

**2041 Detroit Ave NW, Atlanta, GA 30314**

County: Fulton



Type: Multifamily  
No. Units: 2  
Year Built: 2002  
Unit 1 Rent: \$1,000  
Unit 2 Rent: \$1,000  
Bedrooms: 8 (4 per unit)  
Baths: 4 (2 per unit)  
**TOTALLY RENOVATED**  
**FULLY OCCUPIED**

Fulton County Assessment Value (2007): \$380,400

**Sale Price: \$129,900**

Type:	Duplex	Occupancy:	100% (in Negotiation)
Building Size:	3,080 SF	Cap Rate:	22%
Lot Size:	0.1882 Acres	Topography:	Level
Taxes:	\$6,413	Tax Year:	2007
Construction:	Brick/Frame	Stories:	2
Elementary:	Anderson Park	Middle:	Carson
High School:	Douglas	Parking:	2 spaces per unit

GREAT VALUE! Positive cash flow. Duplex with 4 bedrooms and 2 baths per unit.  
Ample parking available. Way below market value.

**LOCATION, LOCATION, LOCATION.**



Each office is independently owned and operated.

**Contact Information:**

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Century 21 Intown  
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# DEMOGRAPHICS

## Summary Information

2008 Estimate		2013 Estimate	
<b>Population:</b>		3844	4647
<b>Number of Households:</b>		1513	1591
<b>Census Tract/Block</b>	83.01 / 1		
<b>10 Year Population Growth</b>	12.04%	<b>Household Growth Last 10 Years</b>	7.38%
<b>Estimated Growth In 5 Years</b>	5.16%	<b>Household Forecast Growth</b>	7.89%
<b>Owner Occupied</b>	43%	<b>Median Home Value</b>	\$64,600
<b>Absentee Owner</b>	57	<b>Average House Hold Income</b>	\$28,920
<b>Average Household Size</b>	2.66	<b>Median Vehicles Value</b>	
<b>College Graduate</b>	10%	<b>Median Mortgage</b>	\$720
		<b>Median Rent</b>	\$468
		<b>Married</b>	30%
		<b>Unmarried</b>	70%

## Home Characteristics

Value	Year Built	Year Built
<b>Below \$100,000</b> 93%	<b>1999-2000</b> 0%	<b>1999-2000</b> 0%
<b>\$100,000 And</b> 6%	<b>1995-1998</b> 1%	<b>1995-1998</b> 1%
<b>\$150,000</b>	<b>1990-1994</b> 1%	<b>1990-1994</b> 1%
<b>\$150,000 And</b> 1%	<b>1980-1989</b> 3%	<b>1980-1989</b> 3%
<b>\$200,000</b>	<b>1970-1979</b> 13%	<b>1970-1979</b> 13%
<b>\$200,000 And</b> 0%	<b>1900-1969</b> 82%	<b>1900-1969</b> 82%
<b>\$300,000</b>		

## Affluency Factors

Household Income	Mortgage Expense	Rent Expense
<b>0 TO \$25,000</b> 58%	<b>Under \$300</b> 2%	<b>Less Than \$499</b> 63%
<b>\$25,000 TO \$35,000</b> 15%	<b>\$300-\$799</b> 71%	<b>\$500 &amp; \$749</b> 34%
<b>\$35,000 TO \$50,000</b> 13%	<b>\$800-\$1999</b> 26%	<b>\$750 &amp; \$999</b> 0%
<b>\$50,000 TO \$75,000</b> 7%	<b>\$2000 and Over</b> 0%	<b>\$1000 &amp; Over</b> 0%
<b>\$75,000 TO \$100,000</b> 5%		
<b>\$100,000 and Above</b> 2%		

