



THE HANGER - SHORT TERM RENTAL

6152 WALKER RD
RIVERDALE, GA 30296

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1 PROPERTY INFORMATION

6152 Walker Rd
Riverdale, GA 30296

Property Summary



OFFERING SUMMARY

Sale Price:	\$315,500
Cap Rate:	14.96%
NOI:	\$47,193
Lot Size:	0.95 Acres
Year Built:	1968
Building Size:	3,600 SF
Renovated:	2019
Zoning:	R110
Market:	Atlanta
Submarket:	Riverdale

PROPERTY OVERVIEW

Accelerate | Realty in partnership with SVN Blackstream is pleased to present the opportunity to purchase a +3600 SF multi-tenant short term rental in the Riverdale market area. The property is well positioned being 10 minutes from the Airport, and 20 minutes from downtown Atlanta. Ownership has completed total rehab on the property and currently runs the business as a short term rental company, listed on all ST rental sites.

PROPERTY HIGHLIGHTS

- Extremely high Cap Rate and Cash-on-Cash Returns
- Perfect 1031 replacement property and ready for immediate close
- Ten minutes from ATL International Airport
- Twenty minutes from Downtown ATL
- Stress-free, Hassle-free property ownership with a professional turnkey rental program
- True peace of mind investing & rental rate consistency

Complete Highlights

SALE HIGHLIGHTS

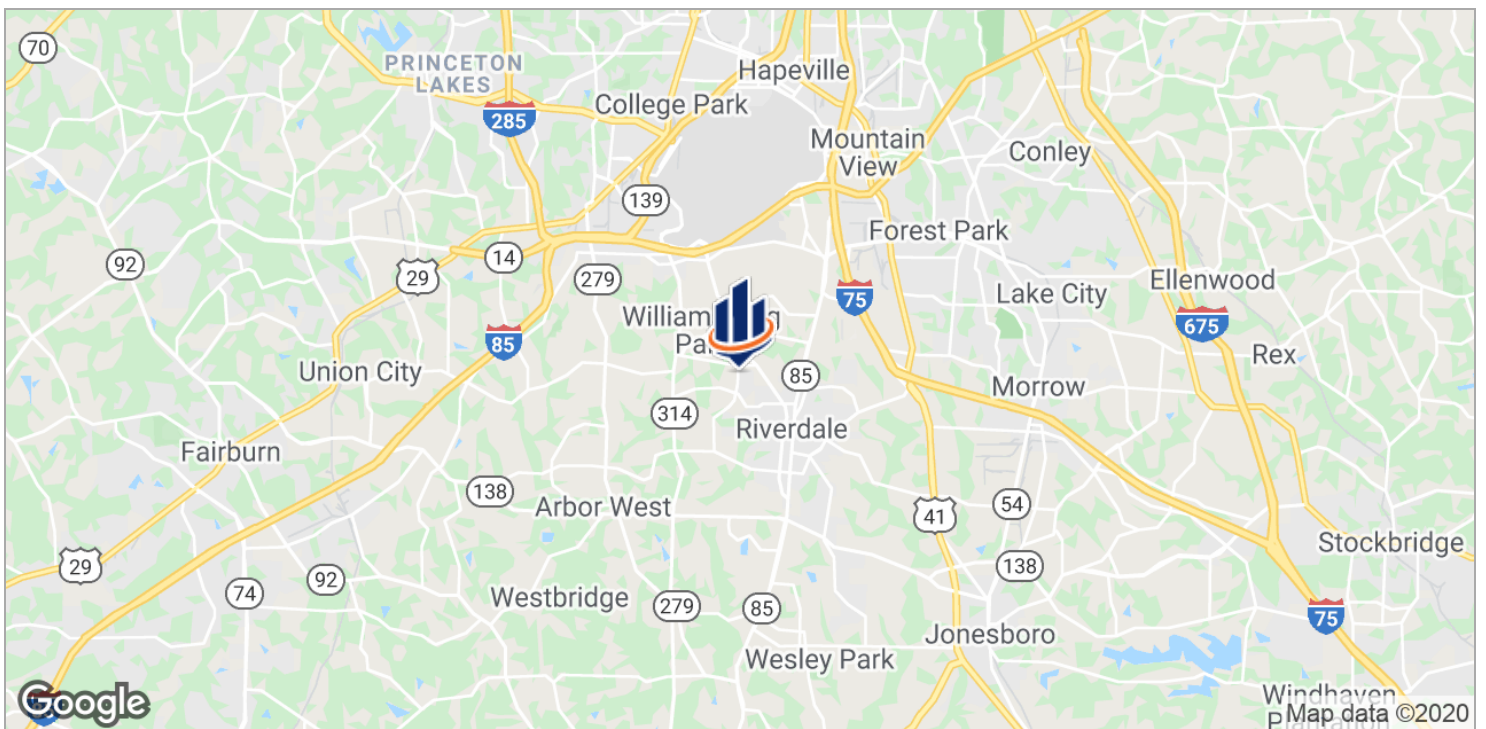
- Estimated Gross Income of >\$60k in 2020
- Chance to take advantage of a turnkey investment property with a high Cap Rate [>14%] and High Cash-on-Cash return [>40%]
- Turn-key operations with no owner responsibilities
- Current Owner is open to Sale-Leaseback contract, with appropriate terms
- Experienced Short Term Property Manager, cleaning, and maintenance staff in place



