



Buy Cash Flow Properties

RJ Palano

A low-angle, dark, and desaturated photograph of a Dutch-style building with many windows, partially obscured by a large tree. In the foreground, a fountain with multiple water jets is visible. The image is used as a background for the slide.

Investing in Single Family Houses – Atlanta, GA

What We Do

- **Acquire Selected Cash Flow Houses**
- **We Buy With Our Funds**
- **We Rehab**
- **National ERA Servicing Manages**
- **We Sell to Investors**



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Why Single Family Houses

- Easy to Understand
 - Most Liquid
 - Cash Flow, Growth, Tax Advantages
 - Easy to Diversify
 - Easy to Exit
 - Safety
- 

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Why Invest in U.S.

- U.S. Job Market has Turned
- Economy Continues to Grow
- Home Values Increasing
- U.S. Dollar Remains on the Rise
- Tax Benefits & Write-Offs Available for SFH's.



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Why Invest in Atlanta



- Diverse Employment Sectors
- 75% of Fortune 1000 Companies
- Pro Business State
- Transportation Hub of the South
- Newer Houses & Higher Net Returns
- Low Property & Income Taxes / Insurance

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Georgia: Landlord Friendly State

1. Tenant Doesn't Pay
2. Three Day Notice Given to Pay or Move
3. File for Eviction on 7th Day of the Month
4. Court Appearance within 2-3 Weeks
5. GA Law: Judge provides 7 days to vacate property



GEORGIA RANKED NO. 1 BUSINESS CLIMATE IN THE NATION (2014)



Area Development Staff Editor Dale Buss said, "Georgia's success has come from dead reckoning in areas that are crucial to business locators. That includes the state's welcoming and business-friendly government, to be sure. The state also enjoys a strong infrastructure, featuring Hartsfield International, one of the world's most efficient passenger airports; two deepwater ports; and one of the nation's most extensive surface-transportation networks. No wonder that Georgia has been able to announce a continuing string of business expansions and relocation over the last year."

Mark Arend, Editor-in-Chief of Site Selection magazine joins Governor Nathan Deal on the side of the stage to unveil the new magazine cover.

Georgia, for the second consecutive year, has been ranked the No. 1 state in the nation for business by Site Selection magazine, one of the nation's top economic development trade publications. The

Headquarters in Atlanta

17 Fortune 500 Companies
31 Fortune 1000 Firms
3,500 International Companies



Deal: PulteGroup to move corporate headquarters to Georgia

May 31, 2013

One of the leading U.S. homebuilders to create more than 300 jobs at its new Atlanta location

Gov. Nathan Deal announced today that PulteGroup will relocate its corporate headquarters to Atlanta from Michigan. The company's move entails the creation of 310 high-paying new jobs and an investment of \$10 million.

"Georgia is a natural headquarters for homebuilders such as PulteGroup," said Deal. "Pulte will not only be able to quickly build its growth markets from a strategic central location, it will also thrive in a dynamic business environment powered by the fourth-largest population growth in the country."

THE WALL STREET JOURNAL. | BUSINESS



317



176



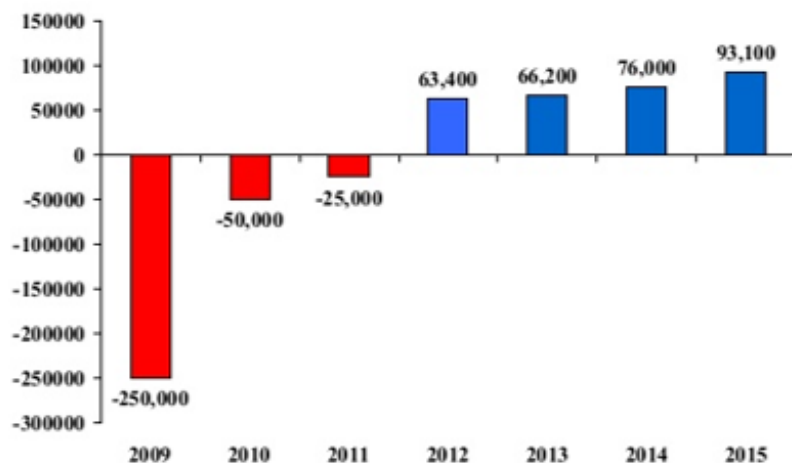
AUTOS

Georgia Offered Mercedes \$23 Million in Incentives to Move to Atlanta

Package of Savings and Cost Avoidances Helped in Decision to Leave New Jersey for the South

More Jobs In Georgia!

