

2501 Hartford Dr.  
Ellenwood, GA 30294



**Bedrooms:** 3    **Year Built:** 1975  
**Bathrooms:** 1.5    **Taxes:** \$671  
**Sq. Footage:** 1,201 S/F

**TOTAL SALES PRICE: \$75,900**  
(Includes \$26,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

5808 Springfield Drive	3/2	\$87,747
2370 Old Rex Morrow	3/2	\$86,212
2151 Carriage Drive	3/2	\$82,500

Information herein believed to be accurate but not warranted

<b>Projected Monthly Rent:</b>	<b>\$795</b>
<b>Monthly Taxes (2012)</b>	<b>\$56</b>
<b>Estimated Monthly Insurance</b>	<b>\$50</b>
<b>Projected Property Mgmt.:</b>	<b>\$59</b>
<b>Vacancy Reserve (8%)</b>	<b>\$64</b>
<b>Maintenance Reserve (5%)</b>	<b>\$40</b>
<b>Projected Net Operating Income</b>	<b>\$527</b>