

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