(Reports From UGA Terry College of Business/
Georgia State Economic Forecasting Center)



- Georgia Lost 325,000 Jobs In The Great Recession.
- 2012 Restarted Positive Job Growth Trend!

Economic forecast: Georgia's economy will rise more than the national average next year

December 11, 2013



Print



Like

36

Writer: **Matt Weeks**

Athens, Ga. - Buoyed by rising home prices, smart economic policies and new jobs, Georgia's economy will rise more than the national average next year. That was the message delivered by Charles B. Knapp, interim dean of the Terry College of Business and president emeritus of the University of Georgia, at the Georgia Economic Outlook luncheon held Dec. 11 in Atlanta.

"Private sector job growth will be well balanced in 2014, which reduces the risk of recession because Georgia's growth will not be dependent on the performance of just one or two big economic sectors," Knapp said. "The fastest job growth will occur in construction, followed by professional and business services, and mining and logging."

Photography



Charles Knapp, interim dean of the University of Georgia's Terry College of Business, discusses the state's economy during the annual Georgia Economic Outlook luncheon in Atlanta on Wednesday, Dec. 11.

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Related Sites

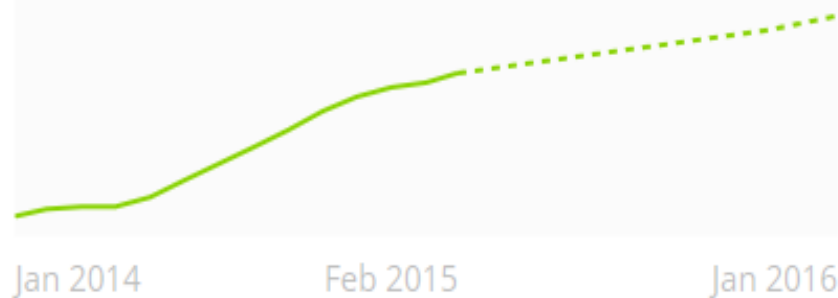
- The Economic Outlook series
- Terry College of Business

ZILLOW HOME VALUE INDEX ?

\$139,200

6.3% 1-year change

2.9% 1-year forecast



The median home value in Georgia is \$139,200. Georgia home values have gone up 6.3% over the past year and Zillow predicts they will rise 2.9% within the next year. The median list price per square foot in Georgia is \$90. The median price of homes currently listed in Georgia is \$175,000 while the median price of homes that sold is \$157,900. The median rent price in Georgia is \$1,050.

Job growth pushes Atlanta's housing closer to full recovery

Feb 25, 2015, 3:29pm EST



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Phil W. Hudson

Staff Writer-
Atlanta Business Chronicle

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The Atlanta region is showing strong job growth and strong levels of single-family home permits, according to a new report from Metrostudy Corp.

The residential real estate research firm's fourth quarter Atlanta Housing Report found net jobs in Atlanta through December 2014 increased by 67,400 positions, up 2.6 percent year-over-year. Atlanta ended the year as the No. 8 most populous MSA in the country, No. 7 for job growth and No. 3 for single family building permits. Foreclosure activity has hit a twelve year low and resale inventory remains low.



Enlarge Photo

Byron E. Small

The Atlanta region is showing strong job growth and strong levels of single-family home permits, according to a new report from Metrostudy Corp.

Georgia Ranks #5 Best Places to Retire

 www.today.com/money/taxes-most-least-friendly-states-retirees-8C10990277



Georgia

State income tax: 1 percent to 6 percent

State sales tax: 4 percent

Mean property tax rate as a percentage of mean home value: 0.97 percent

Property tax ranking: No. 25 (with one being the highest and 50 the lowest)

Estate tax: None

Inheritance tax: None

The largest state east of the Mississippi, known for peaches and the Masters Golf Tournament, spares none of its southern charm on retired residents. In 2012, the exemption on most retirement income jumped to \$65,000 per spouse for those 65 and older.

Social Security benefits are not taxed at all. Neither are estates or inherited property. Toss in the comfortable climate, access to culture (Atlanta, Savannah), and low state sales tax and Georgia easily maintains its position as a perennial hot spot for aging adults.

