



7101 FAIRINGTON RIDGE CIR.

Lithonia, DeKalb, Georgia 30038

\$51,995

£33,545*

Estimated Rent	\$825
Net Yield	14.2%
Bedrooms	3
Bathrooms	2
Living Space Ft²	1292
Plot Size Ft²	N/A
Year Built	2004

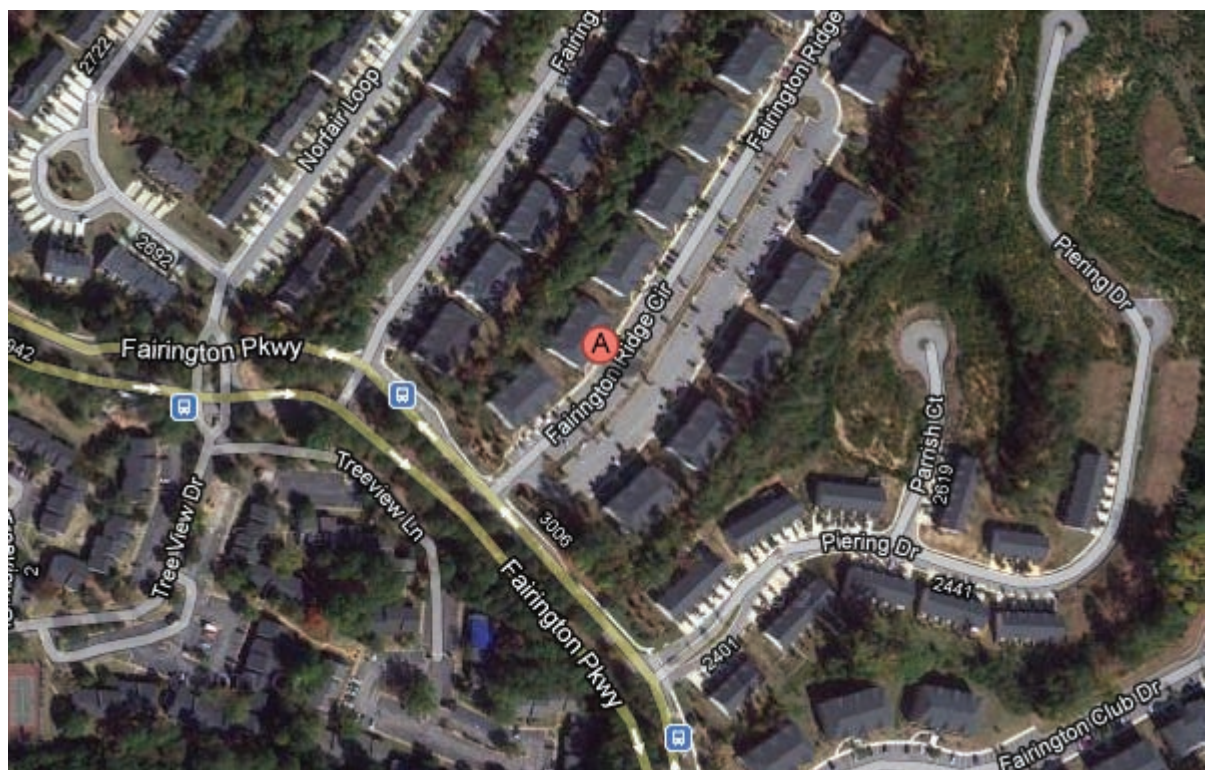
