



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