | **44,472.63** |

| On-Going Income vs Expenses | $ | £* |
|---|---|---|
| Rental Return (Year) | 11,400.00 | 7,451.95 |
| Ongoing Buildings Insurance | (450.00) | (294.16) |
| Bank Transfer Charges (Per Year)*** | (40.00) | (26.15) |
| Rental Management Fee | (600.00) | (392.21) |
| Property Tax (Per Year)**** | (1,563.00) | (1,021.70) |

| | | |
|---|---|---|
| Annual Cash Profit | 8,747.00 | 5,717.73* |
| Return Net | 13.5% | 13.5% |
| Gross Yield | 17.6% | 17.6% |

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* Correct with Dollar to Pound exchange rate on date of calculation

** 21 day completion not guaranteed. Subject to transfer of funds, exchange and completion.

***** PLEASE NOTE:** You will be required to have an ITIN number in order to comply with USA Tax Law. We advise that a qualified accountant will put this in place. The above fees are approximate. This can take up to 3 months to set up, your first 3 months rent payment will be transferred at this point. We recommend quarterly rent payments due to the bank charges of $10 per transfer.

**** Final purchase price in sterling may be subject to change, dependant on dollar exchange rate at time of purchase and settlement of City and local taxes.

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/leasehold status of the property and confirmation regarding the condition of any fixtures and fitting included in the sale.

Interested parties are advised that some overseas properties have not been inspected by us and the information contained in these particulars has been provided by third parties. Therefore, we recommend that interested parties satisfy themselves of the accuracy of these details and take legal advice before committing to purchase an overseas property. We have used all reasonable endeavours to obtain as much information as possible and to the best of our knowledge believe these particulars to be true and accurate. All prices are subject to change and prevailing currency exchange rates but are correct at the time of printing.

# ATLANTA, GEORGIA (G.A.)

The Atlanta metropolitan area (metro Atlanta) is the most populous metro area in the U.S. state of Georgia and the ninth-largest in the USA with a growing population of 5.4 million.

- Forbes magazine ranks Atlanta as the number one home market
- 5.4 million growing population of young professionals
- CNNMoney.com says Atlanta is the fourth best US city in which to invest
- Head offices for Coca Cola, AT & N, CNN, Delta Airlines, UPS
- Forbes Magazine ranked Atlanta as the No. 1 rental market

## Economy and Industry

Atlanta boasts the fourth largest concentration of Fortune 500 companies in the US. Over 75% of Fortune 1000 companies have business operations in the metropolitan area, helping to make the gross economy of metropolitan Atlanta reach $ 270 billion, which accounts for more than two thirds of the total state economy of Georgia.

Several major national and international companies hold their headquarters in metro Atlanta, including four Fortune 100 companies, namely, Coca-Cola, Home Depot, United Parcel Service and Delta Air Lines. The headquarters of AT & T the second largest mobile operator in the United States is located near Lenox Square, and high technology accounts for over 126,700 jobs in the area. Delta Air Lines is the largest employer in the city and the third largest within the metropolitan area.

Delta operates the world's largest airline hub at Hartsfield-Jackson Atlanta International, which is the world's busiest airport, both in terms of passenger traffic and aircraft. The airport, since its construction in the 1950s, serves as a key driver of economic growth in Atlanta.

Education is also an important economic factor in Atlanta with over 30 institutions for higher education. Georgia Institute of Technology is a university research facility that has been ranked among the nations top ten public universities since 1999 by U.S. News & World Report. Emory University, a prominent liberal arts and research institution has been consistently ranked as one of the top 20 schools in the United States.

## Our Target Investment Areas

There are 14 metro area counties that encompass over 50 municipalities and the metro area spans nearly 50 miles in all directions. Atlanta can be divided into four distinct, geographic regions. The counties (and the cities) within each region are considered part of the metro area. The actual City of Atlanta is located in Fulton County, with a portion falling in DeKalb.

We target the following areas:

- Fulton County
- DeKalb County
- Cobb County
- Clayton County