Before Rehab

1634 Callaway Loop



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After Rehab

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Before Rehab

103 Cardel Farms



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After Rehab

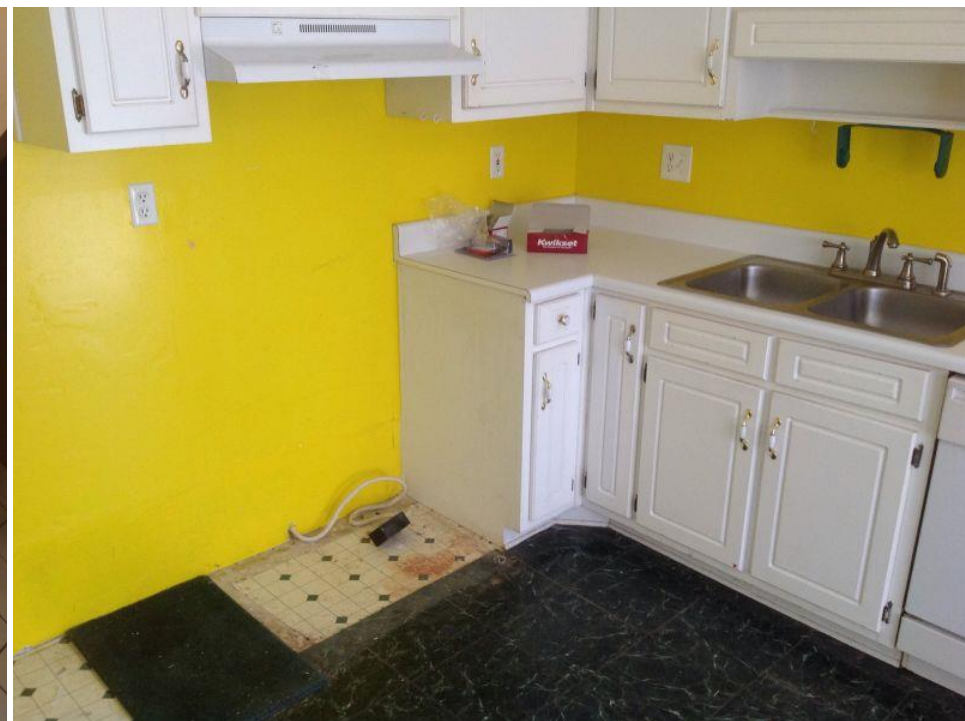
103 Cardel Farms



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Before Rehab

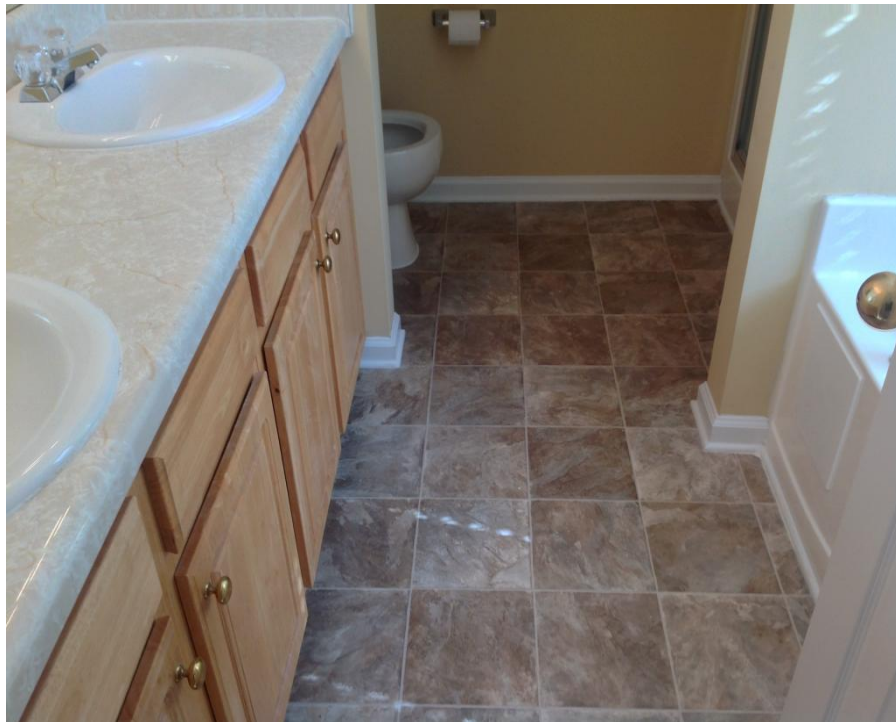
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After Rehab

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**Buy Cash Flow
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Buy Cash Flow Properties – Single Family Houses in Atlanta, GA



Thank you!

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