

3118 Caliente Lane
Rex, Ga 30273



Bedrooms: 3 **Year Built** 1978
Bathrooms: 2 **Taxes** \$723
Sq. Footage: 1,158

TOTAL SALES PRICE: \$69,900
(Includes \$18,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

5773 Jubilant Road	3/2	\$88,000
5869 Sunfloer	3/3	\$90,000
3848 Augustine	3/2	\$82,000
105 Cheryl Court	3/2	\$91,000
3072 Prairie Rose	3/2	\$89,900

Information herein believed to be accurate but not warranted

Approx Down Payment: \$13,980
Approx. Financed Amount: \$55,920
Projected Monthly Rent: \$695
Approx. Monthly PITI: \$410
Projected Property Mgmt.: \$56
Projected Gross Cash Flow: \$229