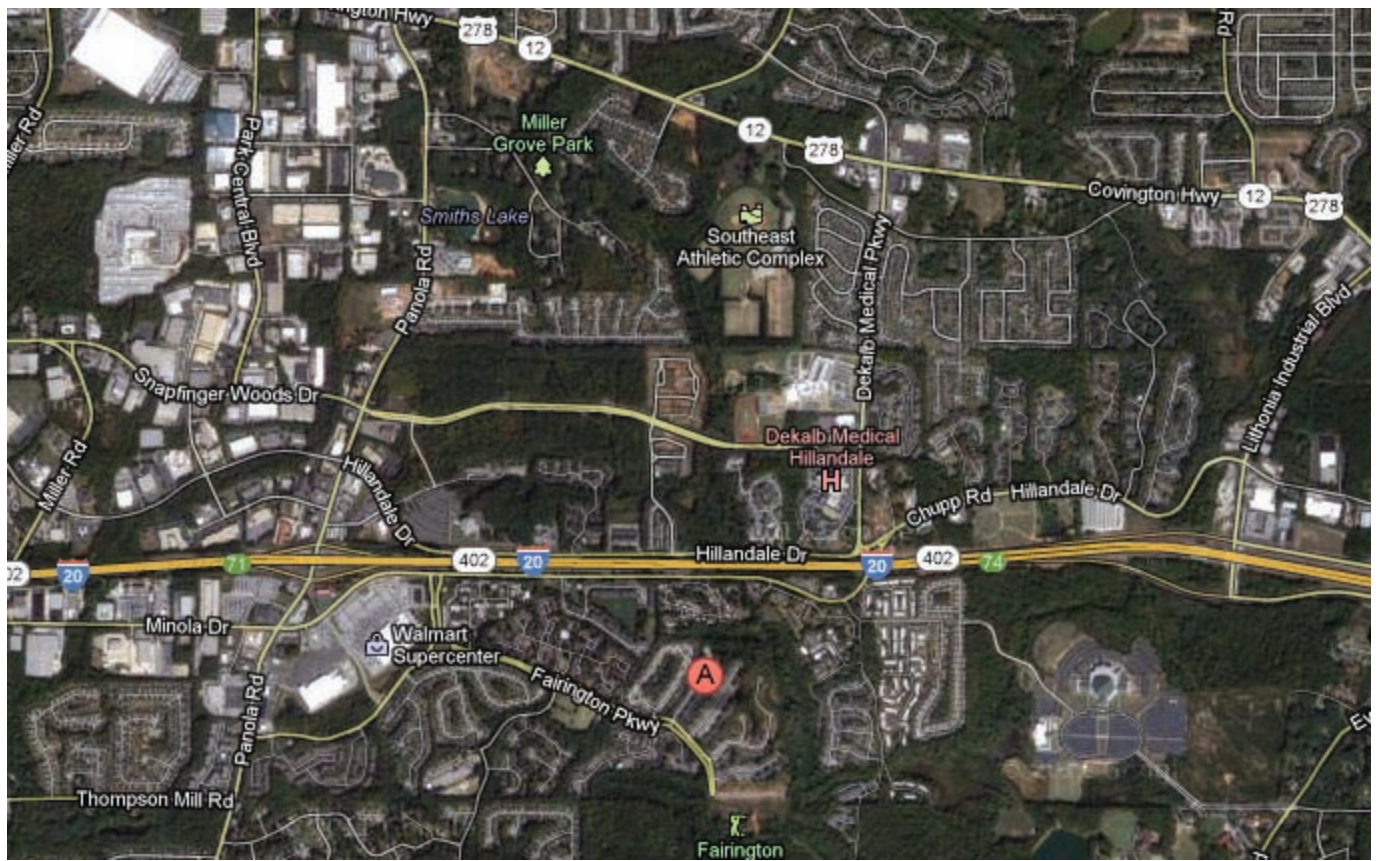
	\$	£*
Annual Rent :	9,900	6,387
HOA Fees :	1200	774
County Taxes :	741	478
Management Fees :	600	387
Annual Cash Flow :	7,359	4,748
Annual Net Yield :	14.2%	14.2%