2 LOCATION INFORMATION

6152 Walker Rd
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Location Maps



THE HANGER - SHORT TERM RENTAL | 6152 WALKER RD, RIVERDALE, GA 30296

SVN | BlackStream

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

3 FINANCIAL ANALYSIS

6152 Walker Rd
Riverdale, GA 30296

Income & Expenses

INCOME SUMMARY

The Hangar	\$48,214
The Outpost	\$16,552
Gross Income	\$64,766

EXPENSE SUMMARY

Water	\$750
Electric	\$1,520
Gas	\$750
Internet / Cable	\$800
Common Area Maint	\$800
Property Management	\$12,953
Gross Expenses	\$17,573

Net Operating Income	\$47,193
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Financial Summary

INVESTMENT OVERVIEW

Price	\$315,500
Price per Room	\$157,750
RevPAR	\$180
ADR	\$383
CAP Rate	15.0%
Cash-on-Cash Return [yr 1]	41.4 %
Total Return [yr 1]	\$34,008
Debt Coverage Ratio	2.87

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	\$64,766
Vacancy Cost	-
Gross Income	\$64,766
Operating Expenses	\$17,573
Net Operating Income	\$47,193
Pre-Tax Cash Flow	\$30,759

FINANCING DATA

Down Payment	\$74,300
Loan Amount	\$241,200
Debt Service	\$16,434
Debt Service Monthly	\$1,369
Principal Reduction [yr 1]	\$3,249

4 ADVISOR BIOS

6152 Walker Rd
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Advisor Bio



MICHAEL LEE

Associate Advisor

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PROFESSIONAL BACKGROUND

Before partnering with SVN | BlackStream, Michael has enjoyed serving his community in several career capacities including the Marine Corps, Financial Consulting, Banking, Property Management, and Real Estate Development and Investments. Always focused on honor and integrity at the core of values, he has earned a Masters in Real Estate Development and various distinguished honors and awards throughout his extensive career. In relation to his background, Michael focuses on SFR and Multifamily portfolios as well as acting as the President for his Property Management company, PMI Accelerate, that manages assets under four distinct pillars: Short Term, Long Term, HOA, and Commercial. PMI Accelerate holds at the core of its business ethics as always providing professionalism and transparency to every client.

Michael continues to feed his passion for giving back to the community by contributing to several philanthropies and community service programs. He is currently active with Rebuild Upstate, Habitat for Humanities, PUSH America, Greenville Woodworkers Guild, Senior Action, and several Real Estate and Financial education groups around the Greenville community.

EDUCATION

Masters in Real Estate Development
Bachelor in Finance with a Minor in Accounting
Certificate in Commercial Real Estate Due Diligence

MEMBERSHIPS

REIA, LIHTC Council, Multifamily Council, SFR Council, ULI, Woodworkers Guild

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