

625 Carlouetta Rd.  
Mableton, GA 30126



**Bedrooms:** 3    **Year Built:** 1969  
**Bathrooms:** 4    **Taxes:** \$465  
**Sq. Footage:** 2,616

**TOTAL SALES PRICE: \$118,900**  
(Includes \$26,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

4651 Vernon Drive	3/2	\$118,000
4588 Vernon Drive	3/2	\$120,000
1194 Crestbrook	4/3	\$138,500
5332 Concord Ridge	4/2.5	\$120,900
109 Shane Way	4/3	\$120,000

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$23,780**  
**Approx. Financed Amount: \$95,120**  
**Projected Monthly Rent: \$1,095**  
**Approx. Monthly PITI: \$600**  
**Projected Property Mgmt.: \$88**  
**Projected Gross Cash Flow: \$407**