



6906 Shangrila Way Riverdale, GA 30296

\$137,900



See reverse side for a rent vs. buy comparison

SPACIOUS 4 BD / 3 BA HOME WITH HUGE YARD

Affordable home in a terrific Riverdale location. This home offers a large front and back yard with a new deck located outside the breakfast/dining room. Main also includes an open kitchen to the dining area and living room plus the master bedroom and two additional bedrooms. A full bathroom has been added on the lower level which pairs well with the lower level bedroom and open great room ideal for guest or entertaining. Great room accesses a lower level patio and features a large stone fireplace.



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Date: 8/13/2008

Prepared for: Prospective Buyers

Address: 6906 Shangrila Way
Riverdale, GA 30296

Telephone #:

Rent vs. Buy Comparison

*The following data is for estimation purposes only and the accuracy of the figures is not guaranteed.
The actual costs with respect to each transaction will vary depending on the circumstances.*

Monthly Rent of Comparable House	\$	950
Annual Rental Value of Comparable House	\$	11400
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Purchase Price	\$	137900
Annual Appreciation Rate		3 %
Annual Appreciation Gained by Purchase	\$	4137.00
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Interest Rate		6 %
Annual Property Taxes	\$	1048
Annual Cost of Mortgage	\$	8985.00
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Years Expected to Own Before Selling		10 yrs
Cost of Selling (commissions, etc)		6 %
Annualized Selling Costs	\$	1075.62
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Net Investment Value	\$	5476.38

*A Positive Net Investment Value generally supports the option of purchasing over renting,
but this is only an estimate, to be used as a general guideline.
It is always a good idea to consult a financial advisor before making any financial decisions.*