Property insurance is strongly recommended and investors have the option to be added to the management company's commercial insurance policy as an additional insured from approximately \$450 p.a.

This document is for information only and nothing in this document should be taken as definitive investment advice. All descriptions and details are given in good faith as provided by the developer and whilst endeavouring to ensure complete accuracy in these property particulars the developer or its agents cannot accept liability for any errors or omissions. The onus is on each individual investor to conduct their own due diligence.

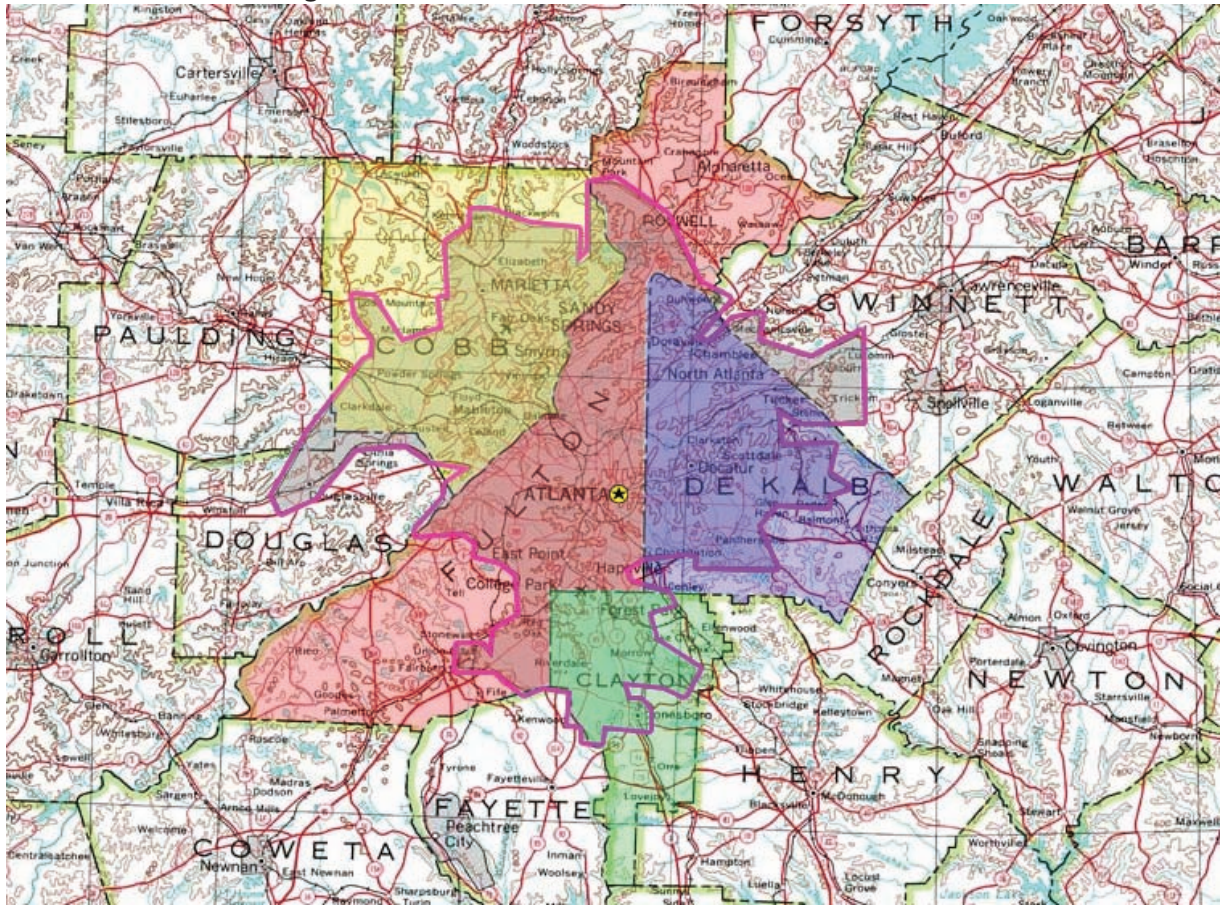
*Exchange rate £1=\$1.55 as of 1st January 2011.





Google Map Link: <http://g.co/maps/9h62f>

We target four counties in the Greater Atlanta Area....



Fulton, DeKalb, Cobb & Clayton....

Fulton County can be divided into three regions, North, South and Central; Central Fulton County is basically the City of Atlanta with a population of 425,200. Atlanta is a mixture of gleaming skyscrapers, historic communities and pulsing nightlife. Downtown Atlanta is the heart of the business district, with companies such as SunTrust, CNN and BellSouth calling it home. Midtown is known for its unique residential communities and its cultural arts scene, exclusive shopping and many hotels.

DeKalb County is the most urban county, with a portion of the city of Atlanta falling into it. Most ethnically and culturally diverse county in the metro area. There are eight cities located in DeKalb County, notably Decatur and Stone Mountain. Dunwoody is one of the most popular and prestigious addresses in Atlanta and borders Sandy Springs in North Fulton. The average home price in Dunwoody is around \$350,000, with many homes topping \$1 million.

Cobb County is a thriving blend of the best Atlanta has to offer; luxurious residential neighbourhoods and gleaming office parks. Lockheed Martin, employ nearly 10,000 in aircraft construction and provide a powerful economic voice. This is also home to branches of the U.S. Air Force, Army, Navy, Marine Corps, Georgia Air National Guard and Army National Guard.

Clayton County is located almost at the geographic centre of Atlanta's Metro South counties and is a central transportation hub and has seen business boom in an area perfectly situated between the commercial and residential centres in Clayton County and Henry County. Hartsfield-Jackson Atlanta International Airport is less than 20 minutes from downtown Atlanta.