



**BOLDFLEX
BUSINESS
PARK**

CUMMING
GA 30040



BOLD
WEALTH
MANAGEMENT



USA Office

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YOUR PATH TO WEALTH



Yapı 1

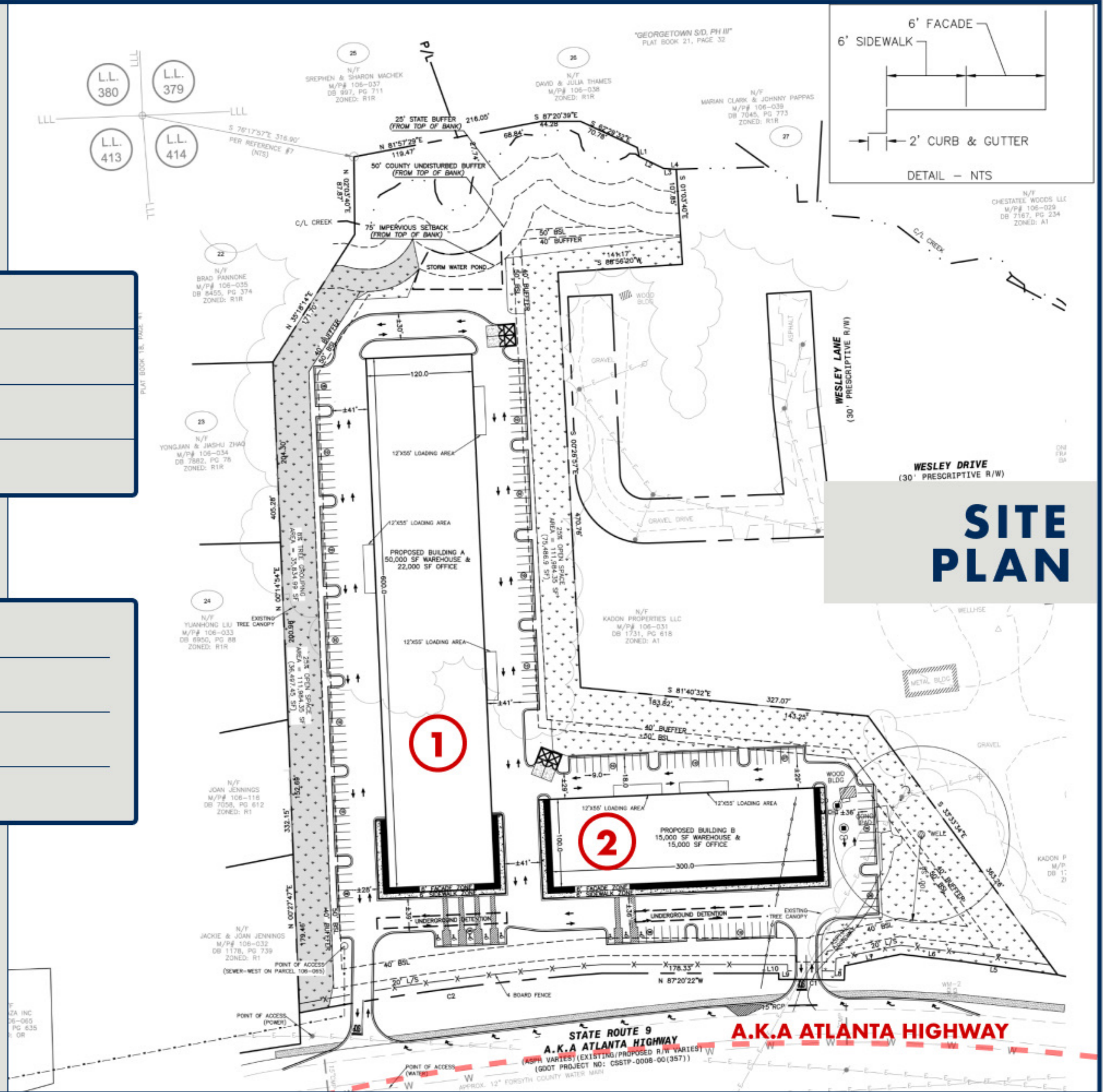
Building Area	60.000 SF
Number Of Units	48
Unit Size	50' x 25'
Height	21'

Yapı 2

Building Area	30.000 SF
Number Of Units	24
Unit Size	50' x 25'
Height	21'

Unit Area

1250 SF



SITE PLAN



**PROJECT
IMAGES**





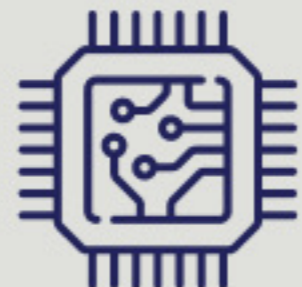
Note : The project timeline may vary based on county approvals/procedures.

PROJECT TIMELINE

 <p>\$120,999</p> <p>MEDIAN HOUSE INCOME</p>	 <p>\$512,000</p> <p>MEDIAN HOME SOLD PRICE</p>	 <p>2.8 %</p> <p>UNEMPLOYMENT RATE</p>	 <p>251,283</p> <p>POPULATION</p>	 <p>495,488</p> <p>PROJECTED POPULATION FOR 2040</p>
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MOST AFFLUENT COUNTY in GA
(#8 in US)



HIGH CONCENTRATION OF TECH TALENT



FASTEST GROWING COUNTY in GA



LOWEST TAXES IN METRO ATLANTA



#3 COMMUNITY FOR INCOMING INVESTMENT
(#3 in US)

FORSYTH COUNTY

Located in one of the fastest-growing and affluent U.S. counties, Forsyth County is a top destination for living and working. Strong leadership, competitive taxes, low millage rates, and excellent education contribute to its thriving economy.

Project Cost, Rental Income Rates and Payment Plan

Total Cost (for a 1250 SF unit)	\$400.000
Estimated monthly rental income (for a 1250 SF unit)	\$2.800
Annual Costs for one month (Insurance, Taxes, Other Costs)	\$465
Estimated monthly NET rental income (for a 1250 SF unit)	\$2.335
Net Annual Rental Income	\$28.020
Cap Rate	% 7
Cap Rate	14.2 Year

Payment Plan	Cash	6th Month	12th Month	18th Month (Completion of Project)
	\$50.000	\$50.000	\$60.000	\$240.000

*We help you finance the amount of \$240,000 to be paid at the end of the project with a mortgage loan from US banks. Additionally, we offer you the opportunity to easily make your mortgage payments with an average rental income of \$2